

TOWN OF GUILDHALL

RECEIVED

MAY 29 2013

Department of Economic,
Housing and Community Development

GUILDHALL PLANNING COMMISSION: **NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Guildhall, VT that the Guildhall Planning Commission will hold a public hearing in the Guild Hall on **Wed., June 26, 2013, at 7:00 p.m.** This hearing will be held for public review of and comment on the proposed revisions to the Guildhall Town Plan and the Guildhall Zoning Bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed Guildhall Town Plan is to provide for the future growth and development of the Town of Guildhall in a manner that is fiscally and environmentally responsible. The purpose of the Guildhall Zoning Bylaw is to implement the land use goals and recommendations of the town plan. The proposed Guildhall Town Plan and Zoning Bylaw, if and when adopted, will affect all lands within the Town of Guildhall. Copies of the Town Plan and Zoning Bylaw will be available at the Town Clerk's Office. Comments may be submitted in writing to: Guildhall Planning Commission (c/o Sam Swope, Town Clerk), P.O. Box 10, Guildhall, VT 05905.

Sam Swope, Town Clerk

Posted 5.21.2013

Town of Guildhall Municipal Development Plan

Original Plan Developed
-1974-

Amended in 1984

Amended in 1992

Amended November 4, 2004

Approved March 1, 2005

Updated and Readopted _____, 2013

North East 6 miles.

North West 6 miles.

South East 6 miles.

Plan of Guildhall

2 3 0 4 0 Acres.

B W

* * * * * Connecticut * River. * * *

The

end of 30 miles from Ammonoosuck River.

TOWN OF GUILDHALL
MUNICIPAL DEVELOPMENT PLAN
Table of Contents

PREFACE

Introduction – *Page 3*

GOALS, OBJECTIVES, AND COMPONENT PLANS – *Page 6*

Growth Plan – *Page 6*

Economic Plan – *Page 7*

Recreation Plan – *Page 7*

Housing Plan – *Page 8*

Community Facilities and Services Plan – *Page 9*

Education Plan – *Page 11*

Historic and Scenic Resources Plan – *Page 12*

Historical District – *Page 12*

Transportation Plan – *Page 18*

Energy Plan – *Page 19*

Land Use Plan – *Page 20*

Water Quality Plan – *Page 21*

Adjacent Towns and Regional Plan – *Page 22*

IMPLEMENTATION – *Page 23*

Map Attachments

GUILDHALL MUNICIPAL DEVELOPMENT PLAN

PREFACE

Introduction

In accordance with 24 VSA Chapter 117, Section 4381, the Planning Commission of the Town of Guildhall has prepared this comprehensive Municipal Development Plan as part of its duties as policy advisor to the Board of Selectmen. With governmental processes becoming more complex and with town budgets, requests for services and development increasing, it becomes very important for the town to look to the future and attempt to determine, for itself, how it wishes to protect its irreplaceable assets, and to assure that the public health, safety, welfare and quality of life will be maintained.

It is recognized that planning for the future is a process which can best be done as a continuing activity, and this Municipal Development Plan is not a final document that should never be altered, but instead is a policy guideline that should change as the needs and desires of the community change.

As previously mentioned, this development plan is intended as a policy guideline only and not a law and does not have the same legal standing as do zoning bylaws and subdivision regulations. However, it is considered by the District Environmental Commission and the State Environmental Board in hearings on large developments under the development law of the State of Vermont.

Our town is a moderately settled rural community located in the Northern Connecticut River Valley, 35 miles east of St. Johnsbury in the southern part of Essex County. It is square in shape, six miles on a side, except for the irregularity of the river, and encompasses 23,043 acres, of which about ninety percent is sparsely populated mountainous forest land rising to a height of 2,753 feet at Stone Mountain. The remainder, lying along the Connecticut River on its eastern flank, is relatively flat and used for agriculture and residences. The elevation there ranges around 850 feet above mean sea level.

Major watercourses in the town include the Connecticut River and Cutler Mill Brook with several lesser streams, but no major stationary water bodies. There are many flat, swampy areas, and eleven mountains over 1,400 feet (five being over 2,000 feet).

The soils have developed from glacial material and range from the Limerick/ Hadley/ Windsor series (15% of the land area, perhaps 3% prime agricultural) in the bottomlands to Lyman associations (20% land area) on the upland with Cabot /Peru / Marlow in (55% land area) between and Peacham in low, swampy areas (10% land area). Detailed soil surveys are available for Guildhall.

In terms of geographic distribution of population, there is presently only one concentration within town, that being Guildhall Village with approximately fifty residents in the compact area, the rest being relatively evenly distributed mainly along Rt. 102, the North Road, Fellows Road and Granby Road.

Income sources and occupations are varied. No one employer is predominant, although agriculture is very important as an in-town occupation. Industries presently being carried

on in town are agriculture, forestry, aggregates, and numerous home industries. Forestry is of regional importance and occupies approximately 80% of the land area. Health care, public service, business, self-employment, industry, trades, and retail/commercial rate high as out-of-town employment primarily concentrated on the Northumberland and Lancaster job centers.

Guildhall is fortunate to have the number and quality of public buildings currently existing. These include the Guild Hall, The Guildhall Public Library, the Essex County Courthouse and Judicial Annex, Community Church, and the Guildhall Elementary School. All are considered to be adequate to fulfill their functions and programs. The Guildhall Common and surrounding structures offer a beautiful setting and public open space.

The Guildhall School serves kindergarten through Grade 5. Tuition is paid by the town for middle school and high school students and is a flexible expense based on number of students and specific needs.

Part of Guildhall, the village south on Route 102 for approximately a mile and a half, is served by a water system that is tied in with the Town of Northumberland, NH.

Public recreation area and open space in Guildhall consists of the Common and the playground at the school. Wilderness recreation pursuits such as hunting, fishing, snowmobiling, cross country skiing and snowshoeing are available on private lands in the town. Landowners open their property for these pursuits based on their choice. Hiking is pursued on the town's trail system.

There are four cemeteries in Guildhall. Ridgewell cemetery is the only one with available lots.

Police protection is via the Essex County Sheriff's Department and the Vermont State Police. Fire protection and ambulance services are contracted with Lancaster, New Hampshire. The town owns several Indian pumps for use at small fires, a portable 300-gallon tank, and has several hydrants on the town water line. There is no organized fire department. Road maintenance is contracted with area residents. Health services are available from a number of sources including Weeks Medical Center in Lancaster, NH which is comprised of an acute care facility, an office practice and a home health agency with satellite offices in Whitefield, NH, Groveton, NH and North Stratford, NH. There is also a nursing home in Lancaster and assisted living care facilities. Caledonia Home Health Care Agency is the designated home health care agency for the Town of Guildhall.

However, based on a change from only designated home health care agencies for residents for specific areas, the State allows other Vermont agencies to offer services to Guildhall.

Guildhall has a considerable historical heritage to preserve. Guildhall was the seventh town in Vermont. It witnessed the passing of Roger's Rangers in 1759 and opened this area to settlement. One of Guildhall's most notable aspects is that it preserves the historic flavor of rural Vermont in buildings like the Community Church, the Essex County Court House, the Public Library/ Masonic Building and the Guild Hall. The main building of the Guild Hall, built in 1795, is the oldest recorded building in Northeast Vermont. These buildings surround another traditional landmark of Vermont's towns, the Common. This scene at Guildhall is a classic one, which should be preserved. Other buildings of note include the former Essex County Jail, the former Essex County Grammar School, three other former town one-room schools and Did Home Crawford. Significant historical sites include the First Church site on the center lot of town and the Blockhouse site near the Maidstone town line. Guildhall is a very scenic town as a

whole because of its wilderness nature. For further historical references refer to the History of Guildhall (Benton, 1886 and Rogers, 1975.)

Significant areas are the "Guildhall Birches" area along the Connecticut River, the many views it offers of the surrounding mountains, including the Presidential Range of the White Mountains in New Hampshire, many miles of scenic back roads, the Washburn Brook area, and the intermingling of farm and woodland.

There is no regular public transportation available in Guildhall, although Rural Community Transit runs a "Kingdom Shopper" route (Island Pond – Littleton, NH) that stops at the Courthouse. Nearby airports are located in Lyndonville, Vermont and Whitefield and Milan, New Hampshire.

Agricultural open space accounts for about 8% of the total land area and is some of the best agricultural land in Essex County. Two full time commercial farms are currently utilizing these lands for a variety of crops and pasture land. Industrial uses account for less than 1% of the land area. Commercial uses are presently limited; however, there is a designated industrial zone. There are approximately 172 housing units in Guildhall. Public uses include only the Common, three acres at the school, four cemeteries, and the area around several public buildings probably totaling about .25% of the total land area. Streets, utilities and the like utilize perhaps 3%. Forestry / conservation areas comprise the majority of the total land area. There are considerable limitations to development of land in Guildhall, among them large amounts of lands at high elevations, steep slopes, excessive remoteness, and considerable flood plain. Water resources are of a high quality presently. Resource opportunities include deposits of copper, sand, gravel, and the prime agricultural and forestry soils. Numerous wildlife habitats are in existence.

