

Town of Jamaica, Vermont



Town Plan

Adopted by the Jamaica Selectboard
June 12, 2006

Jamaica Town Plan

2006 Update

Planning Commission Public Hearing Held On February 27, 2006

Selectboard Public Hearing Held On May 22, 2006

Jamaica has had a Town Plan since 1974. The plan was updated in 1991, 1995, 2001, and again in 2006. The plan may be reviewed by the Planning Commission and updated, after public hearings, in light of new developments and changed conditions affecting the Town. Without further action, this plan will expire, as provided by State Law, on June 12, 2011.

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1 INTRODUCTION

1.1 Overview

This plan, like all plans is a work in progress. It represents hours of careful discussion, thoughtful deliberation and interaction between citizens, Select Board members, and Planning Commissions past and present. While municipal planning commissions are required to review and resubmit their Town Plans every five years, the Jamaica Planning Commission intends to undertake a more comprehensive review of the Town Plan much sooner, in 2007. They have obtained a municipal grant to undergo thorough study and community involvement to assist in this process.

For the 2001 update of the Town Plan, the Jamaica Planning Commission conducted “Community Survey 2000” for the purpose of gathering public comment on a variety of issues to be addressed in the plan. A total of 1,284 surveys were mailed to property owners, and 279 surveys, representing 22% of the total, were returned and counted. We learned a great deal from this process, some things expected, some unexpected. Most importantly, we learned why people choose to live and recreate in Jamaica. When asked, “What three things do you like best about Jamaica”, the overwhelming responses were (1) small town atmosphere –230, (2) rural environment –207, and (3) quality of life –185.

Concerns were expressed too. The need for affordable housing, concern about the quality of ground and surface waters, the effect of development on the natural environment and increasing property taxes were noted by many respondents.

In all, however, there was an expression of optimism. Residents of Jamaica are satisfied with their community and enjoy the life they’ve fashioned here. Jamaica is home to a higher than average number of self-employed people. It seems that people are here by choice. What bind them to this place are not things that can be quantified, but a mindfulness of values that are clearly shared throughout the community.

We are grateful to the community for their participation, vision and guidance and have used the information collected throughout the development of this Town Plan.

1.2 Purpose of the Town Plan

The Jamaica Town Plan provides a comprehensive statement about where we are as a community, our goals and our needs for the future. Official adoption of the Plan represents a community decision about the future

character of the Town, priorities for land use and conservation of natural resources.

It is the purpose of the Plan to help the Town achieve its shared vision and values through the development of goals and policies that establish a standard of review for Act 250 proceedings and other state regulatory processes. The Plan directs state agencies to take only those actions in Jamaica that are compatible with the goals and policies of the Town Plan. With approval by the Regional Commission, the Town may also request that the Regional Plan be reviewed for compatibility with the Town Plan.

The Plan also serves to increase the amount of local control exercised over future development in Jamaica by:

1. Through the Town planning process, the citizens of Jamaica have the opportunity to put into writing how a variety of issues may be resolved or acted upon before they arise. The Plan therefore is an obligation and a commitment by appointed and elected officials at all levels of government to resolve issues according to the direction that has been established in the Town Plan by the people of Jamaica.
2. Providing a basis for the development and interpretation of Town bylaws, regulations and ordinances. The Town Plan can be thought of as the Town's constitution in that future decisions and local laws should be consistent with the direction set forth in the Town Plan. That is, the Plan establishes standards and the direction for future local bylaws, regulations and ordinances or future amendments to existing local laws.
3. Directing the Planning Commission to develop work programs that address the issues, tasks and studies suggested in the Town Plan.
4. Serving as a source of information for the Planning Commission, Board of Selectmen, Zoning Board of Adjustment, citizens and businesses.

2 Community Profile

2.1 History

Sculpted by the last ice age, the topography of Vermont was forever altered. Glaciers gouged out valleys and carved mountains that were much steeper and higher than they are today. Erosion led to fertile valleys in the lowlands and to the rocky terrain that characterizes much of the area now known as Jamaica. In Jamaica one can find gneiss rock formations such as Ball Mountain and Attridge Mountain which are among the oldest geological formations phenomena in North America. High terraces above the West River reveal banks of ancient glacial streams. These are a testament to the extraordinary forces that shaped the environment we enjoy today.

This area of Vermont was largely uninhabited in early history and used by native peoples primarily for hunting and fishing. Early travel routes passed through the Jamaica area, beginning at the Connecticut River and following the West River. Called “Wantastiquit” (in the Algonkian language “top place of the river”) is a reference to the fact that the West River makes a major contribution to the Connecticut. These routes followed the rivers across the mountains eventually to Otter Creek and north to Lake Champlain.

In the colonial period, what is now Vermont was disputed territory, with land claims rising from both New York and New Hampshire. The original grants for this area were issued by the Royal Governor of New York in 1767 and 1772 and were for two towns. In 1777 the Independent Republic of Vermont was established and in 1780, ignoring the previous grants, gave charter for “a tract of vacant land within this state which has not heretofore been granted “. The Charter goes on to say “that the same be and is hereby Incorporated into a Township by the name of Jamaica”. The grant encompassed forty-two square miles. The land lies at an altitude ranging from 688 above sea level along the West River to 2,542 feet on The Pinnacle. There were sixty-seven grantees listed on the Charter, and many of those names can be found among Jamaica’s residents today.

The earliest settlement of the town was along the West River near the Wardsboro Bridge, now called East Jamaica. It was here that the first school was established in 1791. The step-by-step building of roads and bridges pointing towards Manchester to the northwest moved settlement westward so that by 1800 it appeared that the town center was moving. Within the forty-two square-mile township of Jamaica there developed as many as ten separate hamlets surrounded by outlying farms, all linked to Jamaica Village by a network of roads. Eventually there were as many as 14 one-room schools which served the families in the outlying areas.

In the first quarter of the 19th century Jamaica Village assumed increasing importance as a center, largely for topographical reasons. Located near the

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confluence of the West River and Ball Mountain Brook, the area offered a strategic location for bridges, dams and mills. Along Ball Mountain Brook alone there were numerous dams, each providing power for at least one mill. The first store “Noon House” was built in 1803. The popularity of “Noon House” led to the building in 1814 of Jamaica House, which provided a convenient overnight spot for travelers at the mid-point between Manchester and Brattleboro.

The economy of Jamaica, like that of so many Vermont communities, prospered with the introduction of Merino sheep in the early 19th century. The Spanish sheep flourished on the rocky hillsides, and as their numbers increased, open land and bare hillsides replaced the forests which had characterized the earlier landscape.

But prosperity did not last. The depression that followed the Civil War and the decline in the wool market took their toll on the local economy. Population decreased. The rivers that had propelled the economy also ravaged its infrastructure. In 1869 a great flood carried away “a mile of bridges” and damaged every dam on Ball Mountain Brook. During this period Jamaica and other towns in the West River Valley bonded together in a venture that was seen as the salvation of the area’s economic woes, the West River Railroad. Originally chartered in 1867, the proposed railroad was to run from Brattleboro to Whitehall, NY. In 1877, financing provided by the valley towns moved the languishing project forward with the first segment from Brattleboro to Londonderry. Although it was never extended further, the railroad provided valuable public transportation for the lower West River Valley until the 1930’s, by which time automobile ownership had become almost universal.

The high fields once grazed by sheep have returned to forestland. The mills and dams that once fueled the local economy are gone. Gone too are most of the hamlets. Jamaica Village is still the heart of the community: the home of our Town Hall, school, library and post office. The basis of our economy has shifted dramatically, but our land and streams and our historic village remain.

Adapted from Hometown Jamaica by Mark Worthen, a longtime resident of Jamaica.

2.2 Population

2.3.1 Town Population for the Period 1791 to 2000

Year	Population	# Change	% Change*	% Average Annual Rate
1791	263	N/A	N/A	N/A
1800	582	319	121.3	13.5
1840	1586	1004	172.5	4.3
1860	1606	20	1.3	.1
1880	1252	(354)	(22.0)	(1.1)
1940	567	(685)	(54.7)	(0.9)
1950	597	30	5.3	0.53
1960	496	(101)	(16.9)	(1.69)
1970	590	94	18.9	1.89
1980	681	91	15.4	1.54
1990	754	73	10.7	1.07
2000	946	192	25.46	2.55

Source: U.S. Census and W. E. Booker

2.3.2 Population Growth in Jamaica and Surrounding Towns

Town	1990	2000	# Change	% Change
Jamaica	754	946	192	25.46
Townshend	1,019	1,149	130	12.76
Windham	251	328	77	30.86
Winhall	482	702	218	45.04
Wardsboro	654	854	200	30.58
Stratton	121	136	15	12.40
Londonderry	1,506	1,709	203	13.48
Windham Region	43,405	44,216	811	1.87

Source: U.S. Census

2.3.3 Age Distribution in Jamaica

Age	1990	% of total*	2000	% of total*
Under 18	181	24%	211	22.3%
18 – 64	461	61.1	610	64.4%
65 and older	112	14.9	125	13.2%
Total	754	100%	946	100%
Median age	36	N/A	38	N/A

* Note that percentages may not total to 100% due to rounding.

Source: U.S. Census

2.3.4 Jamaica Household Income - 1999

Income	# Households	% Total*
Less than \$15,000	84	20.1%
\$15,000 – 35,000	125	30.0%
\$35,000 – 50,000	85	20.4%
Over \$50,000	123	29.5%

* Note that percentages may not total to 100% due to rounding.

Total households: 417

Median household income: \$34,917

Source: 1990 and 2000 U.S. Census

2.3.5 Median Household Income for Towns in the Jamaica Area

Town	1989	1999
Jamaica	\$27,778	\$34,917
Townshend	\$26,653	\$39,286
Windham	\$26,250	\$39,659
Wardsboro	\$27,159	\$35,000
Stratton	\$31,369	\$39,688
Londonderry	\$26,078	\$42,699
Winhall	\$26,250	\$57,750
Windham Regional Median	\$27,362	\$41,286
Vermont	\$29,792	\$41,856

Source: U.S. Census.

3 TOWN PLAN ELEMENTS

3.1 Land Use

3.1.1 Context

3.1.1.1 Current Land Use in Jamaica

The Town of Jamaica is situated in the eastern foothills of the Green Mountains. It is an area of steep forested hills and narrow river valleys. The Town consists of approximately 31,000 acres, approximately 90 percent of which are forestland. The forest cover is quite diverse. An estimated 70 percent of the forestland is hardwood and 30 is softwood. Many stands are mixed hardwood and softwood. Elevations rise to between 2000 and 3000 feet on Turkey Mountain, College Hill, Mundal Hill, Sage Hill and The Pinnacle. The little remaining open land in Town is located along the West River in East Jamaica and Jamaica village, along the Winhall River in Rawsonville and at three locations where land is still actively managed for agriculture. These open areas and an area near the old hamlet of West Jamaica contain the only sizable areas of relatively flat land in Town.

Much of the development that has occurred in Jamaica is located along or near Vermont Routes 30 and 100. Other developed areas are found along Pikes Falls, West Jamaica and Turkey Mountain Roads and in the Cole Pond and West Hill areas.

Of the developed land in Jamaica, the principal land use is for residences. As of 2000, 64 percent of the 935 housing units in Town were seasonal or vacation homes. Most of the Town's commercial development is concentrated in Jamaica Village and Rawsonville. Other commercial development is scattered along Route 30.

Jamaica Village is the Town's cultural, civic, religious and educational center. Most of the Town owned facilities are located here as are the church, post office, Masonic Hall, bank, two inns, an art center and several restaurants and shops.

The land in Jamaica Village is already heavily subdivided and built up. There are 110 parcels within the Village district, totaling approximately 141 acres. Most of these existing lots are already developed with one or more residential units, and some contain commercial-residential or multi-unit residential buildings. Of the 110 existing parcels, 13.6% contain one-tenth acre or less, 50.8% contain one-half acre or less, 74.4% contain 1 acre or less, and 25.4% contain between one and ten acres. On-site sewage disposal systems and individual water supplies are closely spaced in many parts of the Village. This situation has been and remains of great concern to the Town, and indications

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are that the Village district is probably at, or very close to, its carrying capacity for development utilizing on-site wastewater disposal systems.

During 1999-2000, the Planning Commission conducted a study of existing wastewater disposal and water supply conditions in Jamaica Village. The purpose of the testing was to determine whether or not on-site septic systems within the Village are having an effect on the water quality of the wells that serve the Village population. A summary of the results is as follows:

Estimated number of wells in study area:	99
Number of wells tested:	59
Number of wells showing coliform:	15 (6 proved ok with retest, 8 refused retest or did so privately)
Number of wells showing E-coli:	1
Number of wells showing high nitrate:	2 (one slightly below and one slightly above the state limit).

E-coli counts in Ball Mountain Brook in the village center were found to be typically higher than counts at a control point upstream of the village. The final report and recommendations of this study are available from the Town Clerk, and are incorporated into this plan by reference. Any new or replacement systems within the Village will have to be very carefully located and designed to avoid the possibility of further groundwater or water supply contamination.

Rawsonville continues to experience commercial improvements that are associated with major regional attractions in the area. Rawsonville presently contains 50 parcels totaling approximately 231 acres. Of these, 18% contain one acre or less, 52% contain one to five acres and the remainder range from five to thirty acres. While care in design and location of wastewater and water supply systems must still be used here, there is considerably more opportunity for future growth than exists in Jamaica Village.

East Jamaica hamlet is a distinct area of Town which supports a variety of land uses including commercial and residential development.

