TOWN OF HYDE PARK
VILLAGE OF HYDE PARK
NOTICE OF PUBLIC HEARING

The Hyde Park Town Planning Commission and Hyde Park Village Planning Commission shall hold a public hearing on Monday, November 6, 2017, beginning at 7:00 P.M. in the Hyde Park Municipal Office, 344 Vermont Route 15 West, to take comment on and consider the approval of the 2017 Town and Village Comprehensive Development Plan, the "2017 Plan."

If approved following the hearing, the Village Trustees and Selectboard will hold joint public hearings to consider adoption of the 2017 Plan which would then be effective for the next 8 years. The proposed plan substantially amends the energy and utilities section's goals and objectives, updates demographic data and modifies all other plan chapters to remove projects completed since 2012 and proposes new recommendations for future land use development in the Town and Village of Hyde Park.

The proposed Town and Village Comprehensive Plan includes the following section headings: Introduction, Public Services & Community Facilities, Education, Energy & Utilities, Transportation, Housing, Economic Development, Natural & Productive Resources, Historic & Scenic Resources, Land Use Plan, and Plan Implementation; and the following appendices; Implementing "Complete Streets" and Town & Village Maps.

The draft 2017 Town and Village Comprehensive Plan and the Planning Commission's report on the proposed plan, which summarizes the areas of change, may be viewed at: Town Clerk's Office, 344 Route 15 West, PO Box 98, Hyde Park, Vermont 05655, the town website: www.hydeparkvt.com or by contacting Town Administrator, Ron Rodjenski, at 888-2300, ext. 2, or ron@hydeparkvt.com.

Ron Rodjenski, Town Administrator
10/05/2017

The Vermont Statutes Online

Title 24 : Municipal And County Government

Chapter 117 : Municipal And Regional Planning And Development

Subchapter 005 : Municipal Development Plan

(Cite as: 24 V.S.A. § 4382)

§ 4382. The plan for a municipality

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

(1) A statement of objectives, policies, and programs of the municipality to guide the future growth and development of land, public services, and facilities, and to protect the environment.

Subdivision (a)(2) effective until January 1, 2018; see also subdivision (a)(2) effective January 1, 2018 set out below.

(2) A land use plan:

(A) consisting of a map and statement of present and prospective land uses, indicating those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public, and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes;

(B) setting forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service; and

(C) identifying those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

Subdivision (a)(2) effective January 1, 2018; see also subdivision (a)(2) effective until January 1, 2018 set out above.

(2) A land use plan, which shall consist of a map and statement of present and prospective land uses, that:

(A) Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public, and semi-public uses, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, with indications of priority of need.

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system.

(7) A recommended program for the implementation of the objectives of the development plan.

(8) A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under this title.

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy.

(10) A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

(1) population characteristics and distribution, including income and employment;

(2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;

(3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

(d) Where appropriate, a municipal plan may provide for the use of "transit passes" or other evidence of reduced demand for parking spaces in lieu of parking spaces. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 7, eff. April 11, 1972; 1975, No. 236 (Adj. Sess.), § 2; 1979, No. 174 (Adj. Sess.), § 8; 1985, No. 188 (Adj. Sess.), § 10; 1987, No. 200 (Adj. Sess.), §§ 8, 10, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 7; 1991, No. 130 (Adj. Sess.), § 2; 1995, No. 122 (Adj. Sess.), § 2, eff. Apr. 25, 1996; 2003, No. 115 (Adj. Sess.), § 89; 2011, No. 52, § 33, eff. July 1, 2012; 2013, No. 16, § 4, eff. July 1, 2014; 2013, No. 146 (Adj. Sess.), § 6, eff. May 27, 2014; 2015, No. 171 (Adj. Sess.), § 17, eff. Jan. 1, 2018.)

Planning Commission Report on Municipal Plan

Prepared for the Commission by Town Staff
Approved by the Planning Commission September 18, 2017

This report is in accordance with 24 V.S.A.§4384(c) which states:

§ 4384. Preparation of plan; hearings by planning commission

(a) A municipality may have a plan. Any plan for a municipality shall be prepared by the planning commission of that municipality. At the outset of the planning process and throughout the process, planning commissions shall solicit the participation of local citizens and organizations by holding informal working sessions that suit the needs of local people. An amendment or repeal of a plan may be prepared by or at the direction of the planning commission or by any other person or body.

Brief explanation of the proposed 2017 Municipal Plan:

The Town Planning Commission worked with the Village of Hyde Park Planning Commission over the past 15 months to prepare the Hyde Park Municipal Plan ("Plan") for approval and adoption by the Hyde Park Selectboard and Village of Hyde Park Board of Trustees.

The Plan will be in effect for eight (8) years per 24 VSA 4387, a.

The changes proposed by the Planning Commission to the 2012 Municipal Plan are substantive and incorporate new legislative requirements for Section 248 substantial deference standing and more straight-forward updates of demographic data. Most maps are re-adopted for 2017 with new energy constraint maps added. It should be noted, however, that the current proposal does not include modification of the Plan's "Future Land Use Map".

The proposed Plan is consistent with the 14 established planning goals contained in 24 VSA 4302(b) and a continuing planning process that involves; a coordinated planning process; citizen involvement; evaluation of the consequences of growth on the region; and municipalities creatively working together.

A summary of the 14 specific goals that the Planning Commission feels are met by the proposed Plan are:

1. Development maintaining historic village separated by rural countryside.
2. Strong and diverse economy.
3. Broad educational and vocational training opportunities.
4. Safe and energy efficient transportation systems, including public transit, pedestrians and bicyclers.
5. Protect important natural and historic features.
6. Maintain and improve quality of air, water, wildlife mineral and land resources.
7. Provide for the development of renewable energy resources.
8. Maintain and enhance recreational opportunities.
9. Encourage and strengthen agricultural and forest industries.
10. Provide for wise and efficient use of natural resources.
11. Ensure availability of safe and affordable housing.
12. Plan for and finance efficient public services so growth does not exceed capacity.
13. Ensure availability of safe and affordable child care.
14. Encourage flood resilient communities.

Brief explanation of the probable impact on the surrounding area, and compatibility with surrounding towns' plans, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.

The Planning Commission has concluded that, given there are no proposed changes to the Future Land Use Map contained in the Plan, the amendments would be unlikely to have a significant negative impact on the surrounding area, traffic generation, and overall land use patterns. The Plan encourages economic development to be focused in industrial areas and Village of North Hyde Park and within the commercial and civic center in the Village of Hyde Park, the County seat. Adjoining towns will benefit from Hyde Park's action to conserve forest lands, wildlife corridors, water source protection areas, river corridors and other water resources while using existing transportation corridors to facilitate economic growth. The Planning Commission does not foresee significant negative impacts on the surrounding area resulting from possibly elevated levels of economic activity, in fact, preservation of outlying areas through large lot zoning and higher densities in the two designated Village Centers, will work to revitalize both village areas over the life of the Plan and not significantly impact neighboring towns' Village Centers and open spaces.

Brief explanation of the long-term cost or benefit to the municipality, based upon consideration of the probable impact on municipal tax base; and the need for public facilities.

The Planning Commission has concluded that, given there are no proposed changes to the Future Land Use Map contained in the Plan, the amendments would be unlikely to have negative impact on municipal tax base and the need for public facilities. Given surplus capacities in water and wastewater systems in the village, the Planning Commission foresees no negative impacts on public facilities as a result of the proposed policy changes. Further, the Planning Commission foresees the revised policies resulting in positive impacts on the municipal tax base.

END OF REPORT

Hyde Park, Vermont
Municipal Development Plan
(2017-2025)

Prepared by the

Hyde Park Town Planning Commission

Village of Hyde Park Planning Commission

Technical assistance provided by the **Lamoille County Planning Commission**

Graphic: Hyde Park Town Logo (2012) and Village of Hyde Park Logo (2016)

Acknowledgements:

Hyde Park Town Planning Commission

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With special thanks to Over and Above Aerial Photography (cover photos, others as credited)

Photographs attributed to Steve Munroe, Charlie Aronovici, the Lamoille County Planning Commission, the Village of Hyde Park, except that the Hyde Park Solar, Waterhouse Project photo is compliments of Encore Renewable Energy.

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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 Hyde Park'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.

Members of the community 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 Hyde Park to continue to provide essential services, while preserving the community's natural environment, historic character and working landscape.

An Overview of the Municipal Plan

This Plan is a thorough, long-range guide for future development within Hyde Park, Vermont. The plan provides a basic framework of goals and policies to guide public and private investments, to assist elected officials and other partner's so that their decisions 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, and or invest in Hyde Park.

Hyde Park's scenic landscape in spring

visit

Authority

In Vermont, municipalities are authorized to adopt a Municipal Plan under Chapter 117, Title 24 of state statute (the Vermont Municipal and Regional Planning and Development Act). Per Section 4382 of the Act, municipal plans are expected to address eleven required subject areas and be compatible with Vermont's Statewide Planning Goals (established under Section 4302). Among others, these goals include:

- To plan development so as to maintain the historic settlement pattern of compact villages and urban centers separated by rural countryside;
- To encourage the efficient use of energy and the development of renewable energy resources;
- To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers; and,
- To maintain and improve the quality of air, water, wildlife and land resources.

Per Section 4832 of the Act, Municipal Plan must include the following elements (paraphrased):

1) A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment;
2) A land use plan;
3) A transportation plan;
4) A utility and facility plan;
5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;
6) An educational facilities plan;
7) A recommended program for the implementation of the objectives of development plan;
8) A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region;
9) An energy plan;
10) A housing element that shall include a recommended program for addressing low and moderate-income persons' housing needs; and,
11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development.
12) A flood resilience plan which may reference an existing local hazard mitigation plan.

It is the intent of this plan to address each of the required elements to the extent it is applicable to Hyde Park, while analyzing a range of additional community development related variables. For ease of reference, chapter organizes the plan's eleven unique subject areas.

Jurisdiction

A five-member Board of Selectmen governs the Town. A five-member Board of Trustees governs the Village. Each board has the authority to execute administrative, legislative and quasi-judicial functions within its respective municipal boundaries (see **Appendix III**).

While the Town and Village remain separate political entities, they in fact coordinate many public services. The Hyde Park Town Planning Commission and the Village of Hyde Park Planning Commission are appointed bodies with authority to prepare municipal plans and bylaws, and participate in state permitting processes (Act 250 and Section 248), as enumerated under statute. Members of the Town Planning Commission could include residents of the Village and various other neighborhoods throughout the community. Members of the Village Planning Commission currently are comprised of Trustees of the Village Board. Residents of the town frequent businesses and public facilities within the village, while residents of the village likewise enjoy the scenic character and rural amenities available throughout town.

The Community Planning Process

In recognition of the long-term vision for prosperity and sustainability shared by all Hyde Park residents, both Planning Commissions, establish a single, joint comprehensive plan.

To advance local participation in the planning process, the Village Board of Trustees acted on January 14, 2015, to designate the Board as the Village Planning Commission, established the Village Development Review Board and subsequently adopted the Form-Based Village Land Use and Development Regulations ("Zoning Bylaws").

Furthermore, the Board of Trustees adopted this resolution in 2015.

> Be it resolved that the Governing Board of Trustees of the Village of Hyde Park, a legally established municipal entity of the State of Vermont since 1895, in recognition of the value of the services and benefits that the Village of Hyde Park provides to its residents, the position of Hyde Park Village as the regional center of Courts and Law Enforcement in Lamoille County, an acknowledgement of the distinct culture and lifestyle of quality that the Village maintains and promotes, and through a belief in the vitality and advantage of democratic participation that close local communities of friends and neighbors can provide and set as an example, do hereby reaffirm their full and unwavering allegiance to Hyde Park Village remaining as an independent and self-reliant legal entity separate from the Town of Hyde Park; and do hereby pledge to the citizens of the Village of Hyde Park that the Trustees will not waver in their support of the continuation of the Village as an independent Vermont municipality within its long established boundaries, for the enhanced benefit, pride, and wellbeing of its residents.

The Municipal Plan is the product of the Town Planning Commission and the Village Planning Commission conducting independent meetings and review.

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

Adoption & Revision

The Plan shall remain in effect for five years, commencing on the date of adoption by the applicable legislative bodies. The Plan must be adopted by the Selectboard and Village Board of Trustees to take effect in both municipalities.

Throughout the plan's effective period, it should be used continuously by both Planning Commissions and other Town and Village boards to carry out the stated goals of the community. While planning goals are usually enduring and seldom change over time, policies should be updated at least every five years, to adapt to changing development trends. Amendments to this plan must consider community-wide interests and be enacted with broad public participation. Ultimately, community priorities are determined by the Hyde Park's willingness and ability to pay for facilities and services.

How to Use the Plan

This plan should be used to establish programs that help residents achieve their vision for the future of Hyde Park. To facilitate the implementation of these programs, the Planning Commissions will review development proposals with potentially significant local and regional impacts for conformance with broader community goals. The goals, policies and other recommendations specified within this plan should also be implemented through both regulatory and non-regulatory means. Examples of regulatory tools include zoning and subdivision bylaws, and other regulations such as health and road ordinances. Alternatively, non-regulatory implementation tools include capital budgeting, public outreach campaigns and grant writing efforts.

Elected officials and municipal staff should promote cooperation among local governments and assist other communities in understanding Hyde Park's long-term development goals. 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 Plan should be consulted frequently in decision-making and 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 statute, the Town and Village of Hyde Park have 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 moderate rate, to enable the Town and Village to recognize and, if necessary, adapt to demographic shifts.

Community Facilities & Services

- To efficiently maintain 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.
- To maintain the Village of Hyde Park as the residential, commercial and civic center of the community, as well as the County Seat of Lamoille County.
- To maintain Village Center designation with the state and to advance toward attaining Downtown Designation with the State of Vermont's Downtown Program.

Utilities & Energy

Hyde Park will invest wisely in vital utility infrastructure - electric, water and wastewater - to accommodate for planned growth and aged systems. The Vermont Comprehensive Energy Plan(s), the Public Service Department, the Public Service Board, the Agency of Natural Resources and other state agencies provide Hyde Park with mandates, goals, structure and governance which guide and direct municipal actions necessary to provide for critical utility needs within Hyde Park.

Hyde Park will work to meet both the Vermont Comprehensive Energy Plan – 2016 and Vermont Electric Plan - 2016 as well as any future state plans set forth, thereby encouraging the efficient use of energy, the development of renewable energy resources and transportation efficiency. Hyde Park will work to help Vermont meet specific energy targets in three areas: Renewable Energy Use, Energy Efficiency and Transportation Efficiency. The Village of Hyde Park has advanced plans and programs to accomplish these statewide goals.

- **Renewable Energy, Vermont Renewable Energy Standard**
  The Vermont Public Service Board ("Board") directs the implementation of the Renewable Energy Standard program ("RES"), which requires Vermont retail electric providers ("DUs") to acquire specified amounts of renewable energy, in the form of renewable attributes or Renewable Energy Credits ("RECs"), and to achieve fossil-fuel savings from energy transformation projects. Section 8 of Public Act No. 56 of 2015 ("Act 56") directs the Board to implement the RES by means of an "an order, to take effect on January 1, 2017," followed by rulemaking

- **Renewable Energy, Hyde Park Solar, Waterhouse Project**
  The Village of Hyde Park Electric Department owns and operates a 1.4MW solar project energized in August 2016 to provide approximately 13% of ratepayers electricity needs. The Village secured innovative and compelling project financing under the US Treasury Department's Clean Renewable Energy Bonds (CREBs) program. The CREBs financing, along with cost savings associated with developing and constructing this project concurrently with a similar project, allowed the Village to own the asset outright at commissioning at a cost per kWh generated that is below market rates for Purchase Power Agreements for similarly sized third-party owned projects. Due to Hyde Park Electric's exposure under the State of Vermont's recently enacted Renewable Energy Standard, the project will result in a savings for ratepayers. Hyde Park will continue to seek the benefit of local municipal generation projects.

- **Energy Efficiency**
  Hyde Park will work toward a goal of 25% participation by 2020 in energy audits by home and commercial ratepayers.

- **Transportation Efficiency**
  Hyde Park will work toward a goal of 20% reduction in the use of fossil fuels in transportation by 2020.

- **The Village Community Resiliency Program adopted at the 2014 Annual Meeting**
  "Voted to create a community resiliency program for the purpose of promoting locally generated electricity by strategic installation of solar energy generation for use by Hyde Park Electric and promoting efficient electric technologies, which program shall be funded through a combination of grant awards, private investment, borrowing, and Electric Department revenue."

- Energy generation projects are sited in a way that
  1. minimizes impacts to natural resources and aesthetics while encouraging efficient land use design
  2. respects the goals and objectives of municipal plans
  3. weighs in resulting savings associated with and generating electricity directly into the electric distribution system "behind the meter"
  4. weighs in the added community resiliency associated with generating electricity directly into the electric distribution system "behind the meter"

Transportation Safety

- To provide a safe, energy efficient and diverse transportation network for the benefit of the community.
- To maintain safe, bicycle and pedestrian-oriented villages that will support a vibrant local economy.

Education

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

Housing

- To guide growth into center and enterprise areas
- 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.
- To provide opportunities for residential development that accommodates a diversity of ages, income levels, and housing preferences, without compromising water quality, conserved lands or creating strip development (suburban sprawl).

Economic Development

- To participate in Vermont's Futures Project
- To develop a healthy, diverse and sustainable economy within the physical constraints and existing character Hyde Park's natural environment.
- To promote a mix of residential, retail and commercial land uses within villages, to allow residents to satisfy their day-to-day purchasing needs locally and support tourism and visitors
- Maintain a high quality of life to attract and keep residents and visitors

Natural & Productive Resources

- To promote public awareness and appreciation of Hyde Park's natural resources, while balancing conservation with ecologically sound development practices and economic needs.
- Protect ground water resources, wetlands and floodplains
- Encourage and protect the working landscape
- Ensuring the viability of diverse agricultural and forest-based enterprises
- Encourage the manufacture and marketing of value-added agricultural and forest products
- Encourage the use of locally-grown food products
- Private property must be respected

Scenic & Historic Resources

- To manage growth in such a way that protects and promotes Hyde Park'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.

Hope Grows Community Farm operates a non-profit from the beautiful Parkmont Farm in Hyde Park, VT. *Hope Grows Farm, Photo compliments of Charlie Aronovici*

Chapter 1: Community Profile

Hyde Park is located in 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, Morristown to the south, Craftsbury and Wolcott to the east, and Johnson to the west. Hyde Park closely resembles a traditional Vermont community, with a compact village center surrounded by rural countryside.

Historical Census Counts

Since 1791, the U.S. Census Bureau has conducted a decennial count of persons living in each jurisdiction in the country. To help organize this data, the Census classifies various political entities including towns, boroughs and gores as "County Subdivisions." For statistical purposes, these County Subdivisions include any villages located within their boundaries. Thus, data attributed by the Census to the Town of Hyde Park includes both the Town and Village (although data for incorporated villages or other political units is available separately). Within this plan, any statistic attributed broadly to "Hyde Park" should be assumed to mean the Town and Village collectively, unless otherwise noted.

According to the 2010 Census, Hyde Park had a population of 2,954 residents, which is approximately 12-percent of the county total. 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 for much of the town, especially between 1970 and 2000. During this half-century of growth, population within the village remained roughly flat. This is largely attributable to the fact that the majority of land within the village was developed during the early-1900s, leaving limited opportunities for expansion in the downtown area. As a share of Hyde Park's overall population, the village peaked at nearly 39-percent in 1960, declining to its current level of 16-percent in 2010.

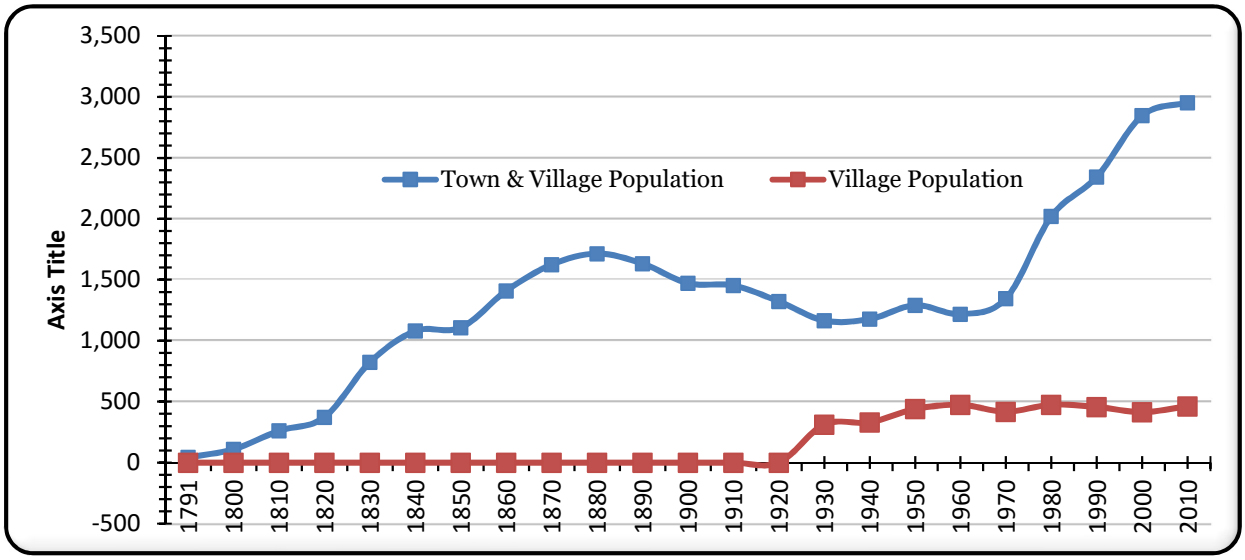


Figure 1: Population estimates from the decennial Census for Hyde Park and the Village of Hyde Park from 1791 to 2010; **Source**: U.S. Census Bureau

Components of Population Change

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

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**. 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** shows the number of recorded births and deaths in Hyde Park between 2000 and 2008 (the last year data was available at the time of this update). One observation that can be drawn from these data is that the share of growth fueled by natural increase in Hyde Park is declining, as family sizes across the country decrease.

Period	Raw Change in Population	% Growth Over Previous Decade
1980-1990	323	16.0%
1990-2000	503	21.5%
2000-2010	107	3.8%
Source: U.S. Census Bureau		

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 Hyde Park than moved out, accounting for most of the decade's population growth. Net migration slowed during the 1980s, but increased again in the 1990s. Because complete vital records are not yet available for the period of 2008-10, we cannot calculate the precise level of net migration for the decade. Nonetheless, the available data, as well as trends observed both locally and statewide suggest that Hyde Park's growth during the 2000s 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.