GOALS, OBJECTIVES AND COMPONENT PLANS

The inherent purpose of drawing up this plan includes but is not limited to the following goals:

1. To remain rural in character.
2. To provide for orderly, fiscally tolerable growth in accordance with town bylaws.
3. To promote clean industry that will increase the tax base and provide job opportunities.
4. To consider all residents' needs and to provide services, facilities and amenities the town can reasonably afford.
5. To preserve and protect our historical heritage, character, rural nature and aesthetic beauty.
6. To provide a fair taxation system and protect the town's tax base.

Growth Plan

Introduction.

The recommended growth policy for the Town of Guildhall is as follows: First, grow slowly; secondly, retain and / or encourage more young people to migrate to the area; thirdly, consider the elderly population's needs; and finally, retain the rural character of the town.

The following are policy statements regarded as necessary to set down attitudes about the kind of growth Guildhall would like to experience.

Growth Policy Statements

- 1) Control growth so as to avoid undue hardship on the town's people or the environment by implementing:
 - a) Town Plan, Zoning Bylaw, Subdivision Bylaw, and / or Capital Program and Budget.
 - b) Promote growth, which justifies itself in terms of taxes, is ecologically sound, and fits well within the community.
- 2) Encourage a better balance of population by providing more work opportunities and amenities for younger adults. Developing commercial areas, farming incentives and recreational facilities can do this.
- 3) Encourage enough economic base in town to pay for needed services to town residences.
- 4) Based on projections of seasonal residents, we should be cognizant of the number and type (i.e. winter recreations) of this growth, because it can be large and unexpected and demand more services than the town can easily provide. Generally, major recreation developments should be discouraged unless self-contained. Hunting camps or other development, which relates to wilderness recreation activities to be used on a seasonal basis only, can be sustained.

Economic Plan

Based on the Economic Analysis study and population projections it is desirable to have a balanced economic base in town in order to help 1) pay for services to a developing residential community, 2) to provide broader employment possibilities, 3) to protect the substantial elderly population's fixed incomes, and 4) to protect the economic values through recreation and preservation. Thus, the following policies are stated and recommendations made in the order of priority.

Agriculture and Forestry

Policy: Encourage agriculture and forestry as the prime economic base.

Recommendations

- 1) Prime agricultural lands are identified and residential and other forms of permanent development should be discouraged from those areas.
- 2) Encourage farm-based marketing operations in town.

Industry

Policy: Encourage a small clean industry in order to help defray the costs of resident services, as the town expands residentially.

Recommendations

- 1) Encourage natural resource extractions and processing industries under proper performance standards and conservation measures.
- 2) Sludge / waste - by-products approved sites for desired purposes per state of Vermont Statutes.
- 3) Home occupations provide significant supplemental, if not primary, incomes for many residents and, therefore, use of parts of homes and the conversion of farm buildings to use as home occupations should be encouraged.

Recreation Plan

Status: The State Comprehensive Outdoor Recreation Plan cites Guildhall's unpolluted streams and isolated mountain peaks as the major resources that give it distinction, and states that residents and visitors alike enjoy its hunting, fishing, snowmobiling, and scenic beauty. It lists Cutler Brook as a significant stream for coldwater species. Certainly these attributes must be preserved.

Policy: The basis of recreation is Vermont's and Guildhall's heritage, beauty of the landscape, quality of environment, leisurely pace of a rural community, historic charm, and friendliness. Presently, recreation and tourism are an untapped resource. Therefore, what is done in this expanding economic area should be carefully scrutinized and controlled by the town so that the town: 1) does not get over burdened with the need for services and facilities and can retain a stable relationship between town revenue and town expenses; 2) can retain its productive agricultural and forest soils and economies; 3) can retain its high environmental and water quality; 4) can retain its dispersed settlement pattern in rural areas and the Guildhall village as the center of activities.

In general, any other forms of recreational development or related housing development should be prohibited unless they are completely self-contained, providing their own services, facilities, utilities, etc., and provide some form of economic stimulation for the town in the form of taxes and jobs for residents. These should not occur in or near existing built-up sections of town and must show due consideration for land capability and other environmental factors. Hunting camps to be used on a seasonal basis only can be sustained if they require minimal or no expansion of town services, and they bring people who contribute to regional trade and service industries.

Recommendations

- 1) Promote and preserve the wilderness quality and nature of recreational pursuits within the community.
- 2) Wildlife habitat should be protected for hunting and aesthetic qualities through performance standards for use of conservation / natural resource / recreation areas. The preservation of these natural resources can be of considerable economic importance in the long term and are amenities much enjoyed by the residents of the town.
- 3) Scenic roads and vistas should be preserved so that tourists continue to come to Guildhall and add to the regional tourist economy.

Housing Plan

Policy: Guildhall shall promote an adequate standard of housing for all its residents regardless of income or socioeconomic status.

Recommendations

- 1) Dilapidated or burned buildings that are standing vacant should be condemned and removed by public order, as they pose potential problems to public health and safety, in accordance with town bylaws.
- 2) Conversion and rehabilitation of vacant houses that are still in reasonably good condition should be encouraged. Also, there are federally funded programs available to assist certain people in upgrading and rehabilitating their housing on a subsidy basis, and qualifying area residents should be encouraged to take advantage of them.
- 3) The Guildhall Village area should continue as an historic district. This would ensure the maintenance of the architectural heritage of the Village by requiring any new buildings to be architecturally compatible with the existing structures.
- 4) Mobile homes are recognized as a necessary form of housing in small rural communities, such as Guildhall. Mobile homes and manufactured homes are allowed in all zoning districts where single family dwellings are a permitted use, with the exception of the historic district.
- 5) Large housing developments or dense housing developments should be permitted only if they are proved to be completely self-contained, in terms of services and facilities, open space, new road construction and maintenance and only upon site plan approval

- 6) by the Planning Commission. It is the town's desire to: 1) retain its presently dispersed settlement pattern with Guildhall Village as the only focus of activities; 2) retain the pristine quality of environment, waters, and prevent soil erosion; 3) protect its resources, agricultural and forest land, historic and scenic areas, and natural resources; and 4) retain a balance between town revenue and town expenses.
- 7) One and two family dwellings are permitted based on zoning district.
- 8) Travel Trailers and Campers shall not be used as year-round dwelling units.
- 9) Accessory dwellings must be allowed as an affordable housing option.

Community Facilities and Services Plan

Policy: It is Guildhall's intention to provide adequate services, facilities, and amenities the town can reasonably afford.

- 1) Recreation and open Space
 - a) Town Trails: Refer to town map and town policy on thrown up roads.
 - b) Church lot: The church lot is private property.
 - c) Snowmobile Trails: Refer to VAST maps. Guildhall is the home of the Connecticut Valley Sno-Riders Club.
- 2) Public Buildings:
 - a) The Guild Hall -- A multi-purpose Town Hall that houses the Town Offices. The main building was built in 1795 making it is the oldest building in Northeast Vermont
 - b) Guildhall Public Library
 - c) Guildhall Community Church
 - d) Essex County Court House
 - e) The Eben Judd Justice Center
 - f) The Guildhall Elementary School
- 3) Sewage: Guildhall does not have a public sewage system. For updated regulations refer to the current state standards.
- 4) Solid Waste Disposal: Guildhall is a member of the Northeast Kingdom Waste Management District (NEKWMD). Currently, the town's solid waste is hauled by a private contractor to Waste U.S.A. facility in Coventry. Since the situation with solid waste in Vermont is very dynamic, the Selectmen should continue to stay informed and involved with this issue.
- 5) Public Safety: Guildhall is presently a safe place to live. Current police services consist of the Essex County Sheriff's Department and Vermont State Police.
- 6) Fire Protection and Ambulance Service: Guildhall is currently contracting with the town of Lancaster, NH for these services. Mutual aid for the area is available via contract.
- 7) Water System: The Guildhall Water User line extends from the Hawkins residence just north of the common and to the Allen residence just south of the "North Cemetery", totaling fifty users. There are fire hydrants evenly spaced throughout the line.

8) Road Maintenance: Guildhall maintains 16.5 miles of class 2 and 3 roads.

a) Recommendations

- i) Maintain the existing road system as is. Expansion of existing road system is currently unwarranted and would require a special town vote.
- ii) Consideration should be given to using the leased land adjacent to the Deering and Allen properties on Route 102, for use as a stockpile area for the town and future garage site.