Several platted subdivisions exist in Town which are not yet built-out. The larger subdivisions within this category include Wheeler Woods, Wild Turkey, Gleason Farm, Mountain Acres, Stonehedge, Cole Pond and Strattongate. These subdivisions collectively contain approximately 160 lots, a large number of which contain no houses. Most of these subdivisions are in the western part of Town. Although these subdivisions have not been fully developed, and it is likely that development potential of some of the lots within them is limited by poor conditions for on-site wastewater disposal systems, it

is reasonable to expect these areas to see some further development in the future.

Much of Jamaica is not served by maintained roads or public utilities; this has contributed significantly towards keeping these areas undeveloped. These remote areas are primarily used for timber production and recreation. Jamaica State Park and the federal flood control reservation areas are the most significant undeveloped outdoor recreation areas in the Town. The State Park consists of two parcels totaling 689 acres along the West River and Shatterack Mountain. The Hamilton Falls Natural Area (owned and managed by the Vermont Department of Forests, Parks and Recreation) comprises approximately 51 acres. The Ball Mountain flood control reservoir on the West River and land adjacent to the reservoir and the River are owned by the U.S. Army Corps of Engineers and are available for recreation. Privately owned land in Jamaica is also used for recreation. Many of the streams and trails which cross private lands have traditionally been used for informal recreational activities such as hunting, hiking, swimming, skiing, snowmobiling and horseback riding.

3.1.1.2 Architectural Heritage

Jamaica has a large and rich collection of architecturally significant buildings representing styles from various periods. Considerable care should be taken to preserve this heritage. It should be remembered that, in a way, we are all temporary caretakers of these structures. It is up to us as the current inhabitants to preserve these historic structures, which have been handed down to us, for the generations who will follow. Consideration should be given to identifying and appropriately designating these historically significant structures.

3.1.2 Goals

1. To maintain the character of Jamaica Village by ensuring that any additional commercial and residential development within the Village district is compatible with existing types of uses and architectural styles.
2. To maintain the Town's historic settlement pattern of compact villages and hamlets surrounded by rural countryside with many varied uses including both full and part time residential, commercial, industrial, agricultural, forestry and recreational land uses.
3. To develop outside of Jamaica and Rawsonville Villages to densities which will not impair the natural resource value of the land.

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- 4 To encourage good siting, building and landscape design and compatibility of land uses and to minimize adverse effects of strip development.

3.1.3 Policies

1. Encourage the continued use of Conservation and Rural resource lands for forestry, agriculture, wildlife habitat and recreational/open space uses in order to keep these resources available and preserve the rural character of lands outside of those areas specifically designated for more intensive development (Villages and Commercial/Residential Areas).
2. The Town is encouraged to purchase or accept donations of rights to properties that have high public value.
3. Prominent ridgelines and peaks shall be left in their natural condition, free from all development, including roads, building structures, utilities, and wireless broadcast and telecommunications facilities.
4. Village development is characterized by a concentration of structures and land uses devoted to mixed commercial and residential uses. Planning for village growth shall include the following considerations: a. future village land needs; b. protection of residential areas, c. provision for adequate municipal services and facilities; d. preservation of architecturally and historically significant buildings.
5. The Town Health Ordinance should be updated periodically so that, at a minimum, it meets the standards of the Vermont Health Regulations.
6. In designated Areas of Special Flood Hazard, permit only limited development that is found to be in compliance with FEMA Flood Hazard Insurance Program regulations and the Jamaica Flood Hazard Area zoning bylaw.
7. Lands adjacent to existing or planned public facilities and utilities should be used in a manner that will not diminish the value of such investments or interfere with their intended uses.
8. Jamaica Village should continue as the center of the Jamaica community. Whenever possible and appropriate, future expansion of publicly owned community facilities such as school and town government buildings should be located here.
9. Further development within and adjacent to the Village district must be carefully planned to minimize adverse impacts on the character of the

Village and on existing wastewater disposal, traffic and parking problems within the Village area.

10. Because of the existing density of development and close proximity of some sewage disposal and water supply systems in the Village district, any new sewage disposal and water supply systems must be carefully engineered to ensure effective protection of groundwater quality and protection of all existing water supply systems. Unless and until centralized sewer and/or water supply facilities are developed, the ability of the Jamaica Village district to accommodate new development will be significantly limited by availability of suitable sites for new individual systems.
11. Mixed land uses outside of the villages should be permitted only to the extent that a proposed new use of the land does not significantly interfere with the use and enjoyment of the predominant existing adjacent land uses.
12. Development should be designed to maximize the amount of undeveloped open space especially at those sites that contain unique or ecologically sensitive areas.
13. In order to maintain the rural character of the Town, avoid undue social or financial stress, and to allow for the timely provision of satisfactory municipal and governmental services, the growth rate of Jamaica should remain at a relatively low level, consistent with the rate of growth that has occurred between 1970 and 1990.
14. The character of Jamaica Village is an important asset to the community. The character of the Village should be maintained by limiting uses within the Village to those that are compatible with the existing types of uses.
15. The Town encourages the restoration and preservation of buildings that contribute to the architectural and historical character of the Town. When such buildings become obsolete, new uses should be found for them that will preserve the architectural and historic character of the buildings.
16. Lands adjacent to or including areas of historical, educational, cultural, scientific or architectural value should be used in a manner that will not reduce or destroy the value of the site or area.

3.1.3 Land Use Districts

(See Land Use Plan Map. A larger scale map is on file at the Town Office.)

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Within all Land Use Districts, specified maximum development densities shall be calculated using the Gross Land Area method. That is, the total number of units that can be developed on a parcel shall be calculated using the total area of the parcel, including land with site limitations as indicated in this Plan.

3.1.3.4 Conservation Areas

Conservation Areas are those areas which have unique or outstanding natural resource value, or are characterized by significant site limitations to development, such as critical wildlife habitat, wetlands, high elevation and steep slope lands, remote stream corridors and ponds, and scenic areas such as prominent ridge lines which are currently essentially undeveloped or without public road access. These areas should be withheld from intensive development and restricted to development densities low enough to maintain resource values. Overall development density in Conservation Areas should not exceed one unit per 12.5 acres, equivalent to an overall density of 8 units per 100 acres, except in situations where it is clearly demonstrated that development to that density would seriously jeopardize a resource of special value.

In Conservation Areas, developers creating two or more new lots are encouraged to make use of the “cluster design” or “average density” principle. In this type of development, some lots may be smaller than the standard so as to take advantage of locations that are relatively accessible or have physical characteristics that are relatively favorable for development. Areas less suitable for development or having higher resource value, such as wildlife habitat, are then divided into larger lots so that the general density standard is not exceeded for the subdivision as a whole.

3.1.3.5 Rural Resource Areas

Rural Resource Areas are those areas with high resource value such as accessible buildable land, agricultural land, productive forestland, and similar resource land. These areas should be developed for residential, commercial, recreational or open space uses only at densities low enough to protect their resource values, and to minimize demands on Town and other public services.

As in Conservation Areas, developers in Rural Resource Areas are encouraged to cluster units in locations more favorable for development and to balance this with larger lots elsewhere.

In Rural Resource Areas, the average density within each parcel proposed for development should not exceed one unit per 4 acres, equivalent to an overall density of 25 units per 100 acres. Uses other than residential should be situated on lots of sufficient size to prevent adverse impacts such as noise, light, vibration and odor from affecting adjacent properties.

Within both the Conservation and Rural Resource Areas, development of each parcel, up to the average density specified for the district, should be situated so as to minimize extension of community facilities and services and maximize the protection of the resource values of the parcel proposed for development.

3.1.3.6 Commercial- Residential Areas

Commercial-Residential Areas are lands bordering or situated in relatively close proximity to State routes 30 and 100 and having site characteristics generally suitable to relatively high-density development. They are located close to existing transportation, electric and telecommunication infrastructure needed for new commercial development. Average development density of parcels within these districts should not exceed one unit per two acres of land.

To prevent the undesirable effects of “strip” development, new construction within these districts should be clustered whenever possible and carefully planned and designed so as to minimize the number of new access points to the highways, and should be designed, landscaped and screened so as to minimize adverse impacts on the scenic qualities of the highway corridors.

3.1.3.7 Jamaica Village

Jamaica Village is and should continue to be the Town's cultural, civic, social, commercial and residential center. Because the Village is the most densely settled area in Town, new public facilities and services should first be provided here to maintain Jamaica Village as the Town's center. The character of the Village and its sense of Town center is to a great extent created by the cooperative co-existence of commercial and residential land use within a unique setting which is greatly influenced by the predominating architectural styles.

A wide variety of high-density land uses within the Village should be allowed to continue. However, if the public's health, safety and welfare can no longer be ensured within this densely developed mixed-use area, and the segregation of uses by type would alleviate such problems, then separate districts within the Village area should be developed to segregate incompatible uses.

Average development density in Jamaica Village should not exceed one unit per acre, although it may not be possible to achieve this density in some areas of the Village because of the number of pre-existing small lots and the need to provide for safe isolation distances between leach fields and water supplies.

3.1.3.8 Rawsonville

Rawsonville has become a significant commercial district in the Town. Businesses within Rawsonville primarily serve the needs of visitors who are drawn by regional attractions. Continued commercial development is expected to occur here as these regional attractions expand. Average development density within Rawsonville should not exceed one unit per acre. The guidelines for and limitations to development in Jamaica Village should also be applied to development in Rawsonville.

3.2 Broadcast & Telecommunication Facilities

3.2.1 Overview

As technology increasingly changes our lives, it is important to weigh the impacts of that change on the values, character and environment of our community. In recognition of recent technological advances in telecommunications and industry expansion into more rural areas, it is imperative that the Town take steps to protect Jamaica from land uses that present distinct potential threats to community goals and vision without limiting the potential advantage of this technology.

3.2.2 Definitions

3.2.2.1 Wireless Broadcast Facility

Equipment, buildings, towers, wires, antennae, and other structures that comprise all or part of the infrastructure of a fixed broadcast transmission and/or receiving service (e.g. commercial broadcast radio station, radio beacon, etc), excepting the amateur radio service and residential broadcast radio and television reception.

3.2.2.2 Wireless Telecommunications Facility

Equipment, buildings, towers, wires, antennae, and other structures that comprise all or part of the infrastructure of a fixed wireless telecommunications service (e.g. wireless telephone transmission sites, wireless telemetry stations, commercial radio service repeaters, etc.), excepting the amateur radio service, local public safety services, and non-commercial residential wireless telecommunications reception and transmission.

3.2.3 Policies

1. Encourage expansion of wireless broadcast and telecommunications facilities at existing sites, if such expansion is in the best public interest.
2. Discourage the development of new wireless broadcast and telecommunications facilities in favor of using existing facilities whenever technically feasible.

3. Require that the location and design of, and access to wireless broadcast and telecommunications facilities minimize the negative impacts on natural and scenic resources.
4. Ensure that provisions are made for the removal of wireless broadcast and telecommunications facilities when they are no longer in use.
5. The development or alteration of wireless broadcast and telecommunications facilities that would require registration with the Federal Aviation Administration (FAA) shall not be permitted.

3.3 WATER RESOURCES

3.3.1 Overview

Jamaica's water resources are made up of streams, ponds, wetlands, and groundwater. These different categories are discussed below. The West River is the only major river in Jamaica. Its course through the Town extends for 9 miles. Small rivers include the Winhall River, Ball Mountain Brook (below the North Branch), and Wardsboro Brook.

There are 16 miles of major brooks. These include Mill Brook, Cobb Brook, North Branch of Ball Mountain Brook, Ball Mountain Brook (above the North Branch) and Turkey Mountain Brook. There are numerous small brooks, only a few of which are shown on our Town Plan maps.

Although Jamaica has streams in abundance, there are only three significant natural ponds in the Town. Of these, Cole Pond, comprising 42 acres, is the largest. With numerous homes in close proximity to the pond, special measures may eventually be required, such as a community sewage disposal system, to maintain adequate water quality. The two other Jamaica ponds, Adam Pond and Forrester Pond, are much alike. Both are undeveloped, and are about 20 acres in size. Both ponds have been cited as containing significant rare plant communities.

It is well recognized that wetlands provide important habitat for certain species of wildlife, filter pollutants from runoff that flows through wetlands on its course downstream and stabilize stream flow during periods of heavy precipitation and drought. Although the Vermont Agency of Natural Resources has not yet done a comprehensive field study of wetlands in Jamaica, the National Inventory shows in the neighborhood of 100 different wetlands in Jamaica comprising 231 acres.

The quality of surface water in Jamaica is generally very good. Except for short periods after rainstorms, most brooks and small rivers appear to be

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clear and clean. Brooks flowing out of forested areas having little or no development are uniformly pristine. Two brooks, the North Branch of Ball Mountain Brook and Mill Brook, have been identified by the State as affected or threatened by "nutrient loading". Both of these streams receive the runoff from major ski resort developments. Nutrient loading or some other source of water quality degradation appears to have affected the West River also.

All surface waters in Vermont are classified according to a system established by the legislature. The system provides for two classes of water, A and B, with appropriate standards for their maintenance. Class A waters are all those above 2,500 feet in elevation plus certain waters which are a source of community drinking water or are of very high quality and ecological value. All other waters are Class B. There is also a special category known as Outstanding Resource Waters that recognize waters having exceptional natural, recreational, cultural or scenic values.

In Jamaica, Kidder Brook and Cobb Brook are classified as Class A waters, and all others are Class B. The town also has the distinction of possessing an ORW, namely the Pikes Falls segment of the North Branch of Ball Mountain Brook.