Table 2: Number of births, deaths, and net population change by natural increase in Hyde Park 1980-2008

Period	Births	Deaths	Nat. Increase
1980-1989	349	149	200
1990-1999	352	223	129
2000-2008*	301	217	84
Source: VT Dept. of Health			

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** illustrates the population distribution of Hyde Park residents by age cohort, according to data from the 2000 and 2010 Censuses.

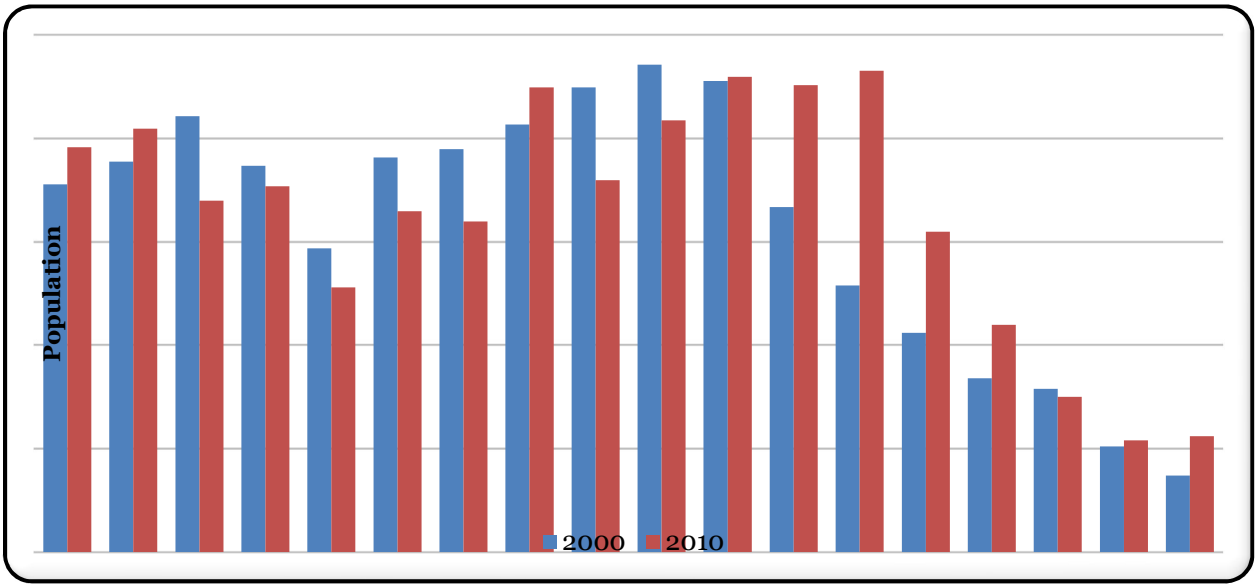


Figure 2: A comparison of Hyde Park's population sorted by age cohort, between the 2000 and 2010 Censuses; **Source:** U.S. Census Bureau

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 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

As a basis for comparison, the Vermont's population is estimated to have grown by 2.8-percent between 2000 and 2010, down from an 8.2-percent growth rate during the 1990s.

Generally, during the previous decade the state was characterized by localized pockets of growth, with most regions experiencing only slight gains or losses. **Table 3** compares population trends in Hyde Park and its neighboring communities between 2000 and 2010. As these statistics indicate, Lamoille County's population grew faster than Vermont at-large, ranking second in rate of growth among Vermont counties, behind only Chittenden County.

Table 3: 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 1980, there have been four official population forecasts for the state that have also supplied projections for Hyde Park (**Figure 3**). The earliest projection in 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**).

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.

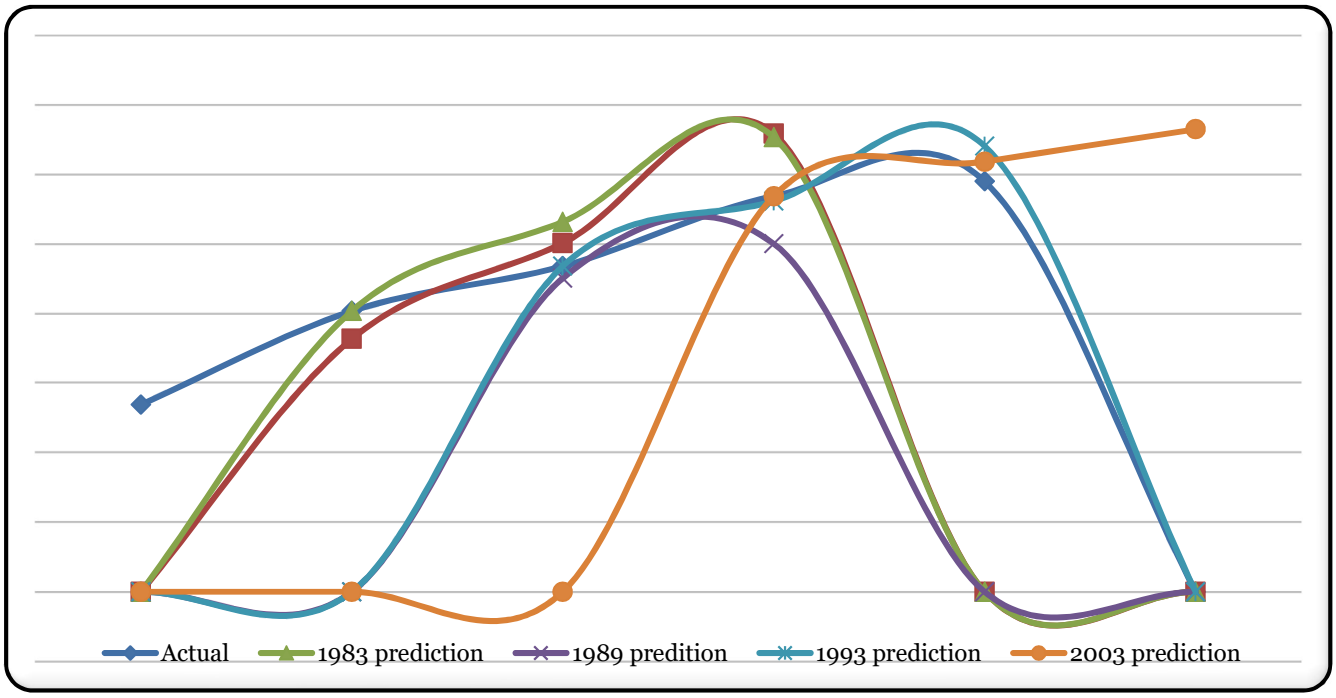
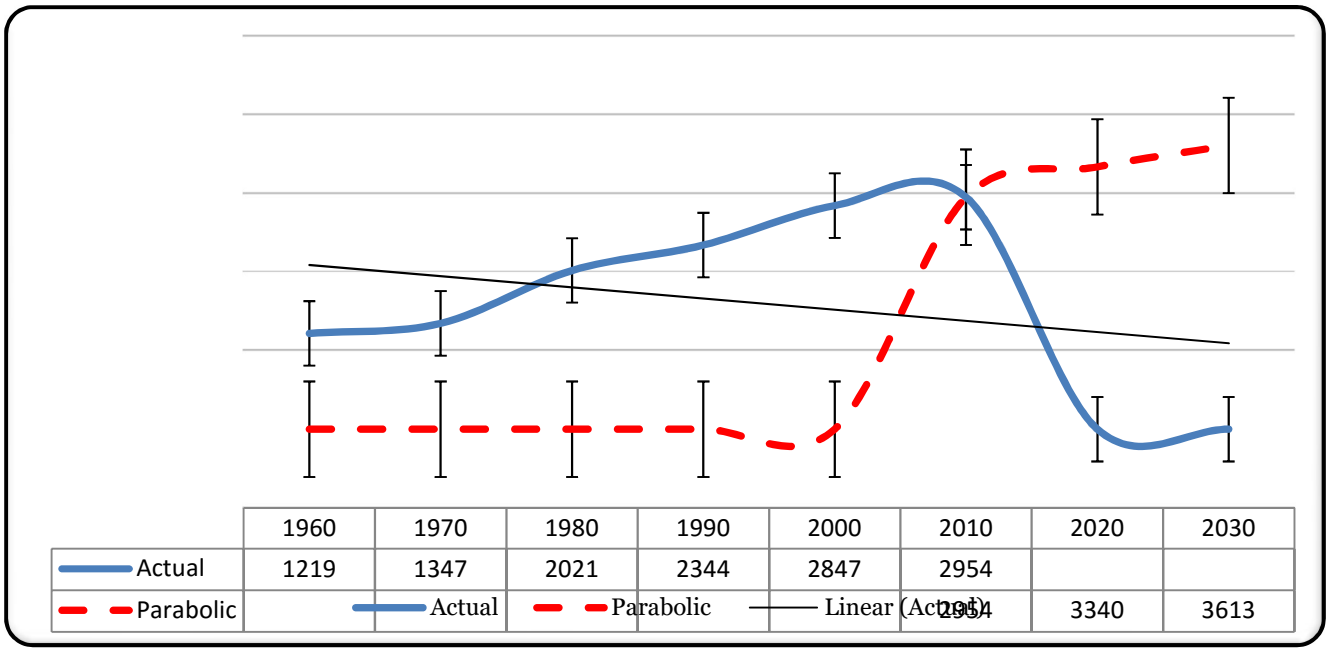


Figure 3: A comparison of Hyde Park's actual population with projections released by the state between 1983 and 2003; **Source:** VT Dept. of Health, Office of Policy Research and Coordination, VT Health Care Authority.



	1960	1970	1980	1990	2000	2010	2020	2030
Actual	1219	1347	2021	2344	2847	2954		
Parabolic						2954	3340	3613

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 experienced population growth at a rate faster than the rest of Vermont for four consecutive decades is reasonable evidence to suggest the community 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—Hyde Park 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 In the future, it will be essential to manage growth, so that the Town and Village can efficiently maintain and extend public services. Therefore, Hyde Park will need to continue to monitor demographic and development trends, in order to anticipate capacity issues and other impacts associated with a growing population. 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 moderate rate of population growth, to enable the Town and Village to recognize and, if necessary, adapt to demographic shifts.

Policies

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

Recommendations

- The Planning Commissions 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 description of the public services and community facilities available to residents of Hyde Park. A more detailed inventory of public infrastructure within the Town and Village is described in the *1990 Hyde Park Utilities and Facilities Report*, prepared by the Lamoille County Planning Commission (LCPC). A copy of this report is available for review at the Municipal Offices and from the Lamoille County Planning Commission (www.lcpcvt.org). The Village of Hyde Park utilizes grant opportunities to fund updated planning and engineering studies on municipal infrastructure systems to prepare capital budgets and funding mechanisms for upgrades and replacements.

Local Government

Both the Town of Hyde Park and Village of Hyde Park are independent, sovereign municipalities under state statute. The Town is governed by a five-member Selectboard supported by a Town Administrator; the Village is governed by a five-member Board of Trustees and supported by a General Manager and Zoning Administrator. Each board has the authority to execute administrative, legislative and quasi-judicial functions within its respective municipal boundaries (see Appendix III) and voters approve annual municipal operating budgets at Town meeting and the Village Annual Meeting. The Village of Hyde Park incorporated in 1895 and energized streetlights within the Village. The Village owns and operates the Electric Department, Water Department and Wastewater Department. Many citizens volunteer on a number of committees and boards to support the town and village employees in operating both municipalities. In addition to municipal employees, elected officials and appointed officials serve in various capacities. The elected officials are: Village Board of Trustees (5 members), Selectboard (5 members), Town Clerk (1), Town Treasurer (1), Town Listers (3), Justices of Peace (10), Cemetery Commissioners (5), Library Trustees (7), and Collector of Delinquent Taxes (1). Committees are made up of appointed volunteers on the: Planning Commissions, Development Review Boards, Recreation Fields Committee, Community Circle Committee and a number of residents volunteer on local and regional boards as town representatives. The Town provides general government, library, fire, rescue and highway services with a mix of town employees and volunteers. The Village provides general government, electricity, water, wastewater, planning and zoning, public parks/facilities, sidewalk construction and maintenance. The Town contracts for police and ambulance services.

Wastewater Systems

The Village of Hyde Park Wastewater Department is equipped with two septic tanks (combined capacity of 55,000 gpd) and a pair of leach fields. Based on recently revised sewage allocation, the system has additional capacity to accommodate commercial customers. Outside the village, there are no public sewage treatment facilities available. All sewage must be handled by a private, on-site system. Under regulations that came into effect in 2007, permitting for septic systems, leach fields and wells is now delegated to the state. To comply with state regulations, individuals must apply for a Wastewater and Potable Water Supply Permit from the 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 failed system should be referred by the local Health Office to DEC, who can provide instructions on how to bring the system back to operating condition. All new and replacement wastewater treatment systems must receive both a state wastewater and a local zoning permit prior to construction. To protect the rights of neighboring property owners, all facilities must also meet any applicable setback requirements for the zoning district in which they are located.

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—two municipal suppliers and one privately operated system.

Village of Hyde Park Municipal Water System

The Village of Hyde Park owns and operates a municipal water department. . The well-head protection area (WHPA) is a critical infrastructure 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 may be created by the legislative body of a municipality, 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. By statute (20 V.S.A §171), 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 (the North Village), including several residences and businesses in 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 this land (Sheet 1, Lot 84), thereby limiting development activities on the parcel. Hyde Park strictly regulates all other land uses within 200-feet of the well, to preserve the quality of the water source. However, portions of the well-shield located in the towns of Johnson and Eden are unprotected by zoning bylaws. The Planning Commission recognizes that development in these areas will not be required to meet the strict standards established for uses within the Hyde Park WHPA and may negatively impact water quality.

The greatest apparent risks to the quality of Hyde Park Fire District #1's well source are nearby residential septic facilities, which could potentially leach into groundwater. A 1989 study of the well-shield by the LCPC noted that significant growth potential exists in the surrounding Rural Residential zoning district. 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.

Sterling View Mobile Home Park

The Sterling View Mobile Home Park has a privately operated community water system, operating an on-site well for approximately 85 residences. This well is protected by a radius-based well-shield. The owner/operator of the system is responsible under state law for developing plans and programs to ensure the future integrity of the water source.

Private Wells & Springs

A majority of Hyde Park residents are served by private wells and springs. Similar to wastewater facilities, any new or replacement water system must receive a State Wastewater and Potable Water Supply Permit and a local zoning permit prior to construction (likewise meeting all building setback requirements for the zoning district in which they are located).

Stormwater Systems

The term "stormwater" applies to rain and snowmelt that runs off impervious surfaces, including roofs, driveways and paved streets, rather than infiltrating into the ground and natural water cycle. As it flows into streams and lakes, stormwater runoff often picks up pollutants such as oils, fertilizers and sediment. Excess stormwater also contributes to erosion and increases stream volumes during peak storm events. Larger municipalities may attempt to mitigate the negative impact of excess stormwater runoff through the creation of storm sewers, and even stormwater treatment plants. Hyde Park's stormwater drainage system consists of series of drainage inlets within the village, as well as a network of culverts and ditches along the town highway network.

The Planning Commissions encourages new residential and commercial development to implement stormwater mitigation strategies, otherwise known as Low Impact Development (LID). Common LID techniques that mitigate the adverse impacts of stormwater runoff include on-site rain gardens and grass swales; the utilization of cisterns and rain barrels; and the installation of pervious pavement and sidewalks.

Hyde Park's zoning and subdivision regulations allow the Development Review Boards (DRBs) to exercise discretion in requiring stormwater runoff and erosion control as a condition of site plan approval. Development proposals with greater than one acre of new impervious surface are also required to obtain a state permit from DEC's stormwater division.

Solid Waste Facilities

Hyde Park is a member of the Lamoille Regional Solid Waste Management District (LRSWMD), chartered in 1989 to serve Lamoille County and the neighboring towns of Craftsbury and Worcester. Funding for LRSWMD expenses is covered entirely by user and service fees. 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, last updated and adopted in 2006. Town and Village residents may bring solid waste to the Casella Hyde Park Transfer Station on Route 100, or the Johnson drop-off site located on Wilson Road, just south of the North Village. The March 2012 Facility Management Plan for the Hyde Park Transfer Station indicates there is no plan to close the facility; eventually, closure costs will be covered by a bond held by Casella Waste Management, Inc.

From Lamoille County, waste is transported to a landfill in Coventry. The life of this facility depends greatly on the amount of waste generated within the district. Through education, recycling, composting and other initiatives, LRSWMD strives to reduce the overall volume of waste sent to the landfill. Hyde Park supports these waste diversion efforts, which ultimately require the participation of all residents and businesses within the district to be effective.

Law Enforcement

There are three levels of police coverage in Hyde Park: two locally elected Constables (no enforcement powers), the Lamoille County Sheriff's Department (LCSD) and the Vermont State Police (VSP). The local Constables have the same authority as any police officer in the state within the boundaries of Hyde Park however, the Town has not authorized them to exercise those authorities due to the contractual arrangement with LCSD for police services.

The LCSD provides enforcement of all applicable laws, emergency dispatch services and support during emergency incidents, in accordance with a patrol and communications contract signed annually with the towns of Hyde Park, Johnson and Wolcott. The remaining municipalities in the county receive dispatch and emergency response coverage only. The LCSD is managed by a Sheriff, elected to a four-year term by county voters. LCSD is also responsible for coordinating the Enhanced 911 (E-911) system now in place throughout the state; all new construction is required to have a registered E-911 address.

During the last five fiscal years, the cost associated with the LCSD's patrol contract with Hyde Park has increased 10.9-percent, while the communications assessment decreased 3.8-percent. Overall, the total amount spent by Hyde Park residents on LCSD services increased by 7.9-percent between the 2009 and 2013 fiscal years (**Table 5**).

Table 5: The Lamoille County Sheriff Department's assessment for service in Hyde Park (FY 2009-13).

	Patrol Contract		Communications Assessment		Total	
Year	Funds	% Annual Change	Funds	% Annual Change	Funds	% Annual Change
2009	$257,363	--	$66,509	--	$323,872	--
2010	$257,363	0.0%	$68,539	3.1%	$325,902	0.6%
2011	$257,189	0.0%	$65,502	-4.4%	$322,691	-1.0%
2012	$280,210	9.0%	$65,222	-0.4%	$345,432	7.0%
2013	$285,300	1.8%	$64,000	-1.9%	$349,300	1.1%
Source: Hyde Park Town Reports						

In 2007, the state legislature created the Lamoille County Special Investigations Unit (LCSPI), a multi-disciplinary taskforce that conducts criminal investigations and provides victim services in response to reports of sexual abuse, domestic and child assault, as well as abuse of vulnerable adults and the elderly. The LCSPI team consists of two full-time detectives (one assigned to LCSD and one assigned to the VSP), a prosecutor with the Lamoille County State's Attorney's Office, a victim advocate and administrative staff. LCSPI headquarters are co-located with the State's Attorney's Office in Hyde Park Village.

Finally, the VSP provides a third level of police protection for Hyde Park residents, offering emergency law enforcement support (as requested by the LCSD), criminal laboratory services, and specialists trained in a variety of subject areas (e.g. homicide, arson, and drug enforcement). Hyde Park is within the jurisdiction of VSP Troop A and the Williston Barracks.

Fire Protection

Hyde Park is served by two volunteer fire departments: the Hyde Park Fire Department (HPFD), a municipal department, and the North Hyde Park/Eden Fire Department (NHEFD), a member-owned non-profit. Administratively and financially, the HPFD is responsible to the Town, while the NHEFD is responsible to Hyde Park Fire District #1's Prudential Board. The NHEFD is ultimately funded by an equal share of appropriations from the towns of Hyde Park and Eden.

Operationally, both the HPFD and NHEFD are managed by Fire Chiefs. The NHEFD Chief is elected by a vote of its members; the HPFD is recommended by its members, though appointed by the Selectboard, as head of the municipal fire department. Hyde Park is also authorized to appoint a Fire Warden, responsible for issuing burning permits and monitoring forest and wildland fire vulnerability in town. Fires are reported using the E-911 system through dispatch at the LCSD office.

Hyde Park Fire Station on Centerville Road

Fire Protection Concerns

One issue identified by both fire departments is an inability to access outlying structures once an emergency incident has been reported. This challenge is attributable to the character and location of residential development that has occurred in Hyde Park and Eden over the last two decades. During this period of growth, many homes have been built in rural areas and at the end of long, narrow driveways, which fire engines often 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).

North Hyde Park/Eden Fire Station on Rt. 100

Currently, the Hyde Park zoning bylaws require that any proposed conditional use within the Shoreland and Conservation (10/27 acre) districts must demonstrate to the satisfaction of the DRB that the site is accessible to emergency service vehicles. Additionally, the local subdivision regulations require that any cul-de-sacs or dead-end roads be designed with a minimum radial width, thereby allowing emergency vehicles to turn around safely. There is also a provision within the subdivision regulations authorizing the DRB to require, as a permit condition, that a developer to upgrade roads deemed inadequate to accommodate emergency service vehicles. In future revisions to the zoning and subdivision regulations, the Planning Commission should engage the local fire chiefs to discuss access-related challenges and consider incorporating firmer language, authorizing emergency service providers to review and comment on new subdivision proposals.

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 tanker engines, the lack of an additional on-scene water supply

can be a major hazard. Firefighters have stated that residential developments could greatly improve their overall fire safety by constructing fire ponds and "dry hydrants" in rural areas. Essentially, dry hydrants are threaded PVC pipes installed along the banks of streams and ponds, from which a pumper engine can draw water. Besides their fire protection value, dry hydrants are also appealing to property owners, as their installation often reduces insurance premiums. Presently, there are 20 dry hydrants dispersed throughout Hyde Park. Current subdivision regulations also allow the 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. To work towards addressing these concerns—and to ensure adequate coverage during the weekdays, when many volunteer firefighters are at work—the departments entered into a joint response agreement, which was presented to the Hyde Park Selectboard on April 9, 2009.