J. Health Services: The closest health care facility for Guildhall is the Weeks Medical Center located in Lancaster, NH. The Caledonia Home Health Care Agency is the home care provider for Guildhall residents.

K. Public Electric Utilities: The town is served by two public electric utilities (VEC and Green Mountain Power).

L. Telecommunications: 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; however, within those confines, the Town of Guildhall must act to protect the Town's historic character, rural nature, and aesthetic beauty.

Toward that end, the Zoning Bylaws should incorporate appropriate guidelines and regulations governing at least the following areas: aesthetics, integrity of residential zones, ridgeline protection, preferred locations (general and specific), and collocation or clustering of tower facilities.

The Town of Guildhall is quite concerned about the aesthetic and environmental impacts of tower facilities. When planning new infrastructure or upgrades to existing systems, special consideration shall be given to any primary or secondary impacts that would reduce resource values (including but not limited to aesthetics and streetscape design, agricultural land, timber resources, natural areas, wildlife habitat, and historic sites). In addition, when a new facility is planned, there must be clear evidence that the proposed location is necessary based upon economic considerations, potential impacts on resource values, and the resulting public benefits. In all cases, appropriate and suitable techniques shall be used to minimize or prevent any adverse impacts from the placement of telecommunication facilities and related infrastructure

i) Recommendations:

- (1) All such facilities shall be located in appropriate areas, respecting the integrity of residential areas, aesthetic concerns, and natural resource issues. Through the Zoning Bylaws, the Town may specify reasonable areas where these facilities may be located. This is important on a macro scale (general areas in Town) as well as a micro scale (specific desirable placement or location: for example, below ridgelines, tucked into groves of trees, and the like).

- (2) Towers and related infrastructure shall only be as tall as absolutely necessary. Where towers are to be located within the tree line, they should be made to be extendable, so they can "grow" with the trees, and remain the minimum height needed above the treetops
 - (3) Unless required by the FAA, towers shall not be illuminated. Where required, lights shall be shielded in order to minimize aesthetic impacts, and so that light is cast only where needed.
 - (4) Structures shall be designed in order to minimize aesthetic impacts. Equipment sheds can be hidden in the trees; depending on site-specific circumstances, tower structures may be monopole or lattice, of appropriate colors and minimal reflexivity, or even disguised as trees or steeples. Towers and related infrastructure shall be screened from view to the greatest extent possible.
- ii) Telecommunications projects shall be reviewed and approved through the conditional use guidelines.
 - iii) Guildhall will participate in the PSB section 248 proceedings or ACT 250 proceedings for telecommunications projects proposed in Guildhall.

Education Plan

Policy: It is Guildhall's intention to provide fair and equal access to a quality education. Guildhall shall meet the need of all children by providing services either at the Guildhall School or by tuitioning the student out regardless of grade level.

The Guildhall Elementary School serves the community by offering education to children of kindergarten age through the fifth grade. Tuition for secondary education is provided for students grades six through twelve to area schools.

The elementary school was built in 1956 and opened in spring 1957 on land owned by a town resident. A conditional deed was given to the town. When the property is no longer being used as a school it is to be returned to the owner or his heirs.

The town provides a bus to transport children to the Guildhall elementary and Lancaster junior high and White Mountains Regional and Groveton high schools. The question of whether transportation should be provided needs to be studied as education costs increase.

The Guildhall School is a firearms, tobacco, alcohol and drug free zone as well as being a safety zone for firearm discharge.

Guildhall has an established educational facilities maintenance plan.

Adult educational opportunities for college courses are available via the internet or at Lyndon State College at Lyndonville, VT, Community College of Vermont at St. Johnsbury, VT, White Mountain Community College in Berlin and Littleton, NH, and Granite State College in Littleton, NH.

All area high schools do provide a variety of continuing education courses for adults.

Historic and Scenic Resources Plan

Policy: One of Guildhall's most notable aspects is that it preserves the historic flavor of rural Vermont with many notable public buildings of colonial northern New England architecture. It is Guildhall's desire to preserve, and to the extent possible, restore and maintain our historic heritage.

1) Guildhall Village Area

- a) The central area of the village surrounding the Common has been included in the National Register of Historic Places. However, in addition to this designation, the scenic qualities of the Guildhall Village area should be preserved through historic district regulations. Refer to local zoning by-laws.
- b) It is recommended that the Blockhouse site be declared an historic site and permanently marked and maintained.

2) Other Historic Areas

- a) Old Home Crawford and the Charles E. Benton Homesteads are declared local historic sites.
- b) The original school districts throughout Guildhall are marked with historic plaques.
- c) It is recommended that the First Church Site, now marked with a stone monument, be also marked with a historic plaque.

3) Historical District

Boundaries

The boundaries of the Historical District are as indicated on the Guildhall Village Historic District map (dated May 1980). These boundaries have also been indicated on the Guildhall Zoning map and Guildhall Tax Maps.

Goals

The Planning Commission has prepared this historical district report as an aid to the achievement of the following goals.

1. To protect present village appearance by maintaining a consistency and a complementary situation with regard to existing structures and new buildings or additions to existing buildings.
2. To encourage new structures to be architecturally consistent with existing structures.
3. To encourage the use of exterior colors and sidings which are consistent with existing colors and sidings.
4. To encourage new structures consistent in width, height, proportion, setbacks from streets, and spacing between buildings.
5. To maintain uniformity in building styles and colors so that the village will appear as a collection of related buildings.

Guildhall Village

Guildhall Village, originally Guildhall Falls, is the oldest community in northeastern Vermont. It is historically significant as an early commercial and industrial center, and as the location of the seat of Essex County.

The heart of the Historical District contains a noteworthy collection of Greek Revival buildings erected during the Village's period of greatest vigor. Its exceptional architectural quality documents the rural prosperity in northeastern Vermont during the middle of the 19th century, and the architectural development of a rural *county* seat.

This district exhibits a unity of expression and purpose derived from the development of the Village around the county court. Out of the twenty significant buildings in the district, 4 were built for county use, and 8 were built by county officials. Although the use of many of the buildings in the district has changed, the community has maintained the intimate spatial organization it achieved by the middle of the 19th century.

The Village, located within what was Settlers' Lot #1, was originally granted to Colonel Ward Bailey. Bailey, Commander of the Rangers in the Upper Coos region of the Connecticut River Valley, built a block house north of the Village on what became the Cobb Farm. He also reputedly built the first wing dam in the Connecticut, and erected the first mills in 1786.

Eben W. Judd succeeded Bailey in the ownership of the 100-acre lot. At the time of the sale in 1789, the lot included "1 barn, 2 dwelling houses, a grist or flour mill and a sawmill" Judd, considered by town historian Everett C. Benton to be "the most public spirited man who ever lived in the county", surveyed the River Road in 1792 and built the first commercial building in 1795. The Judd Store survives as the east section of the Guild Hall. It is the oldest commercial building in northeastern Vermont.

In 1797, when the location of the shire town of the newly created Essex County was being disputed between Maidstone and Guildhall, Judd granted to the inhabitants of the count, land for a common, courthouse, and jail. The land was located immediately north of Judd's mills on the Connecticut. At the time, the Village was referred to as Judd's Mills. The county common, as common property maintained by the 16 towns, 2 gores, and 1 grant in Essex County, is the only true common in the region.

The first Essex County Court House was built on the hill at the northern end of the common in 1803 - one year after Guildhall was designated as the county seat. The Village gradually developed around the county buildings, which extended across the northern end of the common, and around the commercial interests along the Connecticut at the southern end of the common. The Judd Store, and the Hall House, originally known as the Sabin Tavern House, remains as the only representatives of the Town's early development. Early industries located along the southern end of the common included a saw mill, carding mill, distillery, hat factory, harness and saddle factory, clothier's mill, 2 brick yards, and a potashery.

In 1806 the section of the Village west of the common was divided into lots for commercial and residential use and the first of 4 timber truss bridges was built across the Connecticut River between the Village and Northumberland, NH. By this time, the land use in the Village had been firmly established. The boundary of the Village, however, was not established until 1830, and the present boundary of the common was defined in 1831 when the courthouse was moved from Court House Hill to the site of the present courthouse. In 1832 the second, or third, Essex County Jail was built at the northwesterly corner of the common.

By 1859 the area around the common achieved the form and density it has maintained for over a century. At that time, it contained 10 residences, 4 stores, a gristmill, sawmill,

hotel, blacksmith's shop, law office, church, jail, courthouse, and a school. The area was developed mostly by the county officials between 1830 and 1860. Most of the Village's architecturally significant buildings were erected during this 30 year period, including the Albert C. McAllister House, and second, and present, Essex county court House, the Guildhall Community Church, and the Hall Store.

Commercial activity and physical growth of the Village stabilized during the second half of the 19th century. Just after World War I, however, the commercial and industrial activity in the entire region began to decline. In 1955 the last major business closed.