As in most of rural Vermont, Jamaica relies on ground water as the principal source of water for domestic use. Water is available everywhere in Jamaica, although different types of wells penetrating to different depths produce a wide range of yields. There are pockets of sand and gravel that can yield abundant supplies of ground water if they are of sufficient depth and especially if they are in close proximity to a stream or pond. Areas identified on orthophoto maps that contain such pockets of sand and gravel are found along Ball Mountain Brook, North Branch Brook, Winhall River and the West River. These areas are the most likely to provide a yield of ground water sufficient to provide a central community water supply for the villages.

3.3.2 Goals

1. Maintain or enhance the quality of surface and groundwater in the Town.
2. Provide a sustainable supply of potable water for the Town's inhabitants and visitors.
3. Maintain flows in streams at levels that support a full range of in-stream uses including but not limited to swimming, boating and fishing.
4. Minimize the potential for flood damage.

5. Reduce soil erosion and stream sedimentation.
6. Maintain water quality at levels that support all existing and designated uses of surface waters.
7. Minimize sources of ground and surface water pollution.

3.3.3 Policies

1. All businesses wishing to locate in Jamaica, which are classified as small quantity generators of hazardous materials, shall have waste disposal and storage plans that demonstrate that the ground and surface water contamination risks associated with the storage, use and disposal of hazardous materials have been minimized.
2. Protect Jamaica's waters by restricting development to low densities in the following areas:
 - (a) Drainage and headwaters characterized by steep slopes and shallow soils.
 - (b) Watersheds of public water supplies when and if developed.
 - (c) Drainage areas of streams classified as Class A by the State of Vermont. Within such areas, special attention shall be given to prevent soil erosion, siltation of streams, pollution of ground or surface waters or other forms of water quality degradation.
3. Where feasible, larger subdivisions shall provide a central water supply large enough to serve all the units within the subdivision.
4. On-site sewage disposal shall be permitted only if it has been clearly demonstrated that site conditions and/or effluent treatment technology are sufficient to ensure that there is little or no threat of ground or surface water pollution.
5. Significant wetlands as defined in the Vermont Wetlands Rules shall be managed so as to protect their natural ecological and physical functions.
6. Proposed development sites containing or adjacent to wetlands should be delineated by a trained wetlands consultant and development plans should include design and siting requirements necessary to maintain the ecological and physical functions which the wetland provides.

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7. Upland areas characterized by steep slopes or shallow soils shall be managed to maintain the area's ability to collect and deliver high quality water to the Town's rivers, brooks and ponds.
8. Structural stream channel alterations shall be permitted only for public safety reasons or when it can be demonstrated that no other non-structural methods of accomplishing the same objectives are possible.
9. All stream corridors and pond shorelands shall be maintained in their natural condition with an undisturbed vegetative buffer strip along shorelines.
10. Development proposals along shorelines of public waters which are commonly used by the public, should make provision for continued public access to such waters.
11. In order to conserve the Town's water resources, and minimize the cost of public water and waste disposal systems, all water uses shall be planned, designed and operated to maximize water conservation.
12. The Planning Commission shall keep informed as to the quality and characteristics of Jamaica's surface waters and, where appropriate recommend classification or designation changes corresponding to the provisions of the state system.

3.4 FORESTLAND

3.4.1 Overview

Approximately 28,000 acres (90%) of the total 31,000 acres that comprise the Town of Jamaica is forested. The forest cover in Jamaica is quite diverse, consisting of about 70 percent hardwoods and 30 percent softwoods. A major component of our landscape, forests provide timber for wood products, maple sugar, clean water, recreational opportunities and wildlife habitat. Their economic value extends from their resource value. The extent to which values and uses are supported by Jamaica's forests depends on many factors, including the soil type, the quality of forest management, commitment to long term management, forest type, size and accessibility of individually owned parcels, and existing land uses.

Several large parcels, currently managed for forest product production, have been placed on the market, and some of these have been offered for sale to the Green Mountain National Forest. The Town has developed a written policy regarding public acquisition of Jamaica's lands. This policy presently discourages public acquisition unless a payment, intended to be invested to offset reduced revenues, is made to the Town or the land involved has

“unique and/or highly significant” resource value. Copies of this policy are available from the Town Clerk.

3.4.2 Forestland Goals

1. Encourage the continued practice of forestry in those areas of Town that are well suited for growing and harvesting timber.
2. Encourage forestland ownership to remain in large parcels.
3. Encourage cooperative management of small parcels of forestland for logging, fuel wood and sugar lot operations.
4. Promote public access to forestland for recreation.
5. Maintain wildlife habitat, scenic vistas, clean water and recreational opportunities provided by forestlands.
6. Study present and projected economics of holding land for forest products production. If this study shows that forest production is not economically feasible because expected costs in property taxation outweigh expected returns from forest production, propose alternative strategies to maintain economically feasible forest production areas in Jamaica.
7. Provide opportunities for citizen and landowner comment during the process of reviewing proposals for public acquisitions of land under Jamaica’s written public acquisition policy.

3.5 AGRICULTURE

3.5.1 Overview

Over the last 100 years, the role of agriculture in the Town of Jamaica has changed dramatically. At about the turn of the century nearly 80 percent of the land area of Jamaica was cleared and used for agriculture.

Today, the largest remaining commercial agricultural operation in Jamaica is Coleman Hills Farm, northwest of Rawsonville. Some hay land in the northeast corner of Jamaica, associated with the Perry Farm in South Windham, is still in production use, and pockets of open land in the West Jamaica and Pikes Falls area are still used for hay production. A number of homeowners throughout the town keep horses and/or a few beef cattle, and these utilize small areas of pasture land which remain from what were once larger farms. Some open, level land along the West River in East Jamaica, which is within the flood easements of Townshend Dam are used for hay production. Additional open land upstream of this area is restricted from further development, and could be used for agricultural production if the owner desired.

3.5.2 Goals

1. Encourage use of Jamaica lands for agricultural production, including small-scale production and innovative and non-traditional farming operations.

3.6 NATURAL AREAS

3.6.1 Overview

Natural areas in the Town of Jamaica are those areas that make a unique contribution to the scenic, recreational and biological resources of the Town. These areas provide such public benefits as scenic views of mountain ridges, popular areas for fishing, hunting, trapping, hiking and important wildlife habitat.

There are many prominent forested peaks or ridgelines in Jamaica of which the principal ones are shown on the Special Areas map. These include Ball Mountain, Turkey Mountain Ridge, College Hill, Mundal Hill, Sage Hill, Shatterack Mountain and The Pinnacle. There are numerous other high peaks that have scenic value, but it is not practicable to show them all on the map because of the intricacy of Jamaica's topography. These peaks and ridgelines provide many important values and uses. They provide a scenic background from various vantage points throughout the Town that greatly contribute to the Town's character. They also provide important wildlife habitat, and serve as the headwaters of many of Jamaica's streams. Because

the steep slopes of these peaks and ridgelines are primarily undeveloped and heavily forested, the fragile soils of these areas are able to deliver clean water to Jamaica's rivers, brooks and ponds. These areas, however, are very susceptible to erosion.

It is highly desirable that prominent peaks and ridge lines, including but not limited to those shown on the map, be maintained in a natural state and be avoided as sites for buildings, utilities, or other structures.

Jamaica is home to a regionally significant black bear travel corridor linking Sage Hill (owned by the Green Mountain National Forest) to habitat in the Town of Stratton. The Town places a high priority on protecting the resource value of land within the area identified by the Agency of Natural Resources in order to protect this important wildlife travel corridor.

Jamaica contains a wide trail network throughout many parts of the Town. All of these trails currently provide important recreational opportunities to the Town's residents and visitors. As land is subdivided or developed it will become increasingly difficult to assemble a trail system of connected footpaths in Jamaica. Also, as public lands or public rights-of-way along the West River are transferred to individual ownership, opportunities for public use will decline.

There are segments of the West River, Mill Brook, Cobb Brook and Turkey Mountain Brook in Jamaica which have no roads within 1000 feet of the stream for a length of at least one-mile. These stream segments provide remoteness important for wildlife and make an important contribution to the recreational uses of these areas.

The Town also contains several unique geologic formations that provide important opportunities for recreation and natural history observation. These include the Hamilton Falls Natural Area, Pikes Falls Natural Area and the South Windham Gorge.

3.6.2 Goals

1. To protect natural areas which provide outstanding scenic, biological and geological resources.

3.6.3 Policies

1. Maintain the scenic qualities provided by mountaintops and ridgelines.
2. Maintain important wildlife habitat.
3. Protect the natural character of roadless stream segments.

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4. Protect the natural setting and unique geologic character of Pikes Falls and Hamilton Falls.
5. Protect important wetlands, including the areas surrounding them, from land uses that would diminish the benefits and functions they provide.
6. Establish a Town Conservation Commission to involve more citizens in planning for the Town's natural resources.
7. Significant natural areas including Hamilton Falls and Pikes Falls, which provide educational, recreational, scenic or scientific value should be protected from incompatible adjacent land uses which would diminish the public value of these areas.
8. The recreational and scenic values of stream banks and shorelines should be maintained.
9. Sites or areas of endangered or rare species of wild flora should not be used or developed in a manner that will destroy, diminish, or imperil those species.
10. Development that would affect the value of significant wildlife habitats should be regulated to preserve such habitats.
11. Areas with slopes between 15% and 25%, bedrock out-croppings, shallow soils, or probable areas of shallow and wet soils pose serious limitations. Within these areas, uses may be allowed but major development should be discouraged.
12. Slopes over 25% pose extreme limitations. Intensive development in these areas should be prohibited and all forms of development should be very carefully controlled in these areas.
13. In areas with high scenic and recreational value, and on lands adjacent to these areas and sites, development should complement the scenic landscape and neither diminishes the recreational value nor restricts public access to the recreational resource.

3.7 EARTH AND MINERAL RESOURCES

3.7.1 Overview

Earth and mineral resources in the Town of Jamaica consist principally of sand, gravel and uranium deposits. The location and extent of these resources have been recorded on orthophoto map overlays.

Compared with other parts of the state, Jamaica is not well endowed with sand and gravel. There are, however, locally significant deposits of sand and gravel along the terraces of the West and Winhall Rivers. To a lesser extent, deposits also occur along Ball Mountain and North Branch Brooks.

Although locally significant deposits exist, these resources are not readily available. Extraction and processing are limited by existing development on or near deposits, the suitability of Town roads and bridges to withstand heavily loaded trucks and State restrictions on the removal of gravel from streambeds.

The Town of Jamaica also contains a significant uranium deposit in the vicinity of The Pinnacle. Previous attempts to extract uranium from this area resulted in State legislation requiring legislative approval for future uranium mining in the State. It should also be noted that land uses in this area might result in public health hazards resulting from the possibility of exposure to high concentrations of radon.

3.7.2 Goals

1. Extraction of earth and mineral resources shall not interfere with or have negative impacts on groundwater, wildlife habitat, air quality (dust and noise), community resources including recreation and scenic areas, Town roads and bridges, or neighboring property owners.
2. Adequate provisions for site rehabilitation must accompany the extraction of earth and mineral resources.

3.7.3 Policies

1. Limit the extraction of earth and mineral resources to areas that are not heavily settled.
2. Extraction sites must handle truck traffic without creating unsafe travel conditions on Town roads and bridges.
3. Overweight permits are required for the use of local roads and bridges by trucks and heavy equipment.
4. Use local sources of sand and gravel for Town construction projects when it is cost effective and consistent with the Earth and Mineral Resources Goals.
5. Any extraction of earth and mineral resources must comply with the Goals and Policies of this Town Plan.

6. Any site rehabilitation plan shall provide for the restoration of the natural and aesthetic character of the land.

7. Assure that site rehabilitation plans provide for suitable alternative uses.

3.8 COMMUNITY FACILITIES AND SERVICES

3.8.1 Overview

Community facilities and services are provided by the Town or coordinated through public/private partnership to provide for the health, safety, benefit and enjoyment of the general public. As a rural community, Jamaica depends on cooperative efforts in order to provide for many of the services discussed here. Services and facilities include fire & rescue, police protection, governmental offices and buildings, solid waste disposal, schools and recreational facilities. Jamaica does not have a Town water or sewer system.

3.8.2 Emergency Services

Emergency services in the Town of Jamaica include fire, rescue and civil defense emergency services. Jamaica Volunteer Fire and Rescue Association (JVF&R) provide these services. JVF&R is a member of a mutual aid system and is funded through tax appropriations from the citizens of Jamaica and through private fund-raising efforts. Ambulance service in Jamaica is provided by Rescue, Inc. and Londonderry Ambulance, both supported by Town appropriation. Police protection is provided by Town contract with the Windham County Sheriff's Department. The Town has completed the substantial mapping and documentation required for the E-911 program.

The Town of Jamaica has started to develop a new Emergency Management System, which will replace the old Civil Defense System. The town of Jamaica has adopted the National Incident Management System (NIMS) and has become a member of the Municipal Mutual Aid System for use of the Town Highway crew and equipment. The Town of Jamaica continues to work on efforts to support the safety of the town.

3.8.3 Town Buildings

The Town Offices house Town records, land deeds, Town Treasurer & Clerk's office and Select Board activities. The Town Listers and Planning Commission also use the building. The second floor meeting room is used primarily for office work. The Town recently expanded the office, including the vault and the addition of a first floor meeting room, which is now used by the Town Selectboard and Planning Commission.