Library Facilities

There is one public library in Hyde Park, Lanpher Memorial Library, located at the corner of Church and Main Street. Lanpher is owned by the Town and administered by a five-member Board of Trustees. The Library Trustees are elected on a rotating basis, with one elected each year at Town Meeting and each Trustee serving a five-year term. Operating independent from the Selectboard and Village Trustees, the Library Trustees meet monthly (or as necessary) to conduct library business; they also set policies, development budgets, volunteer in the library and advise librarians. While Lanpher is a municipal library, it does receive some private funding. As Hyde Park's population grows, library use is expected to increase proportionally. In 2002, the library broke ground on a new addition, which was completed in 2003 and a new Church Street ADA-compliant entrance was completed in 2016. The Library Trustees continue to work with a fundraising committee to make progress on other aspects of their long-term expansion plans.

Alongside books and periodicals, Lanpher offers a collection of DVDs and videos to borrow; an audiobook service, which allows patrons to download content to their computer or digital audio player from home; free wireless internet service (WiFi); five desktop and two laptop computers for public use; a community meeting space; as well as a variety of year-round children's programs. Lanpher is also a participant in the state inter-library loan program, which allows patrons to borrow paper and digital media from other participating libraries across Vermont. In addition to traditional library services, Lanpher displays artwork from local artists on a rotating basis and offers discount passes to various educational programs, such as the ECHO Lake Aquarium in Burlington. The library is presently open 25 hours per week, although the Library Trustees are working to increase hours of operations.

Lanpher Memorial Library. Photo: Steve Munroe

Hyde Park residents also have access to the Johnson State College Library and Learning Center, located on the school's campus in Johnson. The Library and Learning Center allows the general public to access 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.

Hyde Park residents also have access to the Johnson State College Library and Learning Center, located on the school's campus in Johnson. The Library and Learning Center allows the general public to access 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 headquartered in Morrisville. Copley Hospital is a 25-bed critical access facility that serves as an emergency care center, while providing in-patient and out-patient services, a family oriented birthing center, and physical therapy and rehabilitation services. CHSLV, a federally qualified health center, also offers 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 health service agencies include Lamoille Valley Community Connections, The Manor Nursing Home, The Lamoille Family Center, The Clarina Howard Nichols Center, Lamoille Home Health & Hospice and the Vermont Department of Health (Morrisville District Office). For more information on health and human service providers within the community, residents are encouraged to dial 2-1-1 from their phones, or visit www.vermont211.org.

Cemeteries

In Vermont, authority to manage public cemeteries is vested with the local 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.

Saint Theresa Cemetery in Hyde Park Village

Recreation

The Hyde Park Recreation Fields Committee is a volunteer organization dedicated to fostering recreational activities and opportunities in the community. The group focuses on project development, fundraising and grant writing. The committee's inaugural project was the development of new 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 and many generous donors, the community 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. Along with 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.

Hyde Park's Recreation Fields in Autumn
Photo by: Over and Above Aerial Photography

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 in 2002, the Friends of the Cricket Hill Recreation Area. Developed in phases between 2002 and 2005, the Cricket Hill Trails system is home to 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.

Vermont Army National Guard

In 2017, Phase 2 of the regional VANG Field Maintenance Shop was opened. A third phase to expand the truck bay area is pending federal funding approval. This facility combined three aging facilities in other areas of northern Vermont into one modern facility in North Hyde Park. The facility is currently being reviewed for a possible emergency shelter for town residents.

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, north of Garfield. In September 2011, the Hyde Park Planning Commission signed a Memorandum of Understanding granting consent with the LCSD's proposal to construct a new 90-foot communications tower on Carpenter Hill (after tearing down the existing) to better serve the region's emergency service providers. The new structure, pending receipt of a Certificate of Public Good from the PSB, would be located at 125 Garfield Crossroads.

To guide the future development of telecommunications facilities, Hyde Park has adopted standards within the zoning bylaws to regulate the height and aesthetic impacts of towers. The Selectboard, the Village Board of Trustees and Planning Commissions may also participate in state permitting proceedings (including Act 250 and Section 248), which evaluate proposals for compliance with applicable local and regional plans, among other criteria.

Goals, Policies & Recommendations

The goal of any public service is to protect public health and safety, or improve the quality of life for local residents (and ideally, both). Maintaining roadways and managing a local school district are expected functions of most municipal governments. Providing funding and support for other amenities, such as recreational facilities is not required, but greatly enhances the experience of residents and visitors.

Goals

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

Policies

In this chapter, policies are specific to the various elements discussed, including water, sewer and solid waste. Growth, in and of itself, is not considered positive or negative; changes in population will be interpreted as they apply to Hyde Park's ability to provide services.

Public safety

- Hyde Park 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 new development should be accessible to emergency vehicles.
- Large developments should be designed to include fire ponds and dry hydrants to aid in fire-fighting, where similar water resources are not available nearby.

Recreation

- Hyde Park supports landowners 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 and Village to encourage developers 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 Hyde Park's principal scenic qualities is its ridgelines and mountainsides. These areas are significant features of the community's scenic, rural character. Local ridgelines are predominately undeveloped and provide unbroken views of the Green Mountains from the valley floor. The use of Hyde Park's ridgelines for telecommunication towers and related facilities must be approached in a manner that will not unduly detract from, nor adversely affect, these scenic values. Accordingly, protection of these areas from insensitive development is a matter of public good. To minimize conflict with scenic values, facility design and construction shall employ the following principles on ridgelines and should employ the following principles in other areas:
    a. Where feasible, be sited in areas not highly visible to the traveling public, or from residential areas, historic districts and public lands and outdoor recreation areas, including hiking trails and beaches, except that the Village of Hyde Park Board of Trustees on behalf of the Electric Department retains full rights and privileges to utilize their structures and facilities at their sole discretion;
    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, except that the Village of Hyde Park Board of Trustees on behalf of the Electric Department retains full rights and privileges to utilize their structures and facilities at their sole discretion;
    c. Utilize materials, architectural styles, color schemes, lighting fixtures and other design elements to promote aesthetic compatibility with surrounding uses and to avoid adverse visual impacts, except that the Village of Hyde Park Board of Trustees on behalf of the Electric Department retains full rights and privileges to utilize their structures and facilities at their sole discretion;
    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 except that the Village of Hyde Park Board of Trustees on behalf of the Electric Department retains full rights and privileges to utilize their structures and facilities at their sole discretion;
    f. To avoid peaks and ridges which function as regional focal points; and
    g. No external lights, unless required by law
- In planning for telecommunication facilities, consideration shall be given to the environmental limitations of a given site. Impacts of the use on wildlife habitats, soil erosion, forestry and agricultural lands, and similar resources should be carefully addressed. Projects that adversely impact these resources are 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. Owners may be required to post bond for removal.
- Hyde Park shall 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.

- Hyde Park encourages prospective applicants to meet with the Planning Commissions prior to filing Section 248 or 248a materials with the Public Service Board, to initiate a dialogue on potential local and regional impacts.

Recommendations

Ultimately, long-term public service and community facility needs are tied to local population growth and regional economic growth. Potential grant sources to fund these studies are outlined within the Implementation chapter. Moreover, the following steps are recommended:

Water Supply

- The Planning Commission should reach out to the Prudential Board of Hyde Park Fire District #1, to discuss long-term land use planning considerations associated with the district's water system and WHPA.

Solid Waste

- The Planning Commissions should monitor regional solid waste needs and state law changes, and how those changes could impact residents; including recycling, compost and hazardous materials collection.

Telecommunication Facilities

- The Planning Commissions should regularly review the telecommunication tower provisions of the zoning and subdivision regulations.

Chapter 3: Education and Child Care

The Town and Village of Hyde Park belong to the 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 Cricket Hill Road, just off Route 15.

Hyde Park Elementary
Photo by: LNSU

Elementary Education

Children of Hyde Park residents, from pre-kindergarten through 6th grade, may attend Hyde Park Elementary School (HPES), located on a 33-acre parcel between Depot and East Main Street. The school is operated by a five-member School Board, elected to staggered three-year terms. During the 2011-12 school year, HPES had an enrollment of 254 students, an increase of 12-percent from the 2008-09 school year (**Figure 5**). As a general trend, school enrollment has increased over the last decade, although the majority of growth was concentrated within a three -ear span (2008-11).

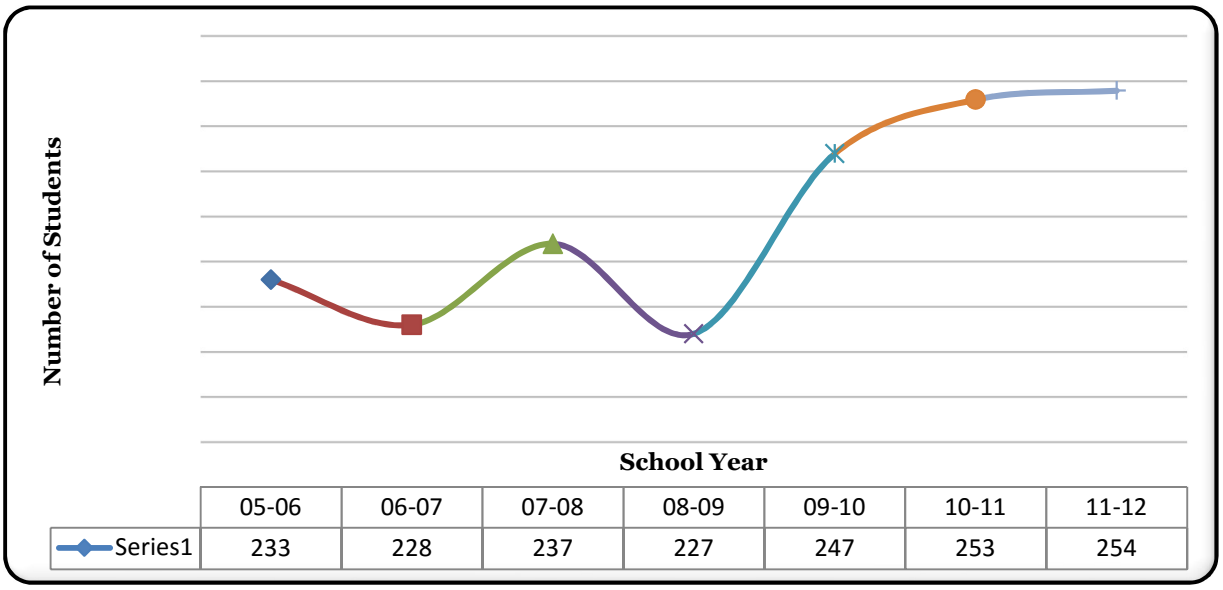


Figure 5: Student enrollment at HPES between the 2005-06 and 2011-12 school years; **Source:** Hyde Park Elementary School

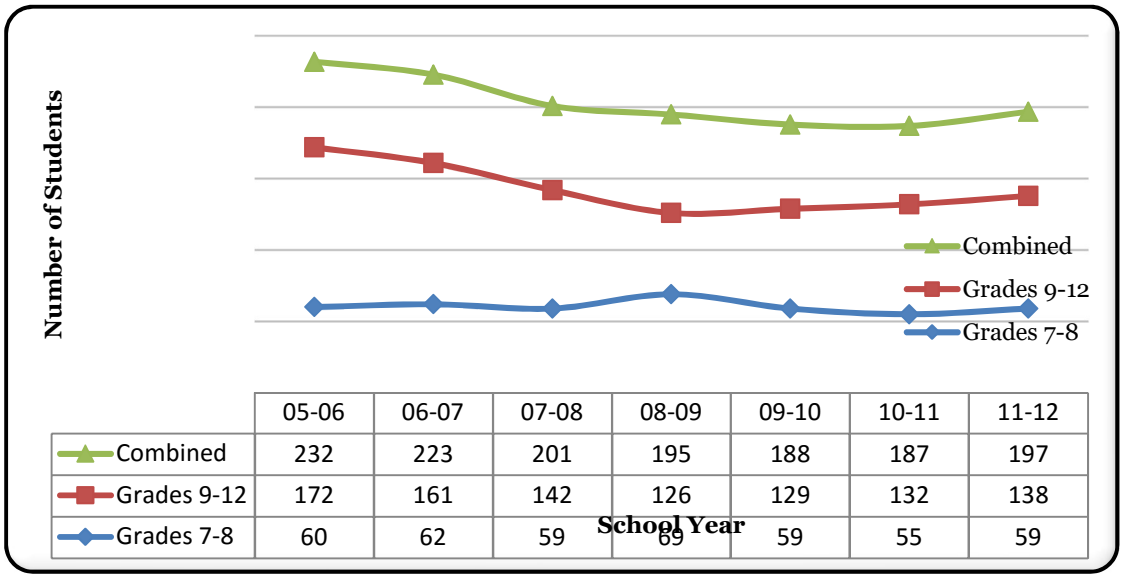
HPES occupies the former Lamoille Central Academy building (constructed in 1897), along with a larger addition completed in 1952. The facility has since been renovated numerous times—including an expansion in 1994, which added four classrooms and a library. As of the 2011-12 school year, HPES has two classrooms each for kindergarten and grades 1 through 6. There are also two half-day pre-kindergarten classes (one in the morning and one in the afternoon). In addition to class and library space, the school has a multi-purpose gymnasium for athletics and physical education, which doubles as a cafeteria and also contains a stage for plays and hosting other events. Outside the building, facilities include two playground areas and a recreation field for soccer.

Recent increases in enrollment have created traffic and congestion issues in the area surrounding HPES, especially at the beginning and end of the school day, when school buses, parent drivers and pedestrians all

converge on a small parking area. To this end, in 2010 Hyde Park voters approved funding to study long-term facility issues and plan for future renovations. As part of this process, HPES has contracted with a local firm to re-design the school parking lot and circulation system, to improve pedestrian safety and reduce congestion.

Middle & Secondary Education

As noted above, students living within the LNSU district may attend Lamoille Union Middle (grades 7-8) and High School (grades 9-12). As of the 2011-12 school year, the combined district-wide enrollment of grades 7 through 12 is 869 students. Since opening a new wing of the building in 2002, the facilities are considered to have sufficient capacity to accommodate reasonable growth projections across the district. Current amenities at Lamoille Union Middle and High School include an auditorium, library, gymnasium, outdoor athletic fields and the previously noted Cricket Hill Trails network. Over the last six school years, the number of middle and high school students enrolled in LNSU from Hyde Park has generally declined (**Figure 6**). However, recent growth in the enrollment at HPES suggest this trend is likely to reverse course in the coming years.



	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Combined	232	223	201	195	188	187	197
Grades 9-12	172	161	142	126	129	132	138
Grades 7-8	60	62	59	69	59	55	59

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 2011-12 school years; **Source:** LUHS & LUMS

High school juniors and seniors, as well as a limited number of adult learners, also have access to career training and educational opportunities 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 and award-winning programs include forestry and land management, automotive technology, culinary arts and HVAC.

Outside the local public school system, residents may elect to send their children to one of several area private schools—most notably the Bishop John A. Marshall School, a Catholic school in Morrisville offering pre-kindergarten through 8th grade. Some residents also choose to home-school their children, or customize an education plan that allows for a mix of home-learning and school participation.

Post-Secondary & Adult Education

Along with 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 neighboring 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 educational opportunities are available at Central Vermont Adult Basic Education (CVBAE) in Morrisville, which offers free literacy programs to adults and out-of-school youth.

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 and Village 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 plan's update, Hyde Park faces the following concerns with regard to its educational services and facilities:

Elementary School Capacity

The 2011-12 school year marked a ten year enrollment high for HPES. Presently, the building is at full-capacity—if enrollment continues to increase, action will need to be taken to expand the facilities. Due to a combination of Hyde Park's aging population and other demographic variables, raw population growth has not directly correlated with increased enrollment at HPES. As a result, the Town and Village should closely follow both annual enrollment figures and the turnover of students entering and leaving the school district each year.

Busing & Travel Costs

Previous municipal plans identified transportation costs and travel time as strains on both the student population and school budget. During the 2011-12 school year, HPES provided five separate school bus routes, with pick-ups beginning as early as 6:55 am and making final drop-offs as late as 3:55 pm; students riding the bus from the Garfield area of town could spend more than an hour in transit each school day. On most days, theses buses run at half-capacity, due to the increasing number of parents that elect to drop their children off at as school. Accordingly, the Town and Village encourage exploring alternative student busing plans, to adapt to resident's changing needs and to conserve energy and tax dollars. At least part of the increase in both the cost and time associated with student busing is caused by the growing number of housing units built in outlying rural areas of town. As Hyde Park continues to grow, encouraging more compact development patterns will contribute to lower school district transportation costs, increase carpool opportunities and lessen the amount of time students spend riding the bus.

Early Childhood Education & Child Care

According to the Lamoille Family Center, in 2011 there were nine registered in-home child care operations and one licensed child care center in Hyde Park. Early childhood education and childcare currently 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. It should be noted that, while Hyde Park is fortunate to have half-day pre-kindergarten available at HPES, parents of children enrolled in the program must make transportation and childcare accommodations for the remaining part of the day.

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.

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. As a point of reference, in terms of Gross Act 68 Budget[1], the Hyde Park School District experienced an increase of 14.7-percent between FY2009 ($3.04 million) and 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 Hyde Park'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 raised space and facility concerns. In the years ahead, the Town and Village 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 Hyde Park 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 child care and early childhood education within the community and supports the expansion of these services, as permitted under state law and by local zoning regulations.
- Hyde Park recognizes that its K-12 educational system is central to the community's family oriented identity, and is critical to the Town and Village'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.
- The Planning Commission should evaluate zoning regulations to ensure child care opportunities are feasible in most areas of town; with more intense child care centers being allowed as conditional uses.

[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 and Village of Hyde Park seek 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 align the Town's long-term energy profile with the statewide energy goal to reduce energy consumption by one-third by 2050 and to meet 90% of Vermont's energy demand by renewable sources by 2050.

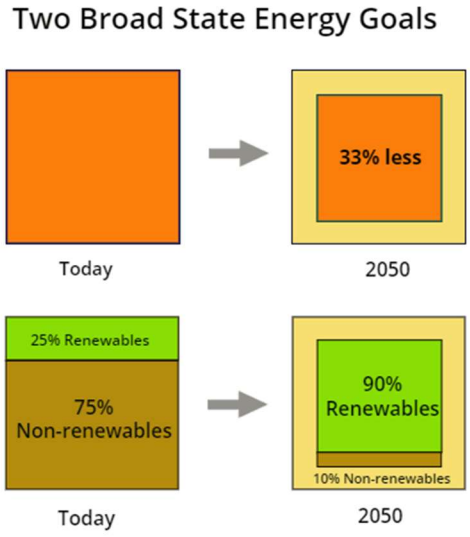
The Hyde Park Energy Plan is guided by two broad state energy goals. These goals - set for year 2050 - are to decrease the overall energy consumption in Vermont by 33% and transition the state's energy use from 75% non-renewable to 90% renewable.

The Public Utility Commission (PUC) is a quasi-judicial board that supervises the rates, quality of service, and overall financial management of Vermont's public utilities: cable television, electric, gas, telecommunications, water and large wastewater companies. http://puc.vermont.gov/

Hyde Park will work to meet both the Vermont Comprehensive Energy Plan – 2016 and Vermont Electric Plan - 2016 as well as any future state plans set forth, thereby encouraging the efficient use of energy, the development of renewable energy resources and transportation efficiency. Vermont's Comprehensive Energy Plan is required by 30 V.S.A. § 202b and the Vermont Electric Energy Plan is required by 30 V.S.A. § 202. Both were required to be completed and adopted by January 1, 2016. Plan updates are required every six years thereafter.

http://publicservice.vermont.gov/renewable_energy

The Vermont Electric Plan is state government's public policy document for Vermont's electric utility industry. The Plan lays out long-range goals, specific objectives and recommended actions for meeting Vermont's electricity needs. The Plan analyzes the current status of the state's electric utility industry and the primary factors that may influence it over the planning horizon, discussing background and definition of the major issues in detail. The Public Service Department is charged with developing and updating the plan by Vermont Statute (30 V.S.A. § 202(b) and § 202(b)a). The 2016 Electric Plan is embodied in the 2016 Comprehensive Energy Plan.



To model pathways toward the state goals, the Vermont Energy Investment Corporation (VEIC), used a software tool called the Long-Range Energy Alternatives Planning (LEAP) model to project future energy demand in the state and its regions. The final outcome of VEIC's efforts is one scenario by which the state, on a regional level, could achieve the state energy goals. This data provides the basis for the policies and actions described in this Plan.

To demonstrate changes that would need to take place to align Hyde Park's energy profile with the state goals, the State utilized a model called Long-Range Energy Planning Alternatives (LEAP) to offer a series of energy targets for Hyde Park. These targets, shown below, demonstrate the magnitude of changes that would need to take place in Hyde Park, and in all Vermont regions and towns. Achievement of these targets is contingent upon tremendous lifestyle adaptations of Vermont's residents and businesses. The target calculations below project a 0.4% annual population growth.

LEAP Energy Targets:

Use of Renewables

Year	2015	2025	2035	2050
Heating	29%	37%	47%	73%
Transportation	8%	21%	38%	86%
Electricity	31%	56%	74%	94%

Residential Thermal Fuel Switching Target: Housing Units Heated With Wood

Year	2015	2025	2035	2050
# households	345	554	663	1,017
% households	27%	41%	47%	66%

Residential Thermal Fuel Switching Target: Housing Units Heated With Heat Pumps

Year	2015	2025	2035	2050
# households	7	42	101	219
% households	0%	3%	7%	14%

Commercial Thermal Fuel Switching Target: Businesses/Institutions Heated With Wood

Year	2015	2025	2035	2050
% of establishments	9%	12%	17%	25%

Transportation Fuel Switching Target: Electric Vehicles

Year	2015	2025	2035	2050
# passenger vehicles	7	290	1,068	2,676
% passenger vehicles	0%	11%	39%	89%

Renewable Electricity Generation Target

Year	2016	2025	2035	2050
Total Output (MWh)	8,684	12,992	17,311	23,790

New output needed by 2050

New Output (MWh)	15,106

Electricity Efficiency Target: Housing Units Equipped with Upgraded Electrical Appliances

Year	2015	2025	2035	2050
# of households	90	457	795	1,302
% of households	7%	34%	57%	85%

Thermal Efficiency Target: Housing Units Weatherized

Year	2015	2025	2035	2050
# households	65	282	684	1532
% households	5%	21%	49%	100%

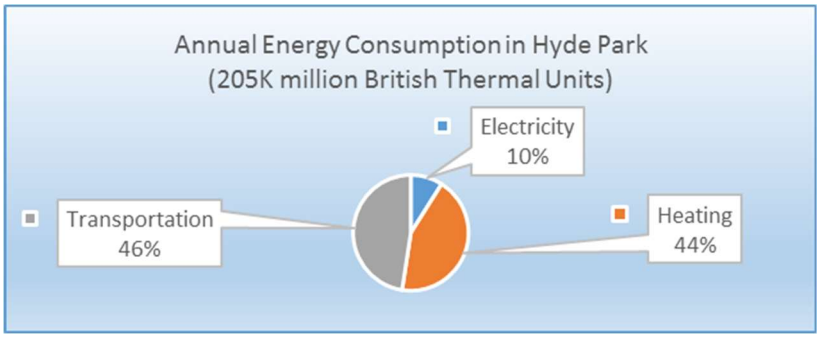
Thermal Efficiency Target: Commercial Establishments Weatherized

Year	2015	2025	2035	2050
% of establishments	7%	16%	31%	61%

With the LEAP targets and statewide renewable energy goals in mind, Hyde Park developed energy goals, policies and recommendations to help guide the community's future energy profile. Guiding goals, policies and recommendations are outlined in detail at the end of the chapter.

