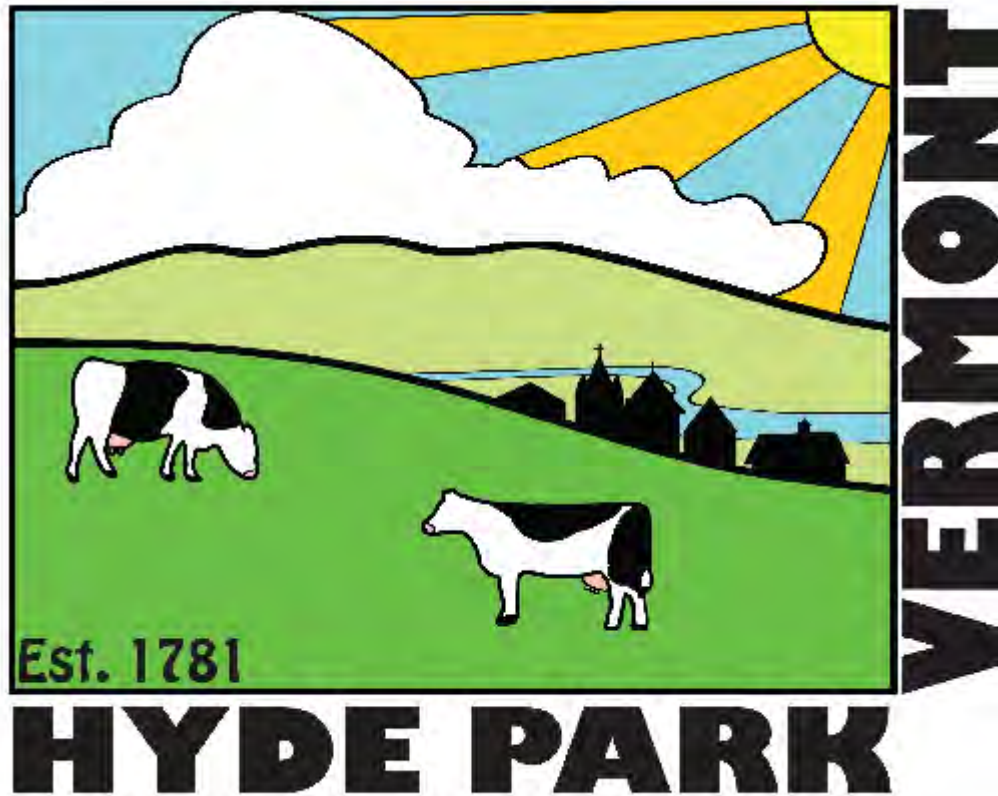




Town of Hyde Park, Vermont Municipal Development Plan 2011-2016

Prepared by the **Hyde Park Planning Commission**
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Table of Contents

Introduction: A Vision for Hyde Park	3
Chapter 1: Community Profile	6
Goals, Policies, & Recommendations	11
Chapter 2: Public Services & Community Facilities	12
Goals, Policies, & Recommendations	18
Chapter 3: Education	21
Goals, Policies, & Recommendations	24
Chapter 4: Energy & Utilities.....	25
Goals, Policies, & Recommendations	30
Chapter 5: Transportation	32
Goals, Policies, & Recommendations	37
Chapter 6: Housing	38
Goals, Policies, & Recommendations	41
Chapter 7: Economic Development.....	42
Goals, Policies, & Recommendations	45
Chapter 8: Natural & Productive Resources	47
Goals, Policies, & Recommendations	54
Chapter 9: Scenic & Historic Resources.....	56
Goals, Policies, & Recommendations	60
Chapter 10—Land Use Plan	62
Compatibility with the Region and Surrounding Communities.....	66
Goals, Policies, & Recommendations	66
Chapter 11—Plan Implementation.....	68
Continuing Planning Process.....	70
Index of Map Appendices	71

Introduction: A Vision for Hyde Park

Hyde Park is a family-oriented place, where people feel a strong sense of community and pride in the local history. Residents enjoy the scenic and historic character of the Town's landscape and seek to preserve these unique attributes for future generations. To do so, it is important to ensure that growth and development occur in a thoughtful manner.

The people in Town recognize the need for a balanced and diverse economy, so that Hyde Park may continue to be a desirable and affordable place to live, work, play, and raise a family. To achieve this vision, residents wish to plan for orderly and managed growth, to allow the Town to continue to provide essential services, while preserving the community's natural environment, historic character, and working landscape.

An Overview of the Municipal Plan

The Hyde Park Municipal Development Plan is a comprehensive, long-range guide for the future development of the Town. The Plan provides a basic framework of goals, policies, and objectives to guide public and private investments. It is intended to assist elected officials and private entities in making decisions that are consistent **with residents'** vision for the future. The Plan will also help preserve the character of the community and provide a degree of certainty and predictability for those who live, work, visit, or invest in Hyde Park.

The Planning Process

The planning process for this revision of the Plan began in the summer of 2010 and emanated from previous planning efforts— most notably the Municipal Plan adopted in November 1995. That Plan was written following extensive public input and comment, and provided a solid foundation for future updates. A revised version of the Plan was adopted in November 2005 and later readopted in October 2010, as work for the current version was completed. This Plan will provide updates to relevant statistical information, adjust the goals and policies described in previous Plans, and for each chapter, delve into greater detail with regard to recent demographic, economic, and environmental trends that stand to impact both Hyde Park and its neighboring communities. The Selectboard, following no fewer than two public hearings, may adopt, amend, or reject the Plan.

It is the intent of this Plan to take a comprehensive approach, incorporating a coordinated method of problem solving that weighs environmental, economic, demographic, social, and environmental considerations simultaneously. This broad scope is necessary to adequately address the variety of land use and service-related issues that face the people of the Town, both now and in the future.



Photo: Hyde Park's scenic landscape in spring

Adoption & Revision

The Hyde Park Municipal Development Plan shall remain in effect for five years, commencing on the date it is adopted by the Selectboard. Throughout its effective period, it should be used continuously by the Planning Commission and all other Town boards to carry out the stated goals of the community. Goals are enduring and seldom change over time, but policies should be updated at least every five years. Amendments to this Plan must consider community-wide goals and should be developed with broad public participation. Ultimately, community priorities are **determined by the Town's willingness** and ability to pay for facilities and services.

How to Use the Plan

The Plan should be used to establish programs that help residents achieve their vision for the future of the Town. To this end, the Planning Commission should review development proposals with potentially significant local and regional impacts for conformance with broader community goals. These goals and other recommendations specified within this Plan should be implemented through both regulatory and non-regulatory measures. Examples of regulatory tools include zoning and subdivision bylaws, as well as other regulations such as health and road ordinances. Alternatively, non-regulatory implementation tools include enhancement projects, grant writing, education efforts, and capital budgeting.

Elected officials and Town staff should assist other towns in the region in understanding the **community's** goals, and in promoting cooperation among local governments. This Plan should be made available to private developers, landowners, and residents to help voluntarily guide proposals in a way that will bring Hyde Park closer to its vision for the future. Planning is a continuous process. The Hyde Park Municipal Development Plan should be consulted frequently in decision-making and should be made widely available to promote public knowledge of, and support for, the goals of the community. Further, it should be updated regularly and used continuously to promote sound planning for the future of Hyde Park.

Statement of Objectives

In addition to the statewide planning goals outlined in 24 VSA § 4302, the Town of Hyde Park has identified several local planning objectives that this Plan is intended to help achieve. These objectives are organized as goals, policies, and recommendations for future inquiry. Goals can be defined as desired future conditions; policies describe the conditions or standards by which a development proposal can be evaluated for compliance with a goal. Recommendations, on the other hand, are suggested steps for achieving stated goals. A chapter-by-chapter summary is included below:

Population & Growth

- Hyde Park should grow at a slow-to-moderate rate, to enable the Town to recognize and, if necessary, adapt to demographic shifts.

Community Facilities & Services

- To efficiently provide high quality, environmentally-sound and affordable public services and facilities.
- To plan investments in infrastructure to support the local economy, while mitigating negative environmental and social impacts.

Utilities & Energy

- For citizens to utilize locally-generated energy from renewable sources for heating, electricity, and transportation.
- Energy should be provided in a safe, reliable, and efficient manner.
- To promote energy efficiency and conservation in the design, construction, and use of municipal, industrial, commercial, and residential structures.

Transportation

- To provide a safe, efficient, and diverse transportation network for the benefit of the community.

Education

- To plan for growth and development in a way that allows the Town to provide quality educational services and adequate facilities for all, without placing an undue burden on taxpayers.

Housing

- To maintain the character of **Hyde Park's** neighborhoods and provide for orderly growth, compatible with the physical capabilities of the land and existing public facilities and services.
- Provide options for residential development to accommodate a diversity of ages, income levels, and housing preferences, without sacrificing water quality, land conservation, or creating strip development (suburban sprawl).

Economic Development

- To develop a healthy, diverse, and sustainable economy within the physical constraints and existing character of the Town.

Natural & Productive Resources

- To promote public awareness and appreciation of the **Town's natural resources, while balancing** conservation with ecologically-sound development practices and economic needs.
- To retain working farm and forestland as a viable part of **Hyde Park's economy, landscape, and** culture.

Scenic & Historic Resources

- To manage growth in such a way that protects and promotes the **Town's historic and scenic** assets without unduly infringing upon the rights of landowners.

Land Use Plan

- To promote orderly growth, while maintaining the rural character of the community and the quality of the local resource base.

Chapter 1: Community Profile

The Town of Hyde Park is located in east-central Lamoille County and is comprised of approximately 24,960 acres (39 square miles) along the northern edge of the Lamoille River. Bordering towns include Eden to the north, Morrystown to the south, Craftsbury and Wolcott to the east, and Johnson to the west.

Historical Census Counts

Since 1791, the United States Census Bureau has conducted a decennial count of persons living in each municipality in the Country. **Figure 1** (below) shows population counts for Hyde Park (including the incorporated Village) for each Census. It should be noted that due to the timing of the release of the 2010 Census, this Plan will sometimes be forced to rely on data from the 2000 Census. As a result, the Plan will substitute official estimates, when available, and prepare the document in such a way that data can be easily updated when the full set of new Census data are released between 2011 and 2012.

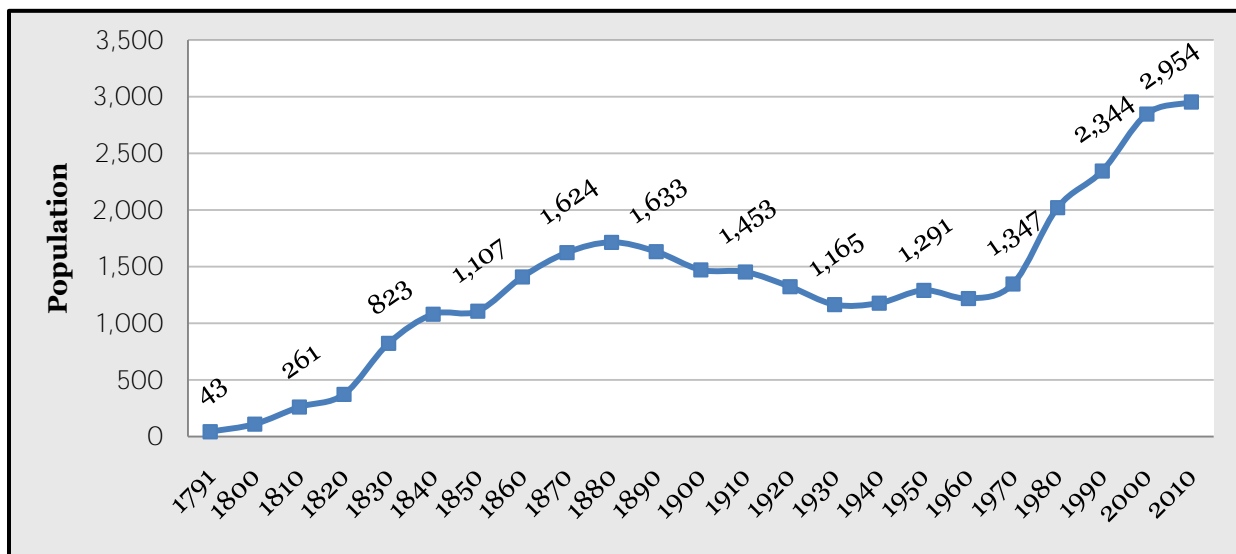


Figure 1: Population estimates from the decennial Census for Hyde Park from 1791 to 2010; **Source:** U.S. Census Bureau

According to the 2010 Census, Hyde Park had a population of 2,954 residents, which is approximately 12-percent of the County total. Of this population, the Census estimates that 462 residents (15.6-percent) lived within the incorporated Village of Hyde Park. After reaching a historical peak in 1880, **Hyde Park’s population decreased or remained stagnant through the end of World War II. The second half of the 20th Century, however, was a period of sharp population growth in Town, especially between 1970 and 2000.** This latter trend parallels the growth of the State population, with Vermont experiencing a widespread suburban and exurban build-out through much of this period. In the first decade of the 21st Century, growth in both Hyde Park and the State as a whole flattened to 2.8 and 3.8-percent respectively.

Components of Population Change

As cited in the previous section, Hyde Park's population has increased substantially in recent decades. This trend, in both raw population and percentage growth, is shown in **Table 1** (right). Population change is the result of two factors: natural increase and net migration. Populations increase naturally when more people are born than die over any given period of time. The Vermont Department of Health has kept birth and death statistics for each town since 1857; **Table 2** (below) shows the number of recorded births and deaths in Hyde Park between 1970 and 2000. One observation that can be drawn from these data is that the share of growth fueled by natural increase in Town is declining, as family sizes across the Country decrease.

Net migration is the second factor influencing population change. This variable is calculated by subtracting natural increase from the total change in population over a period of time. During the 1970s, for example, 465 more people moved into Town than moved out, accounting for most of the decade's population growth. Net migration slowed in the 1980s, but increased again in the 1990s (**Table 3**, below right). Although updated data for the 2000s was not available at the time of this Plan's adoption, trends observed both locally and statewide suggest that Hyde Park's continued growth between 2000 and 2010 was also fueled by net migration. Comparatively, net migration is likely to have a far greater impact on future population trends than natural increase, due to the demographic composition and available build-out capacity of the Town.

Net migration slowed in the 1980s, but increased again in the 1990s (**Table 3**, below right). Although updated data for the 2000s was not available at the time of this Plan's adoption, trends observed both locally and statewide suggest that Hyde Park's continued growth between 2000 and 2010 was also fueled by net migration. Comparatively, net migration is likely to have a far greater impact on future population trends than natural increase, due to the demographic composition and available build-out capacity of the Town.

Age Distribution

According to the 2010 Census, the median age of Hyde Park residents was 41.4 years, which was 0.1 years older than the State average and 1.7 years older than the County average. Overall, Vermont ranks as the second oldest state in the Country, behind only Maine. It is important to closely monitor this trend going forward, as shifts in the local age structure greatly influence demands for housing, education, employment, and other public services. Age distribution also impacts both the human and financial resources available to meet these needs. **Figure 2** (following page) illustrates the population distribution of Hyde Park residents by age cohort, according to data from the 2000 and 2010 Censuses.

Table 1: Raw and percentage population change by decade in Hyde Park, 1980-2010

Period	Change in Population	Percent Change
1980-1990	323	16.0%
1990-2000	503	21.5%
2000-2010	107	3.8%
Source: U.S. Census Bureau		

Table 2: Number of births, deaths, and net population change by natural increase in Hyde Park, 1970-2000

Period	Births	Deaths	Increase	Percent Change
1970-1980	335	126	209	15.5%
1980-1990	349	149	200	9.9%
1990-2000	352	223	129	5.5%
Source: Vermont Dept. of Health & Vital Statistics				

Table 3: Number of persons moving to and from Hyde Park (net migration) 1970-2000

Period	Net Migration	Percent Change
1970-1980	465	34.5%
1980-1990	123	6.1%
1990-2000	374	16.0%

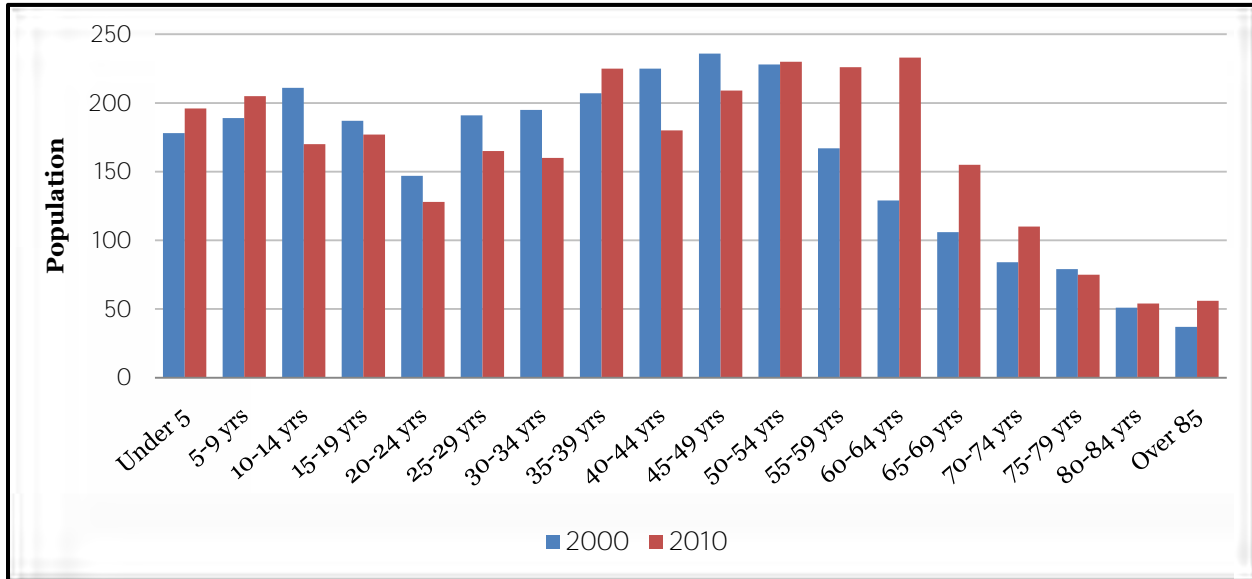


Figure 2: A comparison of Hyde Park's population sorted by age cohort, between the 2000 and 2010 Censuses;
Source: U.S. Census Bureau

As shown above, the largest area of growth from 2000 to 2010 was in the age 55-59 and 60-64 cohorts. This group of residents, born between 1946 and 1954, are **among the first wave of the "Baby Boom" generation** (born 1946-1964), which will begin reaching retirement age over the next ten years. A 2006 report by the Vermont Housing Finance Agency (VHFA) identifies several planning and growth-related challenges that accompany this demographic trend. Among the concerns cited were the fact that residents are living longer into retirement; increasing healthcare costs leave retirees with less disposable income **for housing; and a projection that Vermont's seniors will constitute nearly one quarter of the State's total population by 2030.** Thus, while the number of children and young adults remained relatively stable in Hyde Park between 2000 and 2010, the growth in the retirement age cohorts is a trend that is expected to continue well into the future.

Regional & Neighboring Populations

Hyde Park is surrounded by rural and urban communities, most of which are also growing, albeit at rates slower than in previous decades. As a basis for comparison, the State is estimated to have grown by 2.8-percent between 2000 and 2010, down from an 8.2-percent growth rate during the 1990s. Overall, during the previous decade, the State experienced localized pockets of growth, with most regions experiencing only slight gains or losses. **Table 4** (following page) compares population trends in Hyde Park and its neighboring communities between 2000 and 2010. As these statistics indicate, Lamoille County grew faster than the State at-large, ranking second in rate of growth among Vermont counties, behind only Chittenden County.

Table 4: Net and percentage population change in Hyde Park, Lamoille County, the State of Vermont, and neighboring Towns, 2000 to 2010

	2000	2010	Percent Change
Craftsbury	1,136	1,206	6.2%
Eden	1,152	1,323	14.8%
Hyde Park	2,847	2,954	3.8%
Johnson	3,274	3,446	5.3%
Morristown	5,139	5,227	1.7%
Wolcott	1,456	1,676	15.1%
Lamoille County	23,233	24,475	5.3%
State of Vermont	608,827	625,741	2.8%

Source: U.S. Census Bureau

Future Population Projections

Various agencies in State government periodically supply population predictions, based on models that weigh expected fertility, mortality, and net migration. It should be noted that population projections are only expectations of what might occur. As with any prediction, their accuracy depends on the validity of the underlying assumptions upon which they are based. While imprecise, these models can provide a general forecast of where populations are likely trending. Naturally, mathematical projections cannot anticipate unforeseen events, such as war, recession, or natural disasters, which could **drastically alter a community's growth trajectory.**

Since 1970, there have been five official population forecasts for the State that have also supplied projections for Hyde Park (**Figure 3**, following page). The earliest projections in 1979 and 1983 predicted growth too aggressively, whereas the revised 1989 projection was too conservative. To date, it appears the 1993 and 2003 predictions were more accurate. Using a regression-based extrapolation model, the Lamoille County Planning Commission can project Hyde Park's population out to the year 2030, estimating populations of 3,340 in 2020 and 3,613 in 2030 (**Figure 4**, following page). Although mathematical extrapolations are a commonly used community planning tool, they are best consulted for advisory purposes only and should not replace more State-specific projections, such as those cited above.

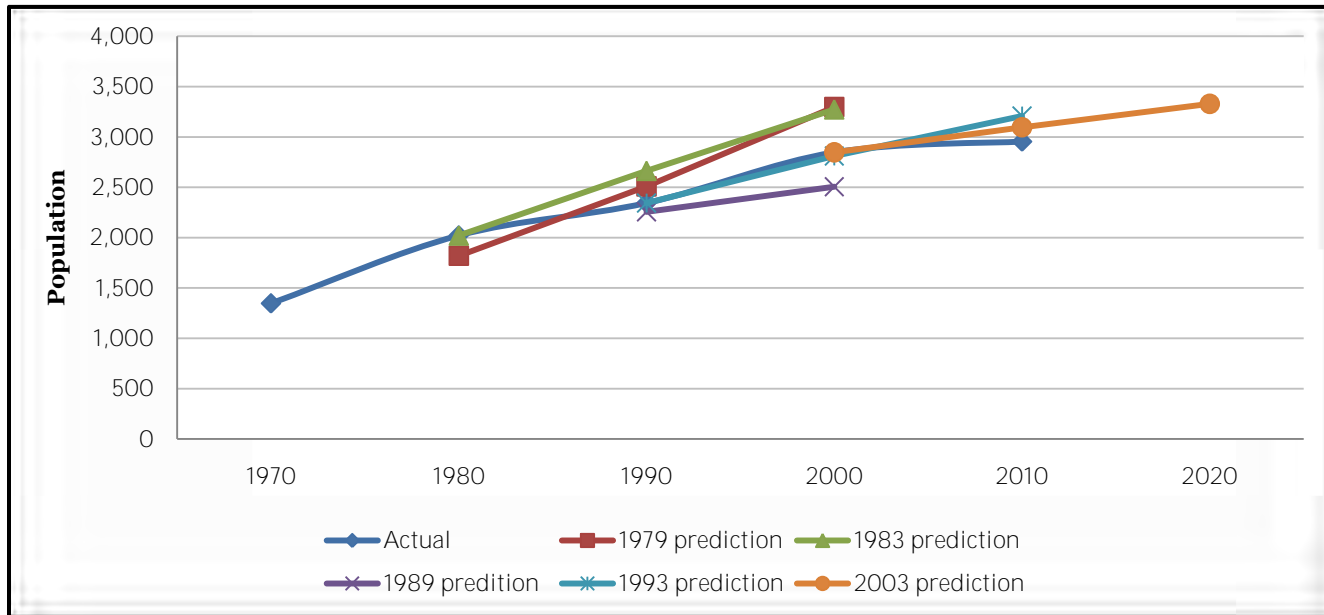


Figure 3: A comparison of Hyde Park’s actual population and five projections released by the State between 1979 and 2003; **Source:** VT State Office of Planning, VT Dept. of Health, Office of Policy Research and Coordination, VT Health Care Authority.

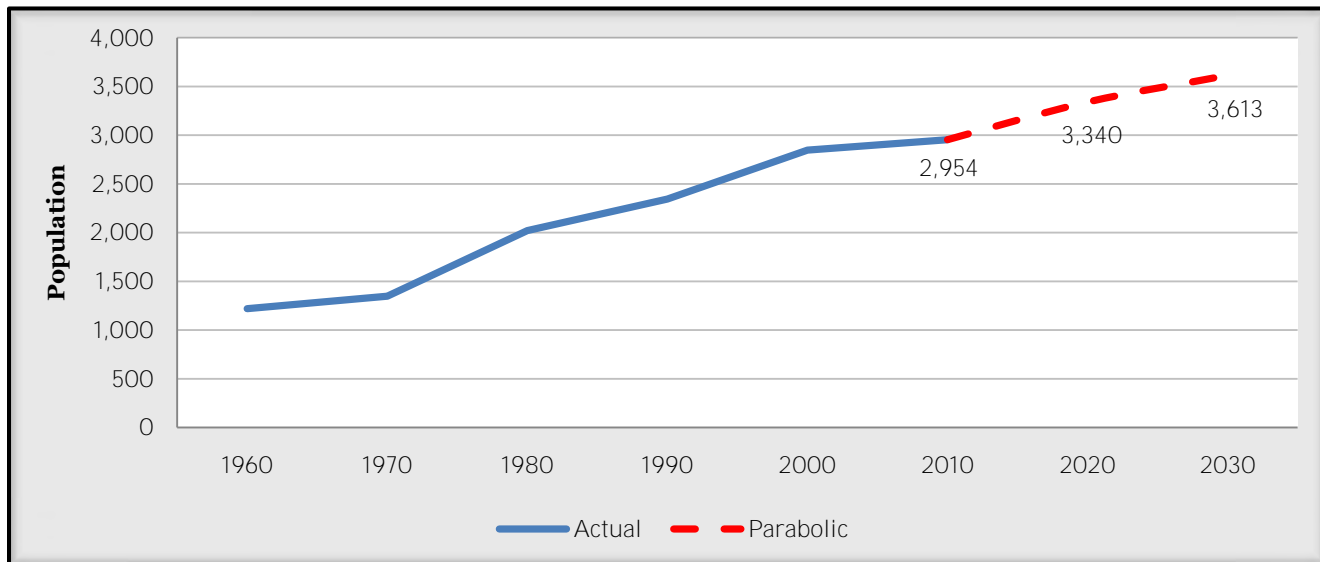


Figure 4: Hyde Park’s population growth between 1960 and 2010, extended by a projection using a mathematical regression model; **Source:** Lamoille County Planning Commission

While all predictions are inherently flawed, the fact that Hyde Park and Lamoille County have grown at a rate faster than the State for four decades is reasonable evidence to suggest the Town will continue to grow in the future. Over the next five years, as updated demographic estimates are released and more information regarding the health of the economy becomes available, the Town should have a clearer idea of where development trends are pointing. In the meantime, monitoring new construction will be the most accurate predictor of abrupt population growth.

Goals, Policies, & Recommendations

Since the 1960s, Hyde Park has experienced a sharp population increase. In the future, it will be essential to manage growth, so that the Town can efficiently maintain and extend public services. Therefore, the Town will need to continue to monitor demographic and development trends, in order to anticipate capacity issues and other impacts associated with growth. State population forecasts may provide useful projections, but as previously noted, they do not offer guarantees on the extent of local growth.