The historic Town Hall is used for Town Meeting and is available to the community for a variety of public and private gatherings. In addition, the Town owns the Jamaica Memorial Library, the historic Rawsonville Schoolhouse, the Town Garage and old Town Barn. Community based partnerships, working in conjunction with the Town, have been initiated to renovate and revitalize the historic Town Hall and the Rawsonville Schoolhouse.

3.8.4 Solid Waste

Residential and some commercial solid waste in Jamaica is collected at the Town owned and operated transfer station. The Town of Jamaica is a member of the Windham Solid Waste Management District. The Town participates in recycling programs provided in cooperation with the District including recycling of paper, cardboard, glass, plastics and clothing. The Solid Waste District also offers special hazardous waste collection days for member towns.

3.8.5 Early Education

Early Educational Services of Brattleboro is an umbrella organization that provides several programs directed toward the needs of very young children and their families throughout the region. These services include home based programs as well as more visible programs, such as Jamaica’s weekly playgroup for children up to 5 years of age. The Essential Early Education (EES) Program run by the Windham Central Supervisory District provides in school services for children 3 to 5 years of age.

3.8.6 Education

Providing quality educational opportunities for its citizens is one of the most important services provided by government. The Jamaica Village School serves the Town’s children from kindergarten through sixth grade. The full time kindergarten program was initiated in the 2000-2001 school year and the school is used once a week by the EES program. The school building, whose interior space has been subdivided several times in recent years, has 5 classrooms, a small meeting/work room, library, principal’s office, administrative office, multi-purpose room and kitchen. Existing space at the school is clearly maximized and any future space requirements will require expansion of the physical plant. According to the Windham Central Supervisory District, the capacity of the Jamaica Village School (which is based on septic size) is 100 students. Enrollment in the 2004-2005 school year was 95 students.

Jamaica is a member of the Leland and Gray Union High School & Middle School District in Townshend. As a District member, Jamaica has two seats on the Leland and Gray Union Board. In 2004-2005 Jamaica had 75 students enrolled at Leland and Gray.

3.8.7 Recreation

Jamaica has a wealth of recreational resources. Facilities owned and operated by the State of Vermont, the Town and the Army Corps of Engineers include the Jamaica State Park and Hamilton Falls Natural Area, the Pikes Falls Natural Area, the Ballantine Ball Field, Ball Mountain Lake and the ongoing development of the West River Trail. An extensive network of trails and back roads provide impromptu opportunities for hiking, biking and cross-country skiing throughout the Town and the many miles of streams and rivers that define so much of Jamaica's character provide opportunities for fishing and swimming. Several major ski resorts are located in surrounding towns and are easily accessible from Jamaica.

The West River in Jamaica is an important recreational resource. It provides excellent habitat for native fish species and is included in the federally sponsored Atlantic Salmon Restoration Program. The two-mile section from Ball Mountain Dam to the Salmon Hole at Jamaica State Park is famous as a challenging whitewater run. Downstream from the State Park the river continues to be navigable with moderate whitewater features for 7 miles to the Townshend Dam. In late spring and early fall, conditions permitting, the Army Corps of Engineers provides two weekends when the flow is augmented by releases from Ball Mountain Dam.

3.8.8 Goals

1. Protect the health, welfare and property of the people of Jamaica by working with providers to deliver effective fire, rescue and law enforcement services and to meet any increasing need for these services.
2. To reduce the amount of solid waste which enters the waste stream and to provide for the environmentally safe disposal of waste materials.
3. To plan for, finance and provide an efficient system of town government and community facilities to meet future needs.
4. Maintain and enhance the quality of the Town's educational facilities and programs.
5. Provide for social, cultural and recreational opportunities for Jamaica's residents and visitors.
6. Safeguard the quality of Jamaica's drinking water supply and recreational waterways

3.8.9 Policies

1. Continue to support the efforts of the Jamaica Volunteer Fire and Rescue Association to provide effective fire and emergency services through an annual appropriation from the Town.
2. All new development must provide for adequate water availability and additional equipment or infrastructure needed for effective fire protection. Developers must consult with JVF&R to ascertain if additional provisions will be necessary.
3. Continue to contract the services of the Windham County Sheriff's Department, or other appropriate law enforcement organization, for police protection in the Town.
4. Continue to maintain a certified solid waste transfer and recycling facility for use by Jamaica residents and businesses.
5. Continue to participate in the Windham Solid Waste Management District unless it is clearly demonstrated that long term waste disposal costs, including costs of compliance with state and federal requirements, will be significantly reduced by withdrawing from the District, or unless other factors lead the Town to conclude that District membership is no longer advantageous.
6. Support and encourage efforts by Jamaica residents to recycle waste material by providing convenient opportunities for drop-off of both commingled and separated recyclables and by taking advantage of hazardous waste collection days.
7. Encourage and support continued recycling and composting efforts at the Jamaica Village School.
8. Encourage the use of composting at the household level.
9. Support the assessments of waste disposal fees that accurately and fairly charge disposal costs to the generators of unique or large amounts of solid waste.
10. The rate of growth in Town should not exceed the Town's ability to provide the community facilities and services needed to service new development.
11. If the capacity of community facilities or services (e.g. sewer, water, fire, police protection, schools) cannot be expanded without incurring significant capital expenditures, then the expansion of such facilities or

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services should be limited to that which the Town can finance or a fair share of the burden for required services or facilities shall be borne by the beneficiary of such services.

12. Encourage reliable and affordable communications hardware and services that will support existing and future residential and business requirements in the Town.
13. New community services and facilities shall be provided in Jamaica village first in order to maintain the village as the Town's center.
14. Utilities shall use, wherever possible, existing rights-of-way in order to minimize impacts on the environment and to promote the development patterns specified in this Town Plan.
15. Utility companies and developers shall bury utility lines, especially in village centers, conservation areas, and in new, clustered developments.
16. Continue to upgrade the Jamaica Memorial Library and expand hours of operation.
17. Encourage and support early education programs that will help Jamaica's children begin school ready to learn.
18. New school facilities or additions to existing facilities should be developed at the same location.
19. Encourage the full use of the existing school facility for educational, recreational and other uses, including adult education.
20. Support expansion of computer and web-based learning opportunities for Jamaica's children and adults.
21. Continue, through membership in the LGUHS District or by other appropriate means, to provide comprehensive educational and vocational training opportunities for Jamaica's young adults.
22. Look to the School Directors for leadership in efficiently developing and maintaining the highest quality educational opportunities consistent with the financial capabilities of the community.
23. Ensure the preservation of Jamaica's outstanding natural environment for outdoor recreation.

24. Encourage informal recreation instead of highly developed recreational facilities.
25. Encourage community-based facilities and organizations that will support the educational and cultural needs of the Town's residents, young and old.
26. Encourage community-based partnerships within the Town working for the revitalization and expanded public use of Town owned historic buildings.
27. Support programs to assist with the replacement of failed on-site sewage disposal systems.
28. Support the planning efforts of the West River Watershed Alliance.
29. Support the continued assessment and implementation strategies developed in the Jamaica Village Water Quality and Septic Study.

3.9 TRANSPORTATION

3.9.1 Overview

The transportation of people, goods, and materials in Jamaica occurs almost entirely on State and Town highways. Pedestrian travel is a significant means of transportation in the village of Jamaica and hiking and bicycling occur along all the country lanes and byways of the entire town. Town highways are divided into four classes according to use and condition. The total of road miles in Jamaica, by classification, is as follows:

<u>Highway Classification</u>	<u>Miles</u>
State Highways	14.675
Class 1 Town Roads	0
Class 2 Town Roads	6.440
Class 3 Town Roads	43.350
Class 4 Town Roads	2.880
Total Road Miles	67.345
Legal Town Trails	19.12
Total Miles	86.465

Vermont Routes 30 and 100 are identified as major collector routes in the regional transportation plan and serve most of the traffic bound for and passing through Jamaica. These routes connect Jamaica's village centers

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and have scenic qualities valuable to the recreation/tourism industry as well as local residents. Increasing traffic volume on Vermont Routes 30 and 100 present a challenge to the town and careful attention must be given to planning development along these routes. Jamaica is participating in a regional planning process addressing issues related to traffic calming along the Route 30 corridor, especially in rural villages.

The three principal Town maintained highways which link Jamaica with other destinations in the Upper West River Valley include: South Hill Road (Town Highway #35), Pikes Falls Road (Town Highway #1), and West Jamaica Road (Town Highway # 30). South Hill Road is a steep rugged road used primarily by local residents. There is continued concern regarding the volume and speed of traffic on Pikes Falls Road and, to a lesser extent, West Jamaica Road, associated with development at the Stratton Mountain Resort and vacation housing associated with Resort expansion. Stratton Corporation has taken steps through the installation of signage to direct traffic away from Pikes Falls Road and onto the main Stratton access road. Resort traffic should continue to be directed away from these roads.

The scenic qualities of Pikes Falls Road and West Jamaica Road are unique in the town. Both roads, which provide access to Rural Resource and Conservation Areas of Jamaica, wind through ravines and along scenic segments of North Branch Brook and Ball Mountain Brook. Travel on these roads is part of the recreational experience of the area. Because of their scenic value, physical constraints, and the rural character of the area they serve, upgrading these roads is not considered feasible or desirable.

Over the past ten years the Town has been working with the Towns of Londonderry and Townshend, the Windham Regional Commission, and the State and Federal Government Agencies to plan and develop a connecting bicycle and pedestrian pathway along the West River corridor through Jamaica. The steering committee overseeing this project has the objective of working cooperatively with private landowners, local, State, and Federal Government agencies to enable the creation of a publicly owned pathway from Townshend Dam to South Londonderry. This group, the Friends of the West River Trail, has received significant planning and construction grants and comprehensive planning and construction are already underway. Progress on this project includes extensive mapping and the planning and construction of cutbacks along steep sections of existing trails in the corridor. A new pedestrian bridge crossing Cobb Brook in Jamaica State Park was completed in 2000 and construction continues on switchbacks across the face of Ball Mountain Dam. The group has worked to redefine the route, taking into account the needs and desires of property owners and the safety of bicyclists and pedestrians along the Route 30/100 corridor.

3.9.2 Goals

1. To promote the safe and efficient flow of traffic on State Highways passing through Jamaica while preserving the scenic qualities of the countryside, the historic village and providing safe access for local traffic and the non-motoring public.
2. Provide a safe and efficient network of local roads and trails that respects the scenic qualities of the area served and promotes a development pattern consistent with the Land Use policies of this Town Plan.
3. Maintain local roads with a focus on efficiency, economy and prevention of deterioration.
4. Provide for alternative forms of transportation including public, pedestrian and bicycle travel.
5. Minimize the disruptive impact of through traffic on village centers.

3.9.3 Policies

1. Ensure that any project or regulatory changes for existing State highways be consistent with the Land Use policies of this Town Plan.
2. Preserve the rural character of the Town by encouraging development in village centers, separated by rural countryside.
3. Minimize the number of new access points to State highways in order to promote the safe integration of local traffic along these through routes.
4. Ensure that any project for increasing the capacity of any existing local road is consistent with the general character of the Town and will perpetuate the rural character of the area.
5. Restrict construction of roads or improvements to Class 4 roads and legal town trails in Conservation Areas. If constructed for specific one time/one use purpose (e.g. logging), they shall be restricted from becoming roads for further development.
6. No new permanent roads shall be constructed close to any roadless stream segment identified in the Town Plan as having significant ecological or recreational value. When stream crossings cannot be avoided, or when access to an area cannot avoid a stream corridor, the road shall be designed to minimize disruption in order to preserve the ecological and/or recreational value.

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7. All road construction activities, public and private, shall preserve the scenic and historic features of the landscape and have no impact upon important natural areas.
8. All road cuts and embankments shall be properly graded and seeded to minimize erosion and to maintain their scenic character.
9. Review and update the status and condition of local roads and bridges annually in order to prioritize and plan for needed improvements. Make recommendations for long and short-term improvements and implement projects on a consistent basis.
10. Maintain and improve bridges on Town roads in a manner that insures public safety and is consistent in terms of scale and capacity with the use and classification of the road.
11. Establish speed limits on Town roads that respect the rural character and multiple uses of these byways.
12. Encourage and support the continued planning and development of the West River Trail.
13. Jamaica's trail network, including its Class 4 roads, legal trails, trails on public land and trail easements on private land shall be documented and maintained as part of a linked trail system throughout the Town
14. Encourage and support opportunities for public transportation in and through Jamaica, including special accommodations for the elderly and handicapped.
15. Encourage and support the continued development of traffic calming strategies for the Route 30 corridor in order to improve motorist awareness that they are entering densely settled areas where they are likely to encounter local traffic and are expected to observe and yield to pedestrians.
16. Repair and maintain sidewalks in Jamaica Village in order to promote a safe pedestrian environment.
17. Work with the business community to create additional parking space in Jamaica Village.

3.10 HOUSING

3.10.1 Overview

The past nine years, 1996 – 2005, have witnessed strong economic activity throughout the northeast, which has steadily driven up Vermont real estate prices. The oversupply of vacation homes built in Jamaica during the 1980’s has dwindled to the point where most area realtors are experiencing an inventory shortage and, as a result, home prices are at an all time high.

Jamaica’s proximity to three major ski areas is both a blessing and a curse. On the one hand, these resorts create economic opportunity for Jamaica residents, from jobs at the mountains to private businesses, such as care-taking, landscaping, hospitality and retail establishments. On the other hand, the vacation-home real estate market has driven the cost of single-family homes in Jamaica to the point where it is increasingly difficult for the average wage earner to own a home. Affordable housing and housing for the elderly and handicapped were two concerns voiced by respondents to the last community survey.