1. Current Energy Consumption

Energy used in Vermont is obtained from a variety of sources and is used to provide electricity, heat and cool buildings, and transport people and products. Of all energy used in Hyde Park, electricity accounts for approximately 10% of the total consumption, transportation for 46% and space heating for 44% of total consumption. According to the Vermont Energy Dashboard, in 2017 energy sources used by Hyde Park residents and businesses are 34% renewable (such as wood, sun or wind), and 66% non-renewable (predominantly petroleum based products such as gasoline or heating oil).



To demonstrate the impact of energy consumption on Hyde Park household budgets, the Lamoille County Planning Commission calculated an annual household expenditure on heating, transportation and electricity. In 2016, when prices of home heating and transportation fuels were the lowest since 2004, the annual average spending per household was $6,570 (Fuel/Electricity prices, U.S. Energy Information Administration, 2016, VT Public Service Department, 2013). If the prices of crude oil products rise again, people and businesses in Hyde Park will once again pay significantly more money to obtain the energy to meet their demand.

Energy Consumption by Sector: Electricity

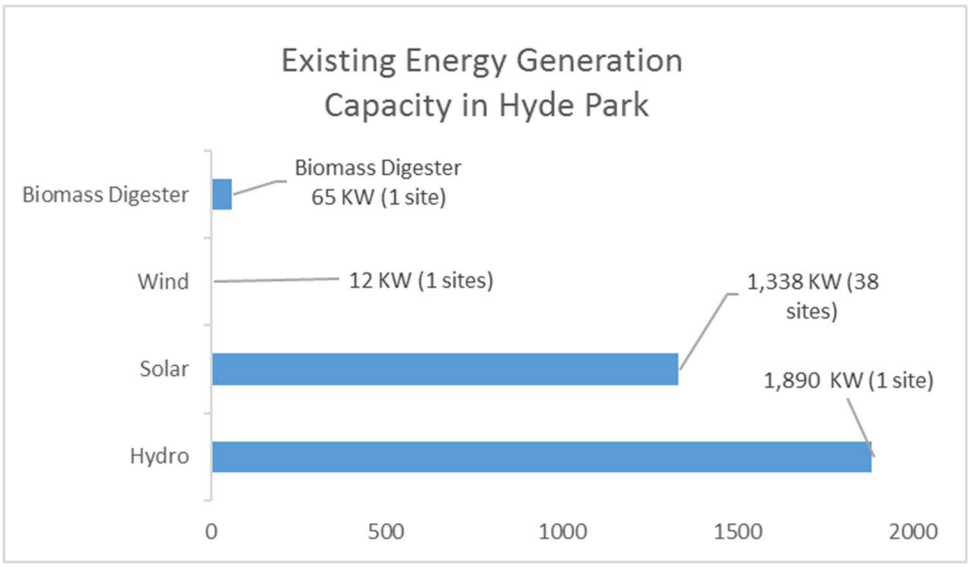
Historically, electricity used by Vermont residents and businesses has been produced by large generators, predominantly located beyond Vermont borders. Hydro Quebec and the Seabrook nuclear facility in New Hampshire are a couple of examples. Electricity produced by these plants was then transmitted to Vermont customers via a robust network of transmission lines, distribution lines and transformers. In recent years, Vermont has seen a rise of in-state energy generation and the state's vision is for this trend to continue. Reliance on out-of-state energy generation will remain essential for meeting Vermont's electrical demand but the vision is that the out-of-state generation will be increasingly matched by Vermont-based generation plants utilizing renewable sources.

According to Efficiency Vermont, in 2016, Hyde Park residents and businesses used approximately twelve million kilowatt hours (KWh) of electricity. Hyde Park households utilized about 75% of this amount and the remainder was used by local businesses. Throughout the year, residents and businesses took steps to conserve energy and implement energy efficiency measures. Efficiency Vermont reports that in 2016, electric and thermal efficiency measures installed by Efficiency Vermont in Hyde Park resulted in annual energy cost savings of $43,615 to homes and $31,842 to businesses. Efficiency Vermont is funded by annual fees paid by electric ratepayers. In 2016, Hyde Park Electric Department collected $136,306 from ratepayers on behalf of Efficiency Vermont. During 2016, Efficiency Vermont worked on 43 residential projects and 43 commercial/industrial projects. (Note: Efficiency Vermont defines a "project" as a collection of one or more energy efficient measures that have been implemented at a customer's physical location.) For business customers, energy efficiency measures almost exclusively focused on the installation of efficient lighting hardwire fixtures and purchases of efficient light bulbs/lamps. For residential customers, improvements included installations of efficient lighting systems, improvements and purchases of more efficient electronic equipment, and the purchase of new kitchen and laundry appliances. A few residences implemented thermal shell weatherization improvements, replaced space heating systems and upgraded air conditioning units.

Current Generation in Hyde Park

Currently, electricity used in Hyde Park comes predominately from Hydro Quebec and other renewable sources including the Village of Hyde Park Waterhouse Solar Plant on Silver Ridge Road. In August 2016, the Hyde Park Electric Department installed a 1.4 megawatt AC solar generating facility providing around 13% of ratepayers electricity needs. Solar is the most common renewable energy source generated in Hyde Park. According to the Vermont Energy Dashboard, in January 2017 Hyde Park had a total of 1 hydro site, 38 solar systems, 1 biomass digester, and 1 residential wind tower. Hydro and solar sites account for the majority of renewable resource generation in Hyde Park. Meanwhile electricity outputs (kWh) are predominately higher among the few wind and biomass digesters in town.

Generation Facility	Number of sites	Capacity as of 1/31/17 (kW)	Output (kWh)
Hydro	**1**	**1,890**	**6,622,560**
Solar	**38**	**1388**	**1,702,243**
Biomass digester	**1**	**65**	**341640**
Residential Wind	**1**	**10**	**17,520**
TOTAL	**41**	**3,353**	**8,683,963**



Electric Service Providers within the Town of Hyde Park

Electric service providers within the Town of Hyde Park include the following:

- The Village of Hyde Park Electric Department ("Hyde Park Electric" "HPE") is a municipal utility providing service to the Village, North Hyde Park, and east of Davis Hill. HPE energized a 1.4MW solar generating facility in August 2016, providing about 13% of ratepayers electricity needs.

- The Village of Morrisville Water & Light (MWL) Department is a municipal utility based in neighboring Morrisville, providing service in southern and eastern Hyde Park. MWL 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 (VEC) is a member-owned cooperative providing electric service across northern Vermont, including north-central Hyde Park. VEC also does not operate any power-generating facilities in Hyde Park.

- Hardwick Electric has a small service area in the Town's eastern border with Wolcott and Craftsbury.

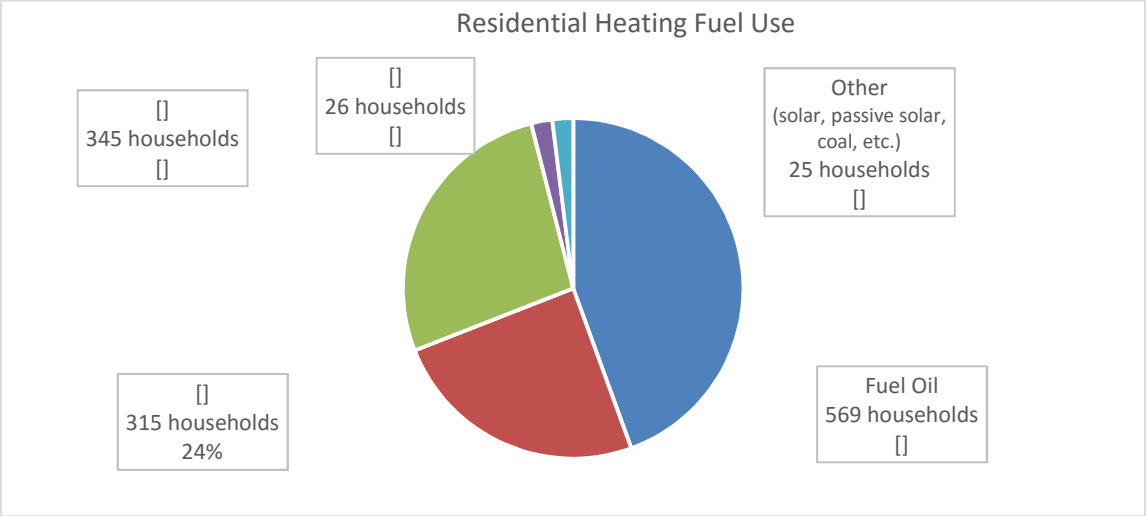
The state's electric transmission network is operated by the Vermont Electric Power Company, Inc. (VELCO), which was organized in 1956 to develop a regionally integrated grid. VELCO functions as a regulated utility, and is owned and controlled in various percentages by the state's electricity providers. Three-phase power—which is necessary to support many types of industry and manufacturing—is also available in various locations throughout town, including the North Village.

Current Energy Consumption by Sector: Space Heating

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.

Residential Heating

According to the 2015 American Community Survey, Hyde Park generates around 68-percent of its residential heat from fuel oil and propane—each 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. The second most predominant source of residential heating is wood, accounting for 27% of households. Electricity is used by few households (2%) in Hyde Park for residential heating.



Similar to electricity, there are a broad range of programs in Vermont targeted at home heating efficiency and conservation. However, managing demand for home heating fuel is generally more challenging than for electricity, as consumption is largely tied to the weather: colder winters necessitate the use of more fuel. With most homes heated by petroleum, residents have been exposed to abrupt price increases over the last two decades (and particularly within the last five years). For reference, in January 1992 the average price of fuel oil in Vermont was $0.96 per gallon, representing a cost of $624.00 for a household that consumes 650 gallons per year. By January 2012, fuel oil prices across the state averaged $3.85 per gallon, for an equivalent cost of more than $2,500.

With the increasing volatility of petroleum prices, residents can expect the cost of heating their homes and businesses to continue to increase over the long-term. To offset rising heating fuel costs, the Town and Village should collaborate to distribute information on available efficiency and conservation programs, as described later within this chapter.

Commercial Heating

According to the Vermont Labor Department, in 2016 Hyde Park had 58 commercial establishments. This includes recorded home businesses. Approximately, 46% of businesses in Hyde Park use fuel oil or propane for space heating needs. Meanwhile, 45% of businesses use electricity to heat. Few commercial establishments used wood (9%) for space heating.

Current Energy by Sector: 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 personal automobile. According to the 2011-2015 American Community Survey, 79-percent of Hyde Park residents commuted to work alone, with 32% of workers commuting 25 minutes or greater in 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 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 transit, when feasible. The Town and Village of Hyde Park has made notable progress in improving bike and pedestrian connectivity and safety in the Village and surrounding areas. Recent projects include installation of a new sidewalk on Depot Street from the Elementary School to Depot Street Extension, Lamoille Valley Rail Trail/Hyde Park Village signage, and the development of a Bike and Pedestrian Master Plan. The Town and Village of Hyde Park continues to explore opportunities to improve safety and connectivity for non-motorist users.

Light Duty Vehicle Energy Usage in Hyde Park

# of Vehicles	**2,536**
Total Miles Driven	**40,576,000**
Usage in Gallons	**1,734,624**
Usage in million BTUs	**209,064**

The use of electricity as a transportation fuel is increasing in Vermont, however, the hybrid and electric vehicle market in Lamoille County is still nascent at best. As of April 2017, according to www.driveelectricvt.com, an estimated 5-19 electric vehicles and plug-in hybrids registered in Hyde Park. Towns in Lamoille County began responding to increasing presence of electric vehicles by installing public electric vehicle charging stations. Stowe has ten public charging stations, and Johnson, Hyde Park and Morrisville each have one station.

2. Future Energy Use

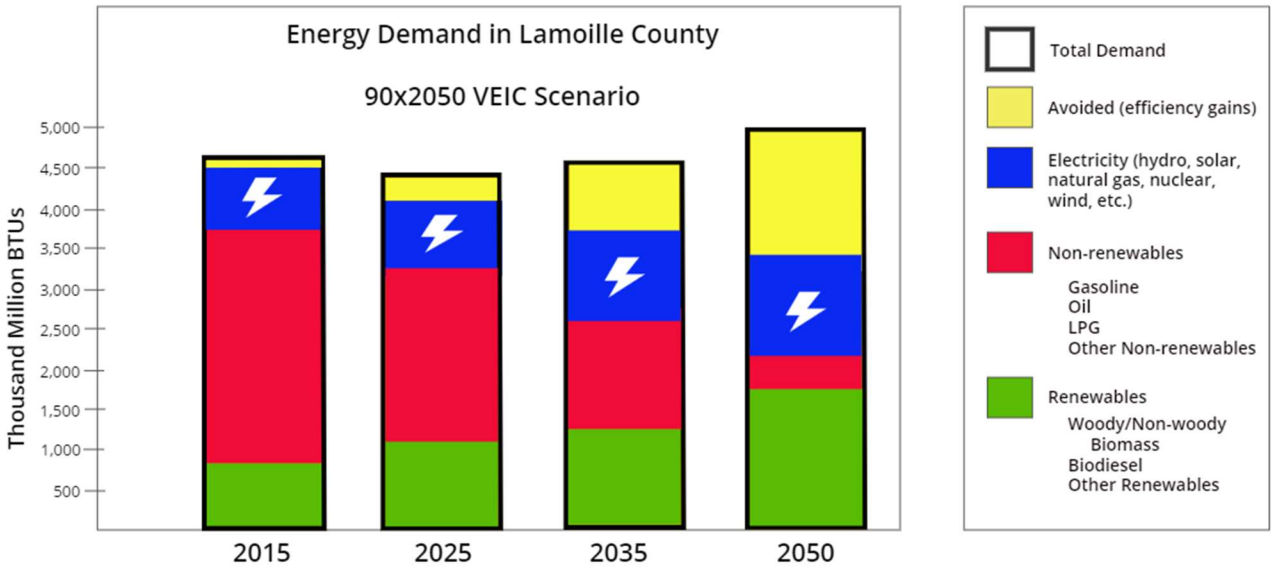
The State of Vermont has a bold goal to meet 90% of its energy needs through increased efficiency and renewable sources by 2050. To model pathways towards the goal, the State, in partnership with Vermont Energy Investment Corporation (VEIC), utilized the Long-Range Energy Alternatives Planning model (LEAP) developed by Stockholm Environment Institute. The outcome, shown below, is one scenario by which the state, on a regional level, could achieve the state energy goals. The scenario relies on increased efficiency, conservation and electrification as ways for decreasing overall amount of energy used. Significant reductions of energy use are driven by conservation and efficiency improvements on the space heating front and in energy used for transportation- largely due to vehicle electrification.

LEAP Analysis in Lamoille County

Using the statewide model as a baseline, VEIC regionalized the LEAP model to Lamoille County. The figure below shows the transition in the amount of energy obtained from renewable and non-renewable fuel sources. Over time, the total regional energy consumption should decline by nearly 35 percent. Particularly notable in the LEAP scenario is the near complete elimination of our two principal transportation fuels, gasoline and diesel, as well as oil, currently the major fuel used for space heating in many parts of the state, from the energy mix by 2050.

On the other hand, electricity usage in the state is projected to grow. This growth is driven largely by increased use of electricity as a transportation fuel for light-duty vehicles and to drive efficient space heating technologies such as air source heat pumps. Today, about 23% of Lamoille County's electricity demand is met by renewable sources. Overtime, generation from non-renewables will diminish and 97% of electricity will be generated by renewables including the sun, wind, hydro and biomass.

The use of wood as a fuel is expected to increase dramatically due to its expanded use for space heating as wood pellets displace oil, propane and natural gas in small residential buildings and as efficient biomass district heating systems become more widespread. The use of liquid biofuels also is projected to increase—primarily as transportation fuels (especially biodiesel for heavy duty vehicles) and for some space heating applications.



3. Efficiency & Conservation

Hyde Park can reduce its overall energy footprint by placing a greater emphasis on efficiency and conservation. Past 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. Vermont is at the forefront of promoting energy efficiency, through the efforts of Efficiency Vermont, local utilities, and other public, private and non-profit organizations. Efficiency Vermont has a wide range of incentives to offer residential and commercial properties, and provides valuable information on efficiency, conservation, rebate programs and other incentives to the general public. Residents and local business owners are encouraged to take advantage of available incentive programs.

The Town and Village should promote state and local efficiency incentives through educational outreach efforts. Efficiency improvements and weatherization is encouraged among all sectors; residential, commercial/industrial, and municipal. For more information on energy efficiency incentives and projects visit: www.efficiencyvermont.com. For low income families, weatherization financial assistance is available through Capstone Community Action's Weatherization Program. For more information visit: http://capstonevt.org/. Weatherization programs should be promoted by the Town and Village to assist the community in meeting weatherization targets, while helping residence and business owners yield energy savings.

Municipal Consumption

With the Municipal Offices are heated with electricity, the majority of other public buildings in Hyde Park, including the Elementary School, Lanpher Memorial Library, the Town Garage, the Hyde Park Fire Station and the North Hyde Park/Eden Fire Station rely on fuel oil as a primary heating source. In order to reduce energy expenditures, Hyde Park should consider energy audits and life-cycle cost analyses for all major purchases and renovations. This would include, but is not limited to: buildings, recreational fields, vehicles, heavy equipment, street lighting and any other publicly owned infrastructure.

Existing Residences & Businesses

The Hyde Park Town Planning Commission seeks to assist interested residents and businesses in obtaining the information they need to make sound, economical choices. To promote broader energy efficiency and conservation, and to advise the Selectboard on municipal energy decisions, the Planning Commission supported the appointment by the Selectboard of an Energy Committee. The Hyde Park Energy Committee was established to help encourage a forward-thinking approach to local energy decisions and promote energy efficiency and conservation practices. The Energy Committee could also serve as a resource to the Town and Village and provide future input in the update and implementation of this plan and other local bylaws.

Additionally, the Town can encourage efficiency and conservation in the private sector by participating in various incentive programs subsidized by the state and federal government. To this end, at Town Meeting 2012, Hyde Park voters approved the creation of a town-wide Property Assessed Clean Energy (PACE) district, as authorized under the Vermont Energy Act of 2009. Through this program, municipalities may designate an area, wherein property owners can borrow money to pay for energy efficiency improvements and eventually re-pay the loan through a special assessment on property tax bills, typically for a period of 15-20 years. Funding is generally secured by the municipality through a bond. Participation within a designated PACE district is strictly voluntary. Further examples of available grants and programs are discussed within the Implementation chapter.

Residents of Hyde Park should also be aware that in 2011, the state amended the Vermont Residential Building Energy Standards (commonly known as the "Energy Code") to promote higher levels of energy-efficiency in buildings throughout the state. The Energy Code applies to all new residential construction less than three stories in height, as well as additions and renovations. Builders have a degree of flexibility in how they meet specific ventilation and efficiency standards, but must ultimately exceed a minimum rating. After this calculation has been verified, a certificate of compliance must be completed, filed with the local Town Clerk and posted in the structure. More information on the Vermont Energy Code available online at the website of the Vermont Public Service Department (http://publicservice.vermont.gov). Finally, the Town and Village Planning Commissions can promote energy-efficiency in new construction and renovations of existing buildings by distributing information on third-party certification programs, such as Energy Star and LEED. Besides the benefits inherent in more energy-efficient construction and design, these certifications provide a branding and marketing value to residential and commercial properties, which has been demonstrated to increase re-sale prices.

Alongside the energy choices made by current residents, future development trends will have a pronounced impact on the long-term energy profile of Hyde Park. With a population that has more than doubled in last four decades, the community can reasonably anticipate continued residential growth. As additional housing is built to accommodate new residents, Hyde Park should consider ways to encourage the implementation of efficiency and conservation strategies through local 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. To reduce transportation demand, mixed use, high density development is encouraged in village centers (Hyde Park Village, North Hyde Park Village). Hyde Park Village recently renewed its Village Center Designation to promote revitalization of the Village Center and encourage businesses to locate within the designated center. To encourage similar mixed use, compact development patterns in North Hyde Park, the Town applied for Village Center Designation in May of 2017. June 26th of 2017, the Downtown Board granted Village Center Designation for a portion of North Hyde Park Village that resembles compact historic development patterns. The new village center boundary captures development along Route 100 from the Gihon River to the Advent Church. This designation will allow property owners access to tax credits to help finance building improvements and revitalization projects.

4. Renewable Energy Potential and Local Energy Sources

The Village of Hyde Park Electric Department owns and operates a 1.4MW solar project energized in August 2016, financed by U.S. Treasury issued Clean Renewable Energy Bonds.

The 2016 Vermont Comprehensive Energy Plan expanding upon the statutory goal of 25% renewable by 2025 (10 V.S.A. § 580(a)), and establishes the following set of goals:

- Reduce total energy consumption per capita by 15% by 2025, and by more than one third by 2050,
- Meet 25% of the remaining energy need from renewable sources by 2025, 40% by 2035, and 90% by 2050,
- Three end-use sector goals for 2025: 10% renewable transportation, 30% renewable buildings, and 67% renewable electric power.

Solar

The generation of heat or electricity from solar panels is another potential renewable energy source for Hyde Park residences and businesses. Because solar panels harness the unlimited energy of the sun, solar is considered among the cleanest renewable energy sources. However, due to high start-up costs and relatively low per-unit efficiencies, solar is not generally regarded as a viable primary fuel source for most Vermont homes. When coupled with tax credits or other incentives, solar can be utilized as a non-polluting supplemental energy source.