Goal

- For Hyde Park to experience a slow-to-moderate rate of population growth, to enable the Town to recognize and, if necessary, adapt to demographic shifts.

Policies

- The Town has not developed policies regarding growth. Growth, in itself, is not considered positive or negative. Changes in population will be interpreted as they apply to the Town's ability to provide services.

Recommendations

- If the number of persons moving to Hyde Park becomes problematic over the next five years, the Town should consider amending the Zoning Bylaws and Subdivision Regulations, to ensure the provision of adequate public services.
- The Town should continue to review annual population estimates released by the Census Bureau and other State agencies to ensure growth does not far exceed expectations.

Chapter 2: Public Services & Community Facilities

This chapter provides a brief description of the public facilities and services available to residents of Hyde Park. A more detailed account of Town and Village facilities can be found in the Hyde Park Utilities and Facilities Report (August 1990), prepared by the Lamoille County Planning Commission (LCPC). **A copy of this report is available for review at the Town Clerk's Office.**

Sewage & Septic

The Village of Hyde Park maintains a municipal sewer system for Village residents. This system is operating near capacity, with limited opportunity for future expansion. Outside the Village limits, there are no public sewer systems available to Hyde Park residents. All sewage treatment must be handled by a private, on-site system. Under regulations that came into effect in 2007, all permitting for septic systems, leach fields, and wells is now delegated to the State. To comply, individuals must apply for a Wastewater and Potable Water Supply Permit from the Vermont Department of Environmental Conservation (DEC). Municipalities retain the right to adopt and enforce a local ordinance, provided it meets or exceeds State standards and can be administered by a licensed engineer. To this point, Hyde Park has not sought this delegation and therefore does not have the authority to review or permit wastewater systems. Any complaint or discovery of a failing septic system should be referred to the **DEC's** Agency of Natural Resources (ANR) by the local Health Officer. Owners of failed systems will be instructed by ANR on how to bring their systems back to operating condition.

Water Supply

In Vermont, any water system with at least 15 connections, or which services 25 or more individuals for at least 60 days per year, **is officially classified as a "public water system" and subject to regulation by the Vermont Department of Health.** In Hyde Park, there are three regulated public systems, including two municipal suppliers and one privately-operated system.

Village of Hyde Park Municipal Water System

The Village of Hyde Park operates a municipal water system for Village residents, with a limited number of additional connections along the supply line from Fitch Hill Reservoir (the spring-fed source). The well-head protection area (WHPA) for this reservoir is aggressively protected by local zoning, which restricts the character and density of development within the well-shield.

Hyde Park Fire District #1

Municipal fire districts are created by a Selectboard or Board of Trustees upon the application of 20 or more residents to provide for a variety of fire protection needs, including the construction and maintenance of water works (20 V.S.A §171). By statute, municipal fire districts are operated by a Prudential Committee, elected by vote of the district members. Established in 1958, Hyde Park Fire District #1 services a limited area within the unincorporated village of North Hyde Park, including the North Hyde Park Industrial Park.

The well-shield for Hyde Park Fire District #1 is located across six zoning districts and three different towns. The District owns approximately 33.85 acres of the surrounding well-shield (Sheet 1, Lot 84), controlling land use activities on the parcel. Due to the large size of the well-shield and extent of development in the area, Hyde Park strictly regulates all other land uses within 200 feet of the well. However, portions of the well-shield located in the Towns of Johnson and Eden are unprotected by zoning bylaws. Ultimately, Hyde Park recognizes that development in these areas may negatively

impact the water quality of the **District's** well, but will not be required to meet the strict standards established for uses in the Hyde Park WHPA.

Currently, the most significant risks to the well are on-site septic facilities. In 1989, the LCPC conducted a study of the well-shield, which noted that significant growth potential exists in the surrounding Rural Residential zone. It was also revealed that a large portion of the well-shield is used for livestock grazing, and thus contamination from animal waste is possible. Analysis of whether the **District's water source is adequately protected should be a top priority for the Town.**

Sterling View Mobile Home Park

The Sterling View Mobile Home Park has a privately operated “public community water system,” operating an on-site well for approximately 85 residences. The well serving this community has a radius-based well-shield. The owner/operator of this water system is responsible under State law for developing plans and programs to ensure the future integrity of the water supply.

Private Wells & Springs

A majority of the **Town's residents are served by private wells and springs.** Any new or replacement water systems must receive a State Wastewater and Potable Water Supply Permit, if applicable, and a local Zoning Permit prior to construction. To protect the rights of neighboring property owners, all wells must meet the setback requirements for the district in which they are located.

Stormwater Systems

Other than culverts associated with Town highways, Hyde Park does not maintain a storm drainage system. However, individual property owners cannot divert stormwater from their property in such a way that it flows onto roadways or neighboring lands, without permission of the owner.

Solid Waste Facilities

Hyde Park is a member of the Lamoille Regional Solid Waste Management District (LRSWMD), a municipal district formed to serve Lamoille County and the neighboring Towns of Craftsbury and Worcester. Funding for LRSWMD expenses is covered entirely by user and service fees, and local appropriations

As required by State law, the LRSWMD has devised a 20 year plan for the management and disposal of all types of solid waste generated in its member communities. Solid waste from Hyde Park is currently brought to the Casella Transfer Station, or the Johnson drop-off site located at the former Johnson landfill. From there, waste is trucked to a landfill in Coventry. The life of the Coventry landfill depends greatly on the amount of waste sent to the facility. Through education, recycling, composting and other initiatives, the District strives to reduce the overall volume of waste sent to Coventry. Hyde Park supports these waste diversion efforts, which ultimately require the participation of all residents and businesses within the District to be effective.

A continuing solid waste problem throughout **Lamoille County is the burning of trash in “burn barrels.”** This practice is illegal according State law due to the air and water pollution caused by the low temperature burning of waste.

Law Enforcement

There are three levels of law enforcement **coverage in Hyde Park: the Town’s elected Constables**, the **Lamoille County Sheriff’s Department** (LCSD), and the Vermont State Police. The two local Constables have the same authority as any police officer in the State within the boundaries of Hyde Park; however, constables do not have the authority to pursue a violator into a neighboring municipality.

The LCSD provides enforcement of all applicable laws, emergency dispatch services, and support in emergency situations, as requested. A minimum level of service is provided to all ten towns in Lamoille County. Additional service is provided to Hyde Park, Johnson, and Wolcott on a contractual basis for 24-hour police protection and emergency response. As of 2010, the Sheriff is elected to a four year term by Lamoille County voters. The LCSD is also responsible for coordinating the Enhanced 911 system now in place in the County; all new construction is required to have a registered E-911 address.

Over the last six fiscal years, the cost associated with the **LCSD’s** patrol contract with Hyde Park has increased 27.6-percent, while the general assessment increased 4.9-percent. Overall, the total amount spent by the **Town for the LCSD’s** services increased by 22.6-percent between the 2006-07 and 2011-12 fiscal years (**Table 5**, below).

Table 5: Trends in the Lamoille County Sheriff Department's assessment for service in Hyde Park from budget year 2006-07 to 2011-12

	Patrol Contract		General Assessment		Total	
Year	Funds	% Change	Funds	% Change	Funds	% Change
06-07	\$219,554	2.0%	\$62,151	4.9%	\$281,705	2.4%
07-08	\$247,225	12.6%	\$63,124	1.6%	\$310,349	10.2%
08-09	\$257,363	4.1%	\$66,509	5.4%	\$323,872	4.4%
09-10	\$257,363	0.0%	\$68,539	3.1%	\$325,902	0.6%
10-11	\$257,189	0.0%	\$65,502	-4.4%	\$322,691	-1.0%
11-12	\$280,210	9.0%	\$65,222	-0.4%	\$345,432	7.0%

Source: Hyde Park Town Reports

The Vermont State Police provides a third level of police protection for Hyde Park residents. The State Police offer emergency law enforcement support (as requested by the LCSD), criminal laboratory services, and the service of officers who are trained in special areas (e.g. homicide, arson, and drug enforcement).

Fire Protection

Hyde Park has two volunteer fire departments: the Hyde Park Fire Department (a Town department) and the North Hyde Park/Eden Fire Department (an independent incorporation, owned by its members as a non-profit organization). Administratively and financially, the North Hyde Park/Eden Fire Department is responsible to **Hyde Park Fire District #1’s Prudential Board**. However, because the North Hyde Park/Eden Fire Department does receive some of its funding from the voters of Eden and Hyde Park, the Department also has financial ties to each town. Both Hyde Park and the North Hyde

Park/Eden Departments are managed by elected Fire Chiefs. Fires are reported using the E-911 system through dispatch at the LCSD office.

Fire Protection Concerns

One issue identified by both Fire Departments is an inability to gain access to outlying structures once a fire has been reported. This issue is attributable to the character and location of residential development that has been occurring in Hyde Park and Eden. Many houses and trailers are being built at the end of long, narrow driveways, which fire engines simply cannot traverse. Accessing these structures can be difficult during warmer months, but is even more challenging in winter, when roads can be icy and narrower (hemmed-in by snow banks). Two solutions have been suggested:

mandating all types of new construction be accessible by emergency vehicles, or **purchasing a “middy” tanker, which would** be capable of maneuvering more difficult terrain.

Fire accessibility could also be addressed by amending subdivision regulations—currently development proposals with six or more residential structures are required to apply for a Fire Permit. However, the purchase of a middy tanker may be beneficial for other reasons. Equipped with four-wheel drive and a capable of handling higher road speeds, this vehicle would cut response times to Garfield and other outlying areas of Town. Presently, in good weather, it can take between 15 and 20 minutes to reach the far side of the Garfield area (25-30 minutes in winter). Any sizeable amount of development in this area would accelerate the need for acquisition of a middy tanker.

Another cause for concern among the local Fire Departments is the limited access to a stable water source. Even where roads and driveways can be maneuvered by emergency response vehicles, the lack of water supply is a major hazard. The Fire Departments have stated that residential developments could greatly improve their overall fire safety by constructing fire ponds and **“dry” hydrants in rural** areas. In addition to their fire protection value, dry hydrants are also appealing to homeowners, as

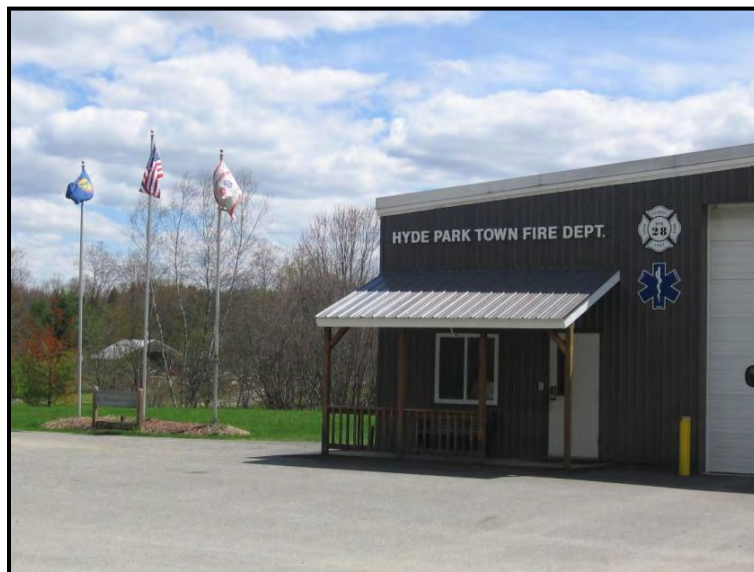


Photo: Hyde Park Fire Station on Centerville Road



Photo: N. Hyde Park/Eden Fire Station on Rt. 100

their installation often reduces insurance premiums. Presently, there are 20 dry hydrants dispersed throughout Hyde Park. Current subdivision regulations also allow the **Town's** Development Review Board (DRB) to require a dry hydrant or fire pond be built at any new development that is more than one mile from the nearest rural water source.

Library Facilities

There is one public library in Hyde Park, Lanpher Memorial Library, located at the corner of Church and Main Street in the center of the Village. Lanpher Memorial is owned by the Town and Village of Hyde Park, and administered by a five-member Board of Trustees. The Trustees are elected on a rotating basis, with one elected each year at Town Meeting and each Trustee serving a five year term. The Library Trustees function independently from the Selectboard and Village Trustees, meeting monthly (or as necessary) to conduct library business. The Trustees set the library policies, develop budgets, volunteer in the library, and advises the librarians. While the Lanpher Memorial Library is a municipal library, it does receive some private funding. **As Hyde Park's population grows**, library use is also expected to increase. In 2002, the library broke ground on a new addition which was completed in 2003. The Trustees continue to work with a Fund Raising Committee to make progress on other aspects of the long-term expansion project.



Photo: Lanpher Memorial Library

In addition to books and periodicals, the library offers a collection of DVDs and videos to borrow; an audiobook service, which allows patrons to download audiobooks to their computer or digital audio player from home; free wireless internet service; five desktop and two laptop computers for public use; a community meeting space; as well as summer reading and childrens' programs. The library also displays pieces of art from local artists on a rotating basis. Presently, the library is open 25 hours per week, but the Board of Trustees is working to increase the hours of operations.

Hyde Park residents also have access to the Johnson State College (JSC) Library and Learning Center, located on the JSC campus in Johnson. The Library and Learning Center allows the general public access to circulation and reference services. Additional features include a 24-hour study room; three media booths for use of videocassettes, vinyl recordings and compact disks; a two-story reading room; six study offices; **a children's room**; and two seminar rooms.

Health Facilities & Services

The primary healthcare providers servicing Lamoille County and the surrounding region are Copley Hospital and Community Health Services of Lamoille County (CHSLV), both located in Morrisville.

Copley Hospital is a 25 bed critical access facility that serves as an emergency care center, along with providing in-patient and out-patient services, a family-oriented birthing center, and physical therapy and rehabilitation services.

CHSLV, a Federally-qualified health center, is committed to providing quality medical, dental, and behavioral health services to residents of Lamoille County, including the uninsured and under-insured. Their primary and specialty care practices include, Morrisville Family Health Care, Stowe Family Practice, **The Women's Center, The Neurology Clinic, The Behavioral Health & Wellness Center**, and the Community Dental Clinic. Other local services include Lamoille Valley Community Connections, Copley House, Copley Terrace, Copley Woodlands, The Manor Nursing Home, The Lamoille Family Center, The Clarina Howard Nichols Center, Lamoille Home Health & Hospice, and the Vermont Department of Health.

Cemeteries

In Vermont, authority to manage public cemeteries is vested with the legislative body. However, the day-to-day maintenance and care of these facilities may be delegated to various associations or commissions. Currently, there are eight cemeteries in Hyde Park, with oversight from four cemetery associations (organized as non-profits) and one Cemetery Commission. Members of these organizations are responsible for cemetery layout and site maintenance, the sale of lots, and the maintenance of records.

Recreation

The Hyde Park Recreation Fields Committee is a group of citizens that are interested in fostering recreational activities and opportunities in Hyde Park. The group focuses on project development, fund raising, and grant writing. **The committees'** inaugural project was the development of recreational fields for baseball, softball, and soccer. With funding from the Lamoille Area Chamber of Commerce (LACC), the State Land & Water Conservation Fund, the Vermont Recreation Facilities Grant program, as well as many generous donors, the Town celebrated the grand opening of the Hyde Park Recreation Fields on May 6, 2006. Current facilities include youth baseball, softball, and soccer fields; a walking path; volleyball pit; restrooms; and a concession stand. In addition to seasonal youth and adult sports leagues, the recreation fields are utilized for kickball and wiffleball tournaments, and winter snowshoeing. Field maintenance and youth programming are supported by the Hyde Park Baseball/Softball Association and Hyde Park Elementary School Soccer.



Photo: Jedidiah Hyde Cemetery

Hyde Park is also home to the Cricket Hill Trails system— a network of all-season trails, located on 82 acres adjoining the Lamoille Union Middle and High School campus. The trails were built after the founding of a non-profit corporation, the Friends of the Cricket Hill Recreation Area, in 2002. Developed in phases between 2002 and 2005, the Cricket Hill Trails system is the home of the Lamoille

Union Nordic skiing and cross country running teams, and is maintained by community volunteers. The area is available to the public for non-motorized recreation.

Telecommunications

Two wireless telecommunication towers **are operating in Hyde Park at the time of this Plan's adoption:** one at the LCSD office within the Village of Hyde Park, and a second sited on Davis Hill. To guide the future development of such facilities, the Town has adopted telecommunication tower regulations within the Zoning Bylaws. The Town can also participate in Act 250, Section 248, and Section 248a proceedings, related to the permitting of such facilities. **In general, Hyde Park's** policy is for towers to be permitted in most areas of Town, so long as they conform with standards described in the Zoning Bylaws. The Town does not regulate antennas and small transmitters, provided they do not exceed a specified size threshold.

Goals, Policies, & Recommendations

The overall goal of any public service is to protect public health and safety, or enhance the quality of life for local residents (ideally, both). Maintaining local roadways and ensuring clean drinking water are expected functions of most local governments. Recreational opportunities and libraries are not required, but are provided to enhance community life for residents and visitors.

Goals

- To efficiently provide high quality, environmentally sound, and affordable public services and facilities.
- To plan investments in infrastructure to support the local economy, while mitigating environmental and social impacts.

Policies

The Town's policies are specific to the various elements discussed above, including water, sewer, and solid waste. Growth, in itself, is not considered positive or negative; changes in population will be interpreted as they apply to the **Town's ability to provide services.**

Public safety

- The Town supports the public safety activities of the Hyde Park and North Hyde Park/Eden Fire Departments, the Lamoille County Sheriff's **Department**, and other local emergency response agencies.
- All development should be accessible to emergency vehicles.
- Large developments should include fire ponds and dry hydrants to aid in fire fighting, if similar resources are not available nearby.

Recreation

- Hyde Park supports local land owners who generously keep their lands open to traditional recreational uses such as hiking, hunting, and fishing.

Telecommunication facilities

- In order to minimize tower proliferation, it is the policy of the Town to encourage applicants to exhaust all reasonable options for sharing space on existing towers or tower sites, prior to proposing new towers and related facilities. The principle of co-location is the favored

alternative. In making such a determination on the feasibility of co-location, applicants shall evaluate space available on existing towers; the tower owners' ability to lease space; geographic service area requirements; mechanical or electrical incompatibilities; the comparative costs of co-location and new construction; and regulatory limitations.

- One of the **Town's principal scenic qualities is its ridgelines and mountainsides**. These areas are **significant features of the Town's scenic, rural character**. **Local** ridgelines are predominately undeveloped and provide unbroken views of the Green Mountains from the valley floor. The use of the **Town's ridges for telecommunication towers and related facilities** needs to be approached in a manner that will not unduly detract from, nor adversely affect these scenic values. Accordingly, protection of these areas from insensitive developments is a matter of public good. To minimize conflict with scenic values, facility design and construction shall employ the following principles:
 - a. Where feasible, be sited in areas not highly visible to the traveling public, or from residential areas, historic districts, and public use areas or outdoor recreation areas such as hiking trails and beaches;
 - b. Be located in forested areas or be sufficiently landscaped to screen the lower sections of towers and related ground fixtures from public vantage points, such as trails, roads or water bodies;
 - c. Utilize materials, architectural styles, color schemes, lighting fixtures, mass and other design elements to promote aesthetic compatibility with surrounding uses and to avoid adverse visual impacts;
 - d. Where prominent views of a site exist, be located downgrade of the ridge so as not to exceed the elevation of the immediate ridgeline;
 - e. Where constructions of access roads are involved, to minimize visibility, be situated to follow the contour of the land, and to avoid open fields or meadows;
 - f. Avoid peaks and ridges which function as regional focal points; and
 - g. No external lights.
- In planning for telecommunication facilities, consideration shall be given to the environmental limitations of any given site. Impacts of the use on wildlife habitats, soil erosion, forestry and agricultural lands, and similar resources should be carefully addressed. Projects that materially impact these resources shall be discouraged.
- Towers, antennae and related fixtures that fall into disuse, or are discontinued shall be removed by the facility owner to retain the values set forth above. Owner may be required to post bond for removal.
- Continue and expand communications between local departments, councils, associations and elected officials in order to better coordinate planning to serve needs for facilities and services.
- The Planning Commission encourages prospective applicants to meet with the Planning Commission prior to filing Section 248 or 248a materials with the Public Service Board, to initiate a dialog on potential local and regional impacts.

Recommendations

Ultimately, long-term public service and community facility needs of the Town are tied to population growth and future coordination with the Village, which manages a large share of local public infrastructure, including water, sewer, and streetlights. In order to prioritize cost and

opportunities for financing these services, the Town should work with the Village and LCPC to update the 1990 Utilities and Facilities report. Moreover, the following steps are recommended:

Water Supply

- Zoning and subdivision regulations should require the identification of existing and proposed water supply locations to ensure water quality is protected.

Solid Waste

- If unregulated salvage yards become an issue in Town, the Selectboard should consider the adoption of a salvage yard ordinance.

Recreation

- The Recreation Committee should continue to coordinate and plan for the purchase and management of municipal recreational facilities.

Telecommunication Facilities

- The Planning Commission should periodically review the telecommunications provisions in the Zoning Bylaws to ensure the above goals and policies are supported.

Chapter 3: Education

The Town and Village of Hyde Park belong to Lamoille North Supervisory Union (LNSU), a regional cooperative serving the Towns of Belvidere, Cambridge, Eden, Hyde Park, Johnson, and Waterville. Students within each Town attend one of five local elementary schools, prior to advancing to Lamoille Union Middle and High School, which are located alongside the District’s business office at a shared campus on Route 15, south of the Village.



Photo: Hyde Park Elementary (Courtesy of LNSU)

Elementary

Children of Hyde Park residents, from pre-kindergarten through sixth grade, may attend Hyde Park Elementary School (HPES), located on a 33 acre parcel within the Village. The school is operated jointly by the Village and Town through a five-member School Board, elected to staggered three year terms. During the 2010-11 school year, HPES had an enrollment of 253 students, an increase of 11-percent from the 2008-09 school year (Figure 5, below). As a general trend over the last decade, school enrollment has fluctuated, despite the steady increase in Hyde Park’s population.

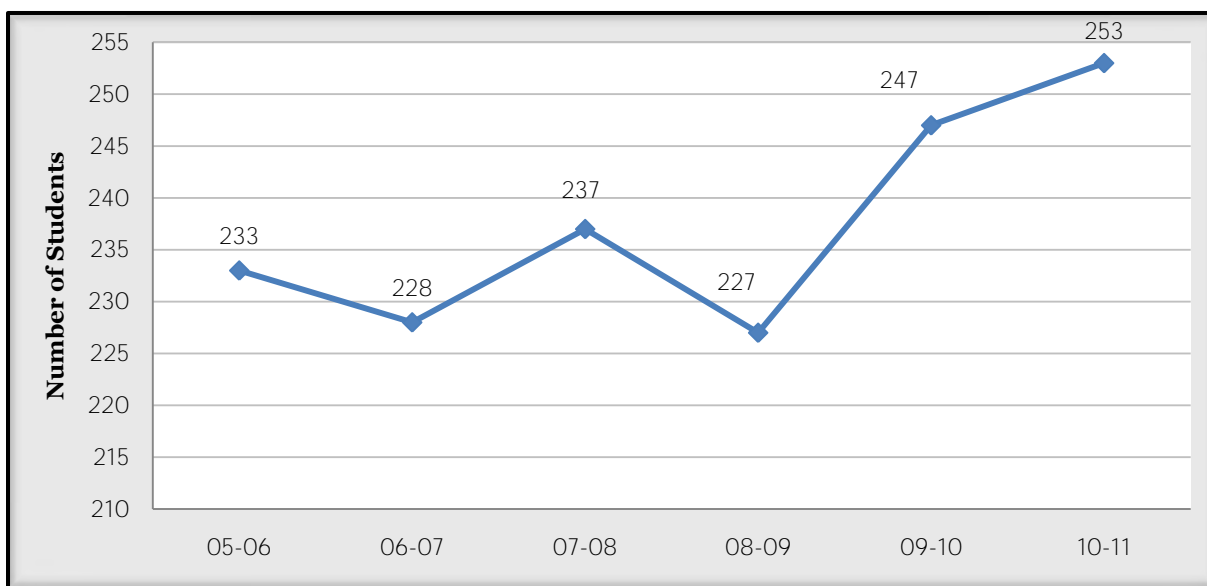


Figure 5: Student enrollment at HPES between the 2005-06 and 2010-11 school years; **Source:** Hyde Park Elementary School

Currently, HPES occupies the former Lamoille Central Academy building (built in 1897) along with a larger addition, completed in 1952. The facility has since been renovated numerous times (most recently in 1994) and has limited capacity to accommodate additional students. Due, in part, to the increase in enrollment, traffic congestion and a lack of on-street parking at the beginning and end of the school day are concerns of parents and Village residents. To this end, in 2010 Hyde Park voters approved funding to study long-term facility issues and to plan for future renovations. In addition to

classroom space, the facility has a gymnasium for athletics and physical education, an outdoor playground, and a school library.

Middle & Secondary

As noted above, students living within LNSU attend Lamoille Union Middle (grades 7-8) and High School (grades 9-12). As of the 2010-11 school year, the combined district-wide population of grades 7 through 12 is approximately 900 students. Since opening a new wing of the building in 2002, the facilities are considered to have sufficient capacity to accommodate reasonable growth projections for the District. Current facilities at Lamoille Union Middle and High School include an auditorium, library, gymnasium, outdoor athletic fields, and the previously noted Cricket Hill Trails network (located on the same parcel). Over the last five school years, the number of middle and high school students from Hyde Park has been on a general decline (**Figure 6**, below). However, with the recent increases in enrollments at HPES, there is likely to be a reversal of this trend in the near future.

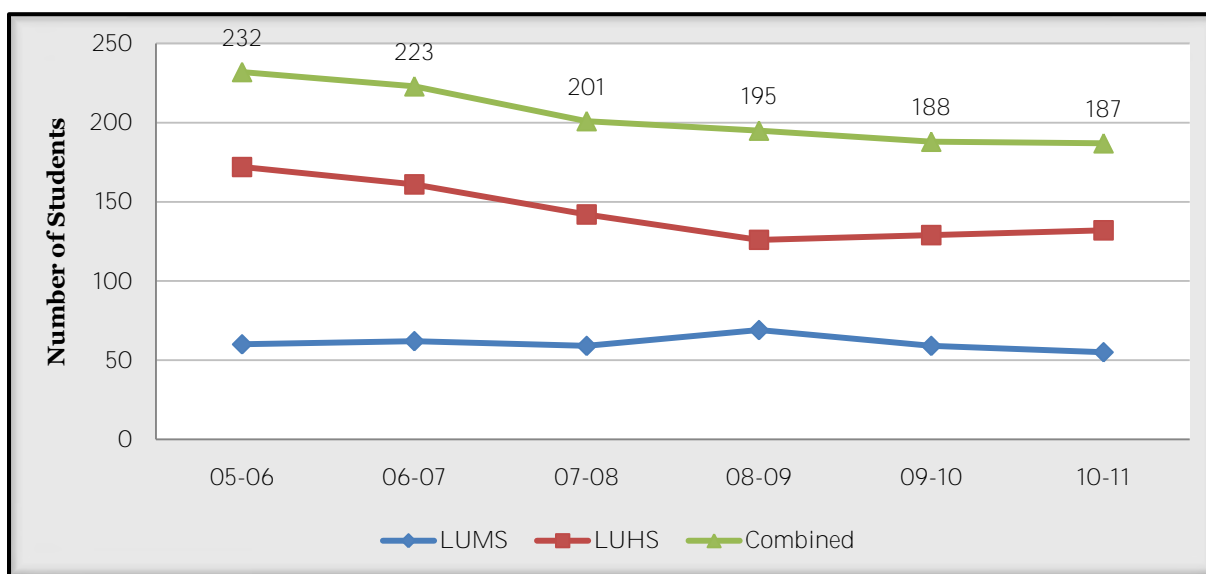


Figure 6: A parallel comparison of the enrollment of students from Hyde Park at LUMS, LUHS, and combined middle and high school enrollment between the 2005-06 and 2010-11 school years; **Source:** LUHS Registrar’s Office

High school juniors and seniors– along with a limited number of adult learners– also have access to career and technical education at Green Mountain Technology and Career Center (GMTCC), located on the same campus as Lamoille Union Middle and High School. GTMCC offers technical programs in thirteen areas of study and is accredited through the Association of New England Schools and Colleges. Noteworthy programs include forestry and land management, automotive technology, culinary arts, and HVAC.