Going forward, the real challenge will be to create and maintain balance and diversity in Jamaica’s housing stock, providing for the needs of the entire community.

3.10.2 Housing Trends and Conditions

Jamaica Housing Trends*	1980	1990	2000
Total Number of Primary Homes	204	227	269
Total Number of Second Homes	392	566	596
TOTAL HOMES	596	793	865
Source: Jamaica Town Clerk’s Office and Grand Lists			

* Does not include approximately 70 mobile homes.

According to Census 2000, Jamaica’s resident population has increased twenty-five percent in the past ten years. Reflecting this growth, as demonstrated in the above chart, the number of primary residences has also increased – from 227 to 269 housing units, an eighteen percent increase since 1990.

According to the Listers’ office, the Town of Jamaica has a total of 935 dwelling units, including single-family homes, apartments, condominiums, townhouses and mobile homes.

Type of Housing:

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	Single Family	Condos	Mobile Homes	Rentals*
2000	794	71	70	58

Source: Jamaica Lister's Office

*This number includes two multi-unit buildings in the village, garage apartments and fourteen duplexes accounted for in other grand list categories.

While it is difficult to predict the future, it is likely that Jamaica's proximity to ski resorts – in particular Stratton -- will continue to affect the Town housing values. Jamaica offers a different experience than the resort's real estate opportunities, and one that many people enjoy. Second home ownership will continue to exert speculative pressure on both the Town's dwellings and open land.

3.10.3 Affordable Housing

Housing Costs:	1980	1990	2000
Average Sale Price	\$55,000	\$113,000	\$128,000

Source: Average sale price of all housing units sold in Jamaica during specified calendar year.

The definition of affordable housing used by financial institutions is that no more than 30% of gross income can be allocated to home ownership costs. These costs include mortgage payments, property taxes and insurance. The median house sale price in Jamaica rose from \$113,000 in 1990 to \$128,000 in 2000, an increase of just over 12%. During that same period of time, the annual median household income in Jamaica changed from \$27,778 in 1990 to \$35,682.

In 1990, the average selling price of a housing unit in Jamaica was \$113,000. With a ten percent down payment, the monthly payment was approximately \$1,000 and a household needed an income of \$40,000 to own such a home. There was a significant gap at that time which will likely be the case in 2000. As of 2000, the average selling price of a housing unit was \$128,000 – requiring an income of \$45,000. Simply stated, the affordable housing crisis is the result of housing cost inflation outstripping the concurrent increase in income.

3.10.4 Elderly and Handicapped Housing

In 1990 Jamaica's population of citizens aged 65 years and older numbered 112, representing 14.8% of the Town's total residents. According to census figures, there were 125 citizens aged 65 and older in 2000, representing 13.3% of Jamaica's total resident population – a 11.6% net increase in the senior population, but a 1.5% decrease relative to the proportion of Jamaica's total population. While Jamaica's senior population is not unusually high, special considerations may be needed to meet this group's housing needs.

3.10.5 Goals

- 1 To encourage and provide for a diverse population, the town shall facilitate the provision of adequate and affordable housing for all sectors of the Jamaica community. This diversity can be achieved by identifying opportunities for individual homeowners, non-profit and for-profit entities to rehabilitate and/or construct affordable housing and fostering a mix of new, rehabilitated, or multi-family dwellings.
- 2 Encourage development of seasonal and year-round housing that contributes to the health of the local economy while preserving existing community character and natural resources.
- 3 Ensure that all housing in the Town is safe and habitable.
- 4 Encourage and promote development activities that will meet the housing needs of the growing elderly population.

3.10.6 Policies

- 1 Support affordable housing projects initiated by non-profit organizations, community land trusts and housing authorities as well as by for-profit entities.
- 2 Promote the planning and implementation of strategies for affordable housing development that will ensure energy efficiency and perpetual affordability.
- 3 Work cooperatively with neighboring towns and the Windham Regional Commission to ensure an even dispersal of affordable housing stock throughout the region.
- 4 Encourage affordable housing programs that cultivate home ownership.
- 5 Consider the impact proposed development will have on maintaining an adequate and diverse housing stock, and encourage measures that will

Town Plan Elements

- achieve and maintain a housing stock in a range of prices that proportionately matches the range of incomes in Jamaica.
- 6 Apply the same standards and considerations in the review of seasonal housing proposals, as those applied in reviews of year round housing.
 - 7 Encourage innovative planning, design and construction of housing that minimizes long-term cost and energy consumption.
 - 8 Require that all housing development is coordinated with the adequate provision of public utilities, facilities and services.
 - 9 Support housing, in both new construction and existing buildings, that ensures the availability of an adequate safe water supply and suitable means of sewage disposal.
 - 10 Encourage the installation and maintenance of code-conforming fire protection sprinkler systems in commercial buildings and multi-family housing units.
 - 11 Encourage development of suitable elderly housing, including low and moderate income units, with easy access to current and future public transportation and services.
 - 12 Promote programs and activities that will encourage elders and others with long-term need for home health care, transportation and services, to occupy housing in the village and more densely populated areas where a broad range of services may be more readily provided.

3.11 ENERGY

3.11.1 Overview

Although the availability and cost of energy resources is beyond the direct control of the Town of Jamaica, the type and amount of energy resources consumed in Jamaica can be influenced by the Town.

Space heating constitutes the largest consumption of energy within most homes in Jamaica. According to the 2000 census, 61.5% of homes in Jamaica were heated with fuel oil or kerosene, 21.6% with firewood, 12.7% with LP gas, and 3% with electricity.

In April 2005, the relative heating fuel prices in Vermont were as follows:

Fuel	Cost per 1 Million BTU
Firewood	\$11.36
Wood Pellets	\$16.01
Oil	\$19.63
LP Gas	\$27.42
Electricity	\$37.51

Source: Vermont Fuel Price Report, Vermont Department of Public Service

One of the most promising sources of local, low cost, sources of energy is firewood from local woodlots. Jamaica's vast forest resources, much of which are low quality hardwoods that are unlikely to be harvested for lumber, could potentially supply a significant source of home heating fuel, while benefiting the local economy. Many homes in Jamaica already have the capability to use wood for space heating and there are several local suppliers of firewood. The degree to which homes use firewood for heating depends to a great extent on the cost of other fuel sources.

Other existing and potential energy facilities in Town include the Central Vermont Public Service Company's transmission line, which runs from the southeastern to the northwestern corner of the Town, several CVPS electrical energy substations and the Ball Mountain Dam. Ball Mountain Dam is an Army Corps of Engineers flood control facility that has been studied for possible conversion to a hydroelectric energy generating facility. The Town of Jamaica has not supported the conversion of this facility for hydroelectric energy generation.

Jamaica is served by the CVPS transmission circuit known as the "Southern Loop". The capacity of the Southern Loop will not sustain further growth in the region without upgrades to the transmission facilities. CVPS has initiated a planning process to investigate long-term solutions to the capacity problem of the Southern Loop.

3.11.2 Goals

1. To make the most efficient use of energy resources.
2. To conserve and develop local forest resources for use as an energy resource.
3. To encourage energy efficiency in the design, construction and rehabilitation of buildings.
4. To maximize the use of existing electric transmission corridors and minimize adverse aesthetic impacts of electrical transmission facilities.

Town Plan Elements

5. To encourage a safe and reliable electric distribution network that is consistent with the Town's land use plan.

3.11.3 Policies

1. The Town should reduce its dependence on fossil fuels by installing cost-effective weatherization in Town buildings.
2. The Town should complete energy audits of all Town buildings to identify potential areas for making modifications to improve energy efficiency and conservation.
3. Electric utilities shall use existing transmission corridors whenever upgrades or modifications to the existing transmission network are made. New electrical transmission facilities shall be sited in locations that are not visible from densely populated areas or Class 1 roads.
4. New electric distribution lines shall be sited within existing road corridor rights of way. Whenever they are updated or replaced, existing distribution lines shall be relocated so that they are within road corridor rights of way.

3.12 ECONOMIC DEVELOPMENT

3.12.1 Overview

Since 1996, when a group of ten citizens formed the Economic Development Committee for a period of one year to produce an economic development plan, a number of positive initiatives have been implemented:

- The Jamaica Village Business Association was formed in 1998 and reformed as the Jamaica Village Council in 2004. While the initial purpose of this group was to form an advertising purchasing coop -- which continues today -- the group's focus has expanded to deal with the physical appearance of the village; improved pedestrian circulation; and the installation of gateway signage at either end of the village.
- A number of new business ventures have opened in Jamaica, with an increasing concentration of arts and crafts establishments. As a result, the village has become a more compelling place to stop and stroll. A majority of respondents to the Jamaica town survey expressed their hope that this trend would continue.

A number of factors will influence economic development within Jamaica:

- The second home market has increased its pace of growth. Home maintenance and service continue to provide opportunities for business ownership and employment for town residents.
- The continued build-out of the Stratton resort will continue to have a subsidiary impact on Jamaica, e.g. increased tourism traffic along the Route 30 corridor and increasing demand for employees in the retail and services industries.
- An increasing number of home-based businesses are located in Jamaica.
- Southern Vermont Cable, Inc. introduced low-cost broadband Internet access to Jamaica in late 2004. This should encourage further growth of home-based businesses and telecommuting.

Going forward, the following goals and action steps will further Jamaica's economic growth in a sustainable and manageable fashion:

3.12.2 Goals

1. Continued revitalization of the Jamaica village business district.
2. Develop Rawsonville as a viable business district consistent with the provisions of the land use element of this town plan.
3. Provide increased job opportunities for Jamaica teenagers.

3.12.3 Proposed Economic Development Action Steps

1. Members of the Jamaica community, government and area chambers of commerce should encourage new businesses to locate in Jamaica.
2. Continued meetings of the Village Council.
3. Install gateway treatments that influence drivers to slow down as they approach Rawsonville and Jamaica Village.
4. Develop a pedestrian plan in tandem with any proposed future development.

5. Establish a job board for teens at the town office building and assist them in providing services to local businesses, residents and second homeowners.

3.13 CHILDCARE

3.13.1 Overview

In June 2003, Public Act 67 amended Chapter 117 of 24 VSA (Municipal and Regional Planning and Development) to add the following goal number 13:

“To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.”

Childcare, in this context, encompasses children ages birth to twelve.¹

The population in Jamaica has grown 25% between 1990 and 2000. In 2000, 22.3% of the population is under the age of 18 with 6.8% (64) under the age of five and 14% (133) between six and seventeen. In 1990, 7% (53) of the population was under age five. In 2000, 246 families resided in Jamaica and 47.2% (116) of these families have children under the age of 18. The following chart summarizes some of the statistics in relationship to the 116 families in Jamaica that have children under the age of 18:

Families with Children under the age of 18 in Jamaica			
	Families with Children	Percentage of Families	Actual # of families
	Under 6 years only	32.8%	38
	Under 6 and 6 to 17 years only	14.7%	17
	6 to 17 years old	52.6%	61
Total of families with children under the age of 18		100%	116

¹ In congruence with the Vermont Child Care Services Division definition of child care.

Changes in children under 18 according to census reports of 1990 and 2000:			
	Families with children under 18	Percentage of Families with children under 18	Actual # of families
2000	116	27.9%	416
1990	97	32.3%	300

The following can be concluding using the data: Between 1990 and 2000 there was an increase in the number of households without children the age of 18. In 1990, 67.7% of the households in Jamaica did not have children under the age of 18 while in 2000, 72.1 of the households did not have children under the age of 18.

However, even though the number of children under the age of 5 has been relatively stable, there has been an increase in the number of residents since 1990. If these trends continue it is possible there will be more working parents moving to Jamaica and a possible increase in the number of families needing childcare.

According to the Bright Futures Information System, a service of the Vermont Department for Children and Facilities, there are no registered or licensed childcare facilities currently operating in Jamaica. Registered childcare homes and licensed providers can be found in the surrounding towns of Windham, Londonderry, Townshend, and Stratton.

3.13.2 Policies

1. Support town and regional efforts to increase the availability and affordability of childcare.
2. Consider Jamaica’s capacity to provide quality child care for its youngest population when the Town responds to new development in the town and region.
3. Encourage the provision of home-based registered child-care facilities in the community.

3.13.3 Actions

1. Coordinate a meeting to discuss child care needs of residents as well as issues related to childcare financing and infrastructure, business assistance for childcare providers.

4 IMPLEMENTING THE TOWN PLAN

4.1 Overview

The Jamaica Town Plan is a statement of vision: it is a dynamic document that provides a new starting point in the ongoing process of planning for the future of the Town. Used properly, the Town Plan provides guidance for elected officials and citizens charged with decision making for Jamaica. By making a commitment to the principles and goals laid out in the Town Plan, local government secures an effective and well-defined framework for meeting challenges and achieving long-term goals.

The ongoing work of the Jamaica Planning Commission is another important element in the implementation of the Town Plan. The Plan provides the foundation for the annual work program of the Commission. By recognizing the Town Plan as a living document, the Planning Commission is constantly refining its vision for the future, bringing the goals of the Town Plan into ever clearer focus.

The Town of Jamaica supports decision making at the most local level possible commensurate with the impacts of the decision. Therefore, we encourage implementation of this Plan first by individuals and then, as needed, by successive levels of government.

4.2 Implementation Steps

The following are some, but not necessarily all, of the techniques, strategies and actions available to implement this plan.