Everett C. Benton (1862-1924), town historian and benefactor, began to enhance and preserve the character of the village as early as 1900. After the Essex House was destroyed by fire in 1892, Benton purchased the hotel lot and in 1900-1901 built an outstanding Neo-Georgian style library. Adjacent to the library he built his summer home, the Benton Cottage, around 1915. In 1916 he purchased the former Hartshorn Law Office and the Judd Store at the southwesterly corner of the common, and began renovating the two buildings for use as a community building. The Guild Hall, as Benton called it, was dedicated on Armistice Day 1921.

Despite the erosion of the established political and judicial concerns of Essex County in Guildhall, and the eclipse of all the industrial and commercial activity in the district, the community has maintained the form and appearance it achieved during the middle of the 19th century. The Village reflects the epoch when the community was the religious and economic center of the town, and the powerful judicial and governmental seat of Essex County.

Guildhall village is located on a terrace above the Connecticut River in the northeastern corner of the Town of Guildhall in Essex County. It is 2 miles southwesterly of the confluence of the Upper Ammonoosuc River and the Connecticut River. The village is dramatically sited in a valley surrounded by mountains, the most prominent being Burnside Mountain on the west, and Cape Horn, in Northumberland, NH, on the east. Route 102, the River Road, which follows the course of the Connecticut River along the eastern boundary of the Town, is the only route through the village. It forms a right angle at the southeasterly corner of the county common and is carried across the Connecticut to Northumberland, NH, on a bridge built in 1984. The bridge crosses the river approximately 300 feet northeasterly of the Northumberland Dam.

The common is bordered by mid-19th century residential and public buildings forming an open quadrangle between the Connecticut River and Court House Hill. The quadrangle consists of 11 significant buildings which vary in age, function, plan, and style, but are cohesive in scale, building materials, and design.

The architectural focal point of the townscape is the Essex County Court House, a dignified Greek Revival style building located at the head of the common. Adjacent to the courthouse is the Guildhall Community Church, a good example of a mid-19th century period church. The north side of the quadrangle also includes the former Essex County Jail and the Queen Anne style Jailer's House.

Across the common from the county buildings is the community's once active commercial and industrial zone along the Connecticut River. The former Hall Store, an outstanding pro-style Greek Revival commercial building, is the most visible remnant of the Village's former commercial prosperity. The other buildings along the southern end of the common

include the Italianate style Flail House, and the Greek Revival style Christie House. Below the level of the common, on the northwesterly end of the Northumberland Dam, is the concrete foundation of the former Susquehanna Pulp and Paper Company Hydroelectric Plant. Between the dam and the Northumberland Bridge is the remains of a wing dam, the first of its type built in the Connecticut, and the site of the first mill built in the Village.

The Guild Hall, the Town's community building occupies a site at the southwest corner of the common. North of the Guild Hall are the Greek Revival style Dolon House and the Jailer's Barn. Across the common from the Guild Hall is the outstanding Neo-Georgian style Guildhall Public Library and Masonic building. The east side of the quadrangle also includes the Colonial Revival style White House, and, at the southwest corner of the library, stands a granite monument dedicated to the youth of Guildhall and Maidstone who served in World War I and World War II. A triangle-shaped traffic island at the southeast corner exhibits a unique late-19th century iron fountain. Route 102 west and north of the common is lined with a small, but impressive collection of Greek Revival style dwellings, the most noteworthy of which is the Albert C. McAllister House (current owner Allen Hodgdon.)

Inventory of Historical Structures

1. Frederick and Shirley Wiedemann House: (c. 1828) 1 -story, timber framed, gable-roofed, Greek Revival style building w/ stone foundation, clapboard siding, asphalt shingle covered roof. Rectangular plan, 24'7" x 45'7". Features box cornices, close rakes w/ molded gable cornice trim, pediment gable ends, 2/2 sash, a side hall entrance w/ sidelights, pilasters, an architrave, and a frieze. The structure was built by Colonel Isaac Cummings.
2. Carlson House (formerly the Follansbee House): (c. 1836) 1 1/2-story, timber-framed, gable-roofed building w/ brick foundation, clapboard siding, asphalt shingle covered roof. L-shaped plan 26'4" x 43' main section, 19' x 20'4" ell. Features narrow box cornices w/ cornice returns, close rakes w/ gable cornice trim, 2/2 sash, a square bay window, a central entrance w/ sidelights, a porch w/ pierced columns w/ bracketed heads. Built by the Honorable William Heywood, Jr., (1804-1893).
3. Richard McVetty House: (c. 1866) 1-story, timber-framed, gable-roofed building w/ concrete block foundation, clapboard siding, asphalt shingle covered roof. Rectangular plan 17'3" x 39'9", excluding non-original lean-to across west wall and gable-roofed porch across facade. Features box cornices w/ o returns, a wide frieze, 2/2 sash, window head casings w/ molded drip caps, corner boards w/ crown moldings. Originally known as the Benton Office and built by Charles E. Benton (1825-1892). Remodeled by Everett C. Benton in 1881 for use as a tenement house.
4. Benton Cottage: (c. 1915) 1 1/2-story, balloon frame, gable roofed Colonial Revival style building w/ stone foundation, clapboard siding, asphalt shingle covered roof. L-shaped plan 23'3" x 47'1" main section, 13'4" x 21'10" ell. Features narrow box cornices, close rakes, 2 gable-roofed dormer windows w/ connecting shed roofed dormer, 4/4 sash, a central entrance w/ a shallow gable roofed porch, end wall porches w/ Tuscan columns. Property exhibits original wood spike and post fence. Built by Everett C. Benton. (Current owners Ed and Laura Clark)
5. Guildhall Public Library and Masonic Building: (c. 1900-1901) 2-story, balloon frame, hip-roofed, Neo-Georgian style building w/ cobblestone foundation, vinyl clapboard siding, asphalt shingle covered roof; Square shaped plan 40'4" x 38'4". Pyramidal hip roof has flared eaves w/ modillion cornice, surmounted by a cupola w/ hipped campaniform roof. Features a wall entablature, a slightly projecting

6. entry pavilion w/ pediment roof supported by Corinthian pilasters, a semicircular ionic portico w/ bronze antefix cresting along roof edge, a belt course, outstanding stained glass windows, Adarnesque doorway w/ fanlight, sidelight, Corinthian pilasters. Built by Everett C. Benton. Designed by Boston architects, Gay and Proctor. Occupies site of Essex House, destroyed by fire 1892.
7. The former E. E. Stevens House: (c. 1839) 1-1/2 story, timber-framed, gable-roofed building w/ random rubble foundation, clapboard siding, asphalt shingle covered roof. Rectangular plan 28'3" x 38'4" main section, 24'4" x 22'6" barn, 28'3" c 20'6" addition built 1955. Features box cornices w/ cornice returns, 616 and 111 sash, non-original shed-roofed dormer window on south slope of roof, non-original shed roofed porch across facade. Built by Greenleaf Webb (1794-1887).
8. Hodgdon Store: (c. 1855) 2-1/2-story, timber-framed, gable-roofed, Greek Revival style commercial building w/ brick foundation, clapboard siding, asphalt shingle covered roof. Rectangular plan 24'5" x 36'5" w/ 6' deep portico. Attached to store is timber-framed, gable-roofed barn 30'3" x 43'5". Features box cornices w/ o cornice returns, portico w/ square posts, second story porch extends around northeast corner of building, a central entrance w/ transom light, display windows, 616 and 212 sash, octagonal oriel window, pediment shaped window head casings. Built by George Hubbard. Barn added 1857. George Hubbard (1815-1905) operated general merchandise store until 1870 when he sold property to George Copp and Frank Hall. Reopened as a general store. Building now called the Guildhall Village General Store.
6. The Hall House: (c. 1800; 1865) 2-story, hip roofed, Italianate style building w/ part stone, part brick foundation, vinyl clapboard siding, asphalt shingle covered roof. L-shaped plan 44'4" x 40'4" main section, 1 1-story, gable-roofed, 39'8" x 32'4" ell. Features box cornices, wide frieze, 6/6 sash, window head casings w/ molded drip caps, u-shaped bay window, corner quoins, double-leaf entrance, hipped roof porch w/ Tuscan Colonettes. Built by Noah Sabin. Building referred to as Noah Sabin's tavern house. Extensively remodeled 1865 by Robert Chase. It is said that Chase virtually rebuilt house using only old pine frame. (Current owner – Thietten Family)
7. The Mary Ladd House: (c. 1841) 1 1/2-story, timber-framed, gable-roofed building w/ brick foundation, clapboard siding, asphalt shingle covered roof. Rectangular plan 30'5" x 45'1". Attached to house is non-original balloon-framed, shed-roofed, 2-car garage. Features box cornices, pediment gable ends, non-original dormer windows on both slopes of roof, wide frieze, 2/2 sash, porch w/ chambered posts w/ bracketed heads. May have been built by David E. Denison (1806 - 1848). (Current owner – S. Swope)
8. Guildhall Inn: (Formerly Hubbard/Booth House)(c. 1808; c. 1855) 2 1/2-story, gable-roofed building with stone foundation, clapboard siding, sheet metal covered roof. Continuous farm structure w/ 28'5" x 40'5" main section, 24'6" x 82' wing w/ attached barn. Features box cornices, cornice returns w/ coupled sonnetes, wide frieze, pediment-shaped window heads, 2/2 sash, polygonal bay window, rectangular bay window, corner quoins, recessed central entrance w/ paneled pilasters, pediment-shaped lintel. Wing and barn built 1808 by Erastus Cutler (1783-1832). Main section of house built 1855 by William Hartshorn. (Current owner – Mr. and Mrs. S. Degnan)
9. Site of Methodist Episcopal Church: (c. 1865) Built in 1865 on land deeded to Stewards of Methodist Episcopal Church by B. W. Dodge in 1865. 1-story, timber-framed, gable-roofed building w/ 3 stage steeple w/ spire. Featured Greek Revival style, pediment gable ends, deep portico, corner pilasters, pediment-shaped window heads, monumental entrance w/ double doors,