Post-Secondary & Adult Education

In addition to GMTCC, which offers multiple courses eligible for college credit, there are two other local institutions offering college-level instruction in Lamoille County. Johnson State College in the neighboring Town of Johnson offers a variety of graduate and undergraduate degree programs, as well as continuing education services. The Community College of Vermont (CCV) also operates a campus in Morrisville, offering Associate Degrees, certificate programs, and online instruction in various pre-

professional concentrations. Finally, additional adult educational opportunities are available through both GMTCC and Central Vermont Adult Basic Education (CVBAE) in Morrisville, which offer instruction for students that are not enrolled in public schools.

Future Concerns

The quality of instruction and educational facilities offered at local public schools are in many ways a reflection of a community's vibrancy. Hyde Park seeks to balance the need to maintain high-quality educational services, within a tax structure that is not burdensome to current and prospective residents. Therefore, the Town must carefully monitor demographic trends, to ensure that future residential growth does not overwhelm the capacity of the local school system. At the time of this update, the Town faces the following concerns with regard to its educational facilities:

Elementary School Capacity

The 2010-11 school year marked a ten year enrollment high for HPES. Presently, the facility is at full-capacity– if enrollment continues to increase, action will need to be taken to expand the facilities. Due to a combination of the **Town's** aging population and other demographic variables, raw population growth has not directly correlated with increased enrollment at HPES. As a result, the Town should closely follow both annual enrollment figures and the turnover of students entering and leaving the school each year.

Busing & Travel Costs

The *2005 Hyde Park Municipal Development Plan* identified local transportation costs and travel time as strains on both the student population and school budget. Between the 2005-06 and 2010-11 budget years, pupil transportation costs at HPES increased by nearly 8-percent, representing more than 2.5-percent of the overall 2010-11 budget. In the latter school year, bus routes to HPES began as early as 6:55 am and made final drop-offs as late as 3:55 pm. At least part of the increase in both the cost and time associated with student busing is the growing number of housing units that have been built in outlying rural areas of Town, which prolong local bus routes.

Early Childhood Education & Child Care

According to the Lamoyille Family Center, in 2011 there were 9 registered in-home child care operations and one licensed child care center in Hyde Park. Ultimately, early childhood education and childcare represents a major service void across the State. According to a 2002 report, *The Economic Impact of Vermont's Child Care Industry*, the existing regulated child care system meets only 65-percent of estimated need.

By Vermont statute, a family child care operation serving six or fewer children is to be treated as a permitted single-family residential use within local development bylaws. Operations of up to six full-time and four part-time attendees are also considered a permitted single-family residential use, but subject to local site plan review. Any child care operations with more than six full-time and four-part attendees are left to the discretion of municipal bylaws. Under the current Hyde Park Zoning Bylaws, a licensed child care facility would be treated as a conditional use in most districts. To better accommodate working families, the Planning Commission encourages the siting of child care and early childhood education facilities, where compatible, with surrounding land uses.

School Budget Trends

Overall, the cost of providing education has continued to increase throughout Vermont since the last Plan update. Due to a multitude of changes to State funding formulas, it is difficult to make accurate comparisons of local tax assessments and per-pupil costs across school budget years. However, as a point of reference, in terms of Gross Act 68 Budget¹, the Hyde Park School District experienced an increase of 14.7-percent between FY2009 (\$3.04 million) to FY2012 (\$3.49 million).

Goals, Policies, & Recommendations

Hyde Park is committed to providing high quality instruction and educational facilities to all school-aged residents. **In the previous decade, even as the Town's population grew, school enrollments were manageable and within the constraints of existing facilities.** Within the last three school years, however, rising enrollments at Hyde Park Elementary School have pushed the facility to its capacity. In the years ahead, the Town should closely monitor school enrollments to determine whether action is **needed to expand Hyde Park's** educational service capacity.

Goal

- To plan for growth in a way that allows the Town to provide quality educational services and adequate facilities, without placing an undue tax burden on residents.

Policies

- Hyde Park recognizes the importance of high quality childcare and early childhood education within the community and supports the expansion of these services, where compatible within the local Zoning Bylaws and character of the surrounding neighborhoods.
- Hyde Park recognizes that its K-12 educational system **is central to the community's family-oriented identity, and is critical to the Town's continued prosperity.**
- Hyde Park supports GMTCC in its efforts to broaden access to education for adult learners and provide vocational opportunities for high school students.

Recommendations

- The Selectboard should weigh the impact of increased school busing costs when considering taking over private roads.

¹ According to the Vermont Dept. of Education, this includes local budget, special programs, full technical center expenditures, and any Act 144 expenditures.

Chapter 4: Energy & Utilities

The Town of Hyde Park seeks to expand upon past energy planning efforts to emphasize the relationship between energy, land development patterns, transportation decisions, and overall quality of life. This Energy & Utilities chapter will inventory current energy consumption, outline opportunities for greater efficiency and conservation, and lay out strategies to economize the Town's long-term energy profile.

Current Energy Consumption

Electricity

According to the *2009 Vermont Comprehensive Energy Plan* (Public Review Draft), electricity accounts for approximately 40- percent of energy consumption across the State. Presently, the Town of Hyde Park is serviced by three primary electric providers:

- ***Village of Hyde Park Electric Department:*** A municipal corporation providing service to approximately 1,300 customers in and around the Village, plus north and western parts of Town. The Village of Hyde Park Electric Department does not operate any power-generating facilities at this time.
- ***Village of Morrisville Water & Light Department:*** A municipal utility based in the Village of Morrisville, providing service in south and eastern Hyde Park. The Morrisville Water & Light Department operates one hydro-electric dam in Hyde Park—the Sanders Plant at Green River Reservoir (c. 1946), with an installed capacity of 1,890kW.
- ***Vermont Electric Cooperative:*** A member-owned cooperative providing service across northern Vermont, including north-central Hyde Park. Vermont Electric Cooperative also does not operate any power-generating facilities in Hyde Park.
- Additionally, Central Vermont Public Service (northwest border) and the Hardwick Electric Department (eastern corner) each have small service areas in Town.

According to the Vermont Sustainable Jobs Fund (VSJF), Lamoille County households consumed an average of 6,326 KWh of electricity in 2008. Prorated for the population of Hyde Park, residential electricity consumption likely exceeds 8,000 MWh annually. Of this demand, only a very small percentage is generated locally, with the remainder bought on the wholesale power market, known as the grid. In Vermont, primary sources for power bought from the electric grid include the Vermont Yankee Nuclear Plant in Vernon (35-percent), Hydro Quebec (28-percent), and the McNeil wood-burning generator in Burlington (5-percent).

At present time, Hyde Park appears to have sufficient electric transmission capacity to accommodate any reasonable growth projections. The Vermont Electric Power Company (VELCO) 2009 Long-Range Transmission Plan does not identify any reliability concerns within Lamoille County and high voltage (greater than 230 kV) transmission lines cross Hyde Park in multiple areas. Three-phase power is also available in various locations around Town. Any resident or businesses (prospective or current) interested in three-phase power should contact their electricity provider for more information.

Heat

The demand for thermal energy accounts for approximately 27-percent of statewide energy consumption. Across Vermont, a vast majority of homes are heated with fuel oil, otherwise known as #2 home heating oil. On a dollar-per-MMBtu basis, fuel oil is among the least efficient heating sources available. Since it is delivered by truck, it also burdens local transportation infrastructure and increases carbon emissions. As shown in **Figure 7** (below), Hyde Park generates more than 85-percent of its residential heat from fuel oil and propane—both of which are petroleum-based. With the recent volatility of petroleum prices and the adverse environmental impacts associated with burning fossil fuels, this profile is unsustainable.

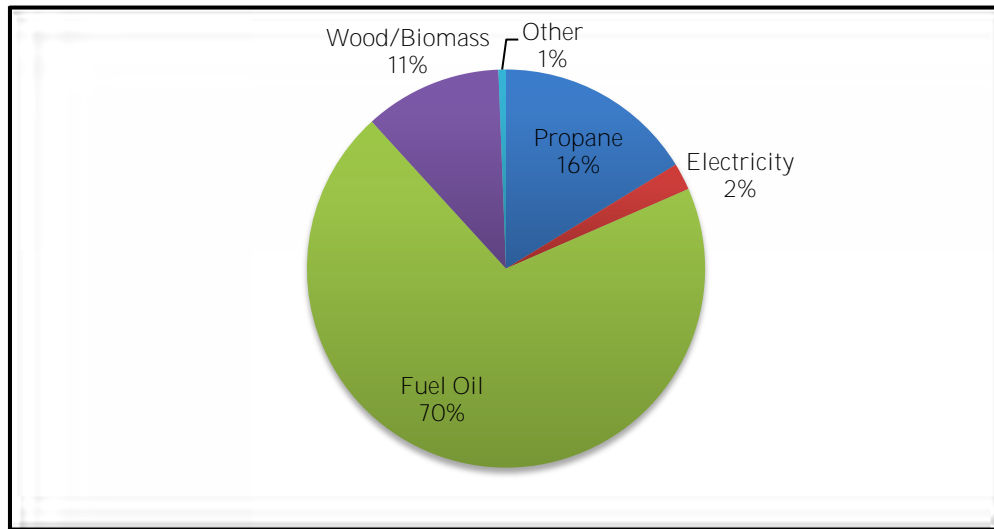


Figure 7: A pie chart displaying the primary home heating fuel used by households in Hyde Park in 2000;
Source: U.S. Census Bureau

Transportation

Transportation accounts for approximately one-third of energy consumption across the State. Due to the rural nature of the region, transportation in Hyde Park and throughout Vermont is highly dependent on the automobile. According to the 2000 Census, more than 80-percent of Hyde Park residents commuted to work alone, with an average daily commute of more than 25 minutes each direction. Ultimately, the use of an automobile is a near necessity for households in rural Vermont. However, similar to petroleum-based heating sources, gasoline is subject to major supply shocks (such as those experienced in the summer of 2008) and is highly polluting. At the local level, the Town seeks to enable residents make the most economical transportation decisions that fit their respective lifestyles. In relation to transportation and energy, this means expanding opportunities for residents to utilize alternative modes of transportation, when feasible.

Local & Renewable Energy Sources

Local energy production accounts for only a tiny share of energy demand across Hyde Park. By encouraging more local renewable energy generation and use, the Town can reduce its dependence on non-renewable energy sources. In the process, Town residents would benefit from lower energy costs and a healthier environment.

Wood Products

The burning of wood possesses tremendous energy-generating potential, especially in regions with high heating demand and an abundance of low-grade hard and softwood forests. Currently, 11-percent of Hyde Park households use wood as a primary source of heat, compared with 9.4-percent statewide. Given the forest resources that exist within Lamoille County, there is clearly potential to increase the burning of wood and biomass as a thermal energy source. Provided sustainable forest management practices are in place, the consumption of wood biomass can help support local industries, reduce fossil fuel dependence, and lower consumer energy costs.

As show in **Figure 8** (below), the per-unit cost of heating with wood products is substantially lower than prevailing fossil fuels. When combined with other weatherization measures, the investment in a wood burning stove can yield efficiency returns in as little as 2-5 years over a conventional fuel oil furnace. On a larger scale, Lamoille Union High School has a 7 MMBH capacity wood-fired system that consumes more than 1,200 tons of woodchips annually. Installed in 2007, this system has generated an annual savings of approximately \$100,000 over previous fuel oil costs.

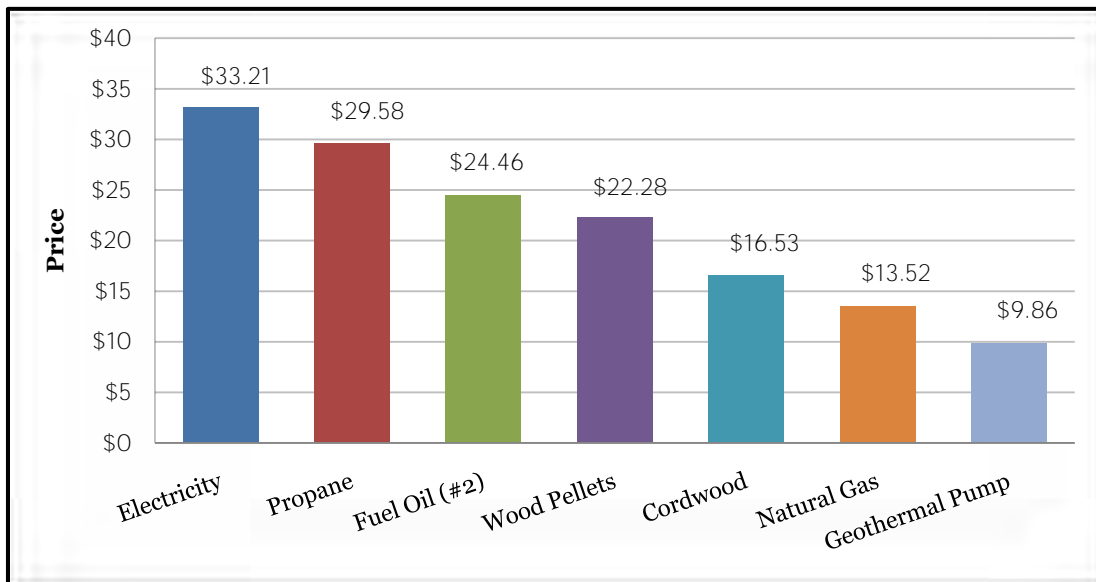


Figure 8: A comparison of prevalent home heating fuels, based on dollar-per-MMBTU costs; **Source:** U.S. Energy Information Administration, 2010

A second high-capacity option for the burning of wood products is a combined heat and power (CHP) biomass co-generation facility. Biomass CHP facilities burn wood to generate electricity— a process which in and of itself is highly inefficient. However, when coupled with a mechanism to capture the excess heat associated with producing electricity, such facilities represent a local, renewable source of heat and power. CHP systems can be equipped to operate using natural gas, greatly increasing the efficiency of gas-powered units as well.

In order to be cost-effective, CHP facilities typically require a large consumer of heat. Within Town, the growing North Hyde Park Industrial Park and proposed Army Readiness Center on Route 100 represent one location with the combination of density and heat demand to benefit from biomass co-

generation. On a smaller scale, municipal buildings within the Village could also be recipients of heat from a local wood-burning plant.

In 2010, the Hyde Park Planning Commission produced a position paper in favor of CHP within the Town. The paper notes that CHP systems have been successfully installed at industrial sites for many years and are increasingly viable in smaller applications. In addition to the economic benefit of producing electricity for onsite consumption, these distributed power systems also help protect local users from blackouts and brownouts. Looking forward, the paper explains:

The Vermont Yankee nuclear reactor produces nearly a third of our state's electric energy. The generating station's operating permit expires in 2012. Renewal of their operating permits is very controversial due to violations of operating conditions. Should the permit be allowed to expire, the price of electricity in Vermont will most probably rise extensively. In this event it would be very much to our credit if the Town of Hyde Park was producing a significant share of its own electrical power through a number of local combined heat and power installations.

Solar

The generation of heat or electricity from solar panels is another potential renewable energy source for Hyde Park. Because solar panels harness the unlimited energy of the sun, solar is considered among the cleanest renewable energy sources in existence. However, due to high start-up costs and relatively low per-unit efficiencies, solar is not a viable primary fuel source for much of Vermont. Still, when coupled with tax credits or other incentives, solar can be utilized as a non-polluting supplemental energy source. As of 2010, there are thirteen net-metered solar-electric sites in Lamoille County, with a total capacity of 50kW.



Photo: Solar panel installations in Lamoille County, courtesy of Over and Above Aerial Photography

Wind

The use of wind turbines for commercial energy production has limited potential within Hyde Park. According to data produced by Vermont Environmental Research Associates (see Appendix), Hyde Park primarily consists of Class 1 and 2 wind zones, whereas wind classes of 7 to 8 are sought for commercial wind farms. There may be areas in Town where private wind generation is viable and this should be encouraged, provided safety and aesthetic considerations are met.

Other Renewables

In addition to those mentioned above, several other alternative fuel sources appear viable in Lamoille County, albeit on a smaller scale. Potential untapped renewables include: geothermal, anaerobic digesters, and biodiesel. Hydro-electric dams, such as the Sanders Plant, are also a widely utilized

source of renewable energy. While there are multiple potential hydro sites within Hyde Park, the Village of Hyde Park Electric Department has not owned any generating capacity since 1961.

Efficiency & Conservation

In addition to expanding its portfolio of renewables, Hyde Park can reduce its overall energy footprint by placing a greater emphasis on efficiency and conservation. Recent spikes in energy prices and greater awareness of fossil fuel-related environmental impacts have created a high level of interest in lowering energy demands throughout the Country. Between 2002 and 2007, average household electricity consumption in Lamoille County increased by more than 20-percent. For the first time in several years, this figure decreased in 2008. Seemingly, the combination of a poor economy and growing sense of environmental stewardship among local residents has led to significant gains in efficiency and conservation. Nevertheless, Hyde Park has only scratched the surface of its energy saving potential.

Municipal Consumption

Hyde Park's major municipal buildings, including Hyde Park Elementary School, Lanpher Memorial Library, the Town Garage, the Hyde Park Fire Station, and North Hyde Park/Eden Fire Station each rely on fuel oil as a primary heating source. With skyrocketing fuel prices over the last five years, this has created a major strain on municipal budgets. According to annual Town Reports, the fuel oil budget for Hyde Park Elementary School increased more than 71-percent from the 2004-05 budget year to the 2010-11 budget year. Similarly, the electric budget nearly doubled over the same time span. While these increases may be partially attributable to higher enrollments, they are largely a function of the rising cost of non-renewable energy sources.

In order to reduce energy expenditures, the Town should consider energy audits and life-cycle cost analyses for all significant purchases and renovations. This would include, but is not limited to: buildings, recreational fields, vehicles, heavy equipment, street lighting, and any infrastructure maintained by the Town. The energy-saving measures incorporated into the renovations of the Town Offices during the summer of 2010 are an example of this strategy at work. By investing in energy efficient building supplies and design, the Town will achieve long-term cost savings. Other small-scale measures, such as the replacement of incandescent light bulbs with compact fluorescents and the utilization of advanced power strips in municipal buildings can result in additional savings to taxpayers.

Existing Residences & Businesses

The Planning Commission does not have direct influence on household energy decisions. However, Hyde Park does seek to assist residents and businesses in obtaining the information they need to make sound, economical choices. **Efficiency Vermont, the nation's first ratepayer-funded** energy efficiency utility, is a public resource that provides valuable information on efficiency, conservation, rebates, and incentives.

To promote energy efficiency and conservation strategies among residents, and to advise the Town on municipal energy decisions, the Hyde Park Planning Commission supports the appointment of an Energy Coordinator and, if sufficient interest exists, an Energy Committee. According to 24 VSA § 1131, the duties of a Municipal Energy Coordinator include:

- Coordinating existing energy resources in Town and cooperating with the Planning Commission and with those Federal, State and regional agencies of government which are responsible for energy matters; and
- Studying and evaluating alternate sources of energy with a view toward the more efficient and economical utilization of existing and potential energy resources.

The Planning Commission believes consolidating each of the above-mentioned duties under an Energy Coordinator could help encourage a more forward-thinking approach to local energy decisions. In this capacity, the Energy Coordinator could also serve as a resource to the Town and provide future input in the update and implementation of this Plan and other local Bylaws.

Land Development & Municipal Bylaws

In addition to the energy choices made by current residents, future development trends will have a significant impact on the long-term energy profile of Hyde Park. With a population that has more than doubled in last four decades, the Town can reasonably anticipate continued residential growth. As additional housing is built to accommodate new residents, Hyde Park must consider ways to encourage implementing energy-saving policies into development standards.

In general, dispersed settlement patterns demand more transportation infrastructure and make the delivery of essential services, including electricity and heating fuels, more expensive. The Planning Commission supports the permitting of Planned Unit Developments (PUDs) and other land use approaches that facilitate a more efficient provision of utilities. The development review process can also be adapted to encourage energy efficient site designs, including south-facing building orientation and the use of trees for shade and wind buffering.

Goals, Policies, & Recommendations

Improving energy efficiency and conservation is critical to the continued prosperity of the economy and local environment. Across Vermont, electricity is primarily generated through renewable sources, such as nuclear and hydro-electric. On the other hand, the energy that supplies local heating and transportation needs is overwhelmingly derived from non-renewable sources. While residents may not control the price and availability of energy resources, there are an abundance of money-saving efficiency and conservation measures that can be implemented to lower household energy costs. For its part, the Town should work with the appropriate State, regional, and non-profit agencies to promote rebates, incentives, and weatherization workshops that may be helpful to residents. The Town of Hyde Park should also act as a model for the economical use of energy by incorporating the strategies of this Plan into municipal buildings and infrastructure.

Goals

- For citizens to generate energy locally from renewable sources for electricity, heating, or transportation needs.
- To promote energy efficiency and conservation in the design, construction, and maintenance of all municipal, residential, commercial, and industrial buildings.
- To achieve a more economical Town-wide energy profile by reducing the consumption of expensive, non-renewable energy sources.

Policies

- Hyde Park supports the broader use of residential-scale wind and solar power for local electricity generation, provided scenic and aesthetic concerns are addressed.
- Commercial wind generating facilities are not encouraged in Hyde Park and such facilities are strongly discouraged within the Green River Reservoir Viewshed Overlay, or as otherwise regulated through local Zoning Bylaws.
- Hyde Park supports efforts to build a wood-burning or co-generation facility in Lamoille County.
- All planning for electric transmission lines should be strongly weighed in favor of underground placement **to preserve the Town's scenic landscape**.
- The Town should promote the use of energy efficient appliances and materials in municipal buildings.
- Outdoor lighting, especially in parking areas, cutoff fixtures should be installed to reduce light pollution and allow lower wattage bulbs.

Recommendations

- In developing bylaws, the Planning Commission should provide accommodations for alternative energy adaptations.
- The Planning Commission should consider opportunities to incorporate more energy efficient development standards in future bylaw updates.
- The Town should pursue opportunities to conduct energy audits for all municipal buildings.
- The Town should appoint a municipal Energy Coordinator.
- The Town should promote educational opportunities that further energy awareness among residents.
- The Town should consider the energy-related lifecycle costs of all renovations and capital expenditures.
- Builders and homeowners should inquire with Efficiency Vermont for energy-saving opportunities.

Chapter 5: Transportation

Located at the juncture of Vermont Routes 15 and 100, Hyde Park is readily accessible to all of north and central Vermont. To provide residents with the ability to safely and conveniently travel to their desired destinations, the Town maintains a local highway network of greater than 72 miles. As a complement to these roadways, the Town also strives to provide a walkable, bicycle-friendly environment that supports the goals of the Land Use chapter and encourages a vibrant downtown with businesses, services, and residential uses.

State & Local Roads

Local roads in Hyde Park are maintained by the Hyde Park Highway Department; numbered State highways are maintained by the Vermont Agency of Transportation (AOT) Districts #6 and #8, with garages located in Morrisville and Eden, respectively. Three Town-owned roads are known to serve as regional collectors: Depot Street/**Cady's Falls Road**, Church Street, and Main Street. Each relieves traffic from Route 100 and helps circulate automobiles around congestion in downtown Morrisville. When complete, the construction of the Route 100 Alternate Truck Route in Morristoryn— a planned limited access highway, also designed to bypass downtown Morrisville— should reduce traffic on Hyde Park's collector streets.

Local Road Policies

The Selectboard may assume control of new roads upon application by property owners. In order to be considered, the road must be built to Town specifications. Once roads have been accepted by the Selectboard, the maintenance and repair become the responsibility of the Town. In order for newly constructed streets to access Town roads, a permit must be issued by the Selectboard. Access to State highways is granted only by AOT.

The following description of local road classes is based on the Town of Hyde Park Road Guidelines, adopted on November 4, 1992. All highways in Hyde Park are classified as Class 1, 2, 3, or 4, as specified in 19 V.S.A. §302. **The purposes of each class and the Town's responsibility thereto are as follows:**

- **Class 1 Town highways** are those highways that form the extensions of a State highway and that carry a State route number.
- **Class 2 Town highways** are those highways selected as the most important highways in each town. As far as practicable, they should be selected with purposes of securing trunk lines of improved highways from town-to-town and to places which, in their nature, have higher than normal amounts of traffic.
- **Class 3 Town highways** are all traveled Town highways other than Class 1 or Class 2 highways. The Selectboard, after consulting with a representative from AOT, shall determine which highways are Class 3 Town highways. In their determination, the Selectboard shall consider standards necessary to ensure a road is negotiable in all seasons by a standard manufactured vehicle (under weather normal conditions). These standards may include, but are not limited to: sufficient surface and base, adequate drainage, and sufficient width capable of supporting winter maintenance.

- **Class 4 Town highways** are all other Town highways, as determined by the Selectboard. The Town will not provide improvements or maintenance to any Class 4 roads not presently being maintained, except for bridges and culverts. Class 4 roads which are presently being maintained should not be maintained beyond their current level of upkeep.
- **Trails** are rights-of-way owned by the Town that are not considered highways. The Town is not responsible for any maintenance of trails, including culverts and bridges.

The Planning Commission encourages a review of existing Town road standards to allow for greater flexibility, especially in residential subdivisions. Current standards mandate that streets be built and maintained at a width far exceeding their functional necessity. When appropriate, the benefits of narrower streets include traffic calming, lower maintenance costs, as well as reduced impervious surface area and stormwater runoff. Ultimately, the review of Town road standards must be coordinated with the local Fire Chiefs and emergency response officials to ensure safe, continuous access by emergency vehicles.

Local Road Mileage

Local road mileage is shown in **Table 6** (right). Nearly 29-percent of local roads are paved, requiring new blacktop every 7 to 10 years at an estimated cost of \$38,000 per mile. As petroleum prices increase over the long-term, so too will the cost of blacktop paving projects. At the 1994 Town Meeting, voters approved the creation of a designated fund in the Highway Department budget for covering annual repaving expenses.

Classification	Mileage
Class 1	0
Class 2	13.7
Class 3	49.3
Class 4	8.6
State Highways	9.5
Total Maintained Mileage	72.4
Source: Vermont AOT	

Highway Department Facilities & Equipment

The Town owns a seven-bay Town Garage, storage shed, and salt shed, all located on a property adjacent to the Town Offices (Route 15 north). The Selectboard and Highway Department have typically considered planned capital expenditures two to three years in advance time. The development of a 5 to 10 year capital budget and plan (including a vehicle replacement schedule) could help the Town to budget farther in advance for major capital expenditures.