4.2.1 *Planning Commission Work Program*

It is the responsibility of the Planning Commission to establish a schedule of planning priorities and project development that will further the goals and policies established in this Town Plan.

4.2.2 *Land Use Regulations*

Act 250 requires that any development permitted under its jurisdiction be found to be in conformance with the provisions of the applicable town plan. Individuals proposing development subject to Act 250 jurisdiction are encouraged to consult with the Jamaica Planning Commission prior to submitting an Act 250 application.

4.2.3 *Capital Budgeting*

A capital budget and program is a technique for ensuring that the Town's expected capital expenditure needs (e.g. major road improvements, school expansions or renovations, vehicle acquisitions, solid waste disposal facilities needs, etc.) will be met. By prioritizing a schedule of anticipated capital expenditures and sources of financing, the Town would be better prepared to

meet facility and service needs as they arise. Currently the Town does not have a capital budget and program. The Jamaica Planning Commission places a high priority on developing and proposing a Capital Budget and Program.

4.2.4 Land Acquisition

The most certain, and potentially expensive, method for realizing some of the goals of the Town Plan is to purchase or otherwise acquire property, or certain rights to property. For example, by purchasing fee simple interest in land, or by acquiring easements or development rights to land, certain outstanding natural areas in Town can be protected from incompatible development. This technique could be used by the Town or by the Town in association with a land trust, which has the interest and expertise to work with the Town.

The Town has developed a written policy on land acquisition by the Green Mountain National Forest. This policy provides that lands which are designated in the Town Plan for future, relatively intensive, development should not be acquired and that other lands should only be acquired if they are found by the Town to have “unique or highly significant resource value” or if the owner is willing to make a lump-sum payment to the Town to be invested to offset any reductions in property tax revenues received by the Town. (Copies of this policy are available from the Town Clerk.)

4.2.5 Voluntary Actions

Donations of land or conservation easements, restrictive covenants placed on land by the landowner, participation in Act 250 reviews by abutting landowners and participation by individuals or groups in the continuing planning process, are all voluntary methods available to citizens to further the goals and objectives of the Town Plan. The Planning Commission encourages the use of these techniques whenever they are consistent with the development objectives set forth in the Plan.

4.2.6 Coordination with Neighboring Towns

The effects of growth and change do not respect town boundaries and the consequences of actions that originate in one town are often shared with its neighbor. The Town of Jamaica shall take the initiative to work with its neighbors to address issues which cross town borders. The Jamaica Planning Commission shall endeavor to consult with its neighbors on issues of mutual concern, review and comment on the plans of neighboring towns and solicit comment from neighboring towns and affected parties when making decisions concerning development and implementation of the Town Plan.

Implementing the Town Plan

4.2.7 *Participate in the Regional Planning Process*

The Jamaica Planning Commission, through its Town representatives to the Windham Regional Commission, shall actively participate in the Regional Planning process and in regional projects of importance to the Town.

4.2.8 *Public Information*

The Planning Commission shall seek out and provide information, as it comes available, and provide opportunities for public discussion of new issues and concerns as they arise

5 RESPONSE TO VERMONT'S PLANNING GOALS

Goal 1. *To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.*

The Town Plan recognizes that Jamaica's existing moderate and higher density areas should continue to be where future higher density settlement should occur while areas outside of these districts should be maintained as rural countryside. The moderate and higher density areas are delineated on the Land Use Plan map as Commercial-Residential Areas, Jamaica Village and Rawsonville. Areas outside of these districts may contain a variety of uses, but should be used in a manner that will protect existing natural resource values of the land. This goal is backed up by reference throughout the Plan.

Goal 2. *To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.*

The Plan encourages small business to locate in Jamaica, especially home occupation, home industry and other businesses that could be expected to employ local residents. To further this goal, the Plan has not restricted the location of any particular type of business in any specific area of Town.

Goal 3. *To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.*

Jamaica maintains an excellent town elementary school and encourages the development of private and public early education initiatives for the Town's children. Through membership in the Leland and Gray Union High School District, Jamaica provides a comprehensive secondary school opportunity including access to vocational training programs. Reference: Sections [3.8.5](#) (Early Education) and [3.8.6](#) (Education).

Goal 4. *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 bicyclists.*

The Jamaica Town Plan promotes a safe and efficient road network, and encourages alternative forms of transportation such as pedestrian and bicycle travel in all areas of the town. All road building and maintenance shall respect the scenic and resource value of the area served and be consistent with the Land Use policies of this Plan. The Plan recognizes the challenge faced by rural villages located along state highways and seeks to ensure that its'

Response to Vermont's Planning Goals

village districts are protected from the adverse impacts of through traffic. Reference: Section [3.9](#) (Transportation).

Goal 5. *To identify, protect and preserve important natural and historic features of the Vermont landscape, including significant natural and fragile areas; outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands; significant scenic roads, waterways and views; important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas.*

Jamaica has done an extensive review of its natural areas, resources and features, and recognizes the importance of protecting these sites. The Land Use element of this Plan identifies and discusses the protection of these resources and sites. Specific features are identified on the various Resource and Special Sites Maps included as part of this Plan. Historic structures and sites will require additional study and mapping to continue the work of this Town Plan. Reference: Sections [3.1](#) (Land Use), [3.2](#) (Broadcast & Telecommunications Facilities), [3.3](#) (Water Resources), [3.4](#) (Forestland), [3.5](#) (Agriculture), [3.6](#) (Natural Areas).

Goal 6. *To maintain and improve the quality of air, water, wildlife and land resources.*

To a great extent this goal has been addressed under the response to State Goal #5.

Goal 7. *To encourage the efficient use of energy and the development of renewable energy resources.*

The Town has reflected this goal in its Town Plan goals and policies in its Energy Section. Reference: Section [3.11](#) (Energy).

Goal 8. *To maintain and enhance recreational opportunities for Vermont residents and visitors.*

Jamaica residents, second-home owners and visitors place a high value on recreational opportunities. This goal is addressed in depth in several sections of the Town Plan, including Transportation, Community Services and Facilities and Land Use. The Plan seeks to protect the quality of the natural environment for recreation and encourages informal recreational activities throughout the Town. Jamaica is home to a Class A State Park and is in close proximity to major recreational resorts. Reference: Sections [3.1](#) (Land Use), [3.3](#), [3.4](#) (Forestland), [3.6](#) (Natural Areas), [3.8](#) (Community Services & Facilities), [3.9](#) (Transportation).

Goal 9. *To encourage and strengthen agricultural and forest industries.*

Although these industries are not as important to the local economy as they once were, they are still important to the Town. The Forestry section of the Plan encourages forest industry in areas well suited for growing and harvesting timber and encourages the cooperative management of small forest parcels. Although not rich in farmland, the Agriculture section of the Plan encourages small-scale production and innovative and non-traditional farming operations. Reference: Sections [3.4](#) (Forestland), [3.5](#) (Agriculture).

Goal 10. *To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.*

This goal has been addressed under the discussion of Goal #5. Specific goals and policies have been developed to address concerns and can be found Earth & Mineral Resources element. Reference: Section [3.7](#) (Earth & Mineral Resources).

Goal 11. *To ensure the availability of safe and affordable housing for all Vermonters.*

Information has been collected to address this problem in Jamaica. The Housing Element discusses a variety of approaches to address the availability of safe and affordable housing. A diversity of housing types, costs and location is encouraged to promote a diverse population. Reference: Section [3.10](#) (Housing).

Goal 12. *To plan for, finance and provide an efficient system of public facilities and services to meet future needs.*

The Town recognizes that the community facilities and services it provides is the heart of Town government. As such, a significant portion of the Town Plan addresses community facility and services issues, including the preparation of a Capital Budget and Program. Reference: Section [3.8](#) (Community Facilities & Services).

Goal 13. *To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.*

The town acknowledges that there is a need for childcare within easy reach of the town's working population. Currently there are no childcare facilities in the town of Jamaica. Reference: Section [3.13](#) (Childcare).

A Appendix – Maps

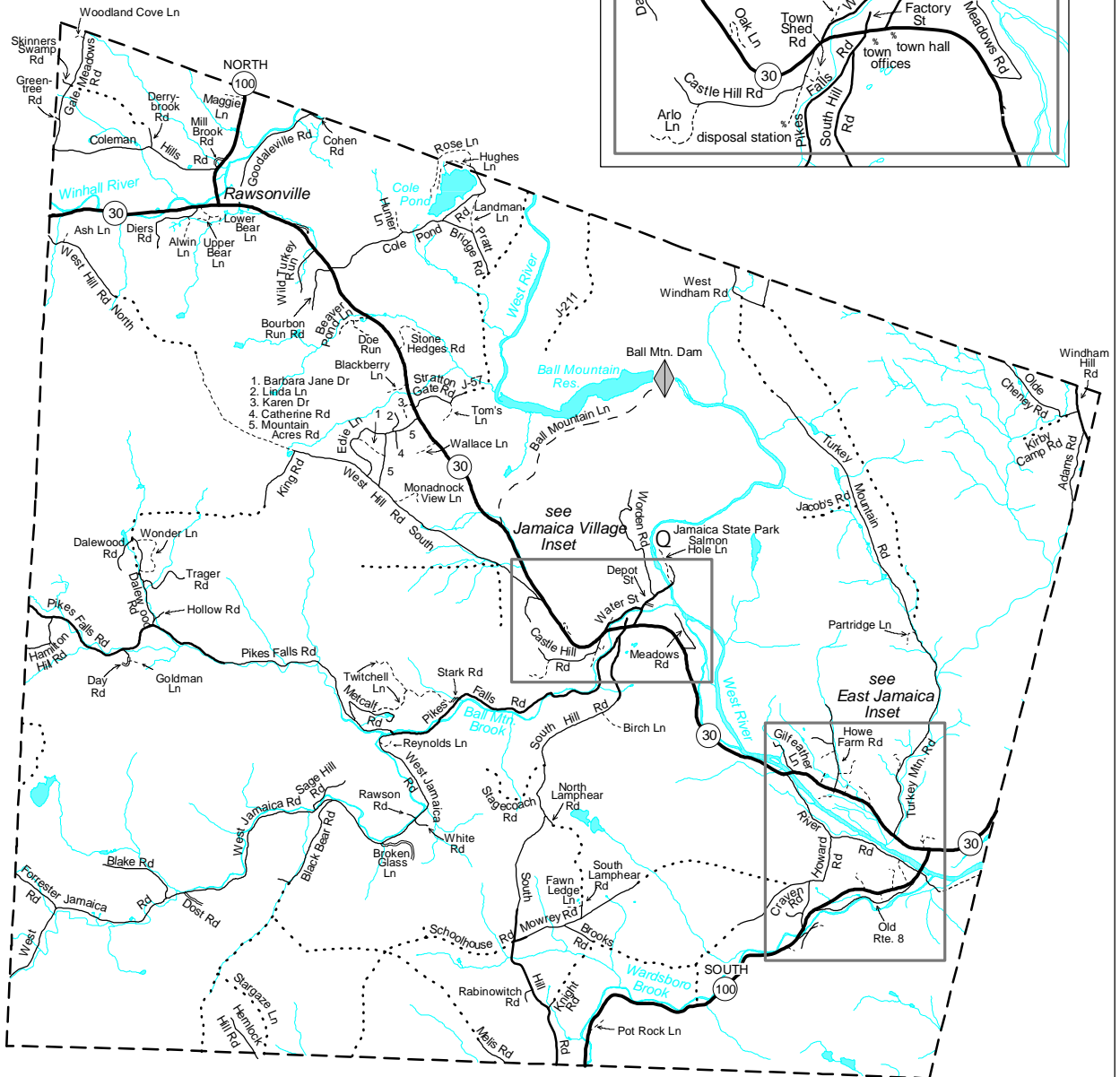
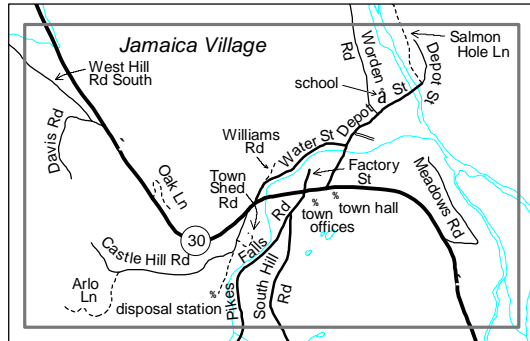
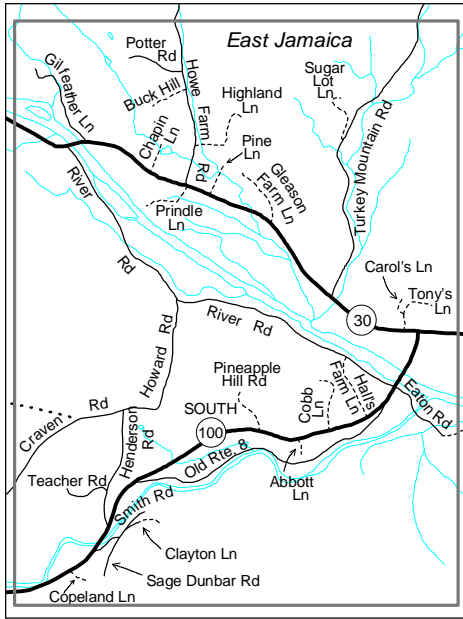
Maps are incorporated into the document in the following order:

- Jamaica Road Map
- Jamaica Proposed Land Use Map
- Jamaica Soil Resources Map
- Jamaica Special Sites & Areas Map
- Jamaica Village Map
- Rawsonville Village Map
- Jamaica Water Resources Map
- Jamaica Wildlife Resources Map