Solar panel installations in Lamoille County

Photo by: Over and Above Aerial Photography

NREL analysis has estimated that nationwide 49% of households and 48% of businesses are unable to host a PV system. The Village of Hyde Park, Hyde Park Electric is working under a grant provided by Vermont's Clean Energy Development Fund to gain Public Service Board approval of a "Community Solar Tariff" which will support an affordable municipal owned solar project that allows participation by ratepayers who cannot afford a solar array or who have a location that does not support solar production.

Vermont's Net Metering statutes and guidelines are available online:

http://puc.vermont.gov/utilityindustries/electric/backgroundinfo/netmetering

According to the Vermont Energy Dashboard, as of January 2017 there were 38 solar-electric sites in the Town of Hyde Park, with a total installed capacity of 1, 387.57 kW. While the Town of Hyde Park has witnessed an increase of solar arrays, sufficient land remains to harness further potential for both commercial and residential solar. To assist in meeting the statewide goal of 90% renewables by 2050, new generated capacity needed in Hyde Park is approximately 13 MW. If this goal were to be met solely by solar generation, it would require a minimum of 106 acres of land. This estimate is based on 8 acres of land required to install 1 MW of capacity (VT Public Service Department, 2017). For a visual of solar potential in Hyde Park please see **map X** at the end of the chapter.

Wind

The use of wind turbines for commercial or utility scale energy production has limited potential within Hyde Park. According to data produced by Vermont Environmental Research Associates, the town primarily consists of Class 1 and 2 wind zones, whereas wind classes of 7 and 8 are sought for large-scale wind farms. As a result of the lack of higher wind speeds, commercial or utility scale wind in Hyde Park in not feasible. There may, however, be areas in town where residential scale wind generation is viable and this should be encouraged, provided safety and aesthetic considerations are met. See **map** at the end of the chapter for wind generation potential.

Section 248 and Act 174

The Town and Village of Hyde Park, and the Hyde Park Planning Commission, reserve the right to review and comment on all wind turbine and commercial solar proposals on a case-by-case basis, as regulated by the Public Service Board under Section 248a. In accordance with Act 174 (Energy Development and Improvement Act), the Hyde Park Planning Commission with technical assistance from the Lamoille County Planning Commission, has developed an Enhanced Energy Plan to seek substantial deference from the Public Service Department.

Solar and Wind Size Categories as Defined by The Vermont Public Service Department

	Solar	Wind
Residential	15 kW	

Upon receiving a determination of energy compliance for this plan from the Public Service Department, the Town of Hyde Park shall be granted substantial deference, strengthening the community's voice in the section 248 siting process. This status will require the Public Service Department to review the Hyde Park Enhanced Energy Plan and Town Plan as a whole, and give due consideration to policies pertaining to energy siting. Per Act 174, the Hyde Park Planning Commission identified areas in town that are suitable and unsuitable for renewable energy development (see section 5: Siting of Renewable Energy Facilities).

Solar and Wind Resource Maps

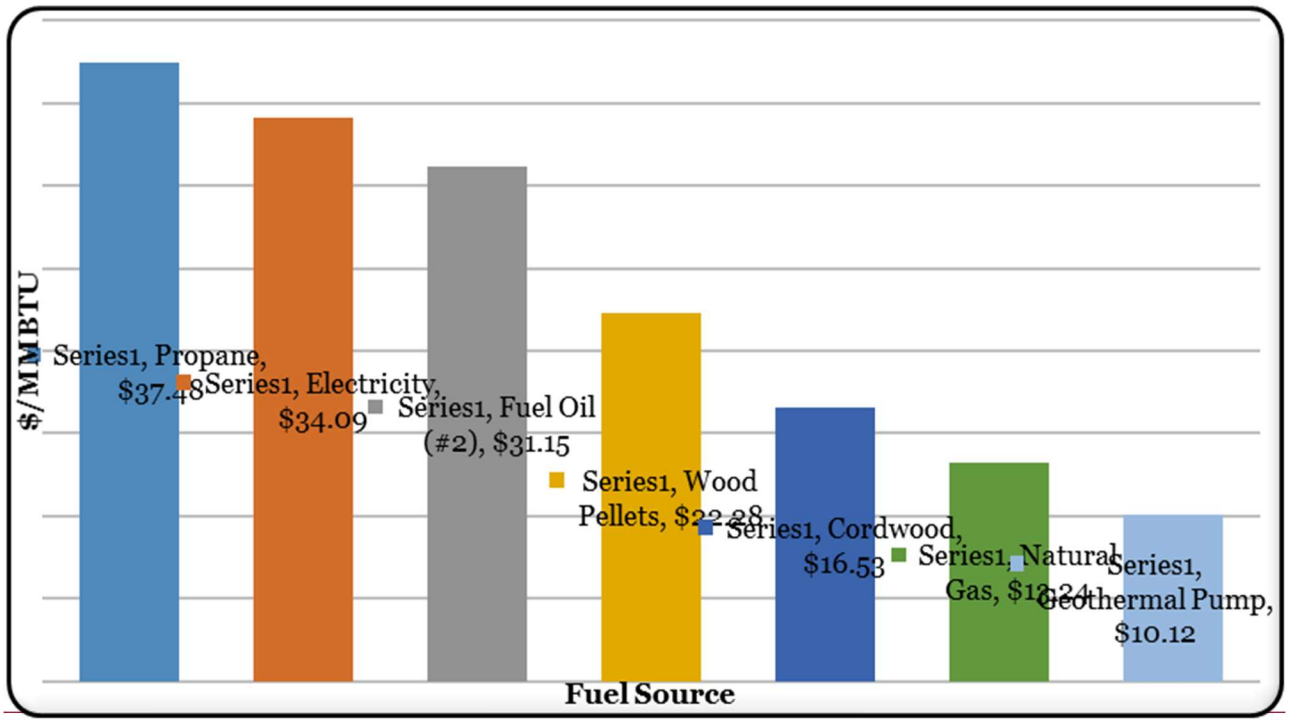
The solar and wind resource map show areas of Hyde Park that have the resource (sun or wind) and environmental attributes to potentially accommodate solar and wind generation projects.

The maps can be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. They should not, however, take the place of site-specific investigation for a proposed facility, and should therefore not be thought of as "siting maps."

The step-by-step analysis used to develop these maps may be conducted specifically for any site where renewable energy development has been proposed, and in that sense, these maps provide a model for the process that should be undertaken when evaluating the siting of a renewable energy development

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, an estimated 27-percent of Hyde Park households utilize wood as a primary source of heat, compared with 17-percent statewide (American Community Survey, 2015). 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 (see energy maps for biomass potential in Lamoille County and Hyde Park). Provided sustainable forest management practices are in place, the consumption of woody biomass can help support local industries, reduce fossil fuel dependence and also lower consumer energy costs. 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 Middle/High School has a 7-million BTU-per hour 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 $80,000 to $100,000 over previous fuel oil costs (according to the Lamoille Union Facilities Director, 2012).



A second high-capacity option for the burning of wood products is a combined heat and power (CHP) biomass co-generation facility. Biomass power 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 also be equipped to operate using natural gas, greatly increasing the efficiency of conventional gas-powered turbines.

In order to be cost-effective, CHP facilities typically require a large consumer of heat. Within Hyde Park, the growing North Hyde Park Industrial Park and Vermont Army National Guard Facility Maintenance Shop on Route 100 represent a possible location with the combination of density and heat demand to benefit from biomass co-generation.

Other Renewables

Alongside 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, HPED has not owned any generating capacity since 1961. In fall of 2016, a long standing private hydro site—the Woodside Plant—located on the Gihon River, off Power Plant Road was decommissioned. Operated by the Village of Hyde Park from approximately 1895 to 1950, the Woodside Plant was sold to a private owner in 1966 and eventually refurbished in 1987. In its later years, the plant operated with a 125kW capacity. The Woodside Plant is a prime site to regenerate hydro power for the town. The plant was licensed through 2017. According to the Energy Dashboard, in January 2017 there was one operating hydro facility in the Town of Hyde Park with a capacity of 1,890 kW. See energy maps for potential and existing hydro sites in Hyde Park and Lamoille County.

5. Siting of Renewable Energy Facilities

Hyde Park supports the development of renewable energy generation facilities and envisions to meet its 90 x 50 electric generation target primarily by deployment of solar ground-mounted facilities. In addition to ground mounted solar facilities, Hyde Park supports rooftop solar, on-site residential scale wind projects (<10 KW), as well as facilities utilizing biomass (woody and non-woody) and hydro. Utility-scale () wind generation is not practical in Hyde Park due to the lack of commercial wind resources. As a result, utility scale wind is not supported within the Town of Hyde Park. In order to protect our natural, scenic and historic resources while encouraging renewable energy development, the Hyde Park Planning Commission developed an inventory of areas that are suitable or undesirable for renewable energy generation. These areas are described below.

Areas Preferred for Renewable Energy Development

While the development of any type of renewable energy generation facility is subject to review on a site by site basis, some areas are better suited than others. Act 174 specifically identifies preferred areas, a majority of these are included as part of the regionally identified preferred areas as well. These areas include:

- A parking lot canopy over a paved parking lot, provided that the location remains in use as a parking lot and is not located in an area identified as unsuitable by this Plan.
- A new or existing structure that is not located in an area identified as unsuitable by this Plan.
- Land certified by the Secretary of Natural Resources to be a brownfield site as defined under 10 V.S.A. § 6642, provided that the location is not in an area identified as unsuitable by this Plan.
- The disturbed portion of a gravel pit, quarry, or similar site for the extraction of a mineral resource, provided that all activities pertaining to site reclamation required by applicable law or permit condition are satisfied prior to the installation of the plant.
- A site listed on the National Priorities List that has received confirmation from the U.S. Environmental Protection Agency or the Vermont Agency of Natural Resources, and is not located in an area identified as unsuitable by this Plan.
- A new hydroelectric generation facility at a dam in existence as of January 1, 2016, or a hydroelectric generation facility that was in existence but not in service for a period of at least 10 years prior to January 1, 2016 and that will be redeveloped for electric generation, if the facility has received approval or a grant of exemption from the U.S. Federal Energy Regulatory Commission.

Specific preferred areas for renewable generation are:

- Existing gravel pits (for ground mounted solar)
- North Hyde Park Industrial Park (for a combined heat and power generation facility)
- Hyde Park schools and municipal buildings (for rooftop solar). Lamoille Union High School especially has potential for rooftop solar.
- Transfer Station (for ground mounted solar)
- Within 1 mile of 3-phase power outside primary state and local constraint zones as identified on the solar potential map in this plan.

Areas Unsuitable for Renewable Energy Development

This plan identifies some areas where renewable energy development is unsuitable due to their natural or scenic value, or due to the importance of protecting our citizens from potential natural disasters. These areas include:

State Level Constraints

- Floodways shown on FEMA Flood Insurance Rate Maps
- River Corridor Areas as identified by the Vermont Department of Environmental Conservation,
- Class 1 and Class 2 Wetlands as indicated on Vermont State Wetlands Inventory maps or identified through site analysis,
- Vernal Pools (as Identified by ANR or through site analysis),
- State-significant Natural Communities and Rare, Threatened, and Endangered Species,
- Wilderness Areas,
- Shoreland Land Use District (up to 150 feet from shore lands);

Local Constraints

- Green River Reservoir Overlay District
- Conservation 27 District (around the reservoir)
- Zones 1 and 2 well head protection areas; public water drinking Source Protection Areas (200-foot radius around the water supply well).

Areas Potentially Suitable for Renewable Energy Development

There are many areas that have the potential for renewable energy generation, but include possible constraints that may make these locations less desirable on a site-by-site basis. In those areas where renewable energy generation potential exists that are neither preferred nor undesirable (Secondary areas as shown on the solar and wind resource potential maps), all new generation, transmission, and distribution facilities shall be sited and designed to avoid or, to otherwise minimize and mitigate adverse impacts to the following:

- Special flood hazard areas identified by National Flood Insurance Program maps
- Primary agricultural soils mapped by the U.S. Natural Resources Conservation Service
- Agricultural Soils (VT Agriculturally Important Soil Units)
- FEMA Special Flood Hazard Areas identified by National Flood Insurance Program maps
- Protected Lands (State Fee Lands and Private Conservation Lands)
- Act 250 Agricultural Soil Mitigation areas (as Identified by ANR)
- Deer Wintering Areas (as Identified by ANR)
- Hydric Soils (as Identified by ANR)
- Highest Priority Forest Blocks (as Identified by ANR)
- Zone 3 public water drinking sources, Source Protection Areas

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 supplied from nuclear and hydro-electric power generators. On the other hand, the energy that supplies local heating and transportation needs is overwhelmingly derived from petroleum. Hyde Park Village manages a municipal electric department with discretion on where electricity is purchased and, to an extent, how it is generated. Decisions on the operation of HPED should be geared toward providing residents with reliable service at competitive rates, thereby ensuring the village remains an affordable place to live and conduct business.

While residents do 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. Moreover, the Town and Village should work with the appropriate state, regional and non-profit agencies to promote rebates, incentives and weatherization workshops that may be helpful to residents. Municipal government should also act as a model for the economical use of energy by incorporating the strategies of this plan into public buildings and infrastructure.

Energy Goals

- For municipal utilities and citizens to generate energy locally from renewable sources for electricity, heating and/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 community-wide energy profile, by reducing the consumption of expensive, non-renewable energy sources.

Energy Policies

- Hyde Park supports the broader use of municipal and residential-scale solar for generation, provided scenic, transmission line capacity and aesthetic concerns are addressed.
- Hyde Park supports the generation of commercial ground mounted solar locally, provided scenic and aesthetic concerns are addressed.
- Hyde Park supports on-site residential scale wind, provided it does not pose an adverse impact to neighbors and consideration is given to mitigating scenic and aesthetic concerns.
- Hyde Park supports the use of existing hydro power facilities for local energy generation
- Commercial or utility scale generating facilities should be located within 1 mile from existing three-phase power lines and outside local and state primary constraint areas.
- Hyde Park supports efforts to build a clean, low-emission wood-burning or co-generation power facility in Lamoille County.
- Hyde Park should promote the use of energy-efficient appliances and materials in municipal buildings.
- The Town encourages all residents and builders to follow the Vermont Energy Code.
- Outdoor lighting cutoff fixtures should be installed on municipal buildings to reduce light pollution and allow for the installation of lower wattage bulbs.
- Hyde Park supports the efforts of municipal utilities and residents to partner in the installation of distributed energy systems.
- Hyde Park supports energy efficient land use development such as Planned Unit Developments and mixed-use development in village centers.
- Hyde Park supports village center revitalization and planning efforts to improve connectivity for alternative modes of transportation.
- Hyde Park supports planning efforts for implementing Electric Vehicle infrastructure.

Energy Recommendations

- When conducting updates to zoning bylaws, the Town and Village Planning Commissions should consider accommodations for alternative energy adaptations and promote municipal renewable generation.
- The Town and Village Planning Commissions, Selectboard and Board of Trustees should explore opportunities for rooftop solar on municipal buildings and energy-related lifecycle costs for capital improvements.
- The Town and Village Planning Commissions should explore opportunities to partner with the local school district to assess the feasibility of installing rooftop solar on school buildings.
- The Town and Village Planning Commissions and Hyde Park Energy Committee should partner with the Hyde Park Electric Department to explore energy storage technologies for use at municipal buildings.
- The Town and Village Planning Commissions and Hyde Park Energy Committee should promote educational opportunities that further energy awareness among residents and notify residents of available energy efficiency and weatherization incentive programs.
- The Hyde Park Energy Committee should develop a resource packet to advertise Efficiency Vermont and local utility incentives (including rebates for air source heat pumps and hot water heaters), and weatherization assistance programs that can be distributed when a builder or home owner goes before the Development Review Board.
- The Town and Village Planning Commissions should explore grant opportunities and business partnerships to implement recommendations from the 2016 Hyde Park Bike and Pedestrian Master Plan.
- The Town and Village Planning Commissions should explore opportunities to collaborate with the high school and Lamoille County Court House to install electric vehicle charging stations.
- The Town and Village Planning Commissions should explore village center grants to finance the installation of electric vehicle charging stations.
- The Town should consider installing an electric vehicle charging station at the Municipal Offices.
- The Hyde Park Energy Committee and Town Planning Commission should promote electric vehicle federal and state incentives through educational opportunities.
- The Town and Village Planning Commissions and Board of Trustees should identify space for a transit stop in Hyde Park within walking distance to the village center, and work with local transit providers to promote access to public transit in Hyde Park.
- The Town and Village Planning Commissions and Board of Trustees should explore opportunities to host a park and ride equipped with E. V. charging stations in Hyde Park Village.
- The Town and Village Planning Commissions should integrate economic development planning efforts with efficiencies in the transportation sector including continued promotion of the Lamoille Valley Rail Trail.
- The Development Review Board and Town Planning Commission should promote opportunities for rooftop solar when a property owner is making roof repairs and solar in new developments.
- The Hyde Park Planning Commissions should coordinate with the Lamoille County Planning Commission and local utilities to ensure that areas planned for new renewable energy generation projects are consistent with the capacity of the grid infrastructure and that upgrades needed are implemented.
- Encourage the development of locally controlled renewable energy projects as a way to strengthen community support for otherwise challenging-to-site projects.
- Encourage utility providers to offer customers the option of making renewable energy project loan payments on their utility bills.
- Provide firefighters with basic training in fighting fires on structures that have solar installed.
- Provide training to solar installers on the latest fire and electric safety codes, to increase safety and help to secure solar generation.

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 and Village maintain a local highway network of greater than 72 miles. As a complement to these roadways, Hyde Park 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) District #8 with the state garages located in Morrisville. Three municipally owned roads are known to serve as regional collectors: Depot Street/Cady's Falls Road, Church Street and Main Street. The construction of the Route 100 Alternate Truck Route in Morristown—a limited access highway reduced the traffic on the regional collectors by approximately 20-30%.

Local Highway Policies

The Town Highway Department is responsible for maintaining municipally owned transportation infrastructure, such as roads, bridges and culverts. Hyde Park may elect to assume control of new private roads, upon application by the property owner. In order to merit consideration, the road must be built to standards established in Hyde Park's adopted Road and Bridge Standards (2017), which include minimum dimensions and requirements for construction materials and storm drainage. Within the town, private roads and driveways seeking to access public highways must be granted an access permit by the Selectboard. Access to state highways may only be granted by AOT.

Consistent with state statute (19 V.S.A. §302), the Hyde Park Road and Bridge Standards classify all municipal highways as Class 1, 2, 3 or 4, according to their importance and general use. The purpose of each class and the municipality's responsibility thereto are as follows:

- *Class 1 highways* are those roadways that, while remaining the responsibility of the municipality to maintain, form extensions of the state highway system and bear a state route number. There are no Class 1 highways in Hyde Park.
- *Class 2 highways* include major transportation corridors between towns, which consequently carry a large volume of local and regional traffic. An example of a Class 2 highway in Hyde Park is Centerville Road.

- *Class 3 highways* are all other publicly traveled highways, generally carrying only local traffic. The vast majority of roads in Hyde Park are classified as Class 3. When assuming responsibility of a private road, Hyde Park must ensure that it complies with local Road Guidelines, to allow for winter maintenance and proper storm drainage.
- *Class 4 highways* are other private and otherwise unmaintained roads, which typically provide access to only a small number of residential structures. It is the policy of the Hyde Park Highway Department not to maintain any additional Class 4 roads, beyond those exceptions that are currently being maintained. Class 4 roads should also not be improved, above necessary maintenance of bridges and culverts.
- *Trails* are rights-of-way owned by the Town or Village that are not considered highways. Hyde Park is not responsible for any maintenance of trails, including culverts and bridges.

The Planning Commissions encourage a review of the existing Road and Bridge Standards to allow for greater flexibility, especially in residential subdivisions. Where appropriate, the benefits of narrower streets include: traffic calming, lower maintenance costs, as well as reduced impervious surface area and stormwater runoff. Within the village, street right-of-ways could be narrowed with the installation of curb extensions, which in addition to calming traffic, also widen sidewalks and reduce pedestrian crossing distances. The intersection of Main and Church Street is one area that curb extensions could be beneficial, for the aforementioned reasons. 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.

In 2011, Vermont endured an unprecedented year of flooding, with some areas experiencing the equivalent of two one-hundred year storm events within less than six months. Two separate federal disaster declarations were extended to Lamoille County, associated with flooding in April and in late-August (Tropical Storm Irene). While Hyde Park was fortunately spared the worst of these storms, the damage sustained in neighboring communities underscores the importance of hazard mitigation planning, especially in road construction. The Planning Commission encourages new and improved road culverts be sized above minimum standards, to mitigate potential road washouts and prevent downstream erosion. Ultimately, small investments in mitigation can pay long-term dividends during these increasingly frequent severe storms.

Local Highway Mileage

A breakdown of local highway mileage in Hyde Park by classification is shown in **Table 6**. Nearly 30-percent of local roads are paved, requiring new blacktop every 7-to-10 years at an estimated cost of $75,000-per-mile (two lanes). As petroleum prices increase over the long-term, so too will the cost of asphalt paving projects. In 1994, voters approved the creation of a highway equipment fund to enable Hyde Park to reduce the sum of highway equipment loans and interest charges. At the 2012 Town Meeting, voters also approved the creation of a sidewalk and pedestrian improvements reserve fund. These budget items allow the Town and Village to save for long-term transportation projects and leverage local funds toward other state and federal grants.

Table 6: Total highway mileage in Hyde Park by road classification

Classification	Mileage
Class 1	0
Class 2	16.19
Class 3	52.20
Class 4 (not maintained)	8.78
State Highways	9.50
Total Maintained Mileage	77.89

Source: Vermont AOT

Highway Department Facilities & Equipment

As previously noted, local highways are maintained by the Hyde Park Highway Department, staffed by a Road Foreman and three full-time and two seasonal employees. The Town owns a seven-bay highway garage, storage shed and salt shed, all located on a property adjacent to the Municipal Offices (just west of the Route 15/100 roundabout). The Selectboard and Highway Department also jointly maintain a five-year Capital Plan for the purposes of phasing major purchases and capital expenditures.