Bridges & Culverts

According to 2002 data provided by the Highway Department, the Town owns and maintains 23 bridges, including culverts greater than 6 feet in diameter. The total number of culverts less than 6 feet in diameter maintained by the Town is approximately 470. These culverts have all been inspected for sufficiency and a plan is in place to upgrade undersized or failing culverts. The State also owns and maintains two bridges in Hyde Park on Routes 15 and 100.

Safety Concerns

Vermont AOT has identified two stretches of State highway in Hyde Park that have higher than average motor vehicle accident rates. Both the overlap of Routes 15 and 100 (from the Morristown line), and Route 15 west of Route 100 have incurred accident rates up to three times normally anticipated levels.

For local highways, the intersection of Route 15/100 with Centerville Road has the highest accident rate in Town— also greater than three times the expected accident rate for such a road. This problem is primarily due to the short sight distance of vehicles approaching the intersection from Route 15/100.

From a broader planning perspective, one of the primary causes for concern related to traffic safety is the fact that the Village is separated from the rest of Town **by the intersection of Lamoille County's two major arterials. Route 15 represents the region's major east-west** auto corridor, connecting Chittenden County with the rest of north-central Vermont. Annual Average Daily Traffic (AADT) counts at the intersection of Route 15 and Centerville Road are approximately 10,000 vehicle trips (2008). Similarly, **Route 100 is the region's primary north-south** arterial, connecting Waterbury to Stowe, and other points north. Routes 15 and 100 overlap for approximately 2 miles from the North End Shopping Plaza in Morrisville, into the Village of Hyde Park. At their initial convergence in Morrisville, AADT counts exceed 11,000 vehicle trips (2008).

In an effort to lower speeds, reduce points of conflict, and improve overall circulation and safety, AOT has designed a roundabout for the intersection of Routes 15 and 100. Construction began in the spring of 2011 and is expected to be completed later in the year. The Planning Commission supports efforts to re-engineer dangerous intersections and promote greater connectivity between the Village and Town.

Alternative & Multi-Modal Transportation

Non-Motorized Transit

As of the 2000 Census, 15-percent of Hyde Park residents worked in Town. Still, only 3-percent of residents working locally walked or biked to work regularly. With many residents separated from the Village by Routes 15 and 100, walking or biking to work and school may be impractical. Within the Village, however, trips between the library, school, and local businesses are easily walkable. Unfortunately, pedestrian connectivity is somewhat hindered by a lack of sidewalks. Currently, sidewalks are present only on Main Street and Church Street.

To promote greater pedestrian access and safety, the Planning Commission supports efforts to expand sidewalks within the Village and in North Hyde Park. To this end, the Selectboard and Planning Commission endorsed an AOT Transportation Enhancement Grant application to construct sidewalks along Depot Street, which was awarded in early-2011. When completed, the new sidewalk will directly **serve Hyde Park Elementary School, a participant in Vermont's Safe Routes to School (SRTS) program.** In the summer 2011, the Town and Village submitted another Transportation Enhancement Grant **application to complete "phase 2" on this project, extending a sidewalk along Johnson Street.** In the future, the Town and Village should continue to monitor potential funding opportunities to construct additional sidewalks and implement the goals of the SRTS program.

Rideshare & Carpooling

In 2000, only 9.3-percent of Hyde Park residents reported carpooling as a primary means of transportation to work. With nearly 50-percent of residents employed in Morrystown, Waterbury, or Stowe, there would appear to be an abundance of ride-sharing opportunities along Route 100 and points south. To a lesser extent, nearly 20-percent of Hyde Park residents commute to Johnson, Cambridge, or Chittenden County, indicating additional opportunities may exist along Route 15 and points east. When practical, carpooling represents a chance for residents to save money, conserve energy, and reduce demands on the local transportation infrastructure. To facilitate more carpooling,

the Town created a park-and-ride lot at the Town Offices. In the interim, the Town should promote the benefits of ridesharing, even when utilized only on an infrequent basis.

Public Transportation

The Hyde Park is not directly served by any regular public transit routes. The nearest available service is provided by Green Mountain Transit Authority (GMTA), through its Stowe/Lamoille Valley Area routes. Currently, these routes include a circulator between major destinations in Morrisville and Stowe, as well as the Route 100 Commuter bus, connecting Morrisville to Waterbury. Utilizing the Route 100 Commuter bus, it is possible (though largely impractical) to ride public transportation from **Morrisville to Burlington, via connection to the Chittenden County Transportation Authority's (CCTA) Montpelier LINK.**

On an as-needed basis, numerous human-service organizations in Lamoille County also provide transportation services to assist Hyde Park residents, including:

- The Central Vermont Council on Aging (CVCOA) provides transportation to health care, shopping, and other community programs across central Vermont. They also transport meals to residents that are confined to their homes. CVCOA operates the Retired Senior Volunteer Program (RSVP) in central Vermont. RSVP provides transportation to its volunteers, in addition to reimbursing self-drive volunteers for mileage.
- Central Vermont Community Action Council (CVCAC) has contracted with Rural Community Transport (RCT) to administer a ride referral/ ride match program in Lamoille County. RCT also focuses on developing and coordinating transit services and cultivating awareness of, and support for, public transportation in the region.
- Lamoille Community Connections (LCC) provides rides for developmentally-disabled clients **between their homes and the region's treatment and activity centers.**
- Vocational Rehabilitation (VR) provides services to clients with disabilities that create barriers to employment. The VR program works to relocate individuals and provide transportation so clients can work in the community. VR also serves as an advocate of local and regional transportation planning.
- Out and About is an adult day care program which provides transportation to clients through RCT to gain access to and from their homes to the day care.

Rail

The nearest passenger rail service for residents of Hyde Park is provided through AMTRAK, with a station in nearby Waterbury (21 miles from Hyde Park Village). This station is linked to a daily route, **"The Vermonter," which runs from St. Albans to Washington, D.C. with stops in New York, Philadelphia and Baltimore.**

Airports

Hyde Park residents have access to private and charter aviation services through the Morrisville-Stowe State Airport on Route 100 in Morristown. Long-term expansion plans for the Morrisville-Stowe State Airport have been considered, although none of these plans are expected to be implemented within the

next 20 years. Commercial airline service is available at Burlington International Airport (BVT) in South Burlington, offering direct flights to destinations across the eastern United States.

Trails & Paths

Both the Catamount Trail and Vermont Association of Snow Travelers (VAST) trails pass through Hyde Park. The Catamount Trail, a cross-country ski trail that spans the entire length of the State, passes through Town on the eastern edge of Green River Reservoir State Park. VAST trails run through private properties across the western corner of Town and along the eastern edge of Green River Reservoir. Both systems of trails provide winter recreational opportunities to residents, but do not serve a role in year-round transportation.

The State-owned right-of-way of the former St. Johnsbury and Lamoille County Railroad is in the process of being converted into a multi-modal recreation trail, known as Lamoille Valley Rail Trail (LVRT). The proposed LVRT would pass through Hyde Park along the southwest Town line, ultimately connecting Swanton to St. Johnsbury. The Hyde Park Planning Commission supports efforts to complete the LVRT and enhance multi-modal transportation and recreational opportunities for Town residents.

Automobile Parking

Generally speaking, automobile parking is not a major concern in Hyde Park. There are an ample number of on-street parking spaces within the Village and each of the major businesses located in North Hyde Park have off-street parking lots. The lone exception is the beginning and end of the school day around Hyde Park Elementary School, as noted in the Education chapter. If school enrollment continues to increase, the School Board and Planning Commission should explore strategies to relieve parking concerns and traffic congestion in long-term facility planning efforts.

Regional Transportation Planning

The Lamoille County Regional Plan contains transportation goals and policies, that provide the basis for planning and the future transportation needs of the county. In July 1992, the Lamoille County Transportation Advisory Committee (LCTAC) was formed. The LCTAC is comprised of appointed representatives from each town in the County and a member of the LCPC Board of Directors. The purpose of the LCTAC is to provide recommendations regarding regional transportation needs and concerns to the LCPC Board and VTrans. The LCTAC serves as the eyes, ears, and voice of communities in the regional transportation planning effort. A Regional Transportation Plan for Lamoille County was last adopted as part of the Lamoille County Regional Plan in November 2006.

The benefits to Hyde Park of participating in regional efforts, such as the LCTACT include:

1. More local control of regional transportation planning and funding;
2. Greater eligibility for Federal funds;
3. **Eligibility to attach additional local elements in the region's annual work plan;** and
4. Local technical assistance on transportation issues.

Local Concerns

Over the years, various transportation and safety concerns have been raised by Hyde Park residents, including:

- The impact of the Morrisville Alternative Truck Route, which is important to Hyde Park residents, as it is expected to reduce commuting times, alleviate traffic on Stagecoach Road, and improve the flow of trucks through the region.
- The volume and speed of traffic through the Village, which remain ongoing safety issues.
- The lack of sidewalks in the Village.

Goals, Policies, & Recommendations

As a **predominantly rural town at the edge of Vermont's two largest job centers**, a safe and well-maintained local highway infrastructure is critical to the continued prosperity of Hyde Park. At the same time, while continuing to support those residents who commute out of the region, the Town seeks to publicize and advocate for the expansion of alternative transit. For longer commutes, this could mean consolidating trips by carpooling, or supporting more public transportation. For shorter trips in the Village, the Town should encourage pedestrian and bicycle connectivity, both for local roads and multi-modal trails.

Goals

- To provide a safe, efficient, and diverse transportation network for the benefit of the community.
- To expand opportunities for residents to access alternative modes of transportation, whether by carpool, public transit, walking, or bicycling.

Policies

- The Planning Commission supports amending Town road standards to allow for more flexibility, on a case-by-case basis, for narrower streets in residential areas.
- The State highways should have limited road access points to allow for smooth travel into and out of Town.
- New driveway accesses should have a suitable sight distance, so as to not create a hidden or blind driveway.
- Hyde Park supports regional programs that provide special transportation services for those residents that require assistance.

Recommendations

- The Selectboard should develop a Road Surface Management Schedule (RSMS) for budgeting needed road repairs and major improvements.
- The Selectboard should update road and bridge conditions every three years, to establish maintenance and repair priorities.
- Hyde Park should continue to appoint a municipal representative to the Lamoille County Transportation Advisory Committee (TAC) to coordinate transportation planning, road maintenance, and improvements with adjoining towns. Participation in the TAC will also help ensure that the interests of the Town are adequately addressed by the region and State.

Chapter 6: Housing

Hyde Park is largely a residential community. As the Town has grown over the last two decades, the pace of residential growth has exceeded local commercial and industrial development. As evidence of this trend, consider that according to the **Town's Grand List**, residential properties comprised over 74-percent of the total Grand List value in 1993. This value increased to more than 82-percent in 2004 and to 85.6-percent in 2010. During the same period, the number of residential properties in Hyde Park increased by nearly 30-percent, from 922 to 1,190. Meanwhile, the number of vacation, commercial, industrial, farm, and forest properties did not change substantially.

While the image of Hyde Park as a quiet residential community is a pleasant one, the Town must plan for higher density and mixed-use development to better support the cost of municipal services. Otherwise, residential property owners will bear an increasing burden of local property taxes to support the extension of services, such as streets and school bus lines, to outlying development.

Current Housing Demographics

The number of housing units in Hyde Park has increased rapidly over the past several decades, at a rate faster than the overall population growth. Between 2000 and 2010, the number of housing units grew by a rate of 12.5-percent, while the population increased only 3.8-percent. This is indicative of a declining average household size, which will be discussed in detail later in this chapter.

Table 7 (below) depicts an inventory of **residential properties in Hyde Park, according to the Town's Grand List**. While this table shows an across-the-board increase in the total number of residences, the high rate of increase among properties greater than six acres is of particular concern. While there are strategic advantages to large-lot zoning—including the preservation of open space—it is very expensive to extend and maintain services for development of this scale. Where appropriate within the local Zoning and Subdivision Bylaws, the Planning Commission encourages higher density residential development.

Table 7: Inventory of the number and percentage increase in residential properties assessed in Hyde Park in 1995, 2004, and 2010				
	1995	2004	2010	% Change
Residential <6 acres	487	518	564	15.8%
Residential >6 acres	216	284	308	42.6%
Mobile homes w/o land	135	157	155	14.8%
Mobile homes w/ land	84	99	124	47.6%
Vacation homes	47	49	39	-17.0%
Total	969	1,107	1,190	22.8%
Source: Hyde Park Grand List 411 Form				

Population & Household Size

According to the Census Bureau, the average household size in the United States has decreased each decade since the start of the 20th century, and declined steeply since 1970. This trend is due to a number of factors, including: families having fewer children; the breakup of the extended family

households; an increase in the number of single parent households; and the larger number of elderly residents that are choosing to remain in their own homes. As a result, communities must provide an increasing number of housing units, even if the population remains stable.

Following this trend, Hyde Park's average household size decreased from to 2.71 in 1990, to 2.49 in 2000, and to 2.43 in 2010. **Table 8** (below) highlights relevant shifts in housing-related demographics for the Town.

	1990	2000	2010	% Change
Population	2,344	2,847	2,954	26.0%
Total # of housing units	967	1,220	1,372	41.9%
Total # of households	866	1,138	1,214	40.2%
Average household size	2.71	2.49	2.43	-10.3%
Avg. rental household size	2.52	2.15	2.23	-11.5%
Avg. owner occupied household size	2.75	2.58	2.48	-9.8%

Source: U.S Census Bureau 1990-2010

Vacancy

When the number of households increases faster than the number of housing units, there is a corresponding drop in vacancy rates. Between 1990 and 2000, vacancy rates in Hyde Park decreased from 10.4-percent to 6.7-percent. The *2005 Hyde Park Municipal Development Plan* attributed much of this decrease to the strong housing market of the 1990s and early-2000s. As of early-2011, both the number of monthly housing starts and sales were down considerably from their 2006 peak. While Vermont fared far better than most states during the recession and related foreclosure crisis, the average price of single family homes across the State decreased by 12-percent between 2008 and 2010 (Vermont Department of Taxes). Ultimately, the full impact of the recession on the local housing market is not yet clear, nor is the long-term impact likely to be fully captured in the 2010 Census release (**Table 9**, right).

Table 9: Comparison of housing unit characteristics in Lamoille County and Hyde Park, 2010

	Lamoille County	Hyde Park
Total # of housing units	12,969	1,372
Total # occupied units	10,014	1,214
Owner occupied units	7,128	974
Renter occupied units	2,886	240
Vacant housing units	2,955	158
Vacancy rate	23.7%	12.5%

Source: U.S. Census Bureau, 2010

Affordable Housing

The Vermont Department of Economic, Housing, and Community Development (DEHCD) housing policy states that housing is “affordable” when the costs (such as rent and utilities, or mortgage payments and taxes) are no more than 30-percent of income for a household earning 80-percent of the

County median. Estimates from the Census Bureau (2008), place the median household income in Lamoille County at \$50,375. At this level, an affordable monthly housing payment for Lamoille County households is approximately \$1,000 per month, including taxes and utilities. By comparison, **Table 10** (right) contains data on the average listed values of residential properties in Hyde Park.

Table 10: Average municipal listed value of residential properties in Hyde Park, 2010

	Average Municipal Listed Value
Residential <6 acres	\$189,405
Residential >6 acres	\$337,830
Mobile homes w/o land	\$54,944
Mobile homes w/ land	\$116,102
Vacation homes	\$216,334
Source: Hyde Park Grand List 411 Form	

Although the exact number varies by interest rate and down payment amount, the mortgage payment of a residential property on fewer than six acres (\$189,405) is far greater than the County affordability threshold, even before taxes. While mobile homes and rental units are more affordable locally, there are significantly fewer units available for prospective residents. More information on local housing affordability is reflected in **Table 11** (below), based on the transfer of properties within Town over the last four years.

Table 11: Total number and average annual value of residential property transfers in Hyde Park, 2007-2010

	2007	#	2008	#	2009	#	2010	#
Residential <6 acres	\$179,594	17	\$183,633	15	\$ 152,214	7	\$ 142,500	18
Residential >6 acres	\$325,654	13	\$242,982	14	\$ 211,675	4	\$ 154,796	6
Mobile homes w/o land	\$67,173	11	\$42,375	4	\$ 26,133	3	\$ 38,500	4
Mobile homes w/ land	\$128,900	5	\$85,733	3	\$ 133,500	2	\$ 84,666	3
Source: Vermont Dept. of Taxes								

The data above suggests a steep decline in the price of large single family residences purchased and sold in Hyde Park. This is not necessarily indicative of a proportional decrease in housing values, but does suggest that the struggling economy has impacted the types of properties that are attractive in the housing market.

Possible Avenues to Expand Affordable Housing Opportunities

Municipalities have limited opportunities to impact affordable housing. Communities with zoning and subdivision regulations must be careful not to inflate housing costs by requiring large lots or having other requirements that add costs to the final unit. By State law, municipalities must treat mobile homes the same as other types of housing and must allow mobile home parks, multi-family housing, **and accessory apartments in their communities. Hyde Park’s Zoning Bylaws have met these standards** since they were first adopted in 1988. These efforts have aided Hyde Park in remaining affordable, but the Planning Commission will need to continue to monitor the situation in the future.

One avenue to help provide affordable housing is for the Town to support projects that create new affordable units. Lamoille Housing Partnership (LHP) in Morrisville is a regional, non-profit

organization serving residents of Lamoille County in funding, managing and developing attractive, affordable housing opportunities. LHP develops projects in the region that:

- Are financially feasible;
- Meet perceived or real social needs; and
- Serve community interests.

LHP has developed two affordable mobile home lots with energy efficient units in Hyde Park, and is available to work with town governments, businesses, and individuals to discuss developing other affordable housing opportunities.

Goals, Policies, & Recommendations

Hyde Park is a residential community, predominantly characterized by single-family detached houses. Still, over the past two decades, the Town has seen a variety of housing starts, including mobile homes and multi-family dwellings. This has allowed Hyde Park to grow, yet still provide affordable housing opportunities. Over the next five to ten years, the Planning Commission should examine opportunities to attract apartments and other multi-unit properties in areas where higher densities would be appropriate (such as the Village).

Goals

- To maintain the character of existing neighborhoods and provide for orderly growth compatible with the physical capabilities of the land, as well as existing facilities and services.
- Provide options for residential development to accommodate a diversity of ages, income levels, and housing preferences, without sacrificing water quality, land conservation or creating strip development (“suburban sprawl”).

Policies

- Accessory apartments are encouraged, as they provide income for homeowners and small apartments for residents living alone.
- Vacation homes are encouraged in Town, where appropriate.
- Sites for manufactured and mobile homes are allowed in locations similar to those generally used for traditional single family housing.
- Hyde Park encourages land use patterns that are inherently more affordable by nature of the cost efficiencies associated with construction (e.g. shorter access roads, smaller lots, proximity to utilities), such as Planned Unit Developments.
- Efforts by regional and non-profit organizations to provide increased opportunities for affordable housing ownership will be supported, provided they are consistent with other elements of this Plan.

Recommendations

- As discussed in the Land Use chapter, adequate land should be set aside to provide building space for a variety of housing types and densities.
- All new construction, as well as renovations of existing construction, should be encouraged to meet Energy Star requirements.

Chapter 7: Economic Development

Hyde Park has a long tradition of diverse, locally-based small businesses that add to the Town's economic vitality and preserve its rural character. As of the 2000 Census, 84-percent of the Town's workforce was employed in other communities. Furthermore, while residential development has increased significantly over the recent decade, commercial and industrial development has not. This imbalance forces residents to commute out of Town for employment and denies the community needed property tax revenues to provide services.

Local Employment Characteristics

The Vermont Department of Labor tracks quarterly and annual employment trends across the State, as well as in specified Labor Market Areas (LMAs) and individual towns. **Table 12** (below) illustrates changes in the Hyde Park employment base between 2005 and 2009.

Table 12: Change in the number of establishments, employees, and average wage among the Hyde Park employment base, by NAICS classification, 2005 and 2009						
NAICS Industry Type	Establishments		Employment		Average Wage	
	2005	2009	2005	2009	2005	2009
Natural Resources & Mining	3	2	C	C	\$27,731	\$31,100
Construction	22	24	97	91	\$28,283	\$34,246
Manufacturing	5	8	C	C	C	C
Wholesale Trade	4	6	C	C	C	C
Retail Trade	6	5	20	13	\$13,285	\$18,718
Transportation & Warehousing	4	4	C	C	C	C
Financial Activities	1	2	C	C	C	C
Professional & Business Services	14	22	111	84	\$37,400	\$31,073
Educational & Health Services	6	7	42	46	\$24,173	\$25,238
Leisure & Hospitality	1	2	C	C	C	C
Other Services	6	8	16	27	\$10,932	\$16,729
Government	15	10	394	430	\$31,189	\$36,590
Total	87	100	757	699	\$30,508	\$33,914

Source: Vermont Dept. of Labor

As a consequence of the Town's small size, data for industry sectors with only a few employers is masked as "C," to protect the confidentiality of individual business owners. Even so, these listings are still incorporated in the calculation of the totals and averages shown above. Overall, this data indicates that while the number of local employers increased across sectors, the number of jobs in Hyde Park actually decreased by 8.2-percent. Moreover, excluding government employment, the number of private sector jobs in Hyde Park decreased by nearly 35-percent. This local trend parallels that of the national economy, which sustained 8.5 million job losses from December 2007 through December 2010 (Bureau of Labor Statistics).

While it is vitally important to provide a greater number of local employment opportunities, the economic outlook for Hyde Park residents is not nearly as bleak as the decline in the number of in-Town jobs would indicate. Comparatively, Vermont labor markets have fared far better than the rest of the Country since the beginning of the recession in last quarter of 2007. For those with automobiles, the strong Chittenden County economy is within commuting distance; for those without automobiles, the Morristown-Stowe labor market is accessible and is serviced by limited transit. A comparison of the U.S., State, regional, and local unemployment rates since the last plan update is depicted in **Table 13** (below).

Table 13: Unemployment trends in Hyde Park and select comparison areas in December 2005, December 2009, and May 2011 (most recent at adoption)			
Comparison Region	Unemployment Rate (%) Comparison		
	December '05	December '09	May '11
Hyde Park	4.1%	7.8%	6.4%
Morristown-Stowe LMA	3.9%	7.9%	6.6%
Burlington-S. Burlington LMA	3.1%	5.5%	4.2%
Lamoille County	3.9%	8.2%	7.3%
Vermont	3.7%	6.7%	5.4%
United States	4.6%	9.7%	9.1%
Sources: U.S. Bureau of Labor Statistics, Vermont Dept. of Labor			

Although unemployment rates across the State and region remain stubbornly high, job statistics have been trending positively over the last year across much of Vermont. By comparison, the national unemployment rate and that of other states within New England has experienced far less improvement.

Journey to Work

At this time, comprehensive journey to work information from the Census is dated and does not reflect the economic restructuring that has taken place in the last ten years. However, this data retains some relevance, insofar as the major regional labor markets (Morristown-Stowe, Barre-Montpelier, and Burlington-South Burlington) remain the same. **Table 14** (following page) illustrates the place of work for Hyde Park residents observed in 1980, 1990, and 2000.

Historically, the long distance commutes to Chittenden and Washington Counties were far less common than today. However, the growth of the State highway network and expansion of economic opportunities in neighboring labor markets has resulted in an increase in long commutes. Job growth in Lamoille County and within Hyde Park would reduce the amount of travel for residents, thereby conserving energy and allowing more time for leisure or other pursuits. As of the 2000 Census, 736 workers reported that Hyde Park as their place of work. More than half of these persons lived in either Hyde Park or Morristown and 69-percent lived in Hyde Park or one of the neighboring towns. A detailed breakdown of the residency of those employed in Hyde Park is illustrated in **Table 15** (following page).

Table 14: Place of work for Hyde Park residents as reported by the Census, 1980-2000				Table 15: Place of residence for workers employed in Hyde Park as reported by the Census, 1980-2000			
<i>Place of Work</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>Place of Residence</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>
Belvidere			2	Belvidere	2	2	6
Cambridge	7	17	54	Cambridge	12	17	23
Eden	13		19	Eden	3	20	30
Elmore			5	Elmore	4	11	15
Hyde Park	227	148	236	Hyde Park	227	148	236
Johnson	80	59	108	Johnson	69	120	83
Morristown	332	322	478	Morristown	65	101	141
Stowe	86	189	280	Stowe		23	26
Waterville	4		1	Waterville	4	3	9
Wolcott	28	3	27	Wolcott	19	12	19
Chittenden County	28	65	101	Caledonia County			31
Franklin County		13	29	Chittenden County			11
Orleans County	7	9	22	Orleans County			54
Washington County	53	67	95	Washington County			41
Other	46	15	39	Other			11
Total employment	911	918	1,518	Total employment			736
Source: U.S. Census Bureau, 1980-2000				Source: U.S. Census Bureau, 1980-2000			

Local Economic Characteristics

Journey to Work information is commonly used to classify communities as job centers, average communities, or bedroom communities. Job centers are those communities with more jobs than members of their resident workforce; bedroom communities are defined as having more than two-thirds of the resident workforce leaving the community. As of 2000, greater than 84-percent of the Hyde Park workforce was employed out-of-town. Since Journey to Work data was last released, the Town has continued to grow (and presumably, so has the workforce), while the number of local jobs has declined. As a result, Hyde Park is clearly a bedroom community by the conventional definition.

While the 2010 Census did not collect detailed journey to work information similar to the data above, the American Community Survey does provide estimates for various geographies across the Country. According to 2009 estimates, the most noteworthy change in commuting patterns for Hyde Park residents is the increase in volume of commuters to Chittenden County. While the 2000 Census indicated approximately 5.6-percent of the local workforce worked in Chittenden County, the American Community survey estimates this figure increased to 9.3-percent (including 5.2-percent of residents commuting to Burlington).

Income & Poverty

Between Census counts, personal income estimates can be imprecise due to the fluidity of factors such as inflation, unemployment, and migration, as well as the various ways it is measured (per capita, household, or family income). **Table 16** (right) provides a comparison of incomes in Hyde Park, Lamoille County, and Vermont as a whole. According to the Vermont Department of Taxes, median incomes in Hyde Park lag slightly behind both the State and County. Nonetheless, as of the previous Census, poverty rates in Hyde Park (5.8-percent) were far lower than the County (10.1-percent) or State (10.4-percent) averages. More details pertaining to this data will come available through the release of the 2010 Census.

	Per Family	Per Capita
State of Vermont	\$57,433	\$24,210
Lamoille County	\$53,021	\$23,024
Town of Hyde Park	\$49,169	\$21,281

Other Economic Development Variables

The regulatory environment, both at the local and State level, affects the siting decisions of businesses and industry clusters. To this end, the local permitting process and its administration by local officials convey a community’s **attitude towards development**– both positive and negative. The process and permitting requirements must be explicit and consistently applied. Efforts at the State level to streamline permitting should be supported, if such efforts also serve to protect the long term quality of the local economy and the environment.

Adequate public infrastructure is essential to support economic activities. This includes sufficient water and sewer capacity; an efficient transportation network; competitive energy rates; as well as mobile phone and broadband internet coverage. Presently, public sewage disposal is not available outside of the limits of Hyde Park Village and municipal water, beyond the Village, is limited to the Hyde Park Fire District #1. This restricts the scale and types of commercial and industrial development that are able to locate in Town and necessitates using valuable land for on-site wastewater disposal.