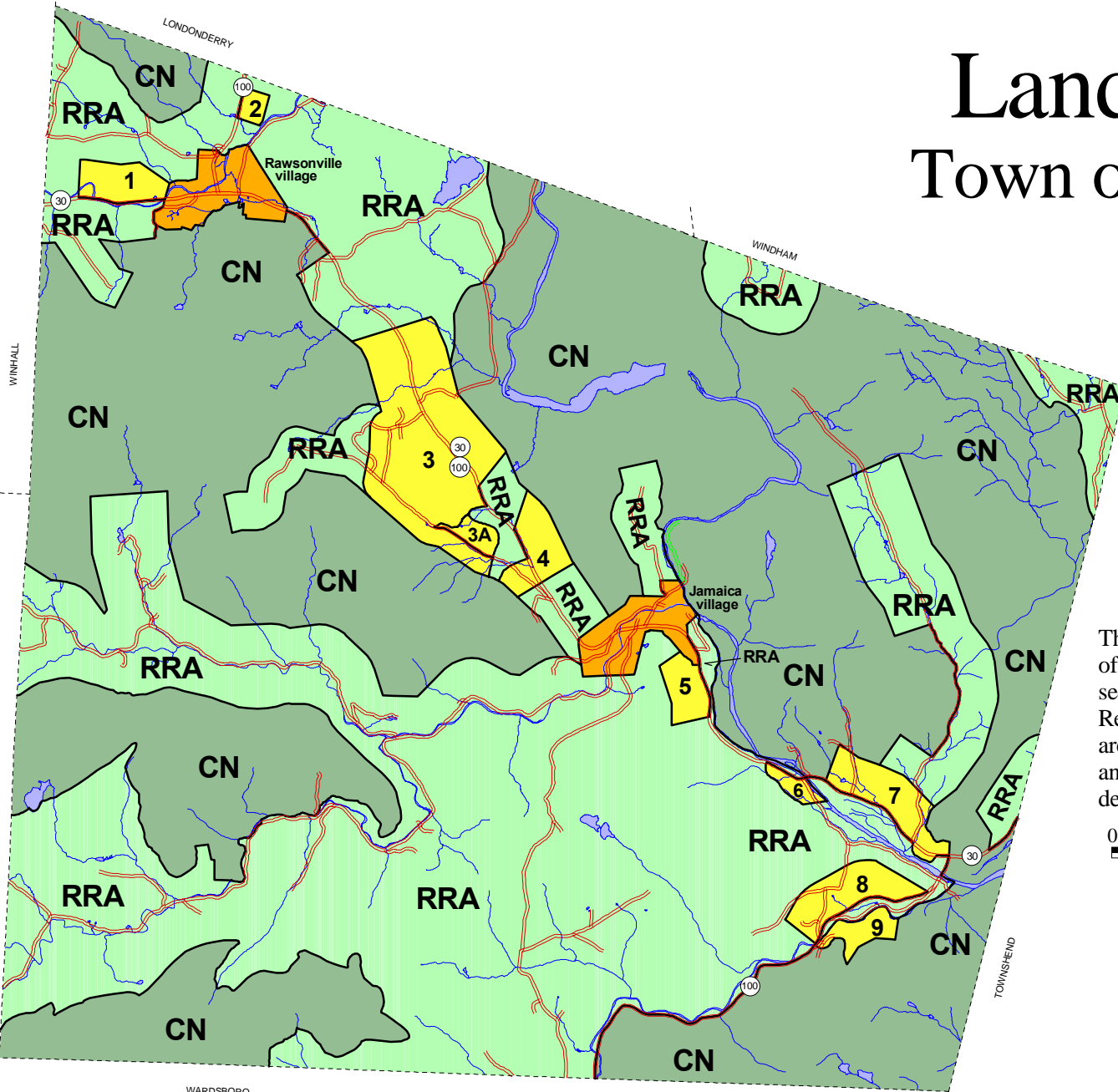
Town of Jamaica Road Name Map



- Paved roads:**
- state highway
 - town highway
 - Corps of Engineers road
- Unpaved roads:**
- town highway, class 2 or 3
 - town highway, class 4
 - legal town trail (public right-of-way)
 - private road or drive
- stream or river

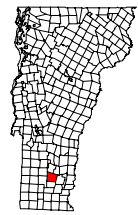
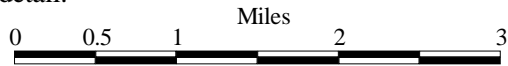


Land Use Plan Town of Jamaica, VT



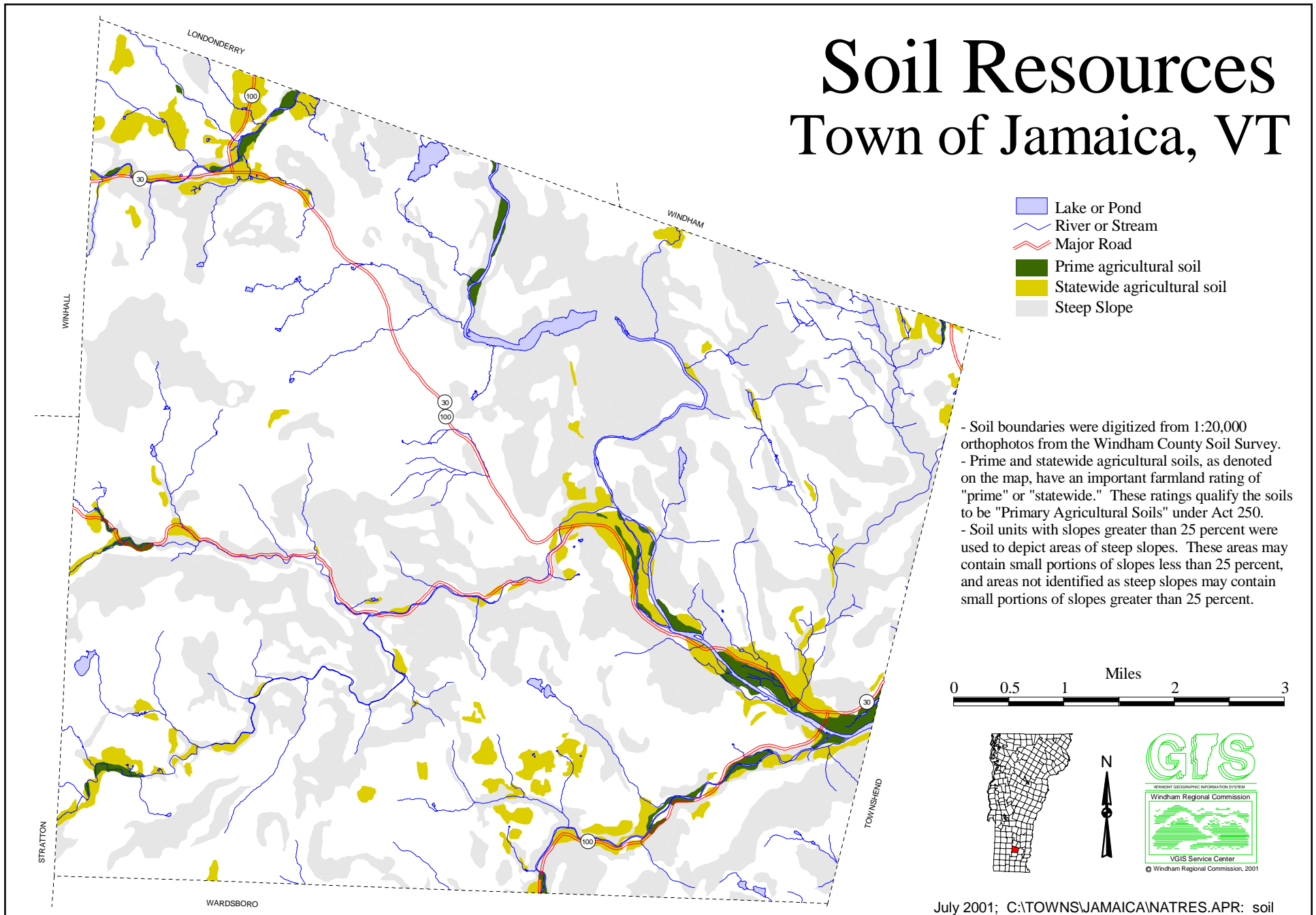
- CN Conservation Areas
- RRA Rural Resource Areas
- Commercial-Residential Areas
- Villages

The characteristics of each of these types of land use areas are described in the Land Use section of the Town Plan. Each Commercial-Residential area is numbered so that individual areas can be referenced in the Town Plan text, and in certain cases described in more specific detail.

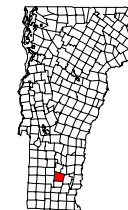
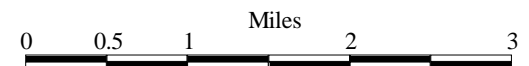


Soil Resources

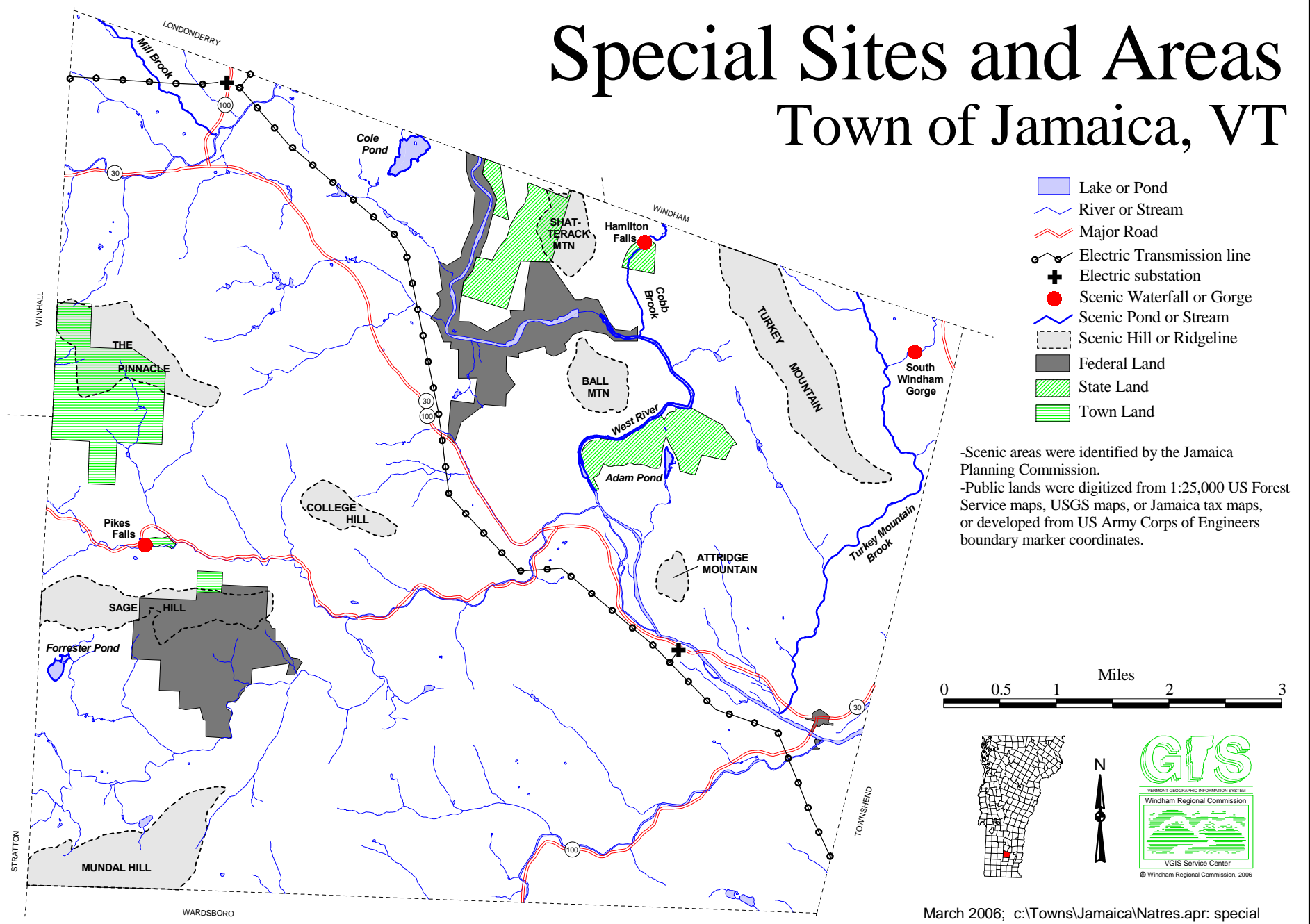
Town of Jamaica, VT



- Soil boundaries were digitized from 1:20,000 orthophotos from the Windham County Soil Survey.
- Prime and statewide agricultural soils, as denoted on the map, have an important farmland rating of "prime" or "statewide." These ratings qualify the soils to be "Primary Agricultural Soils" under Act 250.
- Soil units with slopes greater than 25 percent were used to depict areas of steep slopes. These areas may contain small portions of slopes less than 25 percent, and areas not identified as steep slopes may contain small portions of slopes greater than 25 percent.