- sidelights, transom light, pilasters, entablature w/ triangle-shaped pediment. Demolished in 1942. The Guildhall Post Office, built in 1983, now occupies this site. (Current owner – Robert and Lois Stiles)
10. Albert McAllister House: (c. 1807; c. 1850) 1 1/2-story timber-framed, gable-roofed, Greek Revival style building w/ stone foundation, clapboard siding, asphalt shingle covered roof. 31'6" x 33'4" main section, 22'5" x 47'9" wing, 21'4" x 26'6" barn. Features box cornices w/ cornice returns, wall entablature, Ionic corner pilasters, 2-story, gable-roofed bay window, 616 sash, asymmetrical-placed main entrance w/ fret ears, pilasters, paneled reveals, transom light, sidelights, door with a lyre carved in relief in center panel. Wing and barn built in 1807 by William Hewes. 1808-1829 served as law office of Seth Cushman (1782 - 1845). In 1850 Dr. Henry L. Watson built main section of house. Asa and Asa Stewart, Jr., were contractors and possible designers of house. Asa Stewart, Jr., executed detailed carvings of house, including lyre in central panel of main entrance. (Current owner – Allen Hodgdon)
 11. Guild Hall: (c. 1795; c. 1850; c. 1921; c. 1992) Incorporates 2 buildings extended by additions, joined by intermediate structure in 1921 when renovated for use as town's community building by Everett C. Benton. Building conveyed to town as a memorial to Everett C. Benton by Willena R. Benton, et al, in 1928. East section of building built in 1797 by Eben W. Judd as a store, Essex County Bank 1833 -- 1839. At various times it was a hat factory and a boot and shoe shop. Originally located at the southeasterly corner of land granted to Essex County in 1797 by Eben W. Judd. It is a 1-1/2 - story, plank-wall, gable-roofed building w/ part brick, part random rubble foundation, clapboard siding, asphalt shingle covered roof. Dimensions 24'7" x 34'5". Features box cornices w/ wide cornice on south wall, slender corner pilasters, slight gable extension, casement display windows, 914 sash, plank shutters w/ original forged iron hardware, Georgian paneled doors. West section built in 1850 as law office for William H. Hartshorn, also functioned as doctor's office, office of the Essex County Herald, printed in Guildhall 1873 -- 1877.
 12. Church Parsonage: (c. 1866) 1-1/2-story, balloon frame, gable-roofed, Greek Revival style building w/ stone foundation, clapboard siding, asphalt shingle covered roof. Rectangular main section 24'4" x 30', 20'2" x 34'4" wing. Features box cornices w/ cornice returns, wall entablature, paneled corner pilasters, altered fenestration, and recessed side hall entrance w/ sidelights, paneled reveals, paneled pilasters, and entablature. Wing features a carriage bay w/ elliptical-headed entrance. Built as a parsonage for Congregational church for an estimated \$2,000.00. (Current owners – Dick and Kate Rosser)
 13. Jailer's Barn: (c. 1880) 1 1/2-story, balloon frame, gable-roofed barn w/ concrete foundation, clapboard siding, asphalt shingle covered roof. Square plan 30'6" x 32'6". Features box cornices w/ o cornice returns, 616 sash, 2 double-door entrances.
 14. Jailer's House and Essex County Jail: (c. 1879 -1880) Jailer's House is a 1-1/2 story, balloon frame, gable-roofed building w/ brick foundation, clapboard siding, asphalt shingle covered roof. Rectangular-shaped main section 35'7" x 26'8", 35'3" x 18'3" wing. Features box cornices w/ cornice returns, wall entablature, corner pilaster, 2/2 sash, window head casings w/ molded drip caps, central entrance, porch w/ chamfered posts w/ bracketed heads. Attached to north wall of house is former Essex County Jail, a 1-1/2 story, brick-wall, gable-roofed building w/ stone foundation, clapboard siding, asphalt shingle covered roof. Rectangular plan 28'8" x 39'4". Features shed-roofed dormer on east slope of roof, 212 sash w/ latticework

- steel bars. Built on site of an earlier facility burned by prisoners in 1878. Jail was discontinued in 1969. Presently owned by Yvette and Nicholas Pulli.)
15. Guildhall Community Church: (c. 1844) 1-story, timber-framed, gable roofed, Greek Revival style church w/ concrete foundation, clapboard siding, asphalt shingle covered roof. Square-shaped plan 44'4" x 45'4". Building has 2-stage belfry w/ square, clapboarded drum, open bell chamber w/ hipped roof and corner pinnacles. Features box cornices, pediment gable ends, wide frieze, 12/8 sash, coupled, stained-glass windows, 2 entrances w/ fluted cheek and head casings. Built by first Congregational Ecclesiastical Society of Guildhall for an estimated \$1,200.00.
 16. Essex County Courthouse: (c. 1851) 1 1/2-story, timber framed, gable roofed, Greek Revival style building w/ stone foundation, clapboard siding, asphalt shingle covered roof. Rectangular plan 39'5" x 67'7". Building is surmounted by a 2 stage cupola w/ campaniform roof. Attached to west wall of building is a shed-roofed brick vault, attached to north wall is a 1 story, gable-roofed wing. Features box cornices w/ cornice returns, wall entablature, paneled corner pilasters, 916 and 616 sash, recessed entrance w/ shiplap sheathed reveals, sidelights, paneled pilasters, wide lintel. Built after plans drawn by S. G. Babcock. Replaced first courthouse built on Court House Hill in 1803 and moved down to common on site of present building in 1831.
 17. Justice Center: (c. 1838) 1-1/2 story, timber-framed, gable-roofed, Greek Revival style building w/ stone and concrete block foundation, clapboard siding, asphalt shingle covered roof. Square-shaped plan 34'7" x 34'7". Features box cornices w/ o cornice returns, wall entablature, paneled corner pilasters, 916 sash, central entrance w/ pediment shaped head casing, and non-original porch w/ gable roof. Built by Essex County Grammar School incorporated 1805. Used as office building since 1957.
 18. Clarence E. Ramsdell House: (c. 1838) 1-1/2 story, gable-roofed, Greek Revival style, plank wall building w/ stone foundation, aluminum siding, asphalt shingle covered roof. Main section 20'4" x 30'5", 20'3" x 23'2" ell. Features box cornices w/ cornice returns, wide frieze, 212 sash, main entrance w/ pilasters, corner blocks, and lintel. Built by William Heywood, Jr. as a law office.
 19. William T. King, Jr. House: (c. 1857) 1-1/2 story, balloon frame, gable roofed, Greek Revival style house w/ concrete foundation, aluminum clapboard siding, asphalt shingle covered roof. Rectangular plan 26'8" x 33'6". Features box cornices w/o cornice returns, wall entablature, corner pilasters, pediment-shaped window head casings, 212 sashes. Built by ' George W. Proctor.
 20. Iron Fountain: 6'5" high iron fountain w/ hooded bubbler, bowl shaped horse trough, and saucer-shaped dog trough as a base. Fountain was manufactured by Concord Foundry Company, Concord, NH.

Transportation Plan

Policy: Guildhall currently does not plan to construct any new roads or accept any new roads built by others. Present service is quite adequate and there is plenty of room for growth on existing roads.

Highways

- 1) Standards: The town complies with the Vermont state highway standards. A copy of the standards is available in the town office.