Bridges & Culverts

According to 2002 data provided by the Highway Department, Hyde Park owns and maintains 23 bridges, including culverts greater than 6-feet in diameter. The total number of municipally owned culverts less than 6-feet in diameter is approximately 470. These culverts have all been inspected for sufficiency and a plan is in place to upgrade undersized or failing structures. A comprehensive culvert assessment for Hyde Park was last conducted in 2001; LCPC is working with the Town Administrator and Highway Department to completed an update in 2013. Additionally, AOT owns and maintains two bridges in Hyde Park on Routes 15 and 100. A road erosion study is also being completed in 2017 in preparation for the 2018 Municipal Roads General Permit which will require correction of high-risk erosion roads that are connected to waterways within the next 20 years.

Safety Concerns

The Vermont AOT has identified the Route 15 corridor in Hyde Park as having higher than average motor vehicle accident rates. For local highways, the intersection of Route 15/100 with Centerville Road has the highest accident rate in Hyde Park—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 entering 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 center is separated from the rest of the 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 and 2015). 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 ending at the roundabout in the Village of Hyde Park. At their initial convergence in Morrisville, AADT counts exceed 11,000 vehicle trips (2008).

The Planning Commissions support efforts to re-engineer dangerous intersections and promote greater connectivity between the village and town.

Vehicles are frequently observed traveling far in excess of the posted 25 MPH speed limit on Church St and Depot St, which poses a safety risk to bicyclists and pedestrians and in particular the recently opened Lamoille Valley Rail Trail. A potential solution would be to explore reducing the number of access points into the Village from Route 15/100, of which there are currently six. This could be achieved in multiple ways, such as creating barriers at the end of streets or designating certain streets as one-way only. Further study of this issue is necessary to determine the safest and most efficient way to control traffic, while also promoting the Village as an open, welcoming place to visit and conduct business.

Alternative & Multi-Modal Transportation

Non-Motorized Transit

According to estimates from the Census Bureau (2005-09), approximately 12-percent of Hyde Park residents work within the community. 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 downtown may be impractical. Within the Village, however, trips between the library, school and local businesses are easily walkable. Pedestrian connectivity is nonetheless somewhat hindered by a lack of sidewalks. Currently, sidewalks have been installed along on Main Street, Church Street and Depot Street and a few shorter sections along their side streets.

To promote greater pedestrian access and safety, the Selectboard, Village Board of Trustees and Planning Commissions support efforts to expand sidewalks within Hyde Park Village and the North Village. In 2014, under VTrans EH05(37), the Village Board of Trustees constructed the Depot Street Sidewalk that directly serves Hyde Park Elementary School, a participant in Vermont's Safe Routes to School (SRTS) program, now connecting Main Street with the LVRT. In 2011 and 2014, the Village was awarded grants to complete the second phase of this project, a sidewalk along Johnson Street Extension. In 2016, the Village Board of Trustees entered into an agreement with VTrans to develop a modified scope for this project due to lack of full funding for the project. Going forward, the Selectboard and Village Board of Trustees should continue to monitor potential funding opportunities to construct additional sidewalks and implement the goals of the SRTS program.

Rideshare & Carpooling

Further estimates from the Census Bureau (2005-09) report only 4.7-percent of Hyde Park residents utilize a carpool as a primary means of transportation to work. With nearly half of working residents employed in Morristown, Waterbury or Stowe, there would appear to be an abundance of ride-sharing opportunities on 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 on 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, Hyde Park maintains a designated park-and-ride lot at the Municipal Offices. Residents should also be aware of the Go Vermont program (www.connectingcommuters.org), which is a resource designed to link commuters and promote ride-sharing opportunities.

Public Transportation

Hyde Park is not directly served by any regular public transit with regular stops or infrastructure. The nearest available service is provided by the Green Mountain Transit (GMT), through its Stowe/Lamoille Valley Area routes and the new Johnson to Morrisville route operated by Rural Community Transit (RCT). 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 to ride public transportation from Morrisville to Burlington and back, via connection to the Chittenden County Transportation Authority's (CCTA) Montpelier LINK. In the future, Hyde Park may request that RTC or GMT establish a Hyde Park bus service stop in Hyde Park Village as part of the Johnson to Morrisville route.

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

- The Central Vermont Council on Aging (CVCOA) provides transportation to elderly members of the community for access to health services, shopping and other community programs. CVCOA also operates the local Retired Senior Volunteer Program (RSVP), which offers transportation and/or mileage reimbursement to its volunteers.
- The 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 program helps to relocate individuals and coordinate transportation so clients can work within the community, and also serves as an advocate for local and regional transportation planning.
- Out and About is an adult daycare program, which provides transportation to clients through RCT to gain access to-and-from their homes to the daycare facility.

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 have been considered, although none of these plans are expected to be implemented within the next several years. Commercial airline service is available through Burlington International Airport (BTV) in South Burlington (40 miles from Hyde Park Village), offering direct flights to destinations across the eastern United States.

Trails & Recreational Travel

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

In 2011, following several years of planning, VAST submitted a proposal to convert the state-owned right-of-way of the former St. Johnsbury and Lamoille County Railroad into a multi-modal recreation path, known as Lamoille Valley Rail Trail (LVRT). IN 2016, the Cambridge to Morrisville section was opened, and eventually, the LVRT will become the longest rail-trail in New England, spanning 93 miles from St. Johnsbury to Swanton. The LVRT passes through the Town of Hyde Park and the south edge of Hyde Park Village along the Lamoille River and Black Farm Road, and will attract tourism and provide an unparalleled recreational opportunity to residents and visitors alike. To accommodate LVRT users, Hyde Park has developed design plans for a trailhead and parking facility, to be located off Depot Street. The LVRT is expected to enhance the vibrancy of the Village center by creating a recreational amenity that will introduce new visitors to the community and attract commerce.

Together with multi-modal and recreation trails, scenic highways also represent a tourism and leisure amenity in Hyde Park and elsewhere throughout the region. Vermont Route 100 is a renowned fall foliage drive and several other local highways offer breathtaking views of the Green Mountains throughout the year. These highways provide visitors with a window into the community and promote Hyde Park's scenic and historic character.

Complete Streets Legislation

In 2011, Vermont enacted "Complete Streets" legislation, mandating that new and renovated paved roads throughout the state be designed to safely accommodate motorists, bicyclists and pedestrians of all ages and abilities. Inside the village, improvements to sidewalks and curb ramps represent appropriate steps to ensure compliance with the Complete Streets law and encourage alternative modes of transportation. In outlying areas where there are few public services and little pedestrian or bicycle traffic, the Hyde Park should consider higher-visibility signage and pavement markings, where appropriate. More information on how the Completes Streets legislation applies to comparably sized communities will likely come to light in subsequent years.

Automobile Parking

During most times of the day, automobile parking is not a significant concern in Hyde Park. Businesses and public facilities throughout town typically have ample off-street parking. Within the village, Main Street is lined with on-street spaces and many commercial offices have small lots behind the structure. There are nonetheless peak demand periods—such as during a popular play at the Opera House, or an event at the Courthouse–that public parking is scarce. Rather than developing new parking lots (and new impervious surfaces), the Planning Commission encourages businesses in the village to allow public parking in their private lots, during non-business hours.

A 1997 parking study conducted by the engineering firm Lamoureux, Stone & O'Leary of Essex Junction, Vermont provided a more in-depth analysis of general parking dynamics within the village. Although the report will be two decades old by the expiration of this plan, many of its conclusions remain applicable. The report found that while there was not a parking problem along Main Street, it noted that "as the village core grows and changes, additional parking spaces will be needed." Additionally, the report recommended that "the placement and integration of these spaces into the downtown village must be handled with a vision as to how the additions will affect the overall character of the village in the subsequent years." These conclusions address the fact that while the village population has remained stable, development pressures that impact parking are constantly evolving. For example, the construction of the LVRT and proposed trailhead facility are expected to attract new visitors. Likewise, Hyde Park's desire to attract new businesses to the village core could demand consideration for new parking solutions in the coming years.

Additional recommendations from the village parking study that have yet to be implemented include:

- Amending the zoning regulations to prohibit parking areas on lots between the structure and street;
- Amending the zoning regulations to reduce the number of parking spaces required of a retail use to one space per 250-300 square feet of retail area; and,
- Enhancing multi-modal transportation facilities, by installing bicycle racks and altering sidewalks where they fail to meet federal Americans with Disabilities Act (ADA) requirements.

Finally, as noted in the Education chapter, increased enrollments at Hyde Park Elementary School have created a parking scarcity at the beginning and end of the school day. In 2011, the School Board initiated a study to explore alternative site designs that would increase parking and promote safer, more efficient circulation patterns between Main Street, Depot Street and the school.

Regional Transportation Planning

In July 1992, the Lamoille County Transportation Advisory Committee (LCTAC) was formed. The LCTAC is comprised of appointed representatives from each municipality 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 Vermont AOT. 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 in 2006; an update of the Regional Transportation Plan and Transportation chapter of the Lamoille County Regional Plan are slated for 2012.

The benefits to Hyde Park of participating in regional transportation planning efforts, such as the LCTAC 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. As alluded to in previous paragraphs, the most pressing local concerns are as follows:

- The impact of the Route 100 Alternate 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; and,
- The lack of sidewalks in the village.

Goals, Policies & Recommendations

As a predominantly rural community on the fringe 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 each day, the Town and Village seek to publicize and advocate for the expansion of alternative modes of transit. For longer commutes, this could mean consolidating trips by carpooling, or supporting more public transportation routes. For shorter trips within the village center, Hyde Park should take measures to 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.
- To maintain a safe, pedestrian-oriented village that will support a vibrant local economy.

Policies

- The Planning Commission supports amending Hyde Park's adopted Road and Bridge Standards to allow for more flexibility, on a case-by-case basis, for narrower streets in residential areas.
- The Planning Commissions encourage the application of low-impact development (LID) principals in the design of roadways, parking areas and other impervious surfaces to reduce the impact of stormwater runoff and erosion.
- The Planning Commissions encourage new and replacement culverts be sized above the minimum standard specified in local and state highway ordinances, to mitigate property damage from flooding and erosion.
- The Town and Village of Hyde Park support the complete construction and use of the Lamoille Valley Rail Trail (LVRT).
- State highways should have a limited number of road access points, to allow for smooth travel into and out of Hyde Park.
- New driveway accesses should have suitable sight distances, so as to not create hidden or blind driveways.
- Hyde Park supports regional programs that provide special transportation services for those residents that require assistance.

Recommendations

- The Planning Commission should work with LCPC to collect traffic counts on streets within the Village, to help assess where traffic calming measures would be most effective.
- The Selectboard should fund and construct a trailhead facility for future LVRT users.
- The Highway Department should update road and bridge conditions every three years, to establish maintenance and repair priorities.
- The Selectboard and Village Board of Trustees should continue to appoint representatives to the Lamoille County Transportation Advisory Committee (LCTAC), to coordinate transportation planning, road maintenance and improvements with adjoining towns. Participation in the LCTAC will also help ensure that the interests of Hyde Park are adequately addressed by the region and state.

Chapter 6: Housing

Hyde Park is largely a residential community. As the local population has increased over the last two decades, the extent of residential growth has far exceeded the level of commercial and industrial development. According to the Hyde Park Grand List[2], residential properties represented approximately 74-percent of appraised property values in 1993. This figure increased to more than 82-percent in 2004, and again to 85.6-percent in 2010. During the same period, the number of residential structures in Hyde Park grew by nearly 30-percent, from 922 to 1,190. Meanwhile, the number of vacation, commercial, industrial, farm and forest properties remained relatively stable.

While the image of Hyde Park as a quiet residential community is a pleasant one, it is important to plan for a diversity of land uses, to better support the cost of municipal services. This is particularly true within the Village of Hyde Park and the North Village, where there are existing buildings capable of supporting mixed-use redevelopment, wherein dwelling units are interspersed with businesses and office space. Otherwise, single-family residential properties will bear an increasing burden of local property taxes to fund the extension of services—such as streets and school bus routes—to outlying development.

Current Housing Demographics

In the last two decades, new housing starts in Hyde Park have increased substantially, at a rate faster than overall population growth. For comparison, between 1990 and 2010, the number of housing units in the community increased approximately 42-percent, while the population increased by only 26-percent. This trend is attributable to several factors, including a declining average household size, which will be discussed in detail later in this chapter.

Table 7 depicts an inventory of residential properties in Hyde Park, according to the Grand List. While the table shows an across-the-board increase in the total number of residences, the high rate of increase among properties on greater than six acres is of particular concern. While there are some strategic advantages to large-lot zoning—including the preservation of open space—it is very expensive to extend and maintain services for development on this scale. Accordingly, higher densities are encouraged in traditional village areas, as permitted by local zoning and subdivision regulations.

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

[2] The Grand List is a listing of all real estate parcels within the Town and Village of Hyde Park.

Population & Household Size

According to the Census Bureau, average household size in the United States has decreased each decade since the start of the 20th century, and declined sharply since 1970. This trend is due to a number of factors, including: families having fewer children; the breakup of extended family households; an increase in the number of single -parent households; and the larger proportion of elderly residents that are choosing to remain in their own homes later in life. As a result, communities must provide an increasing number of housing units, even at stable population levels.

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

Table 8: Changes in population and household characteristics in Hyde Park, 1990-2010

	1990	2000	2010	% Change ('90-'10)
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 in a geographic area increases at a rate faster than available housing units, there is a corresponding drop in vacancies. Between 1990 and 2000, vacancy rates in Hyde Park decreased from 10.4-percent to 6.7-percent. Recent municipal plans attributed much of this decrease to the strong housing market of the 1990s and early-2000s. With the economic recession of the late-2000s, demand for new housing slowed and Hyde Park's vacancy rate rose to 11.5-percent (2010 Census). While Vermont fared far better than most states during the recession and related foreclosure crisis, home values and new housing starts were significantly depressed between 2008 and 2010, and have only recently begun to climb back to pre-recession norms. Traditionally, the housing market has been a major driver of economic growth in Lamoille County, due to the popularity of seasonal homes and consistent demand for new construction to keep pace with population growth.

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 (including rent and utilities, or mortgage payments and taxes) are no more than 30-percent of gross income for a household earning 80-percent of the county median. Estimates from the Census Bureau peg the median household income in Lamoille County at $53,010. At this level, an affordable monthly housing payment for local families is approximately $1,000 per month, including taxes and utilities. Accounting for recent increases in heating fuel prices—which may exceed $200 per month during winter—there are a limited number of housing options in the region that are, by definition, affordable.

Table 10 contains data on the average listed values of all residential properties in Hyde Park. As alluded to above, the projected mortgage payment for a residential property on fewer than six acres ($189,405) would typically exceed the county affordability threshold, even before taxes. While mobile homes and rentals are more affordable locally, there are significantly fewer units available for prospective residents. More insight into local housing affordability is shown in **Table 11,** based on the transfer of properties within Hyde Park over the last four years.

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

Table 11: Total number and average annual value of residential property transfers in Hyde Park, 2007-2011

	2008	#	2009	#	2010	#	2011	#
Residential <6 acres	$183,633	15	$ 152,214	7	$ 142,500	18	175,000	37
Residential >6 acres	$242,982	14	$ 211,675	4	$ 154,796	6	236,500	26
Mobile homes w/o land	$42,375	4	$ 26,133	3	$ 38,500	4	34,500	13
Mobile homes w/ land	$85,733	3	$ 133,500	2	$ 84,666	3	95,000	11

Source: Vermont Dept. of Taxes

The data above suggest a substantial decline in the price of large-lot single family residences purchased and sold in Hyde Park between 2008 and 2010. 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 recently lagging housing market. Data from 2011 suggests a rebound in the local housing market, although state and national indicators forecast mixed-messages for the future at the time of this plan's adoption.

Rental Housing

Relative to other comparably sized communities in Lamoille County, Hyde Park has a low number renter-occupied housing units located in town. As of 2010, Hyde Park contained only 240 rentals, which is 17-percent of the total housing stock. According to data from the Census Bureau (2005-09), the estimated gross median rent in town was $695 per month, which is approximately 22-percent lower than the county average. The comparatively low cost of rent in Hyde Park can be linked to several factors. Most notably, neighboring towns contain amenities—including ski resorts and a state college—that attract short-term renters. While these amenities are easily accessible to Hyde Park residents, the town is just far enough away that there is less demand for rental housing.

Potential Avenues to Expand Affordable Housing Opportunities

Municipalities ultimately have a limited number of opportunities to impact affordable housing. Those with zoning and subdivision regulations must be careful not to inflate housing costs by requiring large lots, or having other development standards that add costs to the final unit. According to Vermont statute, municipalities may not discriminate against mobile homes and must permit 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. Efforts to plan for and accommodate a diversity of housing types have helped Hyde Park remain an affordable place to live. Nonetheless, the Planning Commission should continue to monitor real estate trends and market rents to ensure this fact remains true for years to come.

One avenue to encourage affordable housing is for Hyde Park to support projects that create new, designated 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 municipal governments, businesses and individuals to discuss developing other affordable housing opportunities.

SASH (Support and Services at Home), a Vermont-wide program funded by Medicare, the State of Vermont, and several community and housing organizations, is sponsored in the Lamoille County area by Lamoille Housing Partnership. SASH helps seniors and persons with disabilities access the care and support they need to live comfortably and safely in their own home. SASH has a documented track record of reducing health care spending while at the same time improving the health and housing-security of participants.

Goals, Policies & Recommendations

Hyde Park is a residential community, predominantly characterized by detached single-family homes. Within the last two decades, however, the town has experienced a marked increase in the scale and diversity of residential development. This has allowed Hyde Park to attract new residents, while maintaining a wide range of housing options. In the coming years, the Planning Commission should examine strategies to encourage higher densities and mixed-uses within the village, to provide additional housing alternatives and strengthen the local economy.

Goals

- To provide opportunities for residential development that accommodates a diversity of ages, income levels and housing preferences, without compromising water quality, conserved lands, or creating strip development (suburban sprawl).
- To maintain the character of existing neighborhoods and provide for orderly growth, compatible with the physical capabilities of the land, and existing municipal facilities and services.

Policies

- Accessory apartments are encouraged, as they provide income for homeowners and appropriately sized housing units for residents living alone.
- Hyde Park recognizes the positive economic impact of seasonal homes throughout the region.
- Sites for manufactured and mobile homes are permitted 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 (PUDs).
- Efforts by regional and non-profit organizations to increase opportunities for affordable housing will be supported, provided they are consistent with other elements of this plan.
- By state law (21 V.S.A. § 266), all new construction and renovations of existing construction are required to meet the Vermont Residential Building Energy Standards (the "Energy Code"). More information on these standards is described in the Energy chapter. Copies of the Energy Code are also available online at the website of the Vermont Public Service Department (http://publicservice.vermont.gov).

Recommendations

- The Planning Commissions should conduct periodic reviews of the local zoning and subdivision regulations to ensure they enable the range of housing opportunities envisioned in this chapter.

Chapter 7: Economic Development

Hyde Park has a long tradition of diverse, locally based small businesses that add to the community's economic vitality and preserve its rural character. However, according to a 2010 Census Bureau estimate, nearly 90-percent of Hyde Park's resident workforce is employed in other towns. And while residential development increased significantly in the most recent decade, commercial and industrial development did not. This imbalance forces residents to commute out of town for employment and other services, while denying the community needed property tax revenues to support municipal 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** illustrates changes in the Hyde Park employment base between 2005 and 2010.

Table 12: Change in the number of establishments, employees, and average wage among the Hyde Park employment base, by NAICS classification, 2005 and 2010

	Establishments		Employment		Average Wage	
NAICS Industry Type	2005	2010	2005	2010	2005	2010
Natural Resources & Mining	3	2	C	C	C	C
Construction	22	19	97	76	$28,283	$38,289
Manufacturing	5	10	C	C	C	C
Wholesale Trade	4	6	C	C	C	$77,583
Retail Trade	6	5	20	13	C	C
Transportation & Warehousing	4	4	C	C	C	C
Financial Activities	1	1	C	C	C	C
Professional & Business Services	14	20	111	64	$37,400	$33,749
Educational & Health Services	6	6	42	45	$24,173	$24,048
Leisure & Hospitality	1	2	C	C	C	C
Other Services	6	7	16	27	$10,932	$19,234
Government	15	10	394	430	$31,189	$36,894
Total	*87*	*90*	*757*	*699*	*$30,508*	*$34,202*

Source: Vermont Dept. of Labor

As a consequence of Hyde Park'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 slightly across sectors between 2005 and 2010, the number of jobs in Hyde Park actually decreased by 7.6-percent. This data is somewhat skewed by the fact that it compares pre-recession employment with figures from what is widely believed to have been the lowest depths of the recession. While the national economy is fluid and inherently difficult to predict, a comparison of pre-recession and post-recession data (when available in the coming years) will likely yield a more accurate portrait of the local employment base.

Comparatively, Vermont labor markets fared far better than the rest of the country during the aforementioned recession, which officially began during the 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 serviced by limited public transit. A comparison of the national, state, regional and local unemployment rates since the last plan update is shown in **Table 13.**

Table 13: Unemployment trends in Hyde Park and select comparison areas between January 2006 and January 2012

	Unemployment Rate (%) Comparison			
Comparison Region	Jan '06	Jan '08	Jan '10	Jan '12
Hyde Park	5.1%	6.3%	8.3%	6.9%
Morristown-Stowe LMA	5.0%	5.9%	8.8%	6.9%
Burlington-S. Burlington LMA	3.8%	4.1%	6.4%	4.6%
Lamoille County	5.3%	6.0%	8.7%	6.8%
Vermont	3.6%	4.1%	6.8%	5.0%
United States	4.7%	5.0%	9.7%	8.3%
Sources: U.S. Bureau of Labor Statistics, Vermont Dept. of Labor				

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

Journey to Work

Official "Journey to Work" data from the Census Bureau has been commonly used to classify towns as job centers or bedroom communities. Job centers are those towns with more local jobs that members of their resident workforce; bedroom communities are defined as having more than two-thirds of the resident workforce leaving town for employment. Hyde Park has traditionally been, and remains, a bedroom community by this conventional definition. Journey to Work data—which had previously been recorded as part of the decennial Census—has been replaced by three and five year estimates (referred to as the Census Bureau's American Community Survey), with smaller samplings and higher margins for error.

The last Journey to Work dataset from the 2000 Census is now dated and does not reflect the economic restructuring that has taken place in the last twelve years. Still, this information retains some relevance, insofar as the major regional labor markets (Morristown-Stowe, Barre-Montpelier and Burlington-South Burlington) remain unchanged. **Table 14** illustrates the place of work for Hyde Park residents recorded in 1980, 1990 and 2000.