Planning for future economic development should consider the needs of local businesses and emerging industries, by identifying areas that have desirable transportation access, adequate soils for on-site sewage disposal, as well as high-capacity electrical and telecommunication service.

Goals, Policies, & Recommendations

Economic development is vital to the future of Hyde Park. Since the Town is dependent on neighboring communities for employment, residents are forced to make longer daily commutes and the Grand List



Photo: Sweet Crunch Bakery on Main Street

remains reliant on residential property taxes. In the future, Hyde Park will need additional industrial or commercial properties to diversify the local tax base. Any commercial and industrial development should be of a scale and character that is **consistent with Hyde Park's** rural character.

Goal

- To develop a healthy, diverse, and sustainable economy within the physical constraints of the Town.

Policies

- Hyde Park supports and promotes quality daycare services at affordable costs.
- Hyde Park supports economic activity that strengthens the economic vitality of small businesses, home occupations, farms, forestry, and related activities.
- **Hyde Park supports preserving the Town's working landscape to ensure the continued economic viability of lands actively used for farming, forestry, sugaring, outdoor recreation, and other natural resource-based activities.**
- Any bylaws or regulations that are adopted should be coupled with an efficient permitting process, with clear standards to ensure local projects are not unnecessarily burdened.

Recommendations

- Hyde Park should work with surrounding towns to address infrastructure and facility issues that will promote a healthy regional economy.
- The Planning Commission should review the Zoning Bylaws to ensure that the permit process is fair and efficient.

Chapter 8: Natural & Productive Resources

Hyde Park and its residents derive a vast amount of scenic, historic, and economic value from the **community's natural resource base and working landscape**. The **composition of land** (soils and geology) shapes development patterns and supplies mineral resources for extraction. Rivers and reservoirs provide water for drinking, irrigation, and recreation, while representing a potentially underutilized energy source. Finally, the preserved habitats of plant and animal species help ensure the continued health of local ecosystems, in addition to providing recreational opportunities for outdoor enthusiasts.

Land & Soil Resources

With limited capacity remaining in the Village system, the municipal sewer service boundary is fixed and nearly all future development within Hyde Park will require an on-site septic system. Accordingly, the suitability of soils for supporting a private system is a primary consideration in site development. Steepness of slope, depth of soil to bedrock, seasonal high water tables, and percolation rates are among the most important factors in determining the feasibility of an on-site septic system. Due to Hyde **Park's** various landscapes of hills, marshes, and low-lying floodplain, many areas within Town are unsuitable for development. **Table 17** (below) describes major soil characteristics within Hyde Park.

Table 17: Description of major soil associations, land use suitability, and their respective locations within Hyde Park			
Association	Description	Use/Limitations	Location
Adams, Colton, Duxbury	Level to steep; excessively to well-drained soils	Main source of sand and gravel; steeper areas in woodlands; less steep areas used for crops and homes	Along Lamoille and Gihon Rivers; southeast of Green River Reservoir
Lyman, Turnbridge	Deep, loamy soil; varied slopes and draining characteristics	Woodland, with farming on lesser slopes; development limited by soil depth and slopes	Northeast uplands surrounding Green River Reservoir
Berkshire, Marlow, Peru	Deep, loamy soil; varied slopes and draining characteristics	Crops and trees; Pan and slope limit for development; suitable for wildlife habitat, recreation, woodland	Route 100 and Centerville Road areas
Boothbay, Salmon, Swanville	Deep, loamy soil; varied slopes and draining characteristics	Mainly crops; limitations are slow permeability, slope, and wetness. Suitable for wildlife and woodland	Western corner of Town
Source: USDA Soil Conservation Service- Soil Survey of Lamoille County, Vermont, 1981			

In addition to influencing construction and development patterns, soils serve as the foundation for the natural working landscape. Of particular importance to farmers and forest-based industries are the locations of designated Prime Agricultural (Prime Ag) and Class I Productive Forest Soils. The locations

of these soils are illustrated in the Soil Resources map in the Appendix of this plan. Overall, both Prime Ag and Class I Productive Forest Soils are prevalent throughout Town, making Hyde Park an excellent location for many farm and forest-based activities. Where such resources exist in large tracts (greater than 25 acres on a single parcel), Hyde Park has established provisions in the Subdivision Regulations to prohibit land fragmentation. These regulations are intended to require developers to cluster housing and services on marginal soils, to allow farming to remain viable in the future.

Gravel

Lamoille County is one of the most gravel-rich areas of the State and also among the fastest growing. Since gravel is a non-renewable resource utilized in many types of construction, it is important to plan wisely for its use; areas with an abundance of sand and gravel should be identified and preserved. The approximate locations of sand and gravel reserves in Town are identified in the Surficial Geology Resources map in the Appendix.

The LCPC completed a study in 1989 that identified existing gravel pits and areas of likely gravel deposits within the region. According to that study, there were 27 gravel pits in Hyde Park, of which 16 were active, 7 were inactive and 4 had been reclaimed. In 1993, Town voters approved the purchase of a 38 acre parcel in Garfield to be used as a sand and gravel source. At 1993 levels of usage, it was **projected that this parcel could meet the Town's sand and gravel needs for over a century.** In light of **Hyde Park's accelerated growth in recent years, it would be advisable to revise local sand and gravel inventories.**

Topography

The slope of any landscape imposes a natural order to land use and development potential. Like much of Lamoille County, **Hyde Park's landscape includes a** diverse mix of wood-lands, hills, ridgelines, floodplains, and shorelines. Elevations range from a low of 530 feet where the Lamoille River crosses the Johnson Town boundary, to approximately 1,850 feet atop McKinistry Hill, west of the Green River Reservoir. General guidelines for assessing slope are described in **Table 18** (right).

The Hyde Park Topographic Limitations map (Appendix) depicts areas with slopes less than 20-percent, slopes between 20 and 30-percent, slopes between 30 and 45-percent, and slopes greater than 45-percent.

The suitability of a site for development, however, must be evaluated within the context of how slope interacts with other land use features, such as soil type, vegetation, and the proposed site design.

Slope %	Description
0-3%	Suitable for most development, but may require drainage improvements
3-8%	Most desirable for development; fewest restrictions
8-20%	Suitable for low-density housing on large lots, with some consideration for erosion control and runoff
20-30%	May be developed with careful site design and off-site wastewater treatment
> 30%	Construction should be avoided; natural vegetation required to control soil erosion

Aquatic Resources

Aquatic resources serve a variety of forms and functions. Lakes and rivers support numerous recreational and economic activities, such as swimming, fishing and boating; groundwater and reservoirs supply homes and businesses with potable water; and wetlands store flood waters, while filtering natural and manmade contaminants. Bodies of water also provide irreplaceable habitats for a variety of aquatic and riparian plant and animal communities.

Unfortunately, water systems also serve as repositories for runoff (such as pesticides, herbicides, and sediment) and seepage, including leaching landfills, septic systems and underground storage tanks. Pollutants may also be introduced to the water through the illegal dumping of chemicals. Ultimately, these contaminants kill fish and plants, destroy existing and potential drinking water supplies, and preclude recreational activities.

Rivers & Streams

The Lamoille River forms the southern political boundary of Hyde Park, from its confluence with Centerville Brook to the Johnson Town line. The Lamoille originates at Horse Pond in Greensboro and flows into Lake Champlain in Milton. Along this route, the river assimilates water from a number of wastewater treatment plants, while also providing numerous public recreation opportunities and scenic vistas.

A second major waterway within Hyde Park is the Gihon River, which originates in Eden and flows through Hyde Park into the Lamoille River in Johnson. In 2009, LCPC produced a River Corridor Plan to identify river corridor protection and restoration projects within the three towns. This report was based on Phase I and II geomorphic river assessments completed in 2005 and 2006. A similar process was performed for Centerville Brook, a tributary of the Lamoille, with a watershed of 9.22 square miles in the center of Hyde Park. The Corridor Plan was completed in 2010, based on assessments conducted during the spring and summer of 2006.

Other notable streams and rivers within Hyde Park include the Green River, which flows out of the Green River Reservoir into the Town of Wolcott, Rodman Brook in central Hyde Park, and Beaver Meadow Brook in northern Hyde Park. All of the above-mentioned streams and rivers are part of the Lamoille River drainage basin.

Riparian Habitats

Vegetation in the form of trees, shrubs, grasses and herbs situated along stream banks and river corridors provides food and shelter for many wildlife species. The Gihon River, Centerville Brook, Green River, and Baldwin Brook corridors have each been noted as important deer habitats.

Significant Natural Features

In a 1991 report, *Waterfalls, Cascades and Gorges of Lamoille County, Vermont*, the Upper and Lower Falls on the Green River in Hyde Park were identified as having regional significance. Owned by the Village of Morrisville Water and Light Department, these falls were once considered threatened, due to the potential development of a dam on the upper falls. However, there are presently no plans for additional hydroelectric dam development in Hyde Park.

Lakes & Ponds

Hyde Park has numerous lakes and ponds scattered across Town. The largest, Green River Reservoir, has been preserved as a Vermont State Park and is open to the public for camping, fishing and non-motorized boating. Other noteworthy bodies of water within Hyde Park include Zack Woods Pond (also under conservation), Beaver Lake, Clear Pond, Collins Pond, Mud Pond, Perch Pond, and Schoffield Pond.



Photo: The Green River Reservoir, courtesy of Over and Above Aerial Photography

Wetlands

The term “wetland” is used to identify areas that are otherwise commonly referred to as swamps, marshes, bogs, or fens. Generally, wetlands share three basic characteristics:

- 1) The presence of water at or near the ground surface;
- 2) The presence of water-dependant plants occurring on site; and
- 3) Common types of soil, which have formed as a result of the presence of water.

Wetlands serve many important ecological functions including stormwater retention, erosion control, ground water recharge, and wildlife habitat. Wetlands throughout the Country have been inventoried by the U.S. Department of the Interior, producing a set of National Wetland Inventory maps for each municipality. These maps were created using aerial photos and are useful in determining the general character of a region. However, in cases where detailed wetland characteristics for individual parcels are desired, a site visit is usually necessary.

Wetland regulations were first adopted in Vermont in 1990, later consolidated into legislation under Act 115 in 2004, and last amended effective August 1, 2010. The current system establishes a three-tier wetland classification system. Designated Class I wetlands are considered the most environmentally significant and therefore receive the highest level of protection under State law, requiring a 100 foot

vegetated buffer between any adjacent land development. While there are no Class I wetlands in Hyde Park, the majority of wetlands in Town are designated Class II wetlands, regulated and protected from development by a 50 foot buffer. Lastly, Class III wetlands are those wetlands without significant function or value and thus no State-mandated regulation.

Groundwater

Groundwater from soil pores, springs, and aquifers supplies the vast majority of drinking water consumed in rural Vermont. These sources are replenished through rain and other surface waters, which percolate through soil. Any activity that introduces contaminants directly into the ground (such as underground storage tanks, septic disposal fields, or agricultural activities) can pollute groundwater. Since many sources of surface water also pass underground, the same is true for many surficial contaminants. Ultimately, groundwater quality impacts all Hyde Park residents. Residences outside the Village water service area rely upon groundwater wells as a primary source of drinking water. The Village Water and Light Department also uses groundwater from the spring-fed Fitch Hill Reservoir as the primary source for the municipal water supply. Consequently, maintaining the integrity of local groundwater systems is vital to the continued health and prosperity of the Town.

The Vermont Agency of Natural Resources (ANR) is responsible for the Vermont Source Protection Program, which is used **to protect the State's public water sources. As noted in the Community Facilities chapter, Hyde Park's two publicly-owned water systems** (the Village municipal system and Hyde Park Fire District #1) are both protected by Wellhead Protection Areas (WHPA) to guard against water contamination.

Floodplain & Flood Hazard Areas

The Federal Emergency Management Agency (FEMA) defines a floodplain as a land area adjacent to rivers and streams that is subject to recurring inundation. Development within floodplains can have many potentially damaging consequences, as construction may obstruct the natural flow of water or displace soil and raise base flood elevations.

To better protect life and property in Town, Hyde Park has adopted flood hazard regulations within its Zoning Bylaws in the form of a Flood Hazard Area Overlay District. These regulations ensure that Hyde Park residents remain eligible to enroll in the National Flood Insurance Program (NFIP), which enables homeowners to purchase Federally-subsidized flood insurance.

The Hyde Park Flood Hazard Area Overlay prohibits all development within the FEMA-delineated floodway and limits development within the floodway fringe (two sub-sections of **FEMA's Special Flood Hazard Area**) to a conditional use. These boundaries have been established in accordance with the FEMA Flood Insurance Rate Maps (FIRM), last amended in 1981. At the present time, there is no timetable for the release of updated FIRMs, or official digital FIRMs (DFIRM).

Wildlife Resources

Fisheries

The *Vermont Guide to Fishing*, published by the Vermont Fish and Wildlife Department, indicates the Lamoille River supports all warm and cold water sport fish found in the State, with the exception of lake trout and smelt. The upper reaches of the Gihon River also support rainbow, brown and brook trout, while the Green River Reservoir is noted as a warm water fishery supporting perch, bass, bullheads, and

panfish. The Fish and Wildlife Department owns approximately five acres of stream bank, near the Johnson Town line, for public fishing access on the Lamoille River in Hyde Park.

Critical Habitats

Vermont's deer require a protected habitat to endure severe winter weather and heavy snowfall. Winter deer yards provide two features important to white-tail deer survival: shelter and food. Statewide, under average winter conditions, between 6 and 8-percent of Vermont's forestland is suitable for winter deer range. Wintering areas do not change substantially between years and can be used by generations of deer over several decades, if appropriate habitat conditions are maintained. For this reason, deer and other sensitive wildlife species should be considered in forest management plans and resource extraction. Currently, deer wintering yards in Hyde Park are located east of North Hyde Park village and on the north shoreline of the Green River Reservoir.

Bears require large areas of uninterrupted forestland for breeding and travel between seasonal habitats. The Vermont Fish & Wildlife Department prepared a map in 1989 to indicate general areas of black bear habitat throughout the state. According to this map, Hyde Park has bear habitat along its northern and eastern highlands.

The Vermont Non-game and Natural Heritage Program of the Fish and Wildlife Department maintain an ongoing effort to identify and map special natural features in towns across the State. These maps show the approximate boundaries of known deer wintering areas, known locations of rare plants and animals, significant wildlife communities, and State natural or fragile ecological areas. The revised critical habitat map for Hyde Park (Appendix) identifies one known critical habitat area, along with deer range boundaries that encompass small areas in the northeast corner of Town and the northern reaches of the Green River Reservoir State Park. It is important to note that the deer range boundaries are approximate and subject to change.

Working Landscape

The term “working landscape” has been used many times in relation to Hyde Park's economy, natural resource base, and scenic appeal. *Smart Growth Vermont* defines the working landscape as “lands actively used for the production of food, fiber, earth products and outdoor recreation,” including cropland, woodlots, orchards, sugarbushes, pasture, plant nurseries, quarries and fee-based recreation. As this description suggests, a vast amount of land in Hyde Park contributes to the broader working landscape.



Photo: Applecheek Farm, courtesy of Rocio Clark and Applecheek Farm

Agriculture

Farming remains a rich part of the working landscape, cultural heritage, and economy in Hyde Park. According to the 2010 Grand List, there were 13 parcels in Town classified as farms. Data from the 2007 Census of Agriculture indicated Lamoille County farms produced nearly \$21.6 million in

agricultural products, or an average of \$72,000 per farm. This represented more than a 66-percent increase in value over the 2000 Census of Agriculture.

With the increasing popularity of community-supported agriculture (CSA) shares and the local foods movement, high-quality and locally grown farm products have become a staple of many Vermont communities. To diversify the local economic base and ensure the continued viability of farming in Hyde Park, the Planning Commission encourages the expansion of agritourism and other alternative forms of agriculture on working farms in Town.

Forest-Based Industries

The extraction of forest-based products, including timber and maple syrup, represents a means of converting natural resources into value-added products that can be manufactured, marketed, and sold locally. When managed in consultation with a professionally-developed forest management plan, such processes can be beneficial to the long-term health of forests. The Planning Commission encourages the sustainable harvest of forest-based products, in accordance with the regulations established by the Vermont Division of Forestry.

In addition to resource extraction, forests also provide an opportunity for activities such as hunting, fishing, hiking, snowshoeing, and Nordic skiing. These activities also contribute an untold amount to the local economy, while providing recreational opportunities for local residents.



Photo: **A view of Mount Elmore and Hyde Park's working landscape in spring**

Use Value Appraisal Program

The Use Value Appraisal (UVA) Program was established by the Vermont Legislature in 1977, in recognition of the fact that tax pressures placed on farm and forestlands were contributing to their development and fragmentation throughout the State. The UVA program allows farm and forestland to be taxed on resource production value, rather **than the value of the parcel's development potential**. Despite the fact that it is a popular program statewide, the growth of UVA enrollment was curtailed by a decrease in funding in 1991 and 1992, and with an enrollment moratorium in tax years 1992 and 1993. During the moratorium, property owners enrolled in the UVA program were allowed to withdraw from the program without penalty. Since that period, local enrollment has steadily increased. In 1993, 51 properties (approximately **25-percent of the Town's** total acreage), were enrolled in UVA. As of 2009, that number had grown to 99 parcels, including more than **37-percent of the Town's total acreage**.



Photo: Winter Agritourism in Hyde Park, courtesy of Applecheek Farm

Goals, Policies, & Recommendations

Hyde Park's natural resource base and working landscape represent a significant economic driver, tourism attraction, and quality of life amenity. Today, residents of Hyde Park expect development to avoid fragile habitats and to protect water quality and soil resources. The Town's Zoning Bylaws and Subdivision Regulations establish standards that developers must follow in order to protect and maintain the integrity of these resources.

Goals

- To retain working farm and forestland as a viable part of Hyde Park's economy, landscape, and culture.
- To promote public awareness and appreciation of the Town's natural resources and to balance the conservation and protection of these assets with ecologically sound development practices and economic needs.

Policies

- Hyde Park encourages the ongoing involvement of residents in determining the appropriate balance between resource protection and development.
- Land use and development activities should minimize and, where possible, eliminate negative impacts on water resources, such as increased stormwater runoff, erosion, sedimentation, habitat loss, and contamination.
- Development on slopes greater than 30-percent is prohibited.
- Further fragmentation of productive farm and forestland should be limited.

- The use of Accepted Management Practices by agriculture and forestry operations is required, as established by the State. Hyde Park encourages the use of Best Management Practices to better protect soil resources from erosion or degradation.
- A naturally vegetated buffer should be maintained around all perennial streams and rivers.
- Rare, threatened, and endangered species and their habitats will be protected and preserved through appropriate conservation techniques. Where appropriate, a buffer area should be designed and maintained to ensure protection.
- Hyde Park supports long-term, multi-use land management strategies.
- Hyde Park supports working farms and productive forests as viable parts of the local economy, landscape, and culture.

Recommendations

- Hyde Park should work to retain and acquire by purchase, if necessary, access to public waters.
- Hyde Park should support efforts of organizations to purchase development rights, and implement other conservation strategies, provided the land protected meets the objectives of this Plan.

Chapter 9: Scenic & Historic Resources

The Town of Hyde Park was chartered in 1781 and first settled in 1787. The ensuing two-plus centuries of human activity and natural events have left the Town with a unique and historic built environment of dispersed settlements. This mixture of farmland and small villages nestled between the ridgelines of the Green Mountains creates a rolling landscape of scenic vistas. The blend of historic sites and **picturesque natural scenery also contributes to Hyde Park’s resemblance to a traditional New England town**, with a vibrant village center surrounded by rural countryside. This historical settlement pattern has long been a source of pride for Hyde Park residents, as an 1897 passage from the *News and Citizen* proclaimed:

“There are few villages in Vermont that can compare with Hyde Park in healthfulness and beauty of situation. It is a natural sanitarium. Situated on an elevated terrace of sand ground, it secures perfect drainage and is fanned by fresh breezes and mountain air... It possesses that air of neatness, thrift, and refinement so characteristic of the progressive New England village”
(Hyde Park– Vermont: An Historical Story, 1976).

This sense of place once applied not only to the incorporated Village of Hyde Park, but to other historic settlements, such as Garfield, Centerville, and the village of North Hyde Park. While the commercial and administrative activities in Town have long since centralized in Hyde Park Village, the outlying historical sites remain a significant part of the **community’s** fabric. Unless otherwise noted, the information contained within this chapter was obtained from the compilation *Hyde Park– Vermont: An Historical Story*, published by the Town of Hyde Park and its Bicentennial Committee in 1976.

Significant Dates in the History of Hyde Park

1780-81	Grant and charter
1787	First settlement in southwest corner of Town
1804	Three school districts active within Town
1836	Formation of Lamoille County; Hyde Park designated County Seat
1857	Opening of Lamoille Central Academy (LCA), eventual unified school district for Town
1873	Arrival of the first railroad train
1882	Telephone arrives to Morrisville
1895	Incorporation of Hyde Park Village
1895	Streetlights in Hyde Park Village
1897	Construction of Lamoille Central Academy building in the Village
1904	Hyde Park Fire Department founded
1910	Great Hyde Park Village fire
1927	Great Flood of 1927
1952	Current Hyde Park Elementary School building constructed as an addition to LCA
1959	Construction of the Village bypass
1967	Closing of LCA; opening of Lamoille Union High School
1973	Construction of Town Office building
1994	Hyde Park Elementary School renovated
2006	Hyde Park receives Village Center designation from the Vermont Division for Historic Preservation

Historic Settlements

Village of Hyde Park

Hyde Park became the shire town of Lamoille County upon incorporation of the county in 1835-36. As part of this process, administrative functions and the County courthouses were established in Hyde Park Village, where they remain to this day. At various times during the 19th and early 20th centuries, Hyde Park Village was also home to a bank, hotel, drug store, newspaper publisher, black-smith, barbershop, and butcher/market. In April 1910, the Village was devastated by a fire, which began in the County Jail and spread along the tree-lined Main Street, destroying more than a dozen businesses, residences, and community buildings. In the wake of the fire, the Village was rebuilt **with many of today's prominent structures** dating back to this early-20th century reconstruction period.

In 1981, the Vermont Division of Historic Preservation surveyed historic resources within the Village and designated a historic district, encompassing all but a dozen structures. The survey provided detail on several buildings of historical significance, including:

- Lamoille County Courthouse (1911; Main Street)
- Page Mansion (1893; Main Street)
- Lamoille Central Academy (1898; corner of Depot and Upper Main Street)
- Lanpher Memorial Library (1916; Main Street)
- Hyde Park Opera House (c. 1920; Main Street)
- **Screener's Ink Building (1855; Main Street)**
- P.H. Edwards Building (c. 1893; Main Street)
- Noyes-Sargent House (1860; Depot Street)
- Hyde-French House (1850; Main Street)
- Childs-Baker House (c. 1850; corner of Commonwealth and Main Street)

North Hyde Park

North Hyde Park, formerly "The North Village," was first settled in 1820 as a small farming outpost on the banks of the Gihon River. In the ensuing decades, it grew to become a center of commercial activity



Photo: Hyde Park Opera House



Photo: Lamoille County Courthouse

for the surrounding agricultural community. Also designated a historic district in 1981, the Division for Historic Preservation noted:

“North Hyde Park’s heyday came with the construction of several sawmills, a tub factory, and a number of related wood products industries during the years 1865-1875. The village tripled in size and began to enjoy such amenities of town living as doctors, churches, hotels, and a flourishing social life. A substantial majority of the buildings in the present historic district date from this decade of prosperity.”



Photo: Post Office in the Village of North Hyde Park

Over the last decade, the village of North Hyde Park has experienced an influx of economic activity, associated with the growth of the North Hyde Park Industrial Park. The Park currently has eight additional lots available for development. When the build-out is complete, North Hyde Park will be among the largest hubs of manufacturing and/or light industry in Lamoille County.

Centerville

The village of Centerville, along the banks of Centerville Brook, is where the center of economic activity in Hyde Park was originally expected to develop. Although Centerville was once home to a post office and several mills, it transitioned from industry to agriculture, and later to the quiet residential area it is today.

Garfield

Situated in the northeast corner of Hyde Park, the village of Garfield was a prosperous settlement during the late-1800s, with a store, post office, school, and two sawmills. Around 1920, after the loss of one sawmill to fire, residents began to leave Garfield; eventually their abandoned farms reverted to wilderness. The area remains thickly wooded and sparsely developed to this day.

Historic School Districts

With a population dispersed among several smaller hamlets and villages, Hyde Park has had no fewer than **fifteen different school districts over the course of the Town’s history**. A listing of historic schools in Hyde Park can be found below (date of closing in parentheses, where available):

- Hyde Park Village School
- North Hyde Park (1966)
- Cleveland Corners School (1898)
- Wiswell/Doty School (1940)
- Whitcom/Center School (1946)
- Garfield School (1953)
- Plains School (1907)
- Centerville School (1945)
- Bundy School (1938)
- Greenfield School (1875)
- Barnes School
- Battle Row School
- McKinistry Hill School
- Denio School

As Hyde Park's historic settlements rose and fell from prominence, so too did the local school districts. It was not until the closure of the North Hyde Park School in 1966 that the local school districts permanently consolidated into one. Today, the historic Garfield schoolhouse remains standing at the intersection of Garfield Road and Carpenter Hill Road.

Archaeological Sites

Hyde Park contains an archeologically sensitive corridor associated with the Lamoille River Valley. Developers planning to work in the potentially sensitive corridor should contact the Vermont Department of Historic Preservation during initial planning stages to determine whether the location of a proposed project could have an impact on a significant archeological site.

Scenic Resources

The scenic resources of a community are more subjective and therefore more difficult to define than historic sites, or other types of quantifiable resources. Nonetheless, there is little doubt that Hyde **Park's rolling landscape** of farms and forests, set against the backdrop of the Green Mountains, creates an alluring four-season atmosphere. While the Town accommodates visitors for skiing, hiking, and other forms of outdoor recreation, perhaps the greatest attraction of all is the legendary fall foliage. Visitors from across the world flock to Lamoille County each September and October to take-in the **scenic autumn panoramas**. **In fact, foliage season is the busiest time of year for Hyde Park's two bed-and-breakfast accommodations.**



Photo: The Fitch Hill Inn (L) and Governor's House (R) accommodate visitors to Hyde Park year-round, courtesy of John Rohleder

In terms of scenic landmarks, the Green River Reservoir is a major attraction for those seeking a remote, secluded nature retreat. In recognition of the unique scenic character of this natural asset, the Planning Commission worked to establish in 2005 the Green River Reservoir Viewshed Protection Overlay District. This district subjects all new construction in the Overlay District to a level of development review to ensure that any proposed structure is either minimally visible or not visible at all from the Reservoir.



Photo: Fall foliage in Hyde Park, courtesy of Applecheek Farm

Goals, Policies, & Recommendations

Artifacts from Hyde Park's past are scattered across the Town's landscape in the form of historic buildings and districts. These historic resources not only provide a physical link to the past, but also enhance the overall scenic landscape. Protecting these resources can be difficult, as regulations disproportionately impact a small number of property owners, while the broader public benefits from the preserved scenic environment. Balancing the rights of property owners with the desires of the community to maintain the attractive scenic qualities of Hyde Park will be important as the Town continues to welcome new residents.