- 2) Speed Limits: All town highways should have a speed limit of not more than thirty-five (35) miles per hour. Posting of the Guildhall Village area should be maintained limiting speed to thirty (30) miles per hour.
- 3) Recreational Vehicles
 - a) Refer to town ordinance on usage of A.T.V.s.
 - b) Snowmobile travel is permitted on designated trails.
- 4) Permits:
 - a) Truck weight permits are required on town roads.
 - b) All new driveways require permits. Permits for town roads are acquired from the town select board. State driveway permits are acquired from the /District Office of Transportation in St. Johnsbury, VT.
- 5) Public transportation is available in Guildhall on a limited and fluctuating basis.
- 6) Accommodation for pedestrians is limited in Guildhall. Around the Common a few areas have sidewalks as well an area from the Library North on Route 102 for a very short distance. Bicycles have paths on the shoulders of Route 102.
- 7) It is important to maintain bridges and culverts ensuring they remain in good condition and are appropriately sized. Approximately every three years, NVDA provides local bridge and culvert data to the Town.
- 8) Park and ride facilities are sparse in Guildhall. Limited availability may be found around the Common however, that is dependent totally on the schedule at the Courthouse. In South Guildhall, the Stark house currently owned by the Hodgdon family, has offered an area for years but common courtesy dictates permission from the owners.
- 9) The Connecticut River Scenic Byway runs through Guildhall. The Town should participate in the Byway's management plan updates when they occur.

Energy Plan

Policy: The Town of Guildhall will promote a reduction in local dependence upon costly non-renewable energy resources by encouraging conservation and the development of alternate and/or renewable energy resources. This will be accomplished through education, energy conservation, energy efficiency, land use, the development of alternate and renewable energy resources and the formation of an alternate energy / forestry conservation district. Growing awareness of the long-term costs of our energy choices, economic, social, and environmental, has made energy an important consideration in local decisions about land use, home construction, and the safety and well being of the town's people.

Recommendations

- 1) Conduct energy audits of all town buildings to determine how much energy is used and identify areas of energy waste and areas of potential savings and identify areas for potential alternate and /or renewable energy modifications. Audit recommendations need to be implemented to realize savings.
- 2) Check with public utilities about federal / state programs which provide grants for energy conservation measures for the elementary school and local town owned public buildings. Schools receive free energy audits on request.
- 3) Continue to utilize a town energy coordinator to help facilitate energy conservation and emergency preparedness.
- 4) An alternative renewable energy district has been added to the zoning districts.

Land Use Plan

The land use plan represents a broad policy statement of the desired future land uses in Guildhall and as such is a summation of all the other inventories and plans that have preceded it. It is intended to work as a guide to public officials and private citizens in coordinating the future development of the town it is the document upon which a zoning bylaw is based, and is one means of implementing those desires and needs of the community.

Goals of a Land Use Plan

Some of the community goals for land use are:

- 1) To maintain a dispersed settlement pattern; to retain the village as a center of activity.
- 2) To maintain mixed uses which denote a rural character.
- 3) To maintain the natural and scenic qualities of the environment.
- 4) To encourage preservation of irreplaceable agricultural lands, forest lands, wetlands, and riverbanks.
- 5) To delineate a place for industry in the community.
- 6) To identify fragile, scenic, and resource areas needing protection.
- 7) To designate areas in which the present or historic character should be preserved.

Village

The area is generally defined as extending from the Maidstone town line along Route 102 to the hydrant in front of the Peaslee Farm. The village is defined as the nucleus of Guildhall, with predominantly single-family dwellings and public buildings and uses, which should continue to be such. The compact nature of the village gives it its distinction and should be preserved. The main trunk of the present municipal water system serves this area, but lot sizes must be large enough for onsite sewage disposal.

In the center of the village is an area of great historical charm, architectural merit and scenic beauty; it includes the Guildhall Common, Court House Hill, the Guild Hall, the Essex County Judicial Center, Community Church, the former Colonel E. C. Benton Summer Home, and the Guildhall Public Library. This area and its buildings should be preserved. Design criteria are listed in the Zoning Bylaws.

Rural Lands

The town has a dispersed settlement pattern, much of the land uses of a rural nature being intermingled and with a great deal of open space. There are three Rural Lands Districts with different densities based upon road access and usage, availability of public services, soil conditions and physiographic characteristics. The districts' purpose is to provide for medium density development of various types while maintaining the natural qualities and rural character of the community.

Public Uses

Public uses are limited to the elementary school, the Guildhall, the town owned Connecticut River access, the Guildhall Library and the non-denominational church.

Forestry Conservation Lands

These lands are essentially undeveloped, lack direct access to public roads, are important for wildlife habitat, have potential for forestry use, have one or more physical limitations

to development, or include irreplaceable or significant natural, recreational or scenic values.

Alternative Energy and Forestry Conservation Lands

These lands are located along the Class 3 LaMotte Road, which is only approximately 1.5 miles in length. The only town service provided on LaMotte Road is road maintenance. These lands are essentially undeveloped, lack direct access to public roads, lack phone and electric access, are important for wildlife habitat, have potential for forestry use, have one or more physical or economic limitations to development, or include irreplaceable or significant natural, recreational or scenic values. These lands are set aside to protect the natural resource value as well as to promote and preserve the existing climate of self-sufficiency and self-containment of alternate and renewable energy usage.

Agricultural Lands

Guildhall is one of the few areas in Essex County with a concentration of prime agricultural lands. The irreplaceable prime agricultural lands of Guildhall should be protected from development that would preclude their use for agricultural production. There is an agricultural protection district in the zoning bylaws.

Industrial

This district provides a location for the establishment of a variety of types of manufacturing and commercial activities to provide employment opportunities and broaden the tax base of Guildhall without conflicting with other uses. The creation of employment opportunities and broadening of Guildhall's tax base are important considerations in the creation of this district.

Water Quality Plan

Undeveloped Streambanks and Riverbanks

The benefits of undeveloped stream-banks /river-banks are not only in their inherent value but also in that they maintain water quality. The natural vegetation along the stream-banks /river-banks filters sediment, decreases erosion, contributes to water recharge into groundwater aquifers, and prevents pollution sources from running directly into the water. Undeveloped stream-banks /riverbanks sustain habitat for wildlife and fish contributing to the enjoyment of recreational activities such as fishing and boating. The natural scenic views and the maintenance of water quality also increase property values. Flood mitigation and prevention is addressed in the zoning bylaws,

Wetlands

The numerous benefits that wetlands provide to communities had not been understood until recently. Wetlands serve to reduce flooding by slowing and storing flood waters; control erosion; provide habitat for fisheries, vegetation and wildlife; offer recreational opportunities and aesthetic value; provide pollution control, especially for sediment and nutrients from stormwater runoff; and recharge surface waters and groundwater. They are critical for protection and enhancement of surface and ground water quality it has been estimated that Vermont has already lost 50% of its wetland resources.

Threats to water quality

Septic systems can fail due to inadequate soils, poor design or construction, inadequate maintenance, or increased use from seasonal to year-round use. Failing septic systems can result in either effluent surfacing on the ground or contamination of ground water. Both situations are hazardous to human health. Where possible, all septic tanks should be located opposite the building from the water to maximize the distance from the water. When camps are enlarged or converted to year round homes, their septic systems should be inspected by a qualified engineer to ensure that they are not polluting the ground water. If they are found to be faulty, corrective measures should be required.

Non-point runoff pollution comes from a variety of sources including but not limited to agriculture, logging, and construction activities, failing septic systems, runoff from fertilized lawns and cropland, and litter. Encouraging maintenance and restoration of vegetative buffer strips also helps to filter such pollutants before they enter the water.

Soil erosion and increased runoff caused when soils are disturbed by human activity (i.e. building construction, logging, building new roads) also impact water quality. For logging activities, we strongly endorse the Acceptable Management Practices (AMP's) as minimum standards.

The storage of hazardous wastes, chemicals, petroleum, junk, scrap, and even road salt can create serious problems if stored or disposed of improperly. Surface water as well as groundwater can become significantly polluted if these hazardous wastes leak into water systems. Proper storage and maintenance are strongly encouraged so as to limit the amount of pollution entering the water.

Recommendations

The residents recognize the value of high water quality and wish to maintain and improve the overall quality that exists today. Fully realizing that land use activities directly impact water quality, the Planning Commission wants to look for ways to balance competing interests. Therefore, we intend to investigate local ordinances to maintain the existing water quality.

Non-regulatory Actions

- 1) The town's wetland policy coincides with the State and Federal Rules and Regulations.
- 2) Acceptable Management Practices (AMP'S) as minimum standards for logging operations and Best Management Practices (BMP's) as minimum standards for agriculture
- 3) Relocation of poorly sited chemical, petroleum, junk, scrap, hazardous waste, and road salt storage facilities
- 4) Road construction and maintenance standards
- 5) Septic system plan / maintenance

Adjacent Towns and Regional Plan

The communities in the Northeast Kingdom have a unique opportunity to do it right. We still have a chance to protect our way of life, maintain our village centers, open spaces and working farms and forests, maintaining the environment and the rural character of the

area are critical to creating a healthy economy for the Northeast Kingdom. We have the opportunity and responsibility to maintain the long held Northeast Kingdom traditions.