Historically, 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 Hyde Park as their place of work; more than half of these persons lived in either Hyde Park or Morristown. Overall, nearly 70-percent of those who worked in Hyde Park lived in either Hyde Park or another bordering town. This suggests that most people who work in Hyde Park live within a near radius. A detailed breakdown of the residency of those employed in Hyde Park is illustrated in **Table 15.**

Table 14: Place of work for Hyde Park residents as reported by the Census, 1980-2000

Place of Work	*1980*	*1990*	*2000*
Belvidere			2
Cambridge	7	17	54
Eden	13		19
Elmore			5
Hyde Park	227	148	236
Johnson	80	59	108
Morristown	332	322	478
Stowe	86	189	280
Waterville	4		1
Wolcott	28	3	27
Chittenden County	28	65	101
Franklin County		13	29
Orleans County	7	9	22
Washington County	53	67	95
Other	46	15	39
Total employment	*911*	*918*	*1,518*

Source: U.S. Census Bureau, 1980-2000

Table 15: Place of residence for workers employed in Hyde Park as reported by the Census, 1980-2000

Place of Residence	*1980*	*1990*	*2000*
Belvidere	2	2	6
Cambridge	12	17	23
Eden	3	20	30
Elmore	4	11	15
Hyde Park	227	148	236
Johnson	69	120	83
Morristown	65	101	141
Stowe		23	26
Waterville	4	3	9
Wolcott	19	12	19
Caledonia County			31
Chittenden County			11
Orleans County			54
Washington County			41
Other			11
Total employment			*736*

Source: U.S. Census Bureau, 1980-2000

As previously noted, the Census Bureau does publish commuting data estimates for various geographies across the country. According to recent estimates, the most noteworthy change in commuting patterns for Hyde Park residents was an increase in the number of commuters driving to Chittenden County. In 2000, only 5.6-percent of the local workforce reported working in Chittenden County; data collected between 2006-10 suggests this figure has increased to 11.1-percent (including 3.6-percent of residents commuting to the City of Burlington). This trend is likely attributable to the fact that Chittenden County maintained one of the lowest unemployment rates of any county in the northeast during the recent recession. Thus, the labor market in greater-Burlington has drawn and retained more workers, relative to the rest of the state.

Income & Poverty

Income estimates are often imprecise due to the unpredictability 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** 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 county and state. Nonetheless, as of the previous Census, poverty rates in Hyde Park (5.8-percent) were also far lower than the county (10.1-percent) or state (10.4-percent) averages.

Table 16: Median Adjusted Gross Income in Vermont, Lamoille County and Hyde Park in 2010

	Per Family	Per Capita
Vermont	$57,665	$24,404
Lamoille County	$53,176	$23,061
Hyde Park	$50,026	$21,924

Other Economic Development Variables

The regulatory environment at both the local and state levels affects the siting decisions of businesses and industry clusters. To this end, the local permitting process and its administration by municipal officials convey a community's attitude towards development—both positive and negative. Permitting requirements must be explicit and consistently applied. Efforts at the state level to streamline permitting should be supported, if such efforts do not adversely impact natural and environmental resources.

Sweet Crunch Bakery on Main Street

Public infrastructure is also essential to sustainable economic development. This includes sufficient water and sewer capacity; an efficient transportation network; competitive energy prices; as well as mobile phone and broadband internet coverage. Planning for future economic development should consider the needs of local businesses and emerging industries, by identifying areas that have desirable transportation access, municipal water and sewer service or adequate soil for on-site systems, as well as high-capacity electrical and telecommunications service.

Village Revitalization

The Village Board of Trustees utilizes grants and local zoning administration to assist in synergizing the revitalization of the Village. The Board seeks to attract more residents and businesses, to inject new life into the village core. The Lamoille Valley Rail Trail (as discussed in the Transportation chapter) could represents an economic stimulus for the community, potentially attracting thousands of tourists annually to the region.

The Village of Hyde Park is eager to attract new development, including but not limited to shops, offices, restaurants and residences. At the same time, it is critical that all new construction and renovations are designed with sensitivity towards the village's historic character. A 1981 Historic Sites and Structures Survey completed by the state Division for Historic Preservation identified the following as defining traits of this village character:

- Romanesque, Georgian and Greek Revival-style architecture;
- The use of carriage houses and stables as wings adjoined to the rear of buildings; and,
- Wood clapboard façades.

The 2015 Land Use and Development Bylaws, Zoning Hyde Park's goal is to establish: 1) That the village possesses a distinctive character that contributes to its vibrancy and cultural identity, which must be preserved; and 2) There are broader standards within which new construction and renovations of existing buildings must be held. In this sense, the Village of Hyde Park's historic character is defined by mixed housing styles, multi-level gables and the front of buildings oriented to the street, with parking facilities in the rear of the structure (consistent with the carriage house design of the late-19th and early 20th century). On the other hand, strip developments, tract housing, as well as other site designs that place parking at the front of the lot (between the street and building) are decidedly inconsistent with the traditional character of the village. These standards do not constitute a comprehensive framework for defining village character (these will eventually be codified in a unified development bylaw), but illustrate the clear intent of the Town and Village of Hyde Park to preserve the historic village center. An appropriate litmus test for deciphering consistency with Hyde Park's definition of village character is to ask: can a new structure, as proposed, be reasonably anticipated to have historic value in 100-years?

Hyde Park believes strongly that economic development can occur in a manner consistent with the aesthetic character of the village. Encouraging investments within the town's traditional centers of activity—including Hyde Park Village and the North Village—is consistent with Vermont's statewide planning goals and will ensure a more livable and sustainable community for all. Among the many benefits of village revitalization to residents are:

- Preserving open space elsewhere in the community;
- Reducing the need for automobile trips, thereby saving dollars and energy;
- Growing local jobs and businesses; and,
- Providing new opportunities for commerce and entertainment, closer to home.

In April 2012, to help facilitate new development within traditional village areas, the Selectboard and Trustees agreed to a joint Town/Village tax stabilization program, that will apply to both Hyde Park Village and the North Village. In 2011, the Village of Hyde Park also renewed its "Village Center" designation with the Vermont Downtown Board, which enables property owners to access the following tax benefits:

- 10-percent Vermont Historic Rehabilitation Tax Credit: A state tax credit applied to costs associated with the substantial rehabilitation of a Certified Historic Building, which can be applied on top of a similar 20-percent federal tax credit available through the National Park Service. All rehabilitation costs up to $500,000 (and half of all costs above $500,000) are eligible for the 10-percent credit.
- 25-percent Façade Improvement Tax Credit: A second available state tax credit that is extended to costs incurred in the rehabilitation of a building façade. It, however, cannot be applied to a building already utilizing the 10-percent state Historic Rehabilitation Tax Credit noted above.

- 50-percent Code Improvement Tax Credit: A third and final state tax credit, which applies to the costs of bringing a building into compliance with state building codes, to abate hazardous materials or to redevelop a contaminated property. This credit may be used in conjunction with either of the two noted above, provided credits are not requested more than once on the same eligible expenditure.

According to program guidelines, a designated Village Center should represent "a traditional center of the community, typically comprised of a cohesive core of residential, civic, religious, and commercial buildings, arranged along a main street and intersecting streets." Consistent with this definition, towns may have multiple village centers within the community—and several have more than one recognized by the Vermont Downtown Board. The North Village could be a candidate for the program and would likely benefit from the available tax credits. In the coming municipal plan cycle, the Planning Commission should explore the process of designating a second Village Center in North Hyde Park.

Goals, Policies & Recommendations

Attracting economic development is vital to the future of Hyde Park. As a bedroom community, the vast majority of residents commute to neighboring towns for employment. Given Hyde Park's rural character, this will likely always be true, to an extent. Nonetheless, it would be advantageous for Hyde Park to attract and grow local businesses, to diversify the Grand List and to allow residents opportunities to shop and work locally. Hyde Park supports mixed-use and commercial development within its traditional village centers and desires to maintain a regulatory and tax structure that is accommodating to those interested in investing in the community.

Goal

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

Policies

- Hyde Park supports economic activity that strengthens the 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 amendments to local development regulations should be coupled with an efficient permitting process, with clear standards to ensure projects are not unnecessarily burdened.
- Hyde Park supports and encourages economic development and reinvestment within the Village of Hyde Park and the North Village. However, all new construction and renovations within these designated historic districts should be compatible with the existing character of the villages.

Recommendations

- The Planning Commission should consider applying for Village Center designation from the Vermont Downtown Board for the North Village.
- The Selectboard, Village Trustees and Planning Commission should continue to advocate for the construction of the Lamoille Valley Rail Trail and plan infrastructure investments—such as trailhead facilities, way-finding signage and bicycle racks—that enhance this amenity.

Chapter 8: Natural & Productive Resources and Flood Resiliency

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. And, 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 a fixed municipal sewer service area, the vast majority of future development in town will require on-site septic treatment. Accordingly, the suitability of soils for supporting a private system should be a leading consideration in future 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 varied landscape of hills, marshes and low-lying floodplain, many areas of town are unsuitable for development. **Table 17** 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

Along with 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 **Appendix III** (Map 16). 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. Development-related impacts on mapped Prime Ag and Class I Productive Forest Soils are also reviewed under Act 250 criterion 9.

Gravel

Lamoille County is among the most gravel-rich regions of the state, and also one of the fastest growing. Because 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 maps in **Appendix III** (Maps 11 & 12).

The LCPC completed a study in 1989 that identified existing gravel pits and areas of likely gravel deposits within the region. According to that report, there were 27 gravel pits in Hyde Park, of which 16 were active, 7 were inactive and 4 had been reclaimed. In 1993, 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 Hyde Park's sand and gravel needs for over a century. In light of the community's accelerated growth in recent years, it would be worthwhile to revise local sand and gravel inventories.

Topography

The slope of a 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 woodlands, hills, ridgelines, flood-plains 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 McKinstry Hill, west of the Green River Reservoir. General guidelines for assessing development suitability relative to slope are described in **Table 18**.

Table 18: Description of the development suitability of topographic slopes found within Hyde Park

Slope %	Description
0-3%	Suitable for most development, but may require drainage improvements
4-8%	Most desirable for development; fewest restrictions
9-20%	Suitable for low-density housing on large lots, with some consideration for erosion control and runoff
21-30%	May be developed with careful site design and off-site wastewater treatment
> 30%	Construction should be avoided; natural vegetation required to control soil erosion

The Hyde Park Topographic Limitations map in **Appendix III** (Maps 9 & 10) depicts areas with slopes less than 20-percent, slopes between 21 and 30-percent, slopes between 31 and 44-percent and slopes greater than 45-percent. The suitability of a site for development, however, must also be evaluated within the context of how slope interacts with other land use features, such as soil type, vegetation and the proposed site design.

Aquatic Resources

Aquatic resources serve a variety of essential 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 man-made contaminants. Bodies of water also provide irreplaceable habitats for a variety of aquatic and riparian plant and animal communities. Alternatively, water systems may serve as repositories for runoff and seepage, including potentially leaching landfills, septic systems and underground storage tanks. Moreover, pollutants can be introduced to the water through the illegal dumping of chemicals. Ultimately, these contaminants may kill fish and plants, destroy existing and potential drinking water supplies, and preclude recreational activities.

Rivers, River Corridors & 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 west into Lake Champlain in Milton. Along this route, the river assimilates water from a variety of different sources. The Lamoille is the region's most distinctive natural watercourse, providing recreational opportunities and numerous 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 in Johnson. In 2009, LCPC produced a river corridor plan to identity protection and restoration projects along the Gihon within the three towns. This report was based on Phase I and II geomorphic assessments completed in 2005 and 2006. A similar analysis was performed for Centerville Brook, a tributary of the Lamoille, with a watershed of 9.22 square miles in the center of Hyde Park. That corridor plan was completed in 2010, based on assessments conducted during the spring and summer of 2006. The current zoning bylaw has adopted a combination of the 100-year flood zone and river corridor plan as one "Flood Hazard Overlay" and continued protection of these flood and fluvial erosion zones are important to proper development of the town and reducing risk to life, safety and welfare of residents.

Other notable streams and rivers within Hyde Park include the Green River, which flows out of the Green River Reservoir into 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 watershed, within the Lake Champlain 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. To this end, the Gihon River, Centerville Brook, Green River and Baldwin Brook corridors have each been noted as important deer habitats. These and other riparian corridors should be preserved both as a matter of wildlife protection, as well as for the purposes of preventing sedimentation and maintaining stream bank stability.

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 hydro-electric 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. As further described in Historic & Scenic Resources and Land Use chapters, Hyde Park has implemented a viewshed overlay district designed to preserve the serene, wilderness quality of the area. In 2006, the Hyde Park Planning Commission and Green River Reservoir Viewshed Overlay District received an award from the Vermont Planner's Association (VPA) for Outstanding Planning Project of the Year. 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.

The Green River Reservoir
Photo by: Over and Above Aerial Photography

Wetlands

The term "wetland" is used to identify areas 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-dependent 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 every municipality. These maps were created using aerial photographs and are useful in determining the general character of a broader area. In cases where detailed wetland characteristics for individual parcels are desired, a site visit and survey are 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. There are currently no Class I wetlands located in Hyde Park. Rather, most local wetlands are designated as Class II—protected from development by a 50-foot buffer. Lastly, Class III wetlands are those wetlands with no delineated buffer.

Groundwater

Groundwater from soil pores, springs and aquifers supplies the majority of drinking water consumed in rural areas of 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 of a variety of surficial contaminants. In the end, groundwater quality impacts all Hyde Park residents. Homes and businesses outside the Village water service area rely upon wells as a main 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 Hyde Park.

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 Public Services & Community Facilities chapter, Hyde Park's two publicly owned water systems (the Village 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 an area of land 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 Hyde Park, the Town and Village have adopted flood hazard regulations within their respective zoning bylaws. 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.

Hyde Park's flood hazard regulations prohibit all development within the FEMA-delineated floodway and limits development within the floodway fringe (a sub-section 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 (DFIRMs) for Lamoille County. Residents interested in viewing FIRMs for the Town and Village of Hyde Park are encouraged to visit the FEMA Map Service Center at http://msc.fema.gov.

The Town and Village have adopted Hazard Mitigation Plans to build resiliency in times of regional and statewide natural disasters. Regular review and re-adoption of the plans is critical to their effectiveness.

Wildlife Resources

Fisheries

The *Vermont Guide to Fishing*, published by the Vermont Fish & Wildlife Department, indicates the Lamoille River supports all species of warm and cold water sport fish found throughout 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 pan fish. The Fish & 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

Hyde Park has an abundance of wildlife diversity and preserved critical habitats, most notably that of whitetail deer and bear. Vermont's deer require a protected habitat to endure severe winter weather and heavy snowfall. Winter deer yards provide two features important to whitetail 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. Currently, mapped deer wintering yards in Hyde Park exist east of the North Village and on the north shoreline of the Green River Reservoir. Bears also 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, surrounding the Green River Reservoir.

The Vermont Non-game and Natural Heritage Program of the Fish & Wildlife Department maintain an ongoing effort to identify and map special natural features in towns across the state. These maps show the locations of rare plant and animal species, significant wildlife communities and other natural or fragile ecological areas. The revised Critical Habitat map for Hyde Park (**Appendix III**, Map 21) identifies these features in relation to conserved public lands in town and protection of these areas is important to the health of the natural ecosystems crossing central and northeastern Vermont. n a regulatory basis, Act 250 criterion 8(A) mandates that development activity must not "imperil necessary wildlife habitat or endangered species in the immediate area." According to the Vermont Natural Resource Board (NRB), the habitat must be critical to a life stage of a species and be clearly identifiable—as in the case of the mapped deer wintering and bear habitat.

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 land-scape.

Applecheek Farm
Photo by: Applecheek Farm

Agriculture

Farming remains a rich part of the working landscape, cultural heritage and economy of 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 annually, or an average of $72,000 per farm. This represented more than a 66-percent increase in value over the 2002 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, craft agricultural industries and other alternative forms of agriculture on working farms.

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, these 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 regulations established by the Vermont Division of Forestry.

Elmore Mountain and Hyde Park's Working Landscape

In addition to resource extraction, forests provide an opportunity for hunting, fishing, hiking, snow-shoeing and Nordic skiing, among other forms of recreation. These activities contribute an untold amount to the local economy, while enhancing the experience of residents and visitors alike.

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 forest lands were contributing to their development and fragmentation. The UVA program allows farm and forest land to be taxed on resource production value, rather than the value of the parcel's development potential. Despite the fact that it was a popular program statewide, the growth of UVA enrollment was curtailed by a decrease in funding in 1991 and 1992, and 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 Hyde Park'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.

Winter Agritourism in Hyde Park
Photo by: Applecheek Farm

Implementing Principles of Smart Growth as a Means of Resource Conservation

As described within the ensuing Land Use and Implementation chapters, the Town and Village of Hyde Park support the implementation of the principles of Smart Growth as a means of encouraging economic and environmental sustainability, and preserving Hyde Park's natural resource base. According to the organization *Smart Growth America*, the core of this land use philosophy is "building urban, suburban and rural communities with housing and transportation choices near jobs, shops and schools." Additionally, relevant "Smart Growth Principles," as defined by the U.S. Environmental Protection Agency include:

- Mix land uses;
- Take advantage of compact building design;
- Create walkable neighborhoods;
- Make development decisions predictable, fair, and cost effective; and,
- Preserve open space, farmland, natural beauty, and critical environmental areas.

This plan seeks to further each of the principles above, as a means of maintaining Hyde Park's appeal as an attractive place to live, work and invest. While much of the emphasis surrounding Smart Growth relates to creating vibrant downtowns, an equally important byproduct of the philosophy is the preservation of farms, fields and forests surrounding our villages and growth centers. For Hyde Park, implementing policies that encourage the application of Smart Growth in community-wide land use planning, site design and the development review process represents a legitimately effective natural resource conservation strategy. The underpinnings of Smart Growth have positive implications for all sectors of the community; however, the extent to which sound planning serves as a proactive preservation tool is often understated.

Goals, Policies & Recommendations

Hyde Park's natural resource base and working landscape represent a vital 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 Hyde Park'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 25-percent is prohibited.
- Further fragmentation of productive farm and forestland is discouraged.
- The use of Accepted Management Practices (AMPs) by agricultural and forestry operations is required, as established by the state. For its part, Hyde Park encourages the use of Best Management Practices (BMPs), to optimally protect soil resources from erosion and 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 limit habitat encroachment.
- Hyde Park supports long-term, multi-use land management strategies.
- Hyde Park supports working farms and productive forests as integral parts of the local economy, landscape and culture.

Recommendations

- The Selectboard and Board of Trustees should work with the appropriate state agencies and conservation organizations to retain and, if necessary, acquire by purchase access to public waters.
- The Planning Commissions should continue to support efforts of organizations to purchase development rights and implement other conservation strategies, provided the lands protected are consistent with the objectives of this plan. Town zoning bylaws can encourage agricultural

businesses while not negatively impacted existing developments or degrading the rural character of the town. The Commission should continue to review developing craft industries and modifying local bylaws are deemed appropriate.

Chapter 9: Historic & Scenic Resources

The Town of Hyde Park was chartered in 1781 and first settled in 1787. It is named after Captain Jedidiah Hyde—a Rev-olutionary War veteran and one of the town's first settlers—who surveyed Hyde Park's boundaries in 1788, after arriving from Norwich, Connecticut. The ensuing two-plus centuries of human activity and natural events have left the community with a unique and historic built environment of dispersed settlements. This mixture of farm land and small hamlets, 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 character as 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 local newspaper, the *News and Citizen* pro-claimed:

The Hyde Park Opera House (c.1920) on Main Street

> "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 prefect 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 North Village. While the commercial and administrative activities in the community have long since centralized in the village center, the outlying historic sites remain an essential part of Hyde Park's fabric. Unless otherwise noted, the information contained within this chapter was derived 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 settlements in the southwest corner of Hyde Park
1804	Three school districts active within Hyde Park
1836	Formation of Lamoille County; Hyde Park designated county shire
1857	Opening of Lamoille Central Academy, Hyde Park's eventual unified school district
1873	Arrival of the first railroad train in Hyde Park
1882	Telephone arrives to Morrisville
1895	Incorporation of Hyde Park Village; electricity and streetlights installed in the village

1898	Construction of the Lamoille Central Academy building in the village
1904	Hyde Park Fire Department founded
1910	Great Hyde Park Village fire
1927	Great Flood of 1927
1951	Current Hyde Park Elementary School building constructed as an addition to LCA
1956	Construction of the village bypass
1967	Closing of Lamoille Central Academy; opening of Lamoille Union High School
1973	Construction of the current Town Office building
1980	Hyde Park population rises to 2,021 residents—a 50-percent increase over the previous Census count and the largest single-decade increase in the town's history.
1994	Major addition to Hyde Park Elementary School, including four classrooms and a library
2006	Hyde Park receives Village Center designation from the Vermont Division for Historic Preservation

Historic Settlements

Village of Hyde Park

The first streets through the present Village of Hyde Park were not constructed until after 1800, nearly two decades after settlers first arrived in the southwest corner of town. In fact, Hyde Park's first store and post office were established in a residence on the former Craftsbury Road, approximately one mile northeast of the village.

The Lamoille County Courthouse (c.1911)

Hyde Park grew rapidly through the 1830s, becoming the shire of Lamoille County upon the county's incorporation in 1835-36. As part of this process, administrative functions and the county courthouses were established in the village, where they remain to this day. While Hyde Park Village was not officially incorporated as a municipality until 1895, the town center was a bustling hub of commerce from the early-1800s onward; in 1887, twelve trains stopped in Hyde Park station daily. 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, butcher and market. The fate of the village was substantially altered by the construction of a bypass in 1956, which re-routed what is presently Route 15 and 100 around Main Street. As a result, Hyde Park presently enjoys the benefit of safe and pedestrian friendly town center, conveniently accessible to the region's major highways.

In April 1910, Hyde Park 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)

To stimulate an appropriate balance of historic preservation and economic development, the Village Trustees voted in 2012 to enroll the Village of Hyde Park in the National Trust for Historic Preservation's Main Street program. This program consists of three core support mechanisms: a four-point strategy for preservation-based economic development, a network of more than 2,000 linked communities and a national support center.

