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TABLE OF CONTENTS

INTRODUCTION

The Newfane Town Plan

Town Plan Revision Process

Structure of the Newfane Town Plan

Integration of the Town Plan

Community Goals

Adjacent Towns & the Region: How the Town Plan Relates

NEWFANE COMMUNITY PROFILE

Population Trends

Age Distribution

Population Projections

Income Characteristics

Employment Characteristics

Housing Trends

LAND USE

Existing Land Use

Future Land Use

COMMUNITY FACILITIES & SERVICES

Local Government

Government Structures

Facilities

Massive Free Library

Public Safety Services

Fire Protection

Police Protection

Emergency Planning

Solid Waste

Recreation

Meeting Places

Centers

Historic Resources

Educational Services

Elementary and Secondary Education

Childcare

Adult Education

Communications

TRANSPORTATION

Existing Transportation System

# NEWFANE TOWN PLAN

Adopted XXXXXX XX, ~~2012~~  
2013

# DRAFT

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## TABLE OF CONTENTS

INTRODUCTION .....	3
The Newfane Town Plan .....	3
Town Plan Revision Process .....	3
Structure of the Newfane Town Plan .....	4
Interpretation of the Town Plan .....	4
Community Goals .....	4
Adjacent Towns & the Region: How the Town Plan Relates .....	5
NEWFANE COMMUNITY PROFILE .....	6
Population Trends .....	6
Age Distribution .....	7
Population Projections .....	7
Income Characteristics .....	8
Employment Characteristics .....	9
Housing Trends .....	11
LAND USE .....	12
Existing Land Use .....	12
Future Land Use .....	13
COMMUNITY FACILITIES & SERVICES .....	16
Local Government .....	16
Government Structure .....	16
Facilities .....	16
Moore Free Library.....	16
Public Safety Services .....	17
Fire Protection .....	17
Police Protection .....	17
Emergency Planning .....	18
Solid Waste .....	18
Recreation .....	18
Meeting Places .....	19
Cemeteries .....	19
Historic Resources .....	19
Educational Services .....	20
Elementary and Secondary Education .....	20
Childcare .....	21
Adult Education .....	21
Communications .....	21
TRANSPORTATION .....	24
Existing Transportation System .....	24

# DRAFT

Traffic Calming .....	25
Parking .....	25
Bridges .....	25
Public Transit .....	27
Future Transportation System .....	27
Road and Bridge Improvements .....	27
Sidewalks, Paths, and Bicycle Accommodation .....	26
Traffic Calming/Speed Enforcement .....	27
Road Policies .....	27
Access Management .....	27
Public Transit .....	27
Growth Considerations .....	27
<b>HOUSING .....</b>	<b>30</b>
Existing Conditions .....	30
Housing Stock .....	30
Affordable Housing .....	30
Future Housing .....	32
<b>NATURAL RESOURCE USE &amp; CONSERVATION .....</b>	<b>34</b>
Wetlands .....	34
Ground Water Resources .....	34
Surface Water Resources .....	37
Flood Hazard Areas .....	37
Wildlife Resources & Special Natural Features .....	38
Deer Wintering Areas .....	38
Bear Habitat .....	38
Rare Species and Exemplary Natural Communities .....	39
Air Quality .....	40
Scenic Resources .....	45
<b>ENERGY .....</b>	<b>46</b>
Local Energy Consumption .....	46
Alternative Energy Sources .....	46
Energy Conservation .....	47
<b>ECONOMIC DEVELOPMENT .....</b>	<b>48</b>
Newfane's Economy .....	48
Factors Effecting Economic Development .....	49
<b>TOWN PLAN MAPS .....</b>	<b>52</b>

# DRAFT

## INTRODUCTION

### THE NEWFANE TOWN PLAN

This Town Plan provides a framework to assist Newfane in meeting its broad needs and achieving its diverse aspirations. The goals, policies, and recommendations expressed within this Plan, along with the various Town Plan maps, will serve to guide the Town's efforts in land use planning and growth, management, in the provision of public services and facilities, and in environmental protection, economic development, and land conservation.

Central to the planning process is the belief that citizens of Newfane choose to live here because they like the Town. Thus, while change and growth are inevitable and often desirable, it is important that they be planned for and implemented in ways that enhance, rather than degrade, the Town's essential character. Newfane is a rural town defined by large tracts of forest and compact villages. A vision for the future should grow within this definition.

### TOWN PLAN REVISION PROCESS

Preparing a town plan is one of the most important responsibilities of the Planning Commission. Authority to prepare and implement the Newfane Town Plan is granted to the Town through the Vermont Municipal and Regional Planning and Development Act (24 V.S.A., Chapter 117). The Act establishes 13 fundamental "planning" goals and four fundamental "process" goals to guide town, regional, and state planning efforts. Through the Town Plan review and update process, the Newfane Planning Commission determined that each of the state goals is directly relevant to the Town.

The 2012 Town Plan is an update of the 2006 & 2003 Town Plan, which were re-adoptions of the 1998 Town Plan. This Plan update was developed by the Planning Commission with the assistance from the Windham Regional Commission.