Goal

- To **manage growth in a way that protects and promotes the Town's historic and scenic assets**, without unduly infringing upon the rights of landowners.

Policies

- Hyde Park recognizes the contribution of historic buildings and scenic landscapes to the local economy and quality of life enjoyed by Town residents.
- The Town recognizes the importance of the Lamoille River and Green River Reservoir, and their enduring scenic and recreational values.
- Hyde Park supports activities that help to maintain and enhance the local working landscape and natural beauty of the Town.
- Hyde Park encourages the maintenance and continued functional use of historic structures, sites, and areas.
- Development within any designated historic district should be in character with the surrounding architecture.
- Telecommunication towers and other large, conspicuous structures should be designed and carefully sited to minimize the impact on the scenic character of Hyde Park.
- Development in the Green River Reservoir Viewshed must be designed and sited so as not to negatively impact the scenic quality of the area.

Recommendations

- The Planning Commission should periodically review the tower provisions of the Zoning Bylaws to ensure scenic impacts are addressed in any development proposal.

Chapter 10—Land Use Plan

For much of the 20th Century, land development patterns in Hyde Park largely mirrored the Vermont tradition of a compact village center, surrounded by rural countryside. Over the last four decades, however, almost all residential growth has occurred in outlying areas of Town. Based on recent economic and demographic trends across the region, Hyde Park anticipates continued residential growth in the years to come. To ensure that future development is well-planned and compatible with the traditional landscape of farms, forestland, and neighborhoods surrounding a vibrant Village center, Hyde Park maintains Zoning Bylaws and Subdivision Regulations to guide land use decisions.



Photo: Aerial image of the Village of Hyde Park, courtesy of Over and Above Aerial Photography

Zoning Bylaws

Hyde Park first adopted Zoning Bylaws in 1988. They have since been amended several times, most recently in 2010. Generally, these Bylaws encourage compact, mixed-uses within traditional village areas, with permitted densities decreasing outward from centers of activity. This design is intended to encourage efficient, economical development, while preserving the natural and scenic resources of the community. As Hyde Park continues to grow, the Planning Commission should periodically review local development trends, in light of their conformance with this Plan. If warranted, the Bylaws should **be amended to reflect changes in the Town's ability to extend and maintain adequate public services. Presently, Hyde Park's Zoning Bylaws contain the following land use districts:**

Rural Residential 2

The Rural Residential 2 (RR2) district includes those areas of Town best suited to rural, medium density, single-family residential development (one dwelling unit per two acres). This district can be generally described as covering the southwest corner of Town. Multi-family dwellings, when compatible with the character of surrounding neighborhoods, may be permitted as conditional uses. To promote more efficient site designs and maximize flexibility for landowners, the Planning Commission encourages Planned Unit Developments (PUDs) within the RR2 district.

Additionally, mobile home parks, and commercial and industrial developments may be permitted, provided they are consistent with the land use goals set forth in this Plan. Per Vermont statutes, all normal agricultural and forestry uses are allowed within the RR2 and all other zoning districts herein described.

Rural Residential 5

The Rural Residential 5 (RR5) district includes those areas of Town best suited to rural, low density, single-family residential development (one dwelling unit per five acres). This district general includes lands north of the village of North Hyde Park and lands immediately north of the RR2 district. While all conditional uses specified for the RR2 district are also applicable in RR5 zones, lower densities are required to decrease the possibility of development conflicting with the traditional working landscapes

North Hyde Park/Garfield

The North Hyde Park/Garfield district includes the unincorporated villages of North Hyde Park and Garfield, and is intended to permit small retail, commercial, and industrial enterprises (as appropriate for village settings). Residential development is also permitted at a maximum clustering density of one dwelling unit per half acre throughout the district.

North Hyde Park Industrial & Commercial

The North Hyde Park Industrial & Commercial district is designed to encourage industrial and commercial development adjacent to Route 100 and the village of North Hyde Park, to capitalize on the presence of public water service and three-phase electricity. Due to its proximity to the Hyde Park Fire District #1 WHPA, the handling and storage of hazardous materials is regulated as a conditional use.

Shoreland

The Shoreland district includes lands within 500 feet of the Green River Reservoir and Zack Woods Pond as measured at mean water level (mwl). Development in the district is limited to preserve the natural wilderness surrounding these water bodies and the unique recreational opportunities they afford. Very low density seasonal camps may be appropriate (one dwelling unit per ten acres), provided they are constructed with full wastewater treatment facilities; commercial and industrial development are prohibited.



Photo: N. Hyde Park Industrial Park from Route 100

Conservation-10

The Conservation-10 district includes lands east and northeast of the RR5 district. These lands are characterized by steep slopes, shallow soils, limited road access, and are generally far from public services. The area is best suited for forest and wildlife management, agriculture, recreation, and seasonal or very low density residential development (maximum of one dwelling unit per 10 acres). Any conditional use must demonstrate to the satisfaction of the DRB that emergency services are accessible during occupation or operation.

Conservation-27

The Conservation-27 district includes lands within Green River Reservoir State Park and other areas of Town owned by the Morrisville Water and Light Department, in association with their Green River Reservoir hydroelectric dam. These lands are also characterized by steep slopes, shallow soils, limited road access, and are generally far from public services. Like the Conservation-10 district, the area is best suited for forest and wildlife management, agriculture, recreation, and seasonal dwellings (maximum of one dwelling unit per 27 acres). Similarly, any conditional use must demonstrate to the satisfaction of the DRB that emergency services are accessible during occupation or operation.

Wellhead Protection Areas

The Wellhead Protection Area (WHPA) district applies to lands adjacent to the sources supplying the Village of Hyde Park municipal water system and Hyde Park Fire District #1. This includes an aquifer protection area surrounding Fitch Hill Reservoir and a 200-foot radius around the well used by the Fire District. In order to thoroughly protect these public water sources, the WHPA district restricts any land uses that could potentially compromise surface or groundwater quality.

Green River Reservoir Viewshed & Flood Hazard Area Overlays

The Green River Reservoir Viewshed and Flood Hazard Area Overlay districts, as previously described within this Plan, are important regulatory tools for preserving property rights and environmental quality throughout Town. As overlays, these districts provide additional protections on the lands to which they apply, without changing the underlying zoning.

Subdivision Regulations

Hyde Park first adopted subdivision regulations in 2009, to ensure that any new lots created within Town are accessible to public services and have legal access to a public roadway. Additionally, the **Town's** Subdivision Regulations help promote orderly community growth, by encouraging sites designs that lead to the preservation of agricultural and meadowland. Whenever possible, the Planning Commission encourages flexibility within these Subdivision Regulations, through the permitting of PUDs. PUDs allow the Hyde Park DRB to modify dimensional requirements simultaneous with site plan approval, to permit layouts that maximize open space, make efficient use of infrastructure, and create desirable living spaces. As development trends dictate, the Subdivision Regulations should also be reviewed to maintain compatibility with local Zoning Bylaws and the goals and policies expressed within this Plan.

Public Lands

In August 2009, the Hyde Park Planning Commission drafted a letter of support in favor of granting a tax reprieve to aid in conservation of the area known as Zack Woods. The letter states that Zack Woods and Zack Woods Pond are a critical habitat for numerous rare plant and animal species, and that

preserving the land is consistent with the goals and policies of the *2005 Hyde Park Municipal Development Plan*. This action was approved at Town Meeting in March 2010. There are many additional areas of Hyde Park under public ownership and therefore not part of the **Town's tax base**. These areas include:

- Green River Reservoir State Park: A Vermont State Park, maintained by the Department of Forest, Parks, and Recreation.
- Cricket Hill Trails: Owned by Lamoille North Supervisory Union.
- Moss Woods: An undeveloped, wooded 6 acre tract within the Village center owned by the Village of Hyde Park.

Future Land Use Impacts

In addition to trends occurring within Hyde Park, the Town must also adapt to broader development trends that impact communities across the region. To this end, there are several variables that should be closely monitored as the Planning Commission and Selectboard review the Municipal Development Plan, Zoning Bylaws, and Subdivision Regulations in the years to come:

Transportation Infrastructure

As noted in the Transportation chapter, the planned Route 100 Alternate Truck Route stands to fundamentally change driving patterns, both through Hyde Park and across Lamoille County. When complete, automobile connectivity between Route 15 and points south along Route 100 will be greatly improved. Circulation at the intersection of these two highways will also improve, with the completion of a roundabout, which began construction in 2011. Ultimately, with these transportation infrastructure improvements, Hyde Park will be more accessible to the recreational amenities and economic opportunities available in Waterbury and Stowe.

Growth of the Surrounding Region

According to the U.S. Census Bureau, Lamoille County ranked as the second fastest growing county in Vermont (5.3-percent) between 2000 and 2010. Neighboring Chittenden (6.1-percent) and Franklin (5.1-percent) Counties ranked first and fourth respectively in rate of growth, and first and second in total population added. Overall, the combined growth of Chittenden, Franklin, and Lamoille Counties accounted for more than **80-percent of Vermont's** net population growth during the previous decade. These three counties were also among the fastest growing during the 1990s. This concentrated population increase can, in part, be attributed to the stability of the greater-Chittenden County labor market. During the recent recession, Chittenden County maintained one of the lowest unemployment rates among all counties in New England. As Hyde Park is within an hour commute to much of Chittenden County, additional population and economic growth within that region will likely bring new residents and visitors to Town.

Subdivision & Parcelization Trends

While the population of Hyde Park increased by 26-percent between 1990 and 2010, the number of housing units increased by more than 42-percent over the same period. A similar trend has been observed across Lamoille County, as average household size has decreased and more residences have been built to serve as seasonal homes. According to a study published by the Vermont Natural Resource Council, 60-percent of land within Hyde Park is owned in parcels greater than 50 acres. As much of Town is zoned for two acre residential lots, this leaves Hyde Park with expansive build-out

potential. While a true, “complete” build-out is unlikely to ever occur, the Planning Commission should closely follow building permit trends and adapt local regulations, as necessary, to prevent the fragmentation of forests and **the Town’s rural landscape.**

Compatibility with the Region and Surrounding Communities

While Vermont Statutes delegate local planning authority to municipalities, Hyde Park recognizes that planning also takes place in a regional context. In light of this fact, the Town is committed to ensuring that all planning efforts are compatible with neighboring communities throughout the region.

The **2006-2011 Lamoille County Regional Plan**, drafted and adopted by the Lamoille County Planning Commission, is based on the principal of local control. As affirmed throughout this Plan, Hyde Park is actively engaged in a planning process that ensures local control is exercised in guiding future land use decisions in Town. Additionally, both this Plan and the Regional Plan provide a framework of goals and policy statements that are aimed at promoting orderly growth and sustainable development. Future compatibility with regional planning efforts will be assured through the work of the Hyde Park Planning **Commission and the Town’s representation on the Lamoille County Planning Commission’s Board of Directors.**

Hyde Park shares a boundary with six municipalities, including the incorporated Village of Hyde Park and Towns of Craftsbury, Eden, Johnson, Morrystown, and Wolcott. Pursuant to 24 VSA § 4381, each bordering municipality maintains a duly adopted municipal development plan. During the preparation of this Plan, each of the neighboring plans was reviewed to ensure compatibility. The Hyde Park Planning Commission is also open to collaborating with communities across the region in the preparation of supplemental plans and special studies. Concurrent with the development of this Plan, the Town worked with LCPC in the creation of a Community Wildfire Protection Plan (CWPP) for Hyde Park and Johnson. The Hyde Park Planning Commission will continue to explore opportunities for collaborative inter-community and regional planning efforts, as time and resources allow.

Goals, Policies, & Recommendations

Hyde Park seeks to plan for orderly growth, so as to accommodate new residents and economic opportunities, while preserving the natural and historic character of the community. To achieve this vision, the Town regulates land uses through Zoning Bylaws and Subdivision Regulations. Together, they are intended to guide sustainable development in a way that is compatible with the surrounding natural and built environments.

The Planning Commission recognizes that the factors influencing development trends today may be very different from those driving land use decisions in the future. Accordingly, all local land use **regulations should be periodically reviewed to ensure their continued alignment with the community’s** vision for the future.

Goals

- To promote orderly growth, while maintaining the **Town’s** rural character and working landscape.
- To encourage creative site designs that preserve open space, while maximizing the efficiency of infrastructure and energy resources.

Policies

- Hyde Park encourages land owners to participate in the Use Value Appraisal Program to help preserve productive farms and forests.
- The Town supports home-based businesses, when compatible with the surrounding land use district.
- The Planning Commission supports efforts of non-profit organizations to enroll land in conservation programs, so long as such efforts do not conflict with goals described in this Plan.

Recommendations

- The Planning Commission should continue to explore incentives to encourage sustainable, low-impact development through the permitting of PUDs and by encouraging flexibility in the development review process.
- The Town should continue to monitor subdivision and parcelization trends, to ensure local Zoning Bylaws and Subdivision Regulations are enabling development to occur in manner consistent with the vision set forth in this Plan.

Chapter 11—Plan Implementation

The previous chapters of this Plan outlined goals, policies, and recommendations for guiding future sustainable development in Hyde Park. While policies can be directly implemented by the municipal legislative body, the implementation of goals and recommendations requires an ongoing planning and community engagement process. This chapter is intended to identify available tools, strategies, and opportunities that will assist the community in building to achieve its vision for the future.

Non-Regulatory Implementation

In addition to Zoning Bylaws and Subdivision Regulations (regulatory implementation tools), the Town also maintains a five year Capital Plan, for the purposes of planning and phasing major capital expenditures. Capital budgeting is a non-regulatory implementation tool, which allows the Town to prioritize where and how resources are allocated long-term. In the years to come, the Planning Commission should coordinate with the Selectboard to ensure implementation priorities identified within this Plan are funded to the extent local resources allow.

Other Potential Implementation Strategies

Outside of **the Town's adopted** regulatory and non-regulatory planning techniques, Hyde Park has the option of pursuing several other strategies for the implementation of municipal planning priorities. These include:

Special Studies

As economic and demographic trends shift, it may become necessary for the Town to periodically reassess the data and assumptions built into local land use policies. In such cases, a special inquiry such as a traffic impact study, infrastructure assessment, or build-out analysis may be warranted to shed light on changing conditions. The Lamoille County Planning Commission provides resources to assist municipalities with a variety of short and long-term planning studies.

Purchase or Transfer of Development Rights

Vermont statutes (24 VSA § 4402-03) specifically authorize the exchange of development rights within a municipality, either through transfer or outright purchase. A transfer of development rights program (TDR) is a regulatory implementation tool, whereby permitted development densities from an **identified “sending” zone can be sold to those in a designated “receiving” zone**. Such a program can be used in coordination with local zoning, to encourage higher densities in designated regions without specifically prohibiting development in areas best suited for lower densities. Ultimately, a TDR program would only be practical should development pressure persist in outlying rural residential areas.

Alternatively, a purchase of development rights program (PDR) is a non-regulatory implementation strategy that provides opportunities for local government and non-profit organizations to purchase future development rights from a property, without impacting the current land use. A PDR program could be a highly effective tool in ensuring the preservation of farms, forests, and open space, by providing willing landowners an incentive to maintain their working lands.

Advisory Commissions

In addition to the formation of an Energy Committee (chapter 4), the Planning Commission and Selectboard may oversee the creation of other advisory commissions to guide specialized areas of

planning and development. Such commissions could include, but are not limited to: design review, historic preservation, housing, and conservation.

Targeted Implementation

In the last several years, municipal budgets across the State have been strained by the lagging economy and declining tax revenues. As a result, one of the most effective ways for communities to implement their local plans is to closely monitor State and Federal funding opportunities and adjust planning priorities accordingly. While the level of funding for many such programs is uncertain from budget year-to-budget year, the following grant sources have been available to assist Vermont municipalities achieve planning and development-related goals over the past several years:

- ***U.S. Department of Housing and Urban Development, Community Development Block Grant (CDBG):*** CDBG is a nationwide, Federal program that provides funding for community development planning, downtown planning studies, and project development planning for individual sites. Eligible projects must directly benefit low to moderate income residents. More details are available at www.dhca.state.vt.us/VCDP/index.htm
- ***Vermont Department of Economic, Housing, and Community Development, Municipal Planning Grant (MPG):*** The MPG program, which supported this Plan as well as several past planning projects in Hyde Park, is available to assist municipalities in the update of plans, bylaws, and other local community development projects, such as infrastructure planning. Terms of the grants and statewide funding priorities vary from year-to-year, but the range of eligible planning activities under this program is typically broad. More details are available at: www.dhca.vt.us
- ***Vermont Agency of Transportation, Transportation Enhancement Grants:*** An annual fund allocated for projects that enhance local and regional transportation systems, including sidewalks, bike paths, scenic easements, rail-trails, and other projects. More details are available at: www.aot.state.vt.us
- ***Vermont Division for Historic Preservation, Certified Local Government Program:*** Provides grants for resource identification and planning, nominations to the National Register of Historic Places, as well as other planning, education, and special studies. To qualify, municipalities must meet a minimum criteria established by the Division for Historic Preservation. More details are available at: www.historicvermont.org
- ***Vermont Department of Forests, Parks and Recreation, Land and Water Conservation Fund (LWCF):*** Awards funding to cover up to 50-percent of the costs of public recreation projects, including land acquisition for outdoor recreation and open space. More details are available at: www.vtfpr.org/reclwcf/index.cfm
- ***Vermont Department of Buildings and General Services, Recreational Facilities Grant:*** Open to municipalities and non-profit organizations for facility-based projects that provide, coordinate, or organize recreation programs for youth or adults. More details are available at: <http://bgs.vermont.gov/>

In addition to these programs, the Planning Commission and Town staff should continually monitor funding opportunities that could support the implementation of local planning and community development goals.

Continuing Planning Process

Over the previous planning cycle (2006-10), a multitude of socio-political, economic, and technological **shifts altered Hyde Park's long-term** development outlook. Many of these unpredictable, yet interrelated variables— including rising energy costs, a slumping global economy, and the accelerated adoption of broadband technology— are poised to impact the Town over the next five years as well. Meanwhile, a new wave of technological innovations and economic trends will influence long-term development prospects in entirely new ways.

To keep pace with the evolving range of factors influencing growth and development in the region, the Planning Commission remains engaged in an ongoing community planning and outreach process, as specified in 24 VSA § 4325. While long-term planning priorities are subject to change due to a variety of factors, the Planning Commission has identified the following tasks as areas to address in the coming years:

Joint Town-Village Plan

Although planning in the Town and Village of Hyde Park are consolidated under a single Planning Commission and DRB, the two municipalities still maintain separate municipal plans. After consulting with the Hyde Park Village Trustees, the Planning Commission has charted a course for the development and eventual adoption of a consolidated joint Plan. This is a desirable outcome for both the Village and Town, as it will address the shared community development challenges of these interconnected municipalities. From an efficiency standpoint, maintaining a single Plan for the community will allow the Planning Commission to focus its efforts on other needs, rather than updating plans in two of every five years.

Economic Development Planning

As Vermont inches closer to universal broadband coverage – aided by a grant from the American Recovery and Reinvestment Act (ARRA) – new economic opportunities will arise across previously underserved areas of the State. It is the aim of the Hyde Park Planning Commission to maintain Zoning Bylaws, Subdivision Regulations, and a development review process that allows home occupations and small businesses to thrive within the Town. In the short-term, efforts of the Planning Commission will emphasize ways to stimulate economic development, while maintaining the scenic working landscape and traditional character of the community.

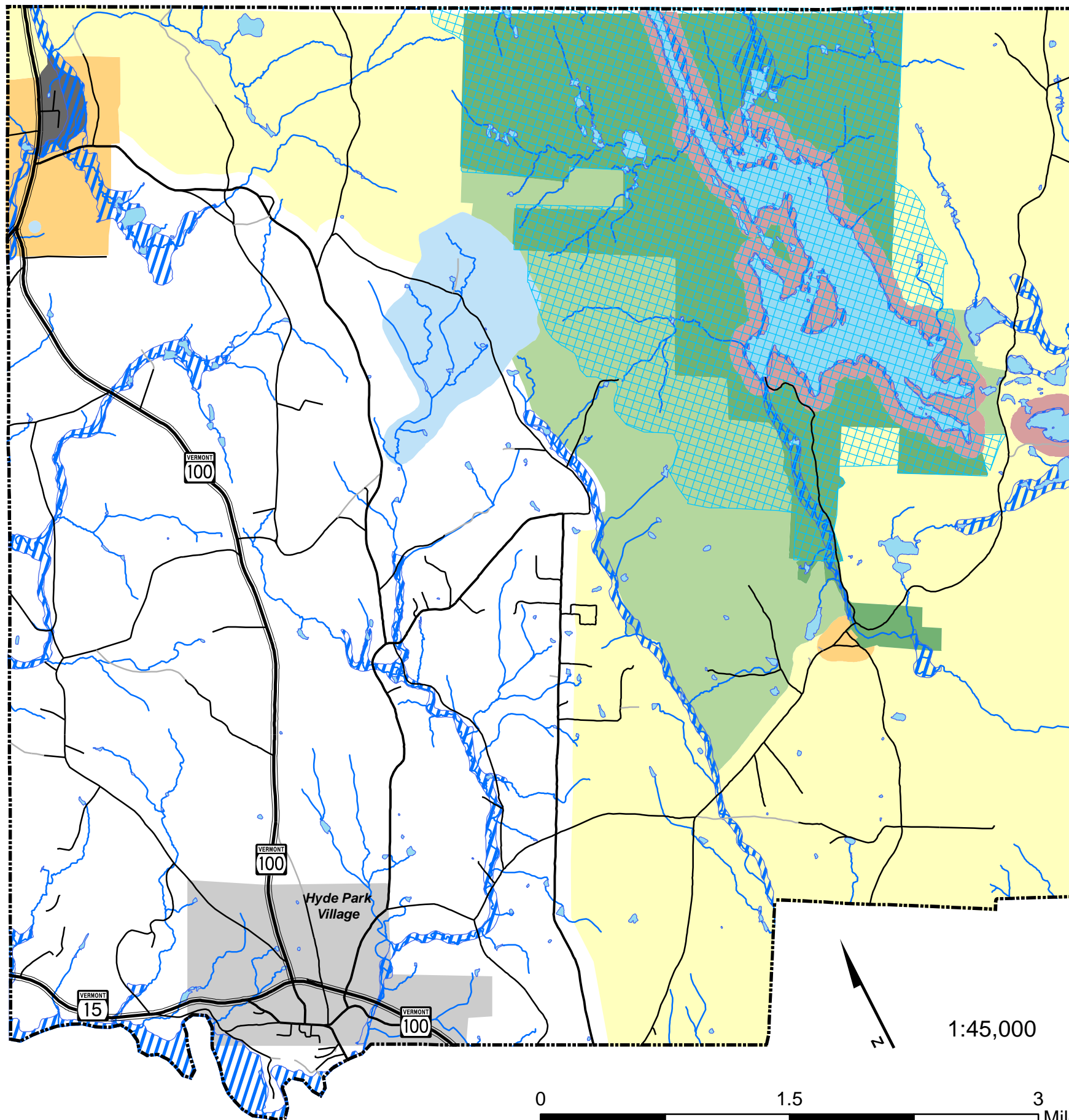
Index of Map Appendices

- 1) Current Zoning
- 2) Utilities and Facilities
- 3) Transportation
- 4) Topographic Limitations
- 5) Surficial Geology Resource
- 6) Soil Resources
- 7) Shaded Relief
- 8) Onsite Septic Suitability
- 9) Major Soil Associations
- 10) Geological Bedrock
- 11) Critical Habitat
- 12) Water Resources

Current Zoning Map

Hyde Park, Vermont

2011 Municipal Development Plan

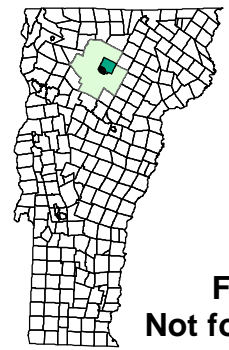


Zoning Districts

-  RR2
-  RR5
-  North Hyde Park/Garfield
-  Shoreland
-  Conservation - 10AC
-  Conservation - 27AC
-  North Hyde Park Industrial/Commercial
-  Well-Head Protection Area
-  Green River Reservoir Viewshed Overlay District
-  100 Year Floodplain

DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.
 ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.
 SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.
 ZONING DISTRICTS: Digitized by LCPC, 2009.
 FLOOD PLAIN: Digitized from FEMA Flood Insurance Rate Maps. DEC, Water Quality Division.



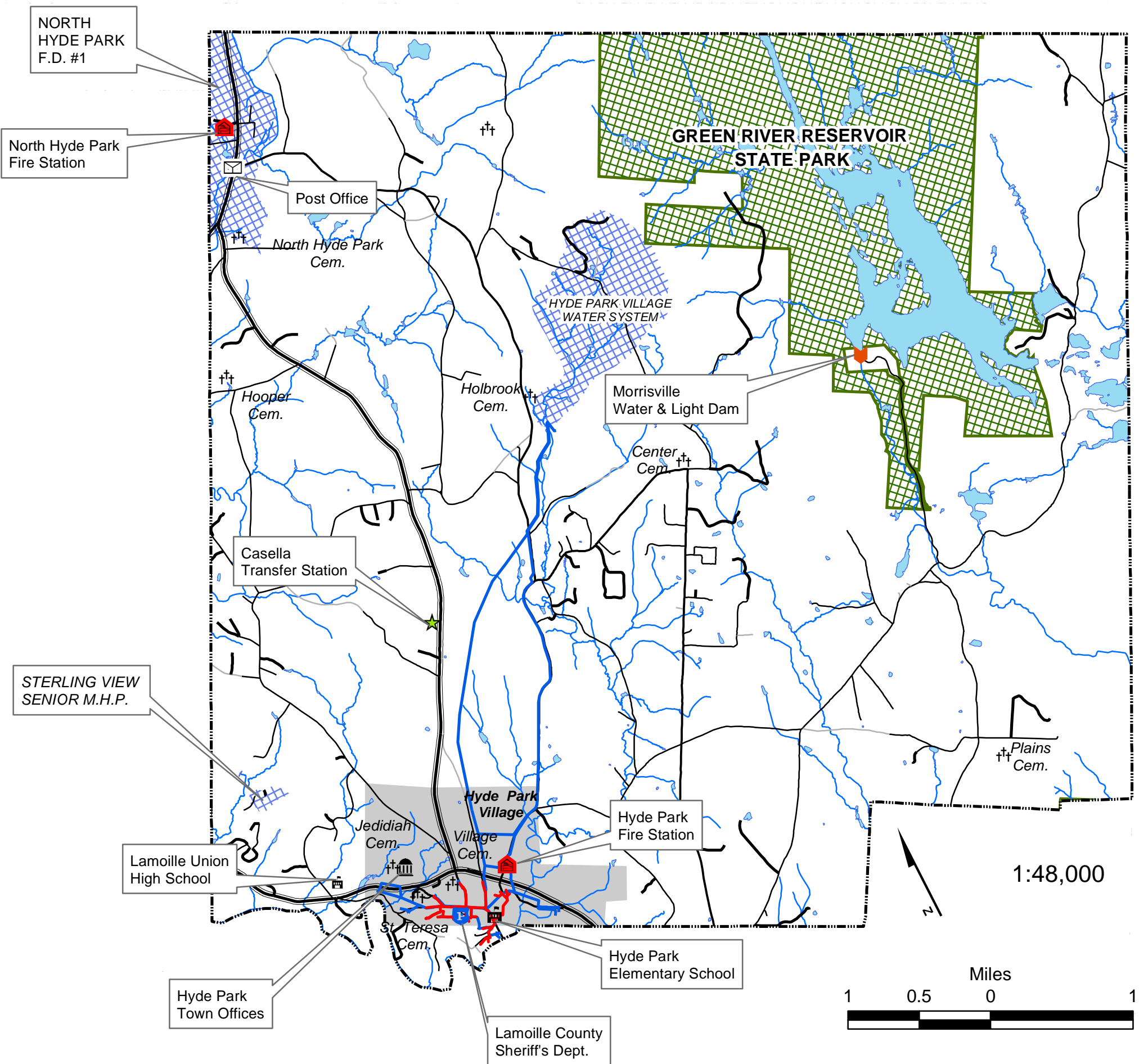
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Utilities and Facilities Map

Hyde Park, Vermont 2011 Municipal Development Plan



	Government		Cemetery
	Educational		Public Land
	Fire		Well Shield
	Police		Sewer Line
	Solid Waste		Water Line
	Dam		

DATA SOURCES:

WELLHEAD PROTECTION AREAS: SPAs for groundwater sources (wells, springs), 1:24000 USGS Quadrangles, VANR-DEC-Water Supply Division and VT Dept. of Health, 1998.
 PUBLIC LANDS: Generated by UVM Spatial Data Lab using various sources, 2002.
 POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.
 ROADS: 1:5000 E-911 Road Data, 2010.
 SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.
 UTILITIES/FACILITIES: 1:5,000 E-911 data, 2010.