The North Village

North Hyde Park, or 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 for the surrounding agricultural communities. During the 19th and early-20th century, the North Village evolved into a center for lumber processing and manufacturing. During the 1950s and 60s, the former Bullard Lumber Company, located on Ferry Street, was the largest golf tee manufacturer in the world, producing more than one-half million tees per day. In June 2017, the core area around the North Hyde Park Post Office received state designation as a "Village Center" providing landowners with incentives for commercial investments in their properties (not yet available to residential uses).

North Hyde Park Post Office

Also designated an 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."

Perhaps the North Village's most prominent historic building is the Grange Hall, formerly Valley Hall, constructed in 1910 and later purchased by Gihon Valley Grange #379—an association of local farmers. The Grange Hall has historically hosted an array of community events, including Fourth of July celebrations, minstrel shows and plays. In 2010, the Hyde Park Historical Society installed new front wall for the building and added a new porch, with a handicapped-accessible ramp.

The historic Grange Hall in North Hyde Park

Over the last decade, the North Village 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 light industry in Lamoille County.

Centerville

The village of Centerville, settled 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 gradually 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 general 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 its 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

Scenic Resources

The scenic resources of a community are largely subjective and therefore more difficult to define than historic sites, or other types of quantifiable resources. Nonetheless, Hyde Park's rolling landscape of farms and forests, set against the backdrop of the Green Mountains, creates an alluring four-season atmosphere. Among the towns most treasured scenic areas are the aforementioned Green River Reservoir and Zak Woods Pond.

The Fitch Hill Inn (L) and The Governor's House Inn (R) in Hyde Park
Photo by: John Rohleder

While Hyde Park 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.

Scenic Fall Foliage
Photo by: Applecheek Farm

Goals, Policies & Recommendations

Artifacts from Hyde Park's past are scattered across the community in the form of historic buildings and sites. These historic resources not only provide a physical link to the past, but also enrich the town's 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 individual property owners with the desire of the community to maintain the attractive, scenic nature of Hyde Park will be important as the community continues to welcome new residents.

Goal

- To manage growth in a way that protects and promotes the Hyde Park'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 residents.
- Hyde Park 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 community.
- 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.
- In accordance with local zoning bylaws, development within 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, the Town maintains zoning bylaws and subdivision regulations; while the Village enforces only zoning bylaws.

Town Zoning Bylaws

The Town of 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. Hyde Park's overall zoning philosophy is based on sound land use principles and these regulations continue to promote orderly growth. It is the intent of this chapter to confirm the continued applicability of this approach, while encouraging a few targeted amendments that could work to better implement the broader vision of this plan.

As Hyde Park continues to grow, the Planning Commission should regularly review local development trends, in light of their conformance with this plan. If warranted, more substantial zoning revisions may be proposed to reflect changes in Hyde Park's ability to extend and maintain adequate public services. Presently, the Town'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 North Village 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 areas surrounding the North Village 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 North Village, 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 should be carefully monitored in accordance with the federal Emergency Planning and Community Right-to-Know Act (EPCRA).

N. Hyde Park Industrial Park from Route 100

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 is prohibited.

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 the property is accessible to emergency service providers 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 hydro-electric 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 the property is accessible to emergency service providers 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

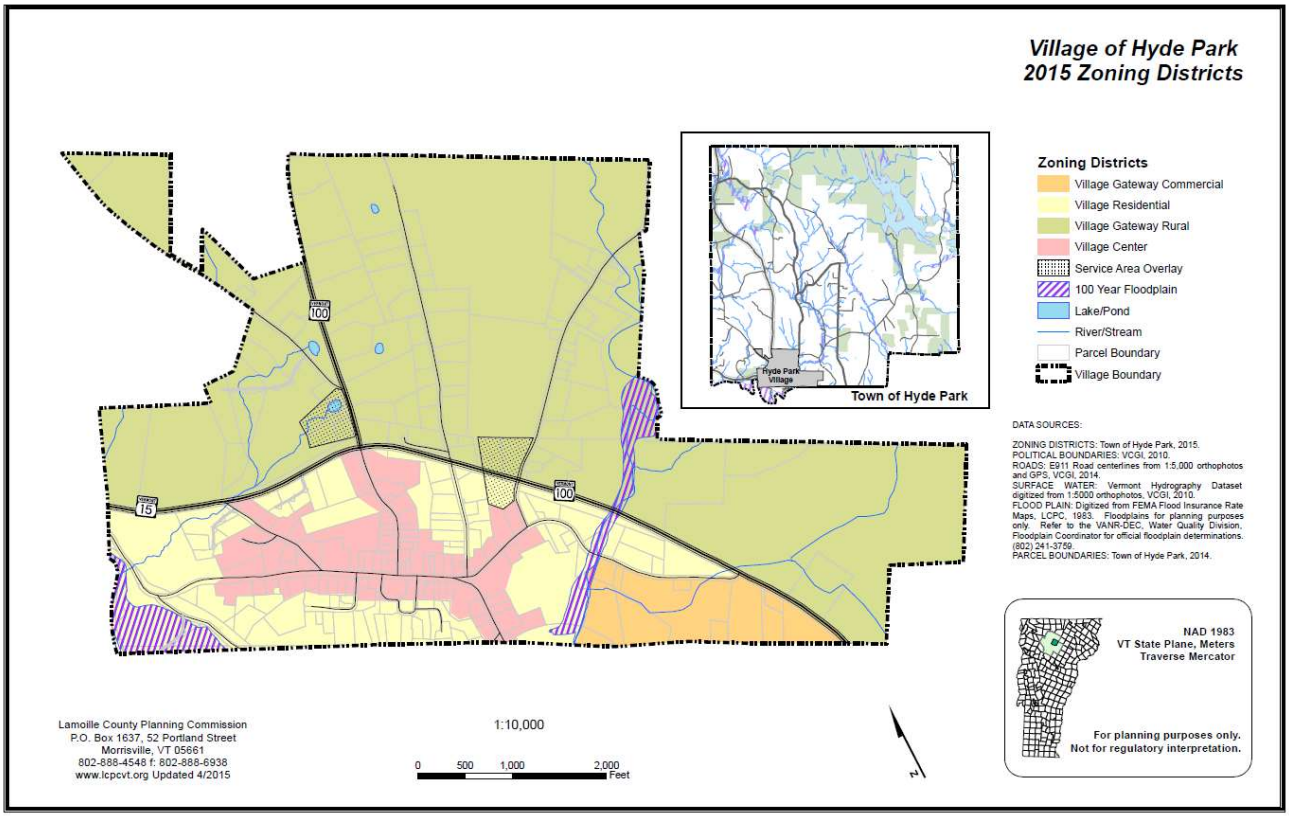
The Town of Hyde Park first adopted subdivision regulations in 2009, to ensure that any new lots created are accessible to public services and have legal access to a public roadway. Additionally, the Town's subdivision regulations help promote orderly community growth, by encouraging site designs that lead to the preservation of agricultural and meadowland. The Village of Hyde Park adopted zoning and subdivision regulations in 2015. Whenever possible, the Planning Commissions should encourage flexibility within these development standards, through the permitting of PUDs. PUDs allow the 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.

Low Density Residential-Agriculture (LRA)

All lands north of Route 15/100 within the village limits are zoned Low Density Residential-Agriculture (LRA), to promote agriculture and associated residential uses outside the mixed-use core. The district mandates a minimum lot size of 0.5 acres for properties connected to municipal water and sewer, and 1.5 acres for properties with on-site water and sewer systems. The low-density nature of the LRA district also serves to preserve the scenic, rural landscape north of Route 15/100, which is the first thing travelers see approaching Hyde Park from Morristown and points south.

Village of Hyde Park Land Use and Development Regulations ("Zoning Bylaws")

The Village of Hyde Park 2015 Zoning Districts are shown on this map. The document is available online and through the Village Office. (802)-888-2310.



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 municipal tax base. These areas include:

- Green River Reservoir State Park: A Vermont State Park, maintained by the Department of Forest, Parks, and Recreation (described in greater detail in preceding chapters of this plan).
- 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 Commissions, Selectboard and Village Board of Trustees review the Municipal Plan, and zoning 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 also recently improved, with the completion of a roundabout in late-2011. Ultimately, the combined effect of these transportation infrastructure improvements will make Hyde Park more accessible to recreational amenities and economic opportunities available in Stowe and Waterbury.

Growth of the Surrounding Region

According to the 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 Commissions should closely follow building permit trends and adapt local regulations, as necessary, to prevent the fragmentation of forest blocks, which often extend into neighboring municipalities, and Hyde Park'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 within a regional context. In light of this fact, the town is committed to ensuring that all local planning efforts are compatible with the comprehensive plans of neighboring communities throughout the region.

The *Lamoille County Regional Plan* (2015 - 2023), drafted and adopted by the Lamoille County Planning Commission, in consultation with representatives of and input from 15 member municipalities, is based on the principle of local control. The Regional Plan addresses issues of common concern among the municipalities of the region. Under Vermont State Statutes, ag regional plan guides and coordinates efficient and economic development of the region to promote health and safety of residents and guides how land is used. 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 the Town and Village. 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 Commissions and representation on the Lamoille County Planning Commission's Board of Directors. The Regional Plan is guided by six goals:

1. Assist municipalities in the region in quality planning to guide future growth and mutual understanding among the region's municipalities and adjoining municipalities.
2. Ensure that planning decisions are educated decision that are made at the local level.
3. Develop and provide information about Lamoille County and its communities to aid in the educated local decision-making process.
4. Facilitate the exchange of information and resourses.

The Town of Hyde Park shares a boundary with five municipalities—the towns of Craftsbury, Eden, Johnson, Morristown and Wolcott. Pursuant to 24 VSA § 4381, each bordering municipality maintains a duly adopted municipal development plan. During the preparation of this comprehensive plan, each of the neighboring plans was reviewed to ensure compatibility. The Planning Commissions also open to collaborating with communities across the region in the preparation of supplemental plans and special studies. In 2010-11, the Town Planning Commission worked with LCPC in the creation of a Community Wildfire Protection Plan (CWPP) for Hyde Park and Johnson. Hyde Park 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. Hyde Park regulations are intended to guide sustainable development in a way that is compatible with the surrounding natural and built environments.

The Planning Commissions recognize that the factors influencing development trends today may be very different from those driving land use decisions in the future. Therefore, 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 Hyde Park's rural character and working landscape.
- To encourage creative site designs that preserve open space, while maximizing the efficiency of infrastructure and energy resources.
- To maintain land use regulations that are clear and unambiguous to all parties involved in the development review process.

Policies

- Hyde Park encourages land owners to participate in the Use Value Appraisal Program (current use) to help preserve productive farms and forests.
- The Planning Commissions support 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

- Hyde Park should strengthen conditions of the Flood Hazard Overlay to discourage construction within mapped floodplains and fluvial erosion river and stream corridors.
- 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 Planning Commission should continue to monitor subdivision and parcelization trends, to ensure local zoning and subdivision regulations are enabling development to occur in manner consistent with the vision set forth in this plan.
- The Planning Commissions should explore and recommend land use standards to the community that would allow land development but substantially preserve or enhance existing forest blocks.
- Policies that minimize forest fragmentation include PUD Subdivision methods (clustering new structures), minimizing road and driveway lengths, and focusing developed into areas of a parcel that are already developed with roads or other public infrastructure.

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 and subdivision regulations (regulatory implementation tools), Hyde Park 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 and Village to prioritize where and how resources are allocated over the long-term. In the years to come, the Town Planning Commission should coordinate with the Selectboard to ensure implementation priorities identified within this plan are funded, to the extent local resources allow. The Village Planning Commission coordinates with the Board of Trustees to ensure implementation priorities identified within this plan are funded, to the extent local resources allow.

Other Potential Implementation Strategies

Outside of Hyde Park's adopted regulatory and non-regulatory planning techniques, the Town and Village have 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 Hyde Park to periodically re-assess 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 LCPC 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

Along with to the formation of an Energy Committee (Chapter 4), the Town and Village 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 Vermont 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 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 projects, downtown planning studies and site development. 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, and rail-trails. 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/
- *Vermont Emergency Management Hazard Mitigation Grant Program*: Available to municipalities across the state, following a federal disaster declaration in any Vermont county. Eligible projects need not be related to recent storm damage, but must pass a FEMA-administered benefit-cost analysis. Competitive HMGP activities include home buy-outs, flood-proofing measures and erosion control.

On top of these programs, the Planning Commissions and municipal 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 (2012-16), 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 community 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 Commissions remain 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 Commissions have identified the following tasks as areas to address in the coming years:

Economic Development Planning

An overriding theme of this Comprehensive Development Plan is the desire of Hyde Park to stimulate economic development within the Village of Hyde Park and North Hyde Park. Through this plan, the Planning Commissions, Selectboard and Board of Trustees seek to convey that Hyde Park welcomes new enterprises and has municipal water and sewer capacity to support commercial uses. The Town and Village have adopted a tax stabilization agreement—to lay a strong foundation for economic development.

Multi-modal Transportation

With the opening of the Lamoille Valley Rail in the 2016, Hyde Park can anticipate a significant increase in bicyclists, pedestrians, snowmobilers and other recreational users passing through the community. Combined with the continued expansion of the village sidewalk network, residents and visitors will have access to more multi-modal and alternative transit opportunities than ever before. The Town and Village should capitalize on this increased recreational activity, by conducting traffic and pedestrian counts, building trailside amenities (such as the trailhead facility design discussed within the Transportation chapter) and improving way-finding signage, to attract visitors to the village. Overall, the increase in alternative transit connectivity, both within the village and in relation to neighboring towns, will serve as tourism, recreation and economic development asset. Long-term transportation plans should seek to build upon and leverage this asset to the greatest extent possible.

Appendix I: Municipal Survey

At Town Meeting 2012, the Hyde Park Planning Commission distributed a survey to Town and Village residents to assess public opinion on a range of development and infrastructure-related issues relevant to this plan. The survey was also advertised on the Hyde Park municipal website and available online via Survey Monkey through the month of April. A total of 83 responses were collected. Survey questions and a breakdown of responses are shown below:

Question 1: Hyde Park should continue to invest in constructing more sidewalks in the Village.

Support (61.3%)	Don't support (13.8%)	No opinion (15.0%)	Need more info (10.0%)

Question 2: Hyde Park should invest in facilities and amenities (such as trailhead parking, way-finding signage and bicycle racks) to attract visitors and promote use of the Lamoille Valley Rail Trail, for the benefit of local businesses and community organizations.

Support (66.2%)	Don't support (13.0%)	No opinion (9.1%)	Need more info (11.7%)

Question 3: Hyde Park should promote commercial development within the Village core by allowing for flexibility, and a variety of conditional uses, within the zoning bylaws.

Support (63.3%)	Don't support (7.6%)	No opinion (0%)	Need more info (29.1%)

Question 4: Hyde Park should consider expanding municipal water and sewer capacity to attract mixed-use and commercial development within the Village

Support (48.1%)	Don't support (11.4%)	No opinion (11.4%)	Need more info (29.1%)

Question 5: Hyde Park should encourage more renewable energy generation in town, including small-scale wind and solar arrays, and hydro-electric dams.

Support (71.8%)	Don't support (9.0%)	No opinion (3.8%)	Need more info (15.4%)

Question 6: Hyde Park should continue to strictly regulate the siting of telecommunications facilities, to mitigate potential negative aesthetic impacts.

Support (44.7%)	Don't support (21.1%)	No opinion (9.2%)	Need more info (25.0%)

Question 7: Hyde Park should support efforts of state and non-profit organizations to conserve land.

Support (75.0%)	Don't support (15.0%)	No opinion (3.8%)	Need more info (6.3%)

Question 8: The Town & Village Plan and local bylaws should discourage the subdivision of large tracts of farm and forest land into small residential lots. For example, by encouraging the clustering of home sites and/or allowing flexibility in the permitting of Planned Unit Developments (PUDs).

Support (54.5%)	Don't support (26.0%)	No opinion (5.2%)	Need more info (14.3%)

Question 9: Hyde Park should support capital investments in infrastructure—such as water, sewer and transportation systems—that may encourage new residential or commercial growth, provided those costs are funded by the developer (i.e. a developer builds an access road and the new owners maintain it, rather than the town).

Support (66.3%)	Don't support (8.4%)	No opinion (7.4%)	Need more info (18.1%)

Question 10: Hyde Park should make flood mitigation a planning and investment priority.

Support (45.6%)	Don't support (12.7%)	No opinion (17.7%)	Need more info (24.1%)

Survey Analysis

While the survey represents only a small percentage of the overall population, the results help confirm many of the longstanding beliefs of the Hyde Park Planning Commission. Notably, that reinvestment and revitalization within the village; conserving farm and forestland; preserving the community's scenic landscape; and promoting multi-modal transit are all issues that enjoy broad support among Hyde Park residents.

Survey respondents also indicated that more public information is needed on issues such as expanding municipal water and sewer lines, amending the Village zoning bylaws, and planning for telecommunications and alternative energy facilities.

The *Town & Village of Hyde Park Municipal Plan* sets forth a series of goals and policies that collectively express the community's current position on development issues, along with painting a long-term vision for the future. The 2012 Municipal Survey was organized in such a way that it can be re-circulated in subsequent years, to document how public opinion on various subjects evolves—or calcifies—over time. Should the Planning Commissions perceive a major shift in one or more areas, additional public outreach, education and a plan amendment may be warranted.

Appendix II: Implementing "Complete Streets"

Enacted in 2011, Vermont's "Complete Streets" legislation (as described within the Transportation chapter) has become a source of confusion for many municipal officials. While the overall spirit of the law is clear, the actual implementation of Complete Streets projects—especially in rural areas—is still difficult to conceptualize. In the coming years, as more communities adjust to the legislation, Hyde Park will have examples and precedent upon which to base transportation investments. This appendix is intended as a supplemental source of information, to familiarize municipal officials and members of the public alike with the Complete Streets philosophy.

The information below was published by the City of El Paso, Texas in the *Connecting El Paso* report and later published by the digital newsletter *Better! Cities & Towns*, distributed by New Urban Publications, Inc.

Ten steps to creating complete streets

1. Design for pedestrians first.

Great streets are designed to provide a high-caliber experience for pedestrians; once this is accomplished, they go on from there to accommodate all other required modes of travel, including bicycling, transit, and automobiles.

2. Remember that proportions matter.

A street should function as an outdoor room, surrounding its occupants in a space that is welcoming and usable. A 1:3 ratio for building height to street width is often cited as a minimum section for a sense of enclosure. Creating this sense of enclosure involves more than just narrow street width, however. There are well-defined eight-lane roads just as there are two-lane roads that seem to be impassable.

Streets must be sized properly for their use and should be defined with appropriate building sizes. Street trees and furniture such as lighting also play a critical role in defining the space of the street.

3. Design the street as a unified whole.

An essential distinction of great streets is that the entire space is designed as an ensemble, from the travel lanes, trees and sidewalks, to the very buildings that line the roadway. Building form and character is particularly important in shaping a sense of place. The best streets invariably have buildings fronting them, with a particular height and massing that creates an appropriate sense of enclosure. The random setbacks generated by conventional zoning rarely produce this effect; form-based regulations must be put in place to control building form and placement. Furthermore, urban buildings must front the street with frequent thresholds such as doors, windows, balconies, and porches. These thresholds promote a lively streetscape, and ultimately provide passive security for pedestrians by focusing "eyes on the street."

4. Include sidewalks.

Appropriately designed sidewalks are essential for active pedestrian life. Pedestrians will be more willing to utilize sidewalks if they are protected from automobile traffic. One of the simplest ways to buffer the pedestrian is to place street trees between the street and the sidewalk. Other street furniture such as streetlights, bus shelters, and benches occupy wider sidewalks and provide additional separation between pedestrians and automobile traffic. The width of the sidewalk will vary according to the location. On most single-family residential streets, five feet is an appropriate width, but streets with rowhouses and multi-family buildings requires a more generous sidewalk. On Main Streets, fourteen feet is an ideal sidewalk width, which must never fall below an absolute minimum of eight feet.

5. Provide bicycle facilities.

Bicycling is becoming a popular means of not only exercise and recreation, but increasingly it is viewed as an important alternative to vehicular transportation. On higher-speed roadways in rural or suburban locations, bike lanes are the preferred bicycle facility, providing cyclists with a separate lane for travel independent from fast-moving automobiles. On lower-speed roadways in more urban areas, sharrows, or designated lanes for use by both bicyclists and vehicles, are the preferred facility for bicyclists. Sharrows are typically found 20-25 mph streets with on-street parking and a mix of travel modes and land uses.

6. Provide shade.

Motorists, pedestrians, and cyclists typically prefer shady streets. Shade provides protection from heat and sun and contributes to the spatial definition of a street. Shade can be provided with canopy trees or architectural encroachments over the sidewalk. Canopy trees should be planted in a planting strip between the sidewalk and the street in order to provide continuous definition and shade for both the street and the sidewalk. Architectural encroachments over the sidewalk such as awnings, arcades, and cantilevered balconies are another way to protect pedestrians from the elements and meanwhile shield storefronts from glare.

7. Plant street trees in an orderly manner.

great streets are typically planted with rows of regularly-spaced trees, using consistent species. This formal tree alignment has a powerful effect; it at once shapes the space and reflects conscious design. More importantly, the shade produced by the trees will be continuous enough to make walking viable. Furthermore, the spatial impression of aligned trees also has a traffic calming effect.

8. Provide parking on-street and mid-block.

On-street parking buffers pedestrians from moving cars and calms traffic by forcing drivers to stay alert. Parallel parking is the ideal arrangement, because it requires the least amount of space and allows pedestrians to easily cross through the thin line of cars. Diagonal parking is acceptable on some shopping streets, as long as the extra curb-to-curb width is not achieved at the expense of sidewalk width. Parking located in front of a street-front business encourages people to get out of their cars and walk, and is essential to leasing street-oriented retail space.

9. Make medians sufficiently wide.

Where divided thoroughfares are unavoidable, the medians must be generous enough to serve as a pedestrian amenity. A minimum median width of 8' will accommodate a row of street trees and will provide adequate refuge for pedestrians crossing a wide roadway.

10. Use smart lighting.

Streets should be appropriately lit for automobile and pedestrian safety. Pedestrians naturally avoid streets where they feel unsafe. Loosely-spaced, highway-scaled "cobra head" light fixtures do not provide appropriate light intensity and consistency for pedestrian well-being. More frequently spaced, shorter fixtures are more appropriate, and provide light beneath the tree canopy as street trees mature.

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Appendix III: Town & Village Maps

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