1. The town of Lunenburg has neither a municipal plan nor a zoning bylaw. The Towns of Maidstone and Granby both have plans zoning bylaws. These documents do not conflict with Guildhall's.
2. The Towns of Northumberland and Lancaster, NH that border Guildhall across the Connecticut River have town plans and zoning that play a vital role to Guildhall. These New Hampshire Towns have contracts to provide emergency services and water supply to Guildhall and provide non-contracted commercial, educational, employment, religious, social, and health care services that meet the needs of Guildhall residents.
3. In regard to the Connecticut River, if and when it becomes an issue, Vermont owns ten feet into the river and New Hampshire owns the remaining footage, Guildhall participates in the resolution process and action plan as was demonstrated in the construction of the new bridge in Guildhall Village a few years ago.

IMPLEMENTATION

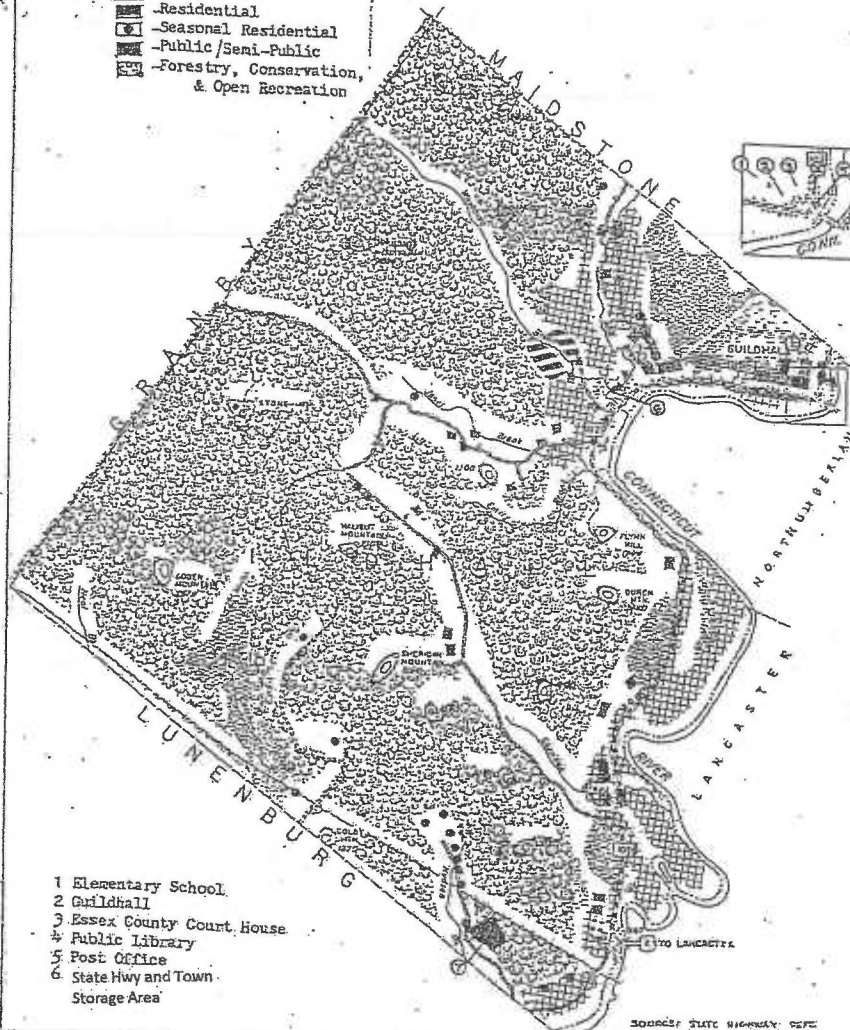
The Regional Plan identifies Guildhall as a rural community with little industrial or commercial development centers. It is likely that this will be the case for the short-term future. Planning at the local level is a continuous function. The preparation of a policy document such as this merely initiates the process. Every planning program should be written with the intent of accomplishing something – i.e. the goals and recommendations within the plan. The Guildhall Zoning Bylaw and other regulatory documents such as local ordinances are the primary ways the goals of this plan will be implemented. For any implementation efforts, the initiative must be economically and politically feasible.

MAPS – See attached maps for the Land Use Plan, Transportation Plan, Utilities and Facilities section, Natural and Historic Resources, and the Guildhall Village Historic District.

Note: NVDA offered to provide updated maps for the Planning Commission, but the Commission felt that because there has been little change in the community over time, the maps from the previous plan were adequate.

EXISTING LAND USE PLAN

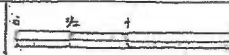
-  Agricultural Open Space
-  Industrial
-  Commercial
-  Residential
-  Seasonal Residential
-  Public/Semi-Public
-  Forestry, Conservation, & Open Recreation



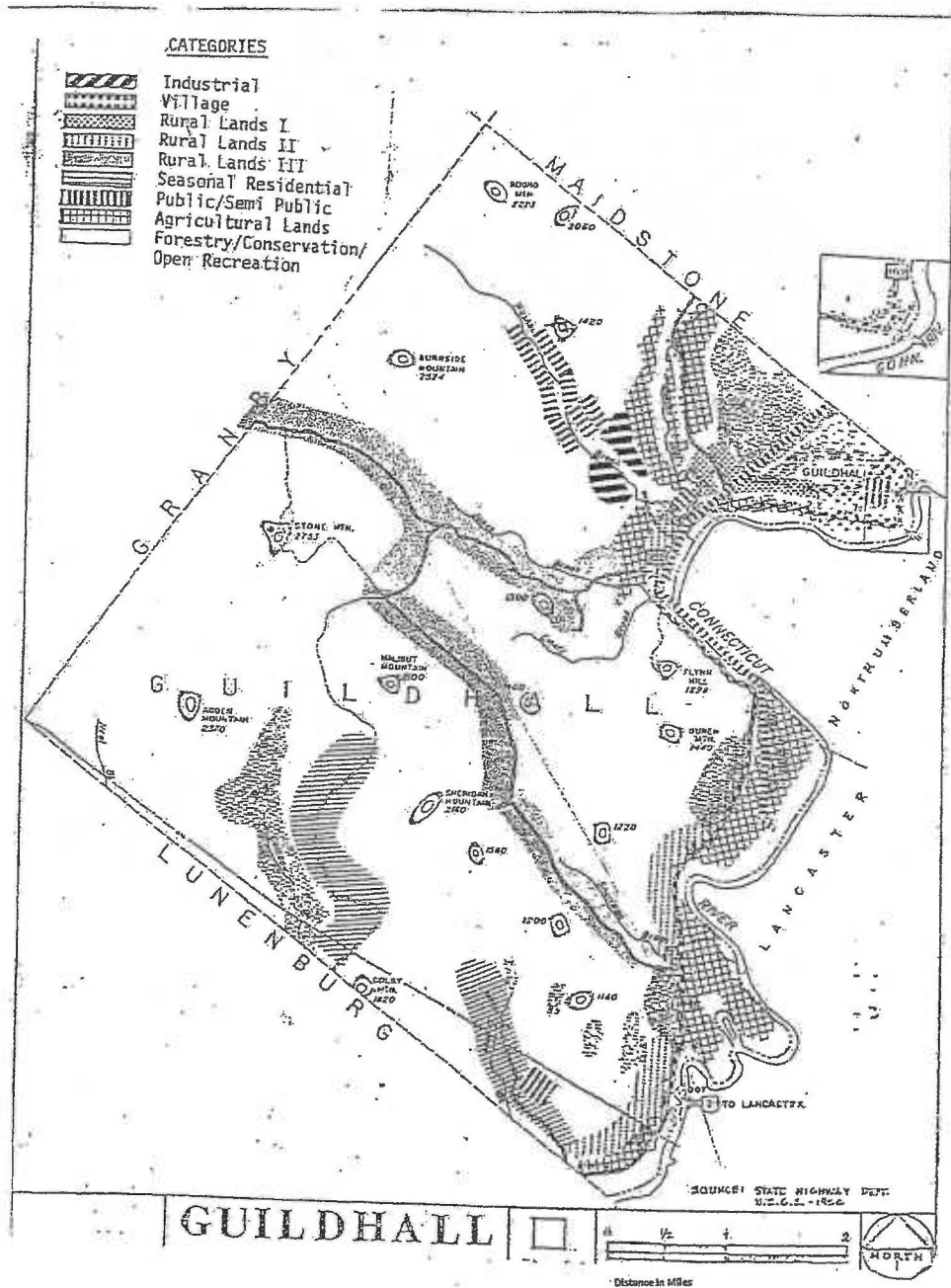
- 1 Elementary School
- 2 Guildhall
- 3 Essex County Court House
- 4 Public Library
- 5 Post Office
- 6 State Hwy and Town Storage Area