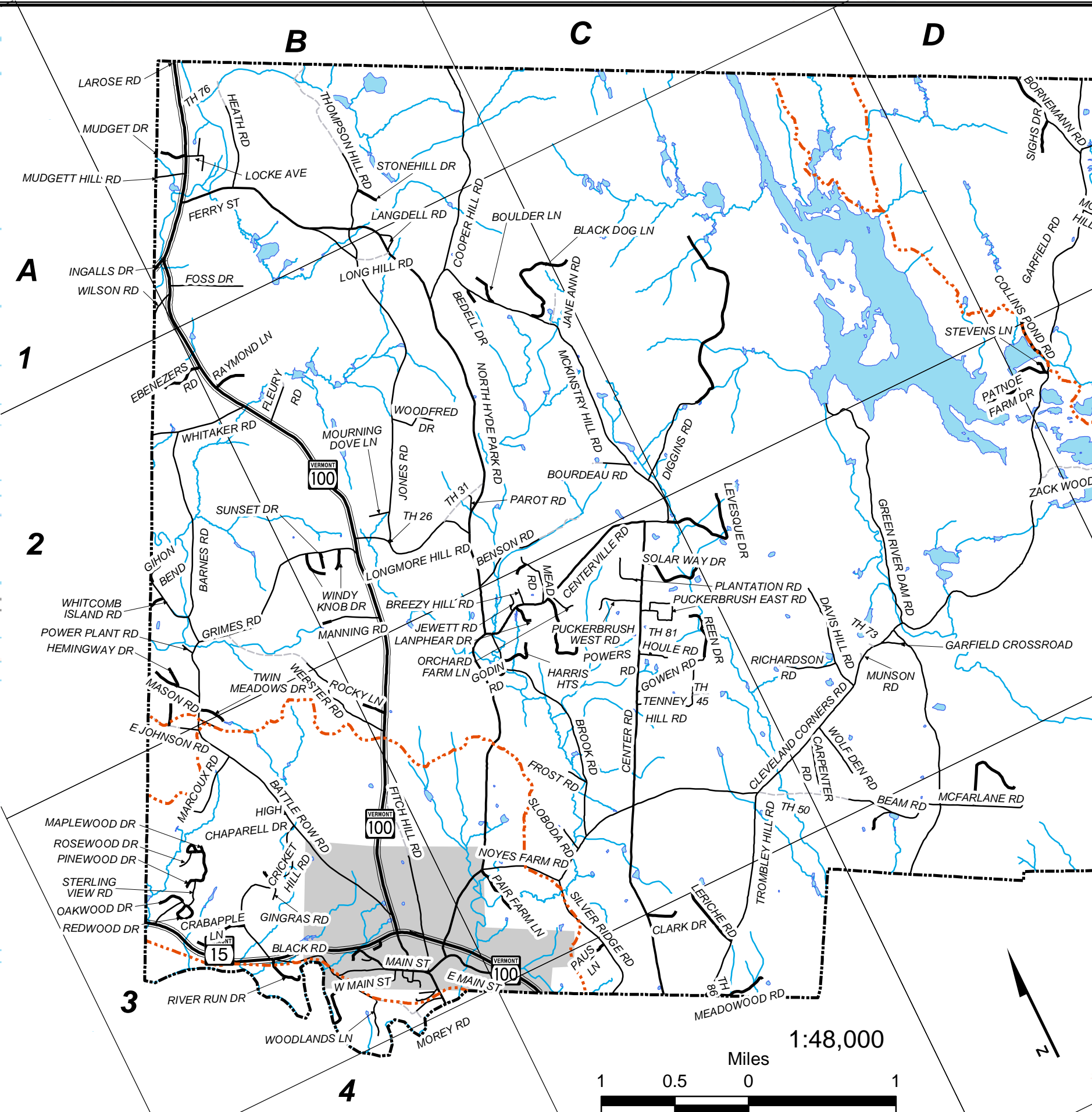
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Transportation Map

Hyde Park, Vermont 2011 Municipal Development Plan



Name	Key	Name	Key
BARNES RD	A2	MILL ST	A3
BATTLE ROW RD	A2-3	MOREY HILL RD	D2
BEAM RD	C4	MOREY RD	A3
BEDELL DR	B2	MOURNING DOVE LN	B2
BENSON RD	B2	MUDGET DR	B1
BLACK DOG LN	B2-C2	MUDGETT HILL RD	B1
BLACK RD	A3	MUNSON RD	C3
BORNEMANN RD	D2	NORTH HYDE PARK RD	B1-3
BOULDER LN	B2	NOYES FARM RD	B3
BOURDEAU RD	B2	OAKWOOD DR	A3
BREEZY HILL RD	B3	ORCHARD FARM LN	B3
BROOK RD	B3	ORCHARD TERR	A3
CARPENTER RD	C3	PAIR FARM LN	B3
CENTER RD	B3-4	PAROT RD	B2
CENTERVILLE RD	A3-B3	PATNOE FARM DR	C3-D3
CHURCH ST	A3	PAUS LN	B4
CLARK DR	B4	PINE MEADOW DR	A3
CLEVELAND CORNERS RD	B3-C3	PINEWOOD DR	A3
COLLINS POND RD	D2-D3	PLANTATION RD	B3
COMMONWEALTH AV	A3	POWER PLANT RD	A2
COOPER HILL RD	B1-2	POWERS RD	B3
CRABAPPLE LN	A3	PROSPECT ST	A3
CRAFTSBURY RD	D2	PUCKERBRUSH EAST RD	B3
CRICKET HILL RD	A3	PUCKERBRUSH WEST RD	B3
DAVIS HILL RD	C3	RAILROAD DR	A3
DEER RUN LN	B1	RAYMOND LN	B2
DEPOT ST	A3	REDWOOD DR	A3
DEPOT ST EXT	A3	REEN DR	B3
DIGGINS RD	B2-C2	RICHARDSON RD	C3
E JOHNSON RD	A2-3	RIVER RUN DR	A3
E MAIN ST	A3-B3	ROCKY LN	B3
EBENEZERS RD	A2-B2	ROSEWOOD DR	A3
E DEN ST	A3	ROUTE 100C	B1
FERRY ST	B1	SIGHS DR	D2
FITCH HILL RD	A3	SILVER RIDGE RD	B3-4
FLEURY RD	B2	SLOBODA RD	B3
FOSS DR	B1	SOLAR WAY DR	B3
FROST RD	B3	STERLING VIEW RD	A3
GARFIELD CROSSROAD	C3	STEVENS LN	D3
GARFIELD RD	C3-D3	STONEHILL DR	B1
GIHON BEND	A2	SUNSET DR	B2
GINGRAS RD	A3	SYLVAN RD	A3
GODIN RD	B3	TEN BENDS DR	A3
GOWEN RD	B3	TENNEY HILL RD	B3
GREEN RIVER DAM RD	C2-3	TH 26	B2
GRIMES RD	A2-B2	TH 31	B2
HARRIS HTS	B3	TH 45	B3
HEATH RD	B1	TH 50	B3-C4
HEMINGWAY DR	A2	TH 62	A3
HIGH CHAPARELL DR	A3	TH 72	A3
HILLSIDE AV	A3	TH 73	C3
HOULE RD	B3	TH 76	B1
INGALLS DR	B1	TH 81	B3
JANE ANN RD	B2-C2	TH 86	B4
JEWETT RD	B3	THOMPSON HILL RD	B1-2
JOHNSON ST EXT	A3	TINGLE RD	A3
JONES RD	B1-2	TROMBLEY HILL RD	B3-4
LANGDELL RD	B2	TWIN MEADOWS DR	A2-3
LANPHEAR DR	B3	VT 100	A3-B3
LOCKE AVE	B1	VT 15 E	A3-B4
LONG HILL RD	B2	VT 15 W	A3
LONGMORE HILL RD	B2	W MAIN ST	A3
MAIN ST	A3	WEBSTER RD	A2-B3
MANNING RD	B2	WHITAKER RD	A2-B2
MAPLEWOOD DR	A3	WHITCOMB ISLAND RD	A2
MARCOUX RD	A3	WILSON RD	A1-B1
MASON RD	A2	WINDY KNOB DR	B2
MCFARLANE RD	C4	WOLF DEN RD	C3
MCKINSTRY HILL RD	B2-3	WOODFRED DR	B2
MEAD RD	B2-3	WOODLANDS LN	A3
MEADOWOOD RD	B4	ZACK WOODS RD	C3-D3

Legend

- - - - - VAST Trails
- - - - - Long Trail
- ==** State Highway
- Class 2 Road
- Class 3 Road
- - - - -** Class 4 Road
- Private Road

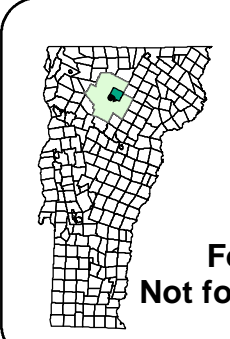
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POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.

ROADS: 1:5000 E-911 Road Data, 2010.

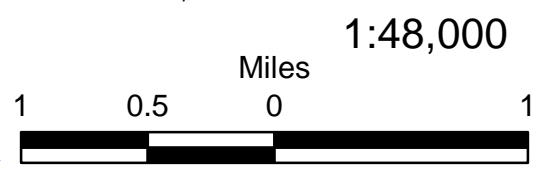
SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos as additional source material, VCGI for VHD-USGS, 2001.

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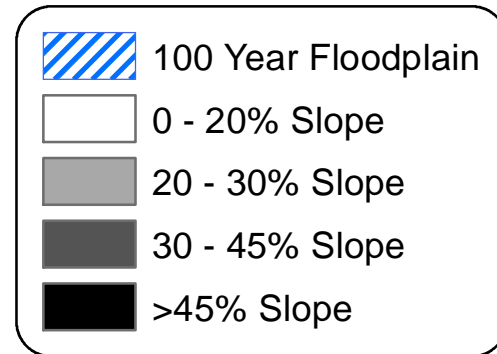
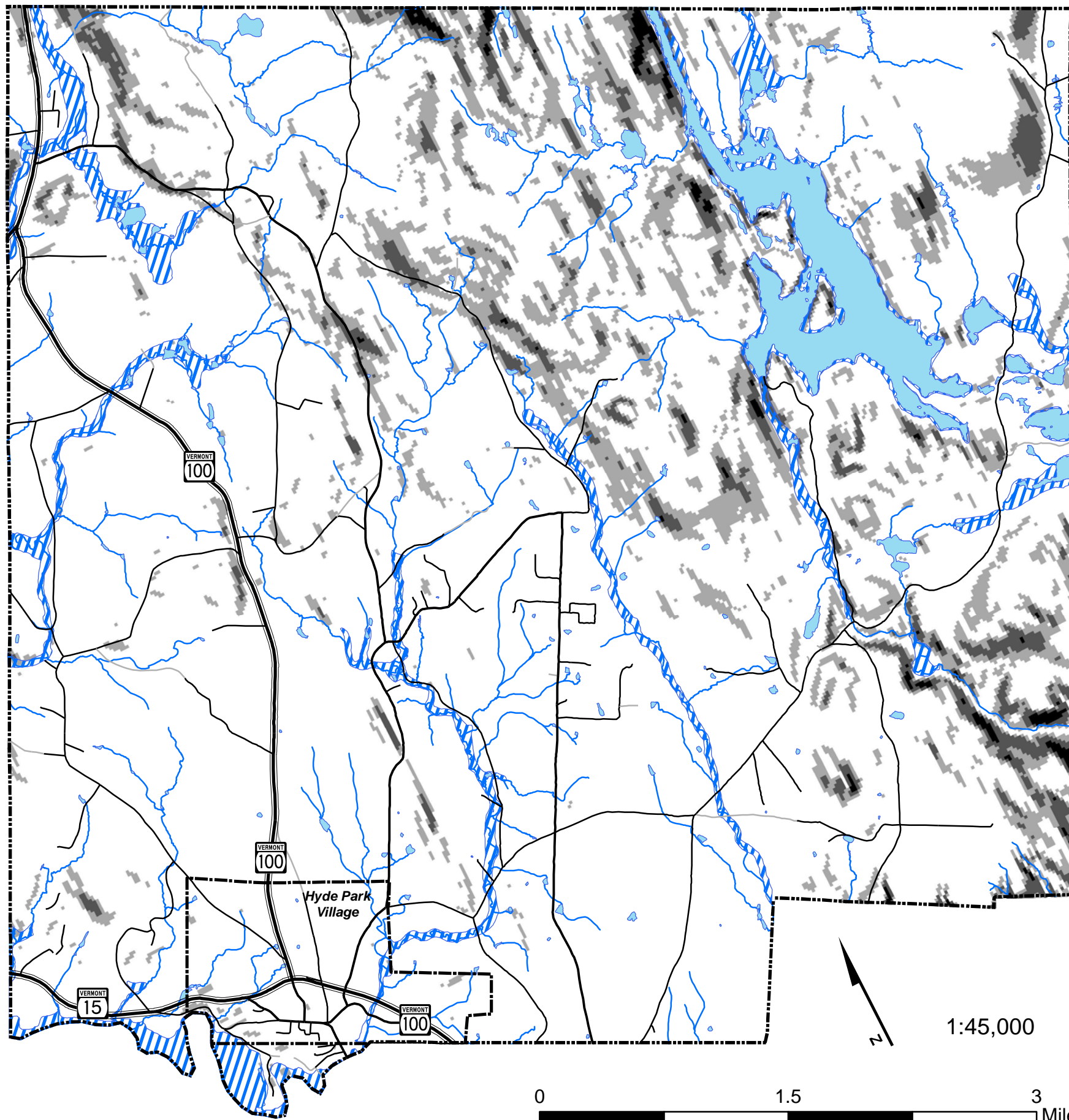
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Topographic Limitations Map

Hyde Park, Vermont 2011 Municipal Development Plan



DATA SOURCES:

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 SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.
 FLOOD PLAIN: Digitized from FEMA Flood Insurance Rate Maps. DEC, Water Quality Division.
 SLOPE: Derived from USGS National Elevation Dataset, 1:24000 30-meter DEM. VCGI, 2001.

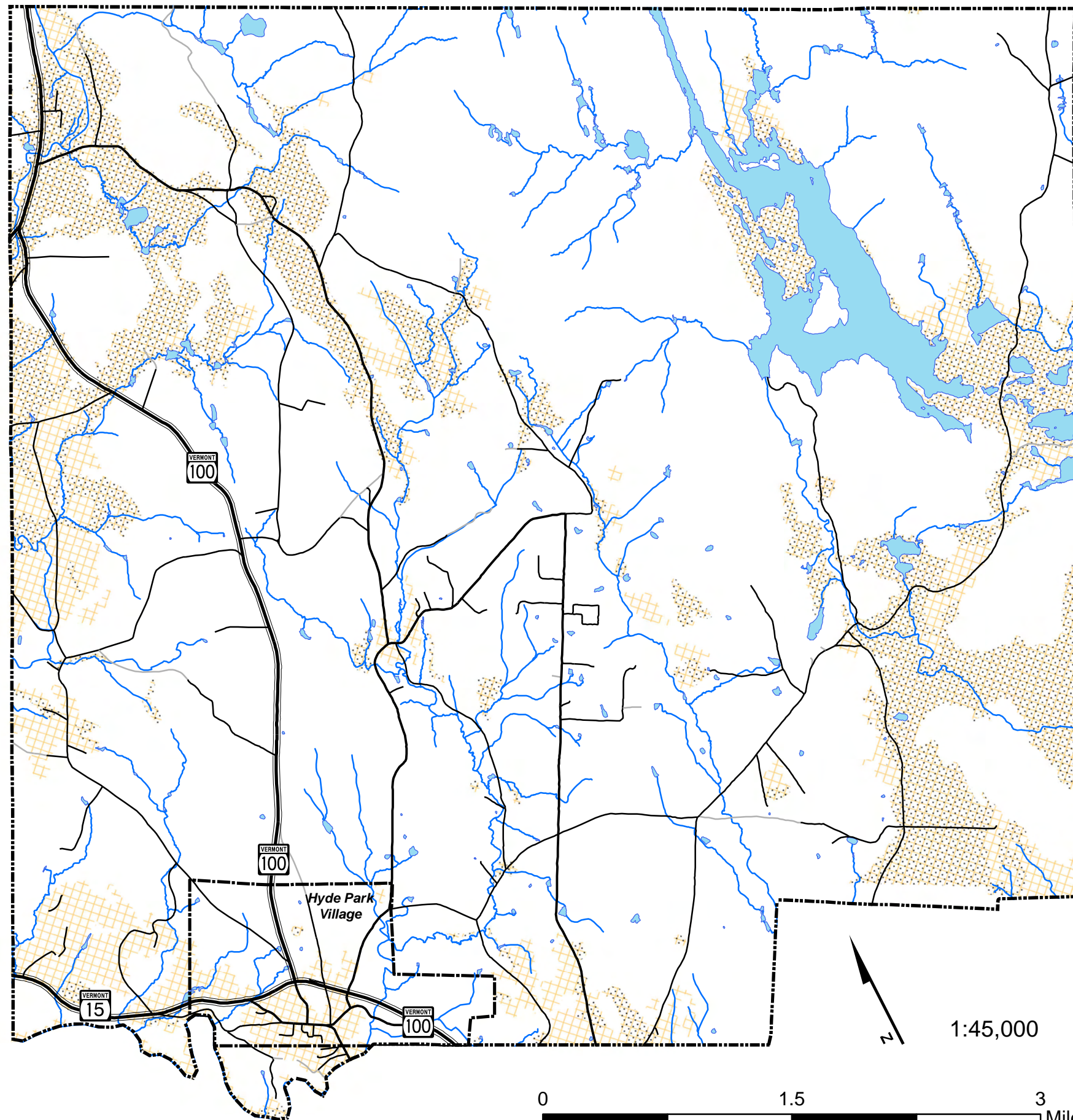
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Surficial Geology Resources Map

Hyde Park, Vermont
2011 Municipal Development Plan



Surficial Geology Resources

-  Gravel
-  Sand

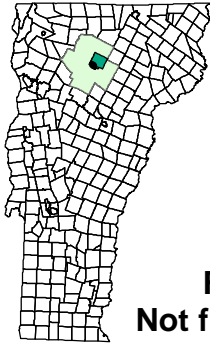
DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.

ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.

SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.

SURFICIAL GEOLOGY: Surficial geologic features as digitized from the 1:62,500 15 minute series USGS quadrangle map sheets, compiled by The Vermont Geological Survey 1956-1970. VCGI, 2009.



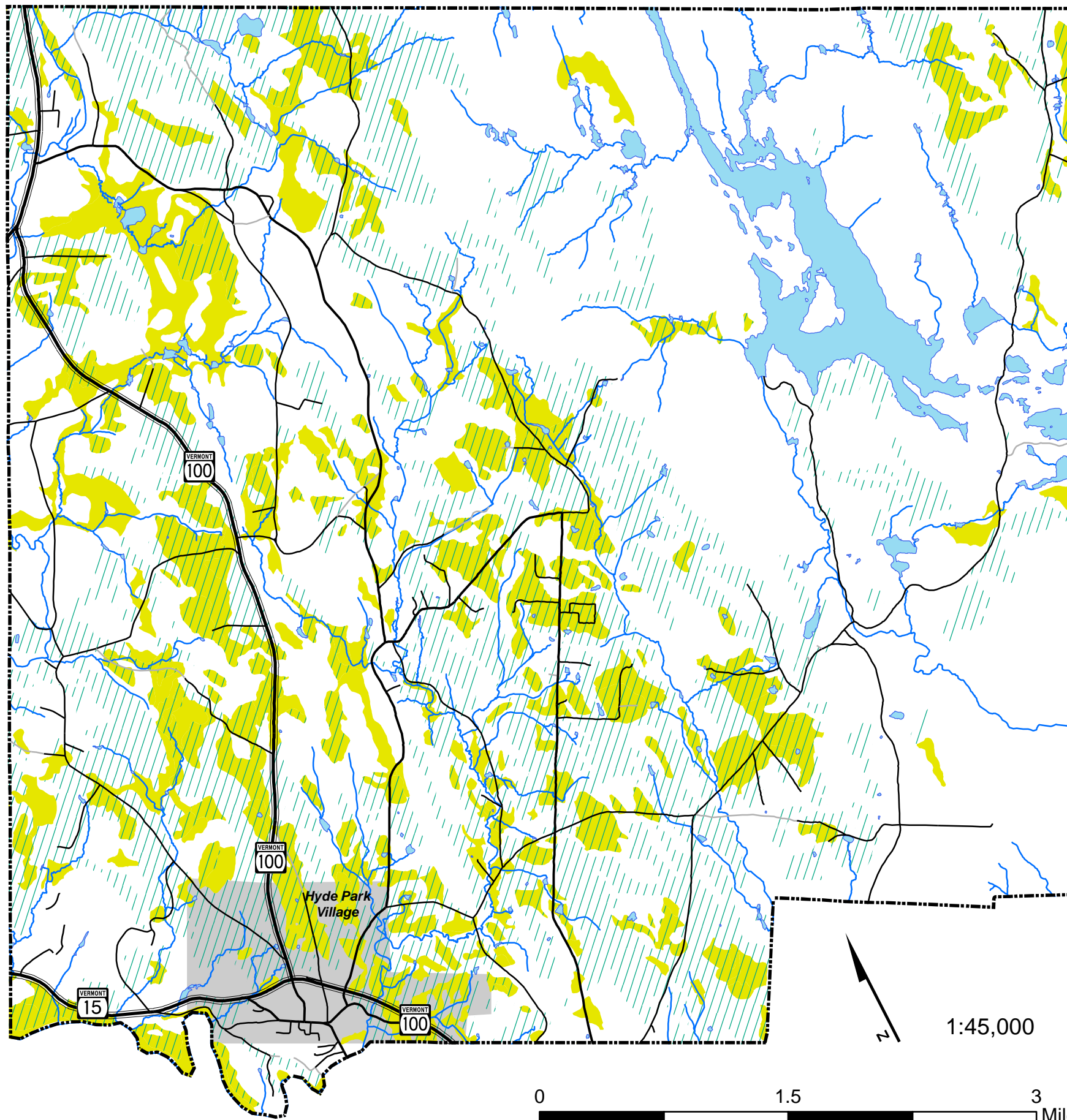
**NAD 1983
VT State Plane, Meters
Traverse Mercator**



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Soil Resources Map

Hyde Park, Vermont 2011 Municipal Development Plan



 Class I Productive Forest Soils
 Prime Agricultural Soils

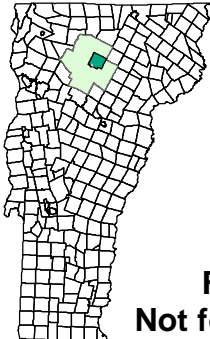
DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.

ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.

SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.

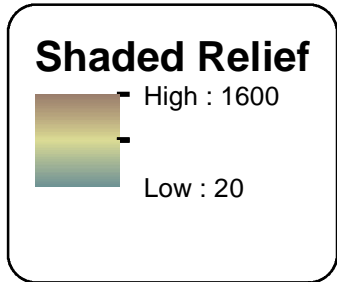
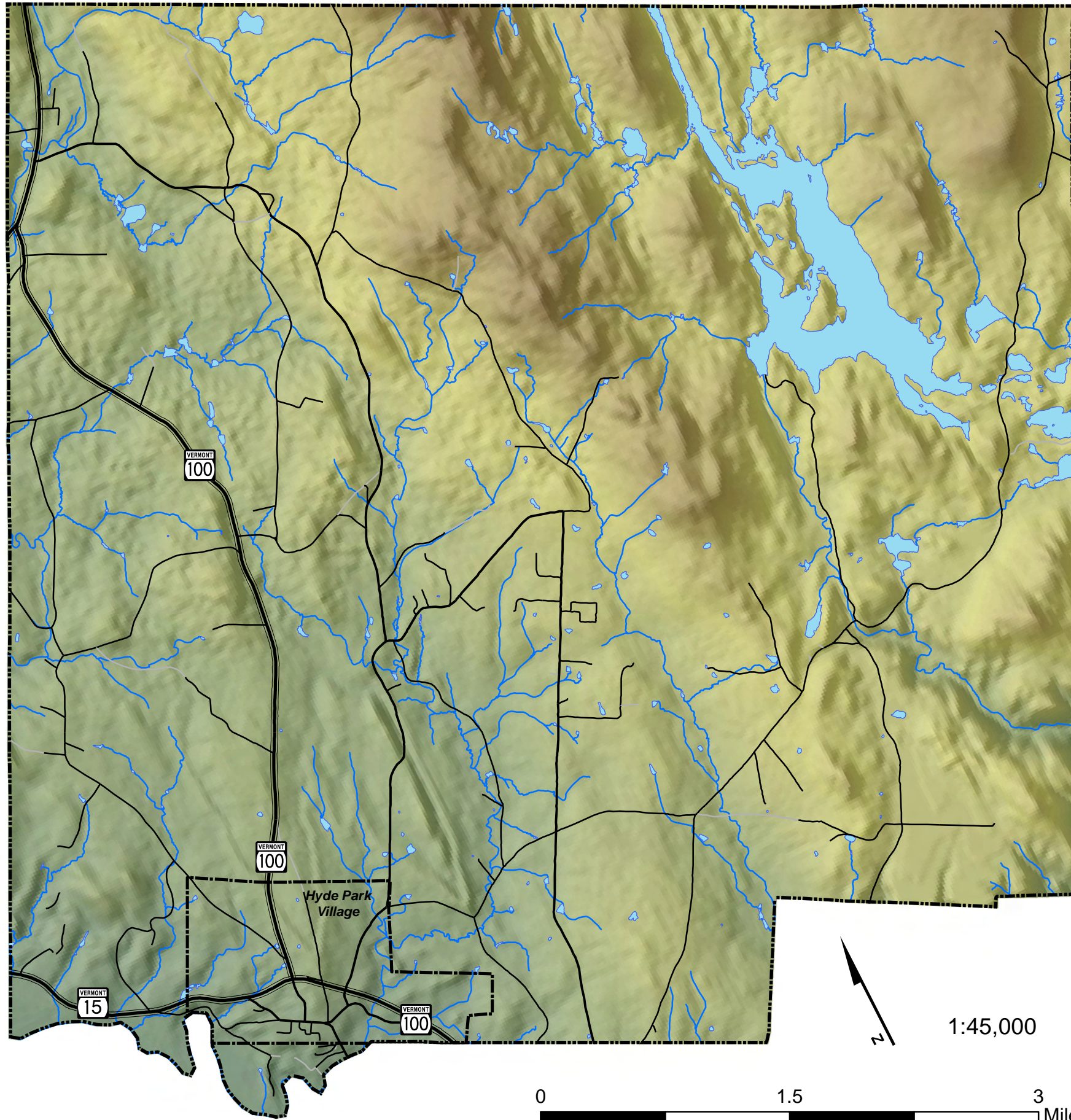
SOILS: Optically scanned from 1:20000 USDA-NRCS soil maps, 1981. VCGI, 2007.