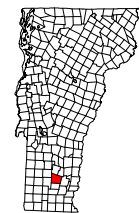


Special Sites and Areas Town of Jamaica, VT



- Lake or Pond
- River or Stream
- Major Road
- Electric Transmission line
- Electric substation
- Scenic Waterfall or Gorge
- Scenic Pond or Stream
- Scenic Hill or Ridgeline
- Federal Land
- State Land
- Town Land

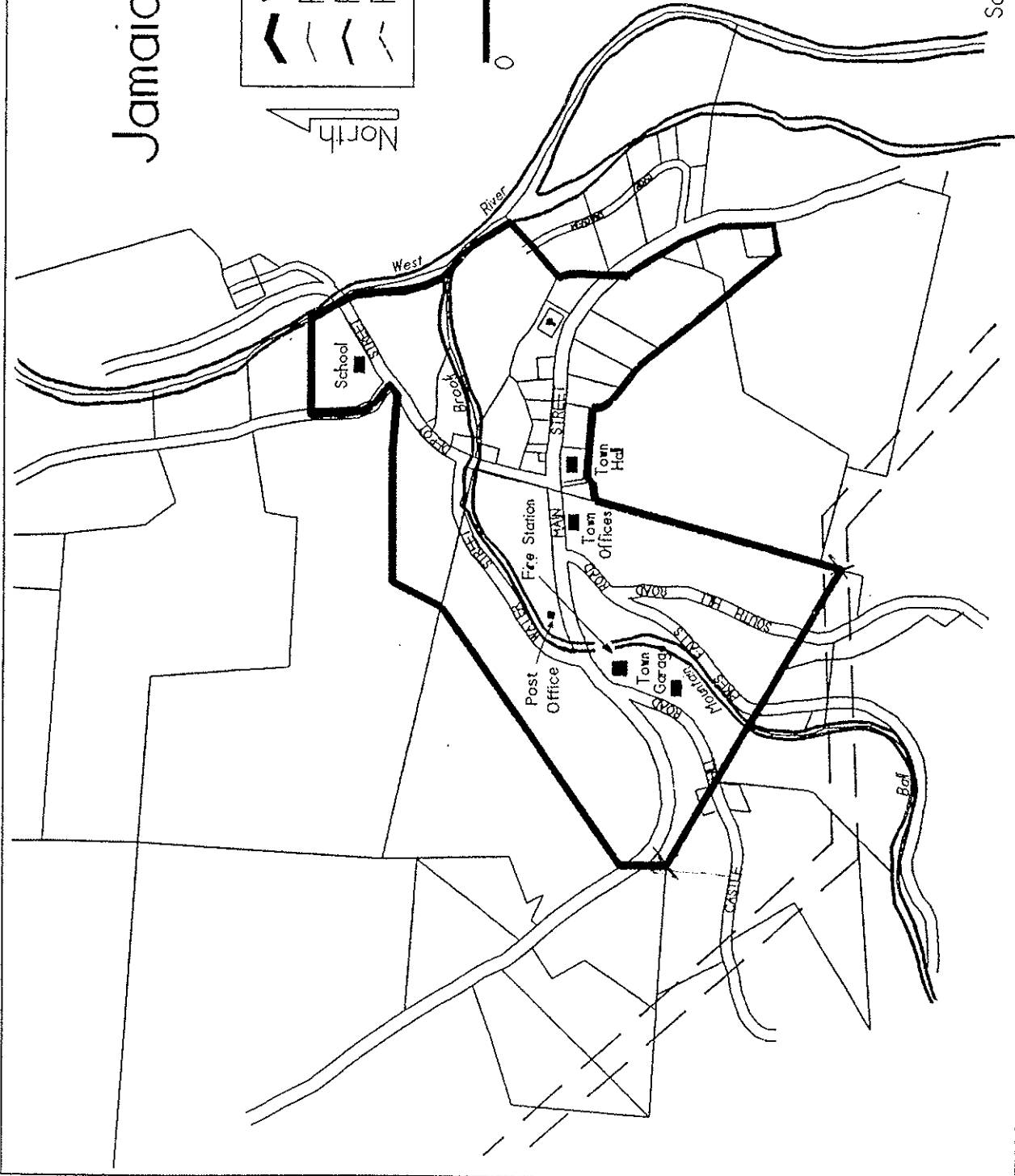
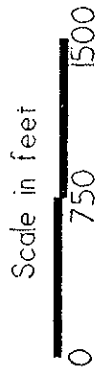
-Scenic areas were identified by the Jamaica Planning Commission.
 -Public lands were digitized from 1:25,000 US Forest Service maps, USGS maps, or Jamaica tax maps, or developed from US Army Corps of Engineers boundary marker coordinates.



Jamaica Village

North




- Village Boundary
- Parcels
- Rivers
- Power Lines

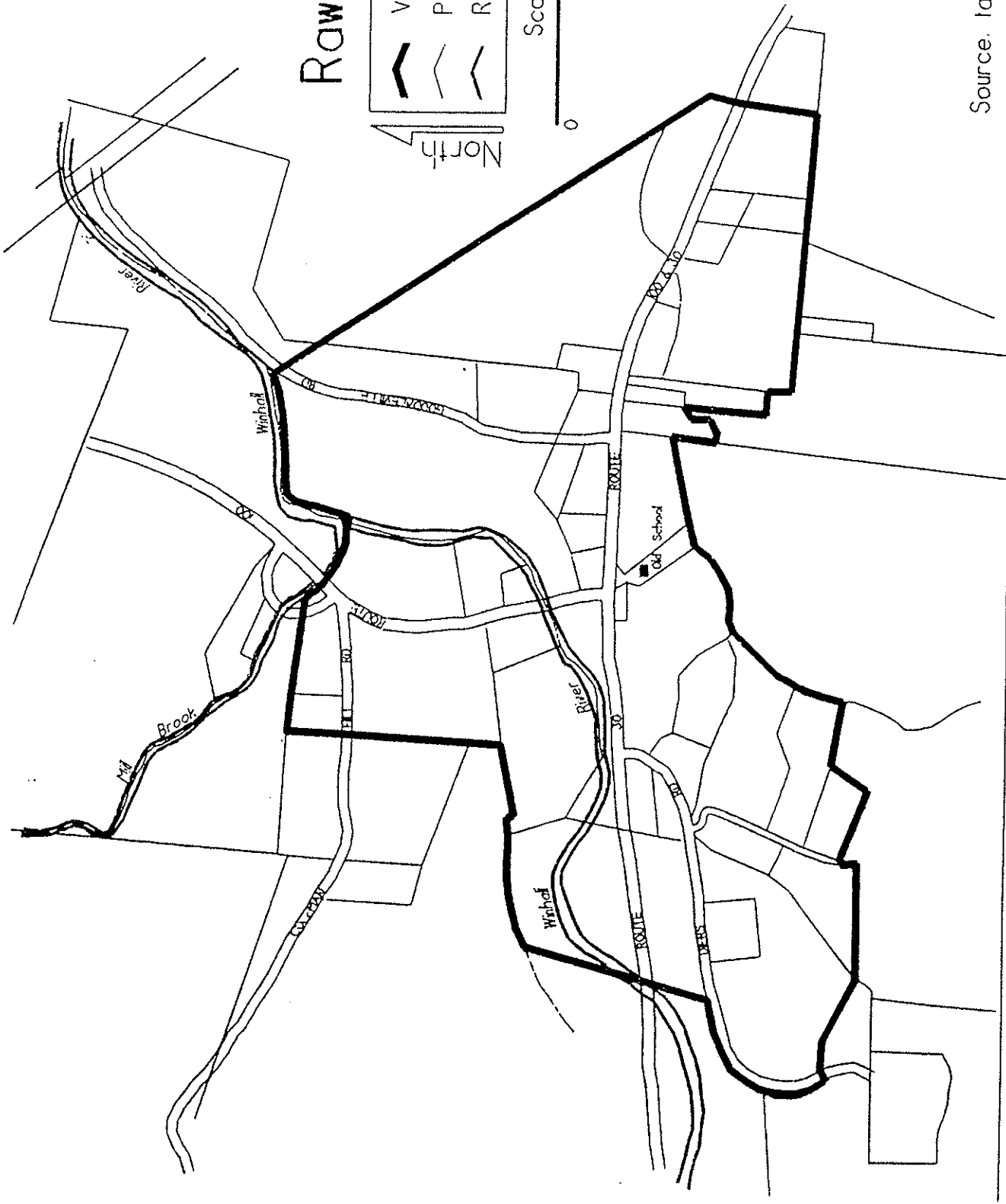
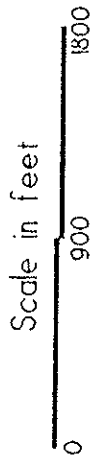


Source: tax parcel maps, 1991

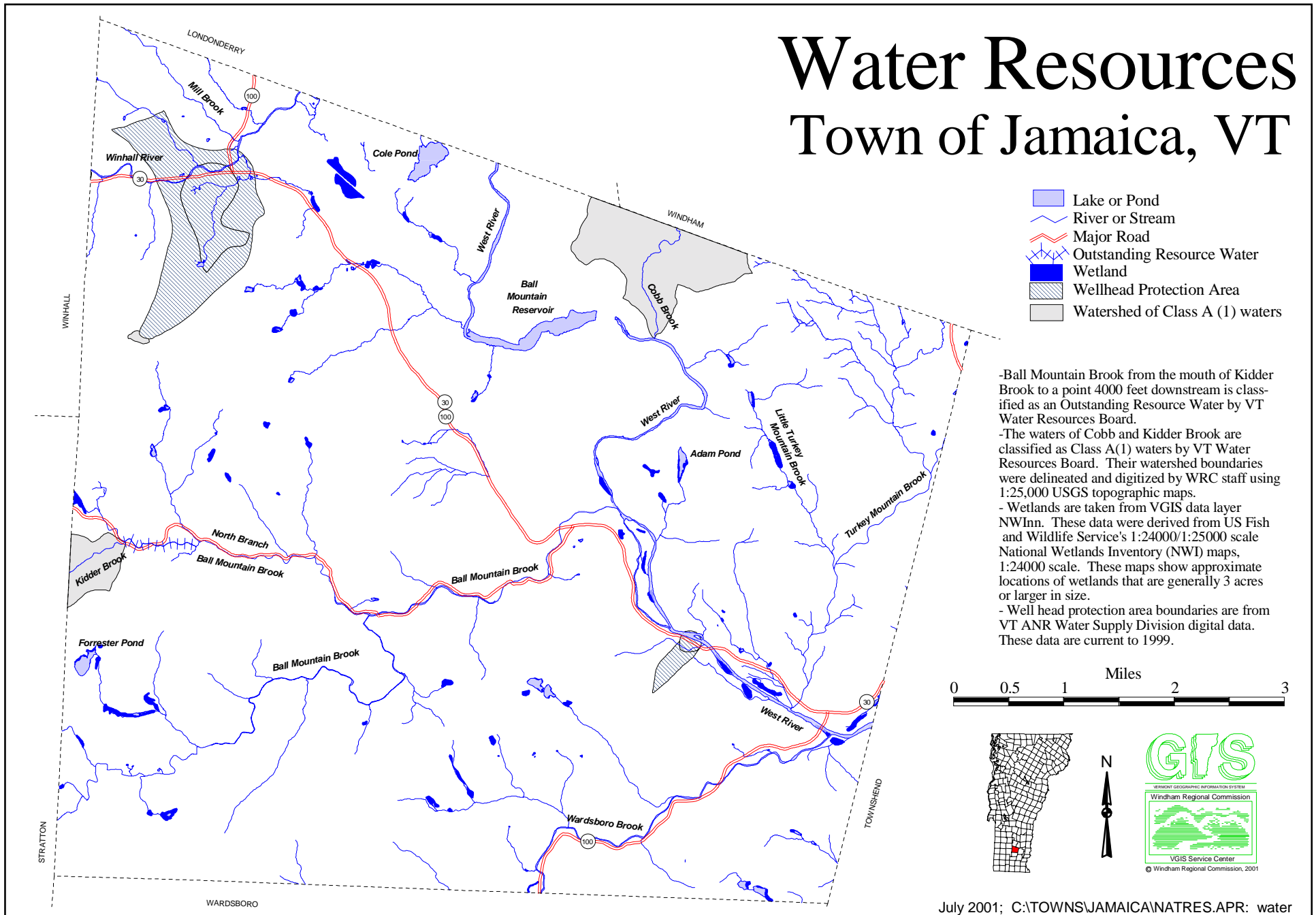
Rawsonville

North

	Village Boundary
	Parcels
	Rivers

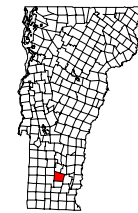
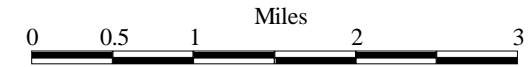


Water Resources Town of Jamaica, VT



- Lake or Pond
- River or Stream
- Major Road
- Outstanding Resource Water
- Wetland
- Wellhead Protection Area
- Watershed of Class A (1) waters

- Ball Mountain Brook from the mouth of Kidder Brook to a point 4000 feet downstream is classified as an Outstanding Resource Water by VT Water Resources Board.
- The waters of Cobb and Kidder Brook are classified as Class A(1) waters by VT Water Resources Board. Their watershed boundaries were delineated and digitized by WRC staff using 1:25,000 USGS topographic maps.
- Wetlands are taken from VGIS data layer NWInn. These data were derived from US Fish and Wildlife Service's 1:24000/1:25000 scale National Wetlands Inventory (NWI) maps, 1:24000 scale. These maps show approximate locations of wetlands that are generally 3 acres or larger in size.
- Well head protection area boundaries are from VT ANR Water Supply Division digital data. These data are current to 1999.



Wildlife Resources

Town of Jamaica, VT