SOURCE: STATE HIGHWAY DEPT.
U.S.G.S. - 1950

GUILDHALL



PROPOSED LAND USE MAP



SCENIC AND HISTORIC RESOURCES

SCENIC

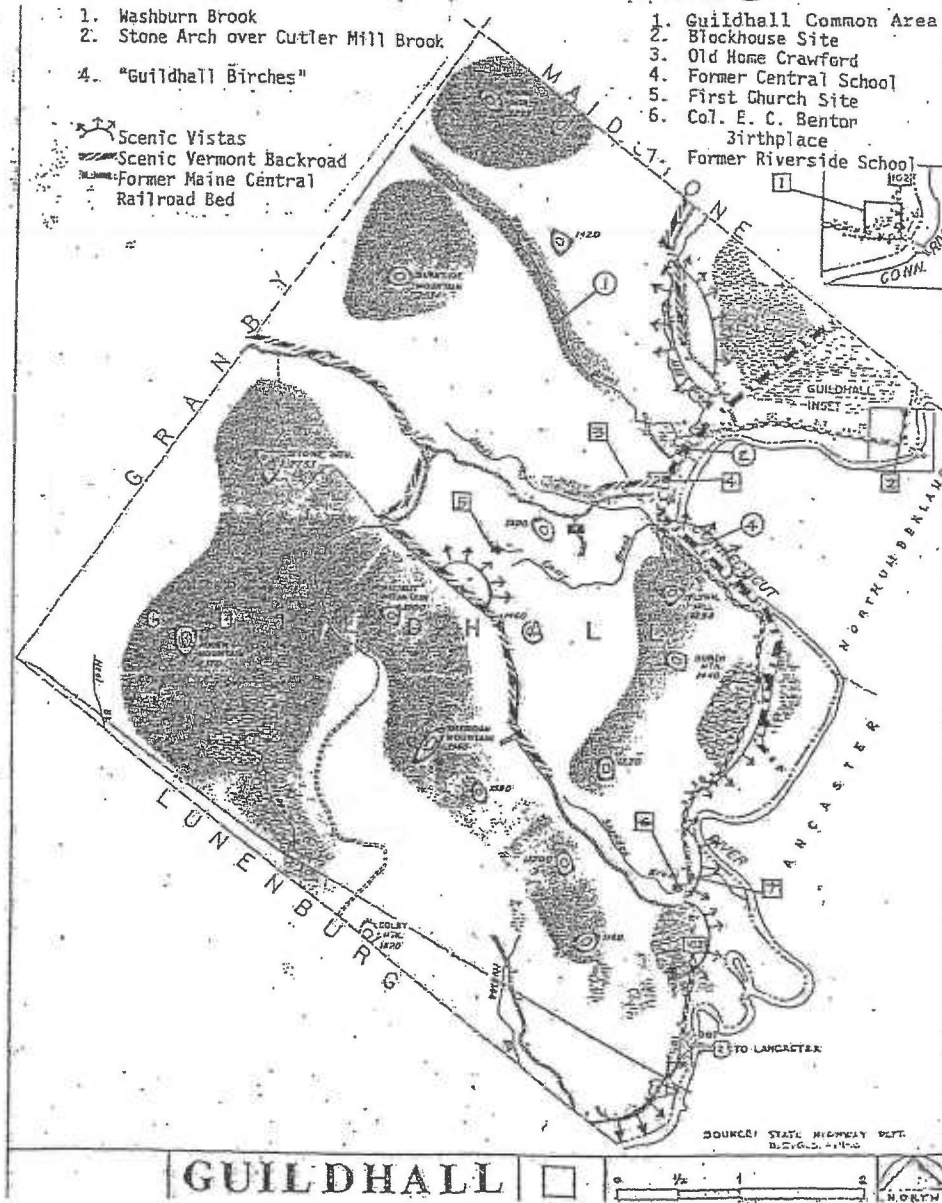
1. Washburn Brook
2. Stone Arch over Cutler Mill Brook
4. "Guildhall Birches"

Scenic Vistas
 Scenic Vermont Backroad
 Former Maine Central
 Railroad Bed

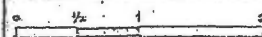
HISTORIC

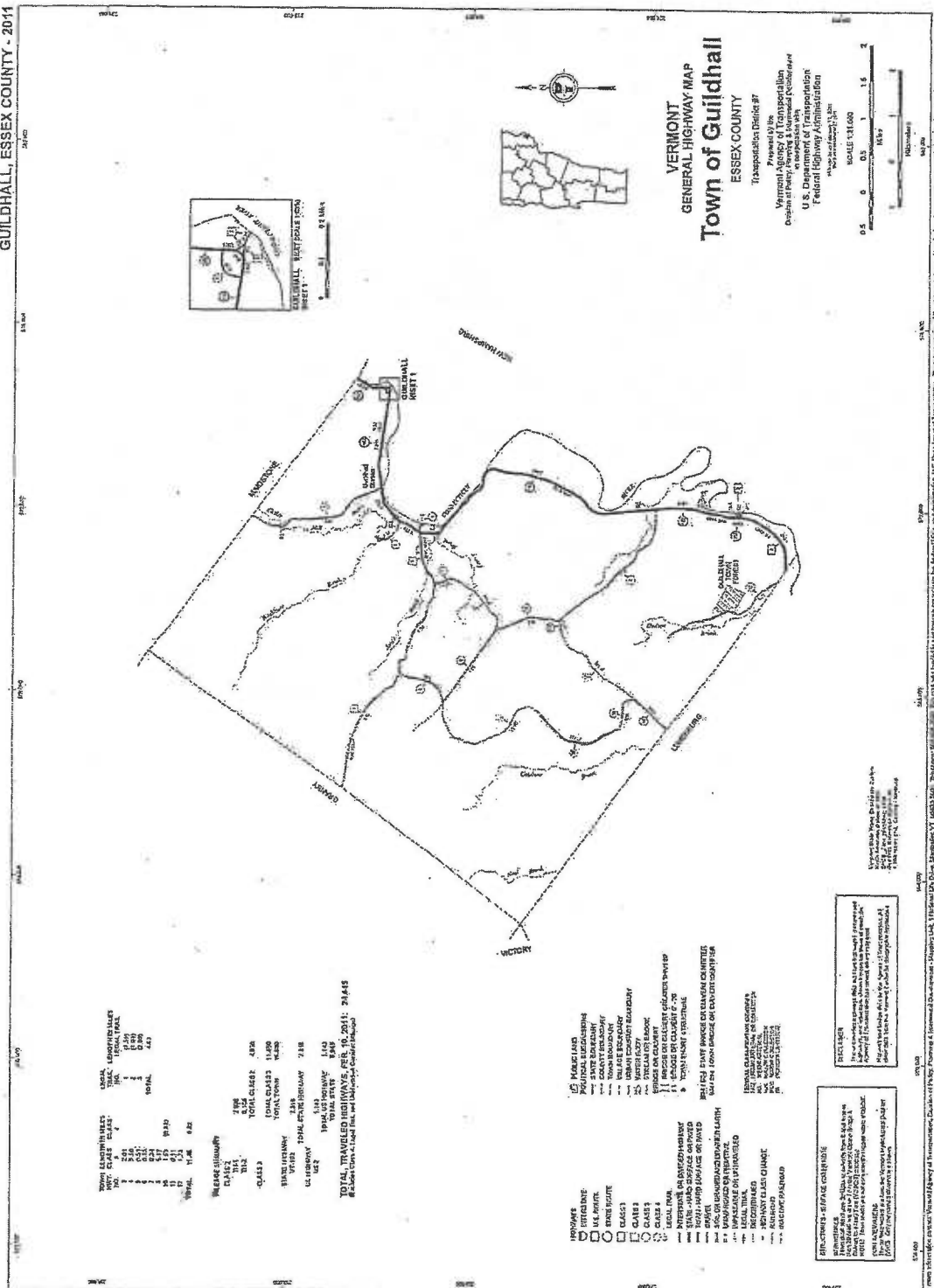
1. Guildhall Common Area
2. Blockhouse Site
3. Old Home Crawford
4. Former Central School
5. First Church Site
6. Col. E. C. Bentor
 Birthplace

Former Riverside School



GUILDHALL



[illegible]

FACILITIES

- 1 School
- 2 Guild Hall
- 3 Former Parsonage
- 4 Former Jail
- 5 Community Church
- 6 Eden Judd Justice Center
- 7 Essex Co. Court House
- 8 Former E.C. Benton Summer Res.
- 9 Library - Masonic Hall
- 10 Post Office
- 11 Playground

FACILITIES PLAN