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Shaded Relief Map

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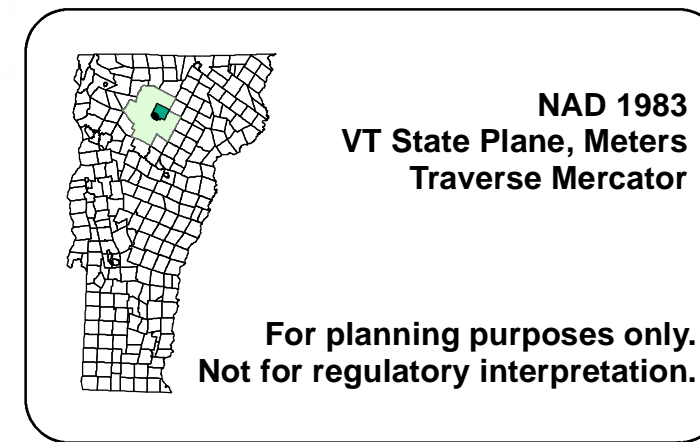
DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.

ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.

SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.

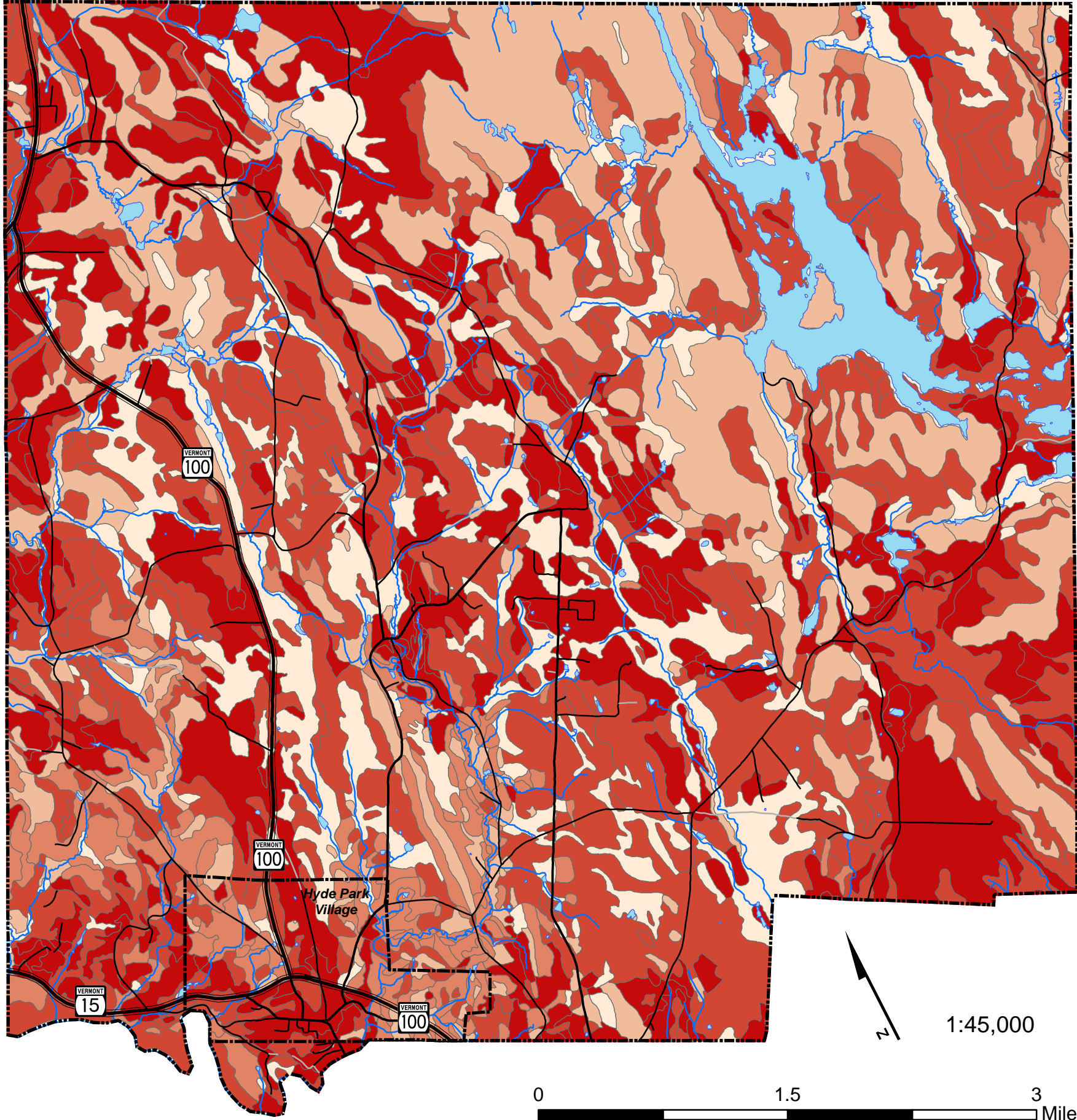
SHADED RELIEF: Derived from USGS National Elevation Dataset, 1:24000 30-meter DEM. VCGI, 2001.



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Onsite Septic Suitability Map

Hyde Park, Vermont
2011 Municipal Development Plan

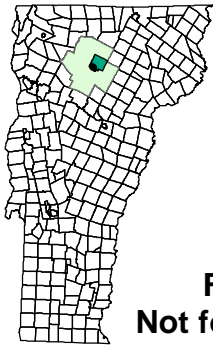


Onsite Septic Suitability

- Very Suitable
- Moderately Suitable
- Marginally Suitable
- Not Suitable
- Not Rated

DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.
 ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.
 SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.
 ONSITE SEPTIC SUITABILITY: A subset of SSURGO certified soil data depicting onsite sewage disposal ratings of Vermont soils. Ratings are based on Vermont Environmental Protection Rules, August 16, 2002, based on 20% maximum slope - for lots created on or after June 14, 2002. It doesn't replace onsite investigation. This data set is not designed for use as a primary regulatory tool in permitting or citing decisions, but may be used as a reference source. Created by USDA - NRCS, 2008; distributed by VCGI.



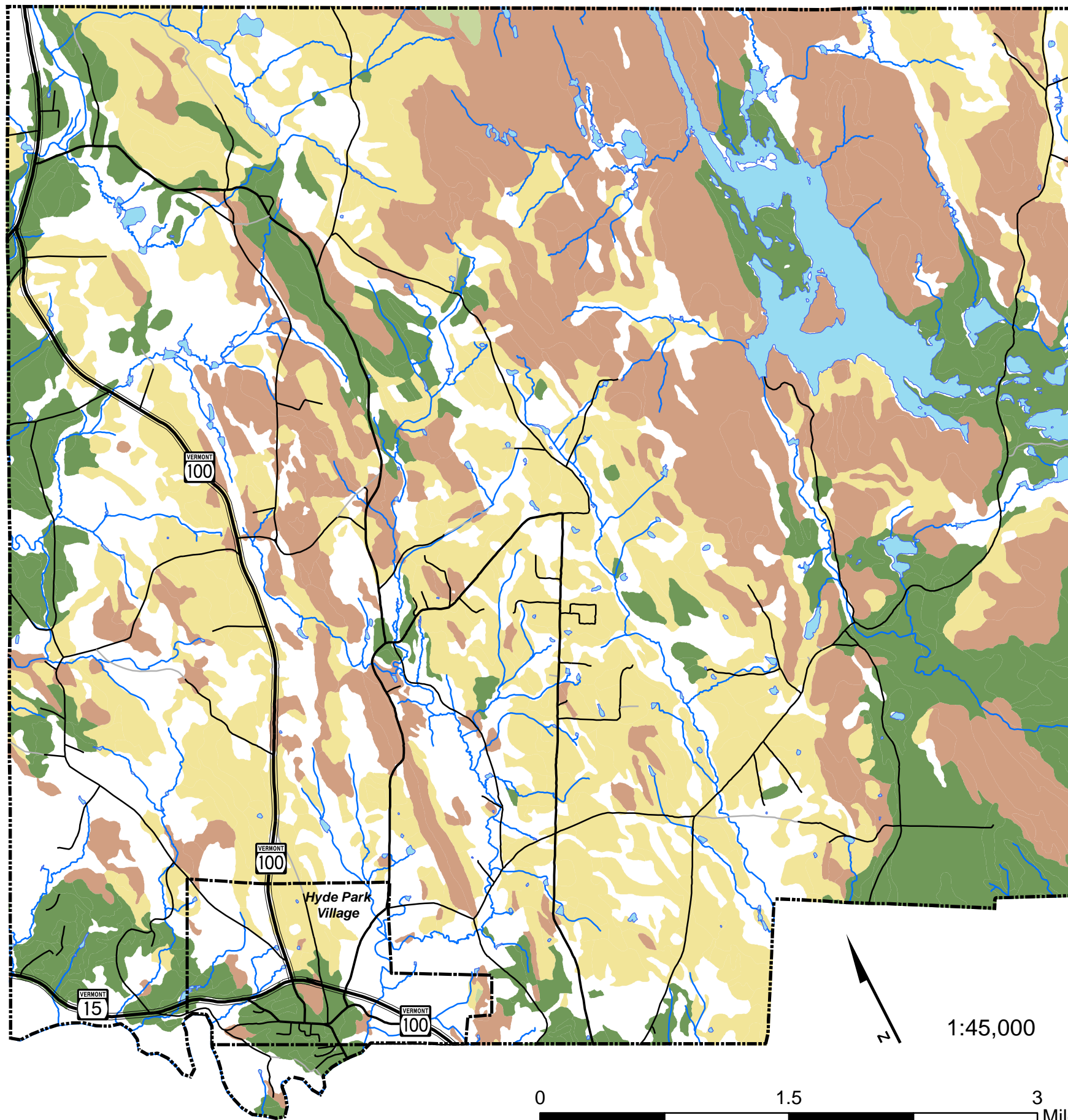
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Major Soil Associations

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Major Soil Associations

- Adams / Colton / Duxbury
- Berkshire / Marlow / Peru
- Lyman / Tunbridge
- Londonderry / Stratton / Ricker

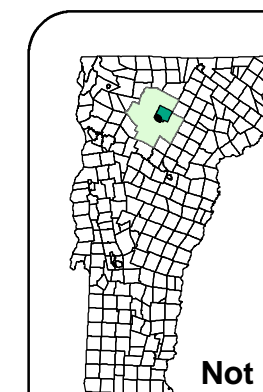
DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.

ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.

SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.

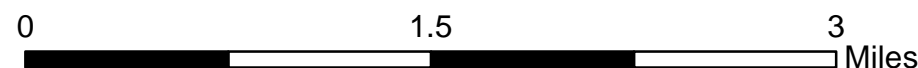
SOILS: Optically scanned from 1: 20000 UDSA-NRCS soil maps, 1981. VCGI, 2008.



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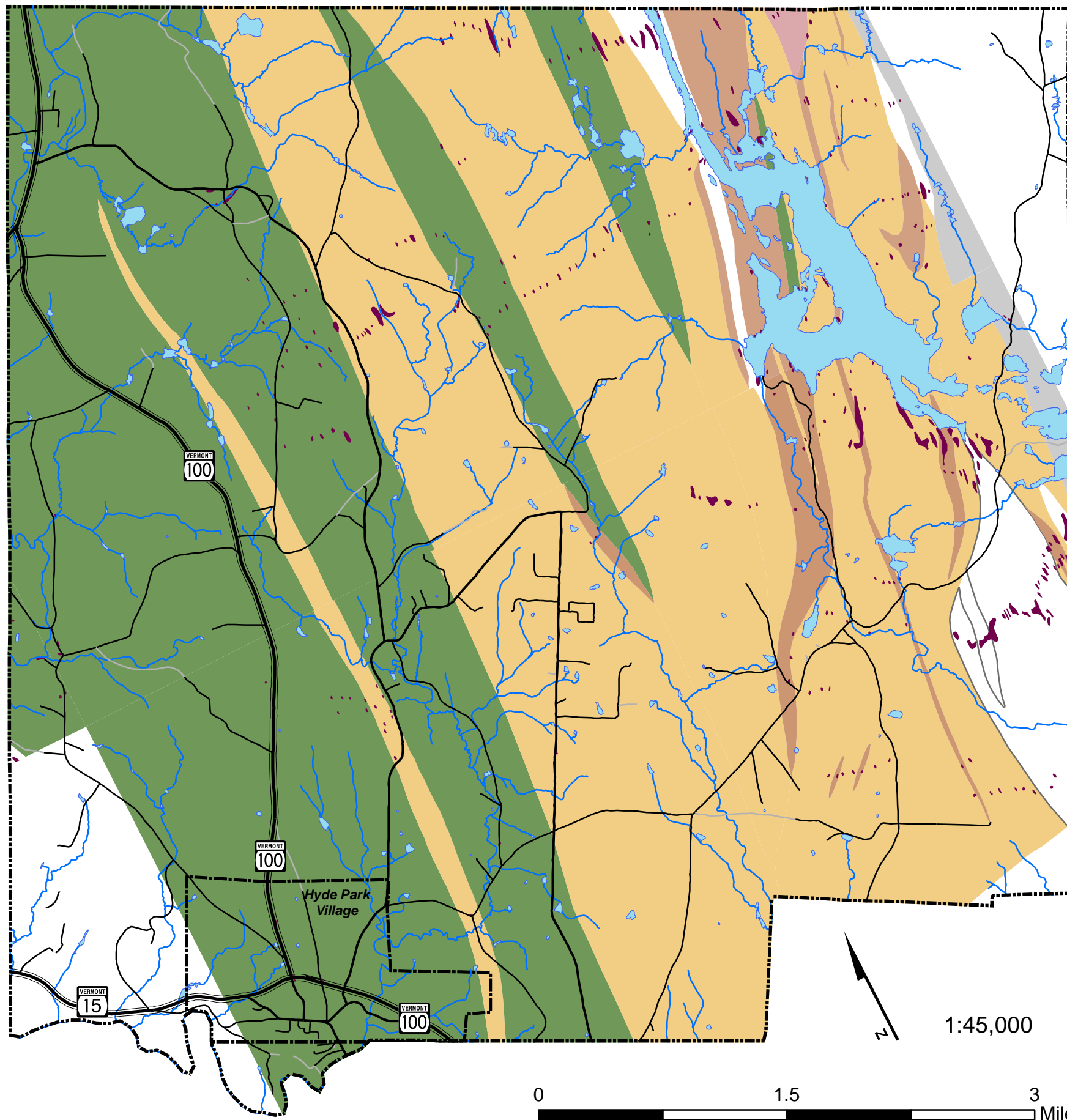
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1:45,000

Geologic Bedrock Map

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Geologic Bedrock

-  silvery grayish-green quartzose phyllites
-  dark-green weakly punky-weathering and calcareous greenstones
-  grayish-green quartzose phyllites
-  rusty weathering dark gray to black carbonaceous to graphitic pyritiferous phyllites
-  interlayered dark-green and grayish-green phyllites and grayish-green quartz-rich phyllitic granofels
-  no bedrock data
-  bedrock outcrop

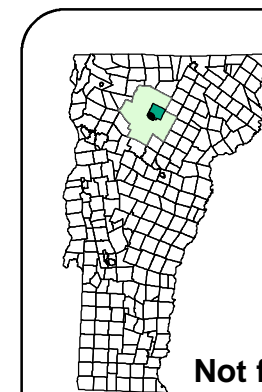
DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.

ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.

SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.

GEOLOGIC BEDROCK: Derived from field mapped data, 1995-1998. Vermont Geological Survey, VANR. VCGI, 2003.



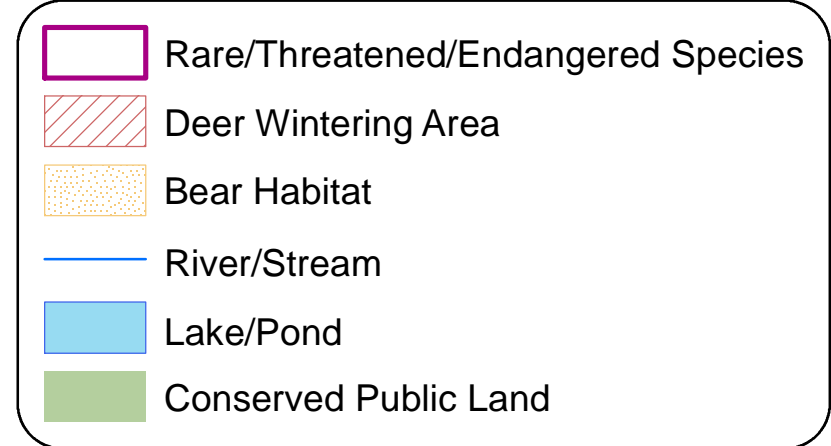
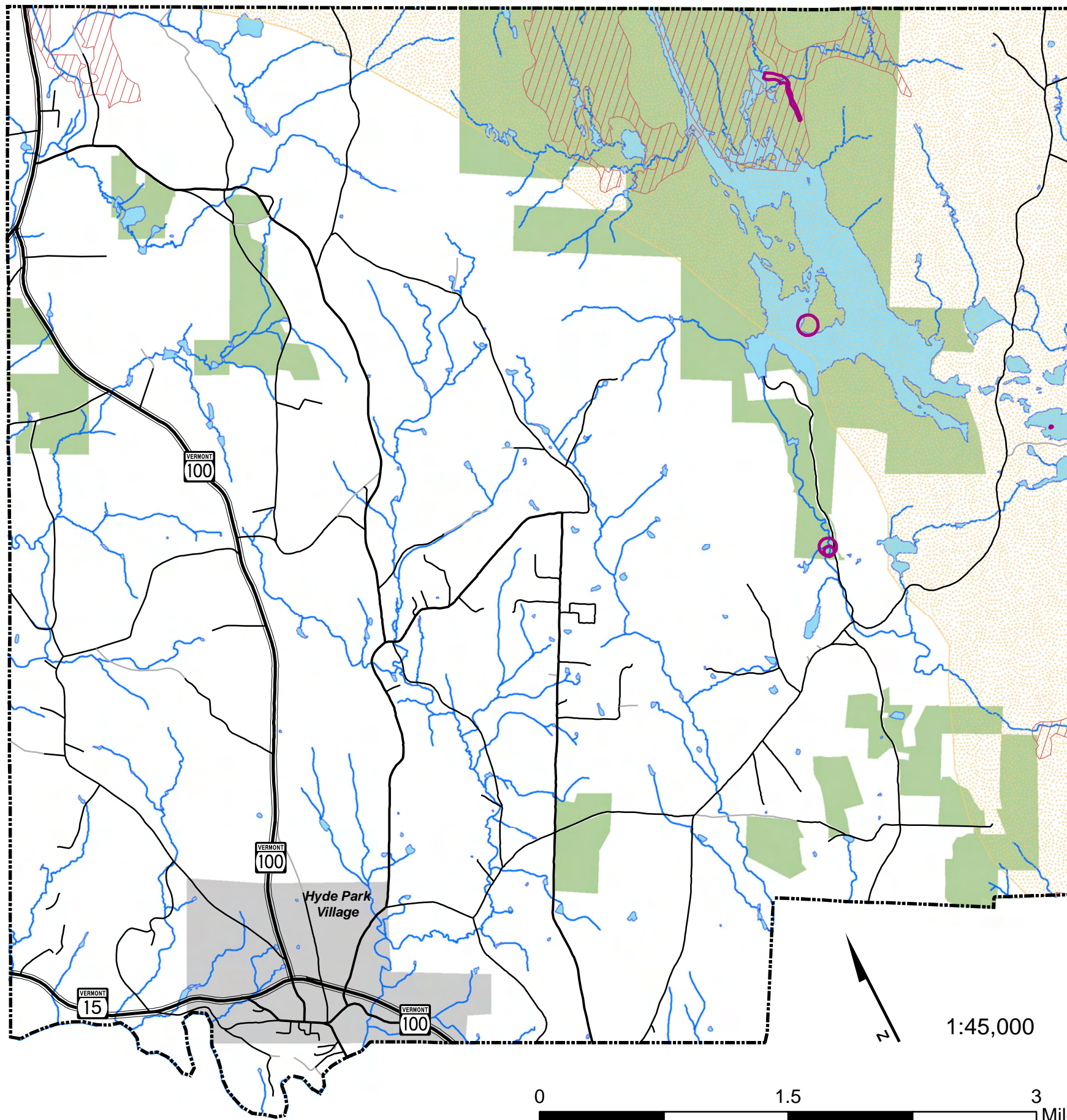
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Critical Habitat Map

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DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.
 ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.
 PUBLIC CONSERVATION LANDS: Conserved lands database, Vermont Land Trust, 2009.
 SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.
 DEER WINTERING AREAS: Digitized from 1:5,000 orthophotos, VANR, 2011.
 BEAR HABITAT: VANR, 1989.
 RARE/THREATENED/ ENDANGERED SPECIES: Vermont Nongame and Natural Heritage Program, VANR, 2010.

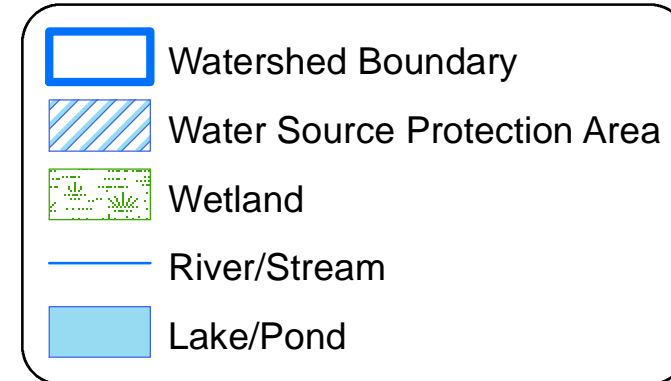
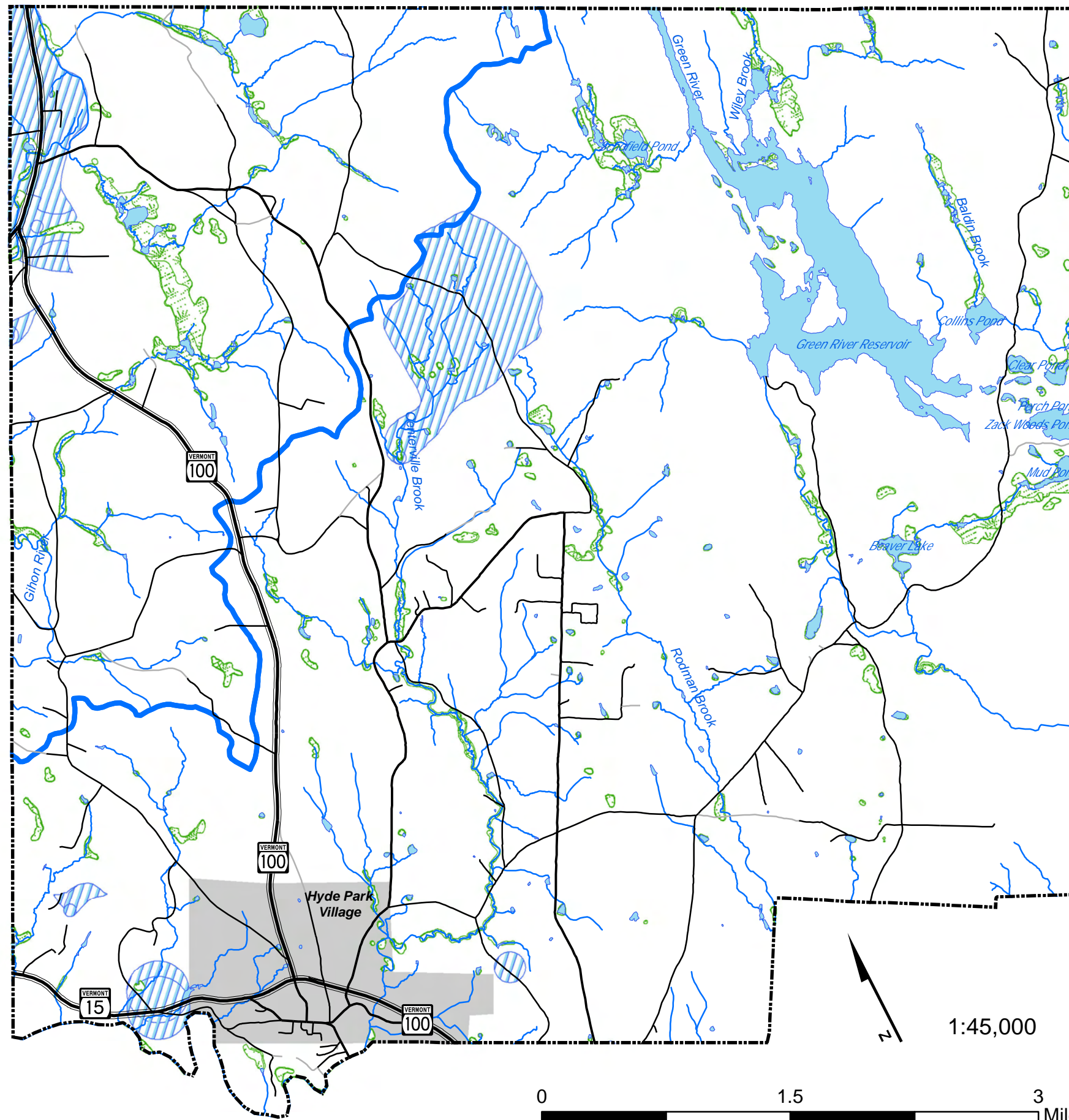
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Water Resources Map

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POLITICAL BOUNDARIES: VCGI, 2008.
ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2010.
SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.
VSWI WETLANDS: VANR, Water Quality Division, from VCGI, 2010. Please note- These data include both NWI wetlands and VANR Class II wetlands. USFWS used 1:80000 color infrared aerial photos (flown between 1975 and 1978), USGS topo sheets and other mapped and text data to interpret locations. 3 acre mapping unit with included 50' buffer. VANR updated as of 2010. Refer to the VANR-DEC, Water Quality Division, Wetlands Section for official wetlands determinations. (802) 244-6951.
WATER SOURCE PROTECTION AREAS: Digitized from 1:24000 USGS topographic maps. DEC, Water Supply Division, 1998; VCGI, 2010.
WATERSHED BOUNDARIES: Interpreted from 1:24000 USGS quadrangles, UVM-SAL, to USDA-NRCS specifications, 1996; Vermont Hydrography Dataset, VCGI, 2010.

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