To guide the 2006 Town Plan update process, provide for public participation, and solicit input a number of different strategies and information sources were relied upon. The Planning Commission solicited information from various municipal officials and volunteer boards. Community attitudes and opinions were solicited through a process known as Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis. The SWOT analysis was conducted at a public meeting in March, 2006. During the process, the public was split into four groups and each developed its own lists of strengths, weaknesses, opportunities, and threats. Following this, each individual ranked the top three opportunities for Newfane and the top three threats to Newfane. The results focused primarily rural character, traffic, Town government, business growth and energy. The current Town Plan update simply attempted to align all document statistics with 2011 and 2012 data.

# DRAFT

## STRUCTURE OF THE NEWFANE TOWN PLAN

The Town Plan is based on a set of broad goals which collectively help to identify the direction the Town will take for the next five or more years. These goals represent generalized value statements which are more fully defined by the information and analysis found in each of the Town Plan chapters.

The Community Profile chapter establishes an informational snapshot of Newfane. The remaining chapters address the required elements of a town plan and, where applicable, are supported by mapped information. These chapters highlight special issues which face the Town of Newfane, present policy statements regarding those issues, and outline a series of implementation recommendations to be carried out by the community over the next five or more years. The recommendations include a notation of who the responsible party may be. Together, Town Plan policies and recommendations chart a specific course which will help Newfane to achieve its broad planning goals.

The maps have been prepared to assist planners, public officials and citizens to understand Newfane and to assist in the planning process, governmental and business decisions. These maps are for planning purposes only. Together with Town Plan policies, these maps will be used by the Planning Commission as a guide for appropriate bylaws and other measures necessary to implement the Town Plan.

## INTERPRETATION OF THE TOWN PLAN

Throughout the text of this Town Plan many of the policy statements and recommendations steps include imperative verbs. "Should" or "may" means that an action encouraged but not mandated, whereas "shall" or "must" means that an action is required.

## COMMUNITY GOALS

The statements listed below represent the various Planning and Process Goals adopted by the Town of Newfane. These goals directly reflect those set forth by Chapter 117.

### Planning Goals

1. To plan development so as to maintain the historic settlement pattern of compact village centers surrounded by rural countryside.
2. To encourage a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities.
3. To provide access to quality educational opportunities for all of Newfane's residents.
4. To plan for safe, convenient, economical, and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and lanes for pedestrians and bicycles.

# DRAFT

5. To identify, protect, and preserve important and historic features of Newfane's landscape, including significant natural and fragile areas; outstanding water resources including ponds, rivers, aquifers, shore land, and wetlands; significant scenic roads, waterways, and views; important historic structures, sites or districts, archaeological sites and archaeologically sensitive areas.
6. To maintain and improve the quality of air, water, wildlife, and land resources.
7. To encourage efficient use of energy and the development of renewable energy resources.
8. To maintain and enhance recreational opportunities for residents and visitors.
9. To encourage and strengthen agricultural and forest industries.
10. To provide for the wise and efficient use of Newfane's natural resources, to facilitate the appropriate extraction of earth resources, and to encourage the proper restoration and preservation of the aesthetic qualities of the area.
11. To support the availability of safe and affordable housing for all residents.
12. To plan for and support an efficient system of public facilities and services to meet existing and future needs.
13. To ensure the availability of safe and affordable child care and integrate child care issues into the planning process.

## **Process Goals**

1. To establish a coordinated and comprehensive policy framework and planning process to guide local decisions.
2. To encourage citizen participation at all levels of the planning process.
3. To consider the use of resources and consequences of growth and development in Newfane.
4. To coordinate with neighboring communities to develop and implement compatible municipal plans.

## **ADJACENT TOWNS & THE REGION: HOW THE NEWFANE TOWN PLAN RELATES**

In the next five year period (2012-2017) the Planning Commission will continue to work towards ongoing coordination of Newfane's Town Plan with the plans of neighboring municipalities and the Windham Regional Commission. Many issues are expected to be of concern to Newfane citizens and will likely cross Town boundaries such as: road corridor planning (Route 30), watershed planning, affordable

# DRAFT

housing, and emergency management. The Town of Newfane is committed to working with its neighbors through local and planning initiatives.

The Newfane Town Plan is compatible with the goals and policies of the Windham Region Plan (adopted in 2001) as well as the town plans of Dummerston, Marlboro, Brookline, Townshend, Wardsboro and Dover. The proposed land use districts do not conflict with those in the neighboring towns. For example, the land abutting that is in a source water protection area in designated Resource in both Dummerston and Newfane while lands along Route 30 are Rural in Newfane and Rural Residential in Dummerston. Newfane and Brookline are separated by the

West River and both plans have policies to maintain and enhance water quality in the River. The lands in Newfane bordering Dover, Marlboro, Wardsboro, and Townshend are also similarly designated to perpetuate the rural land uses that currently exist and where applicable, protect valued natural resources and physical constraints on the landscape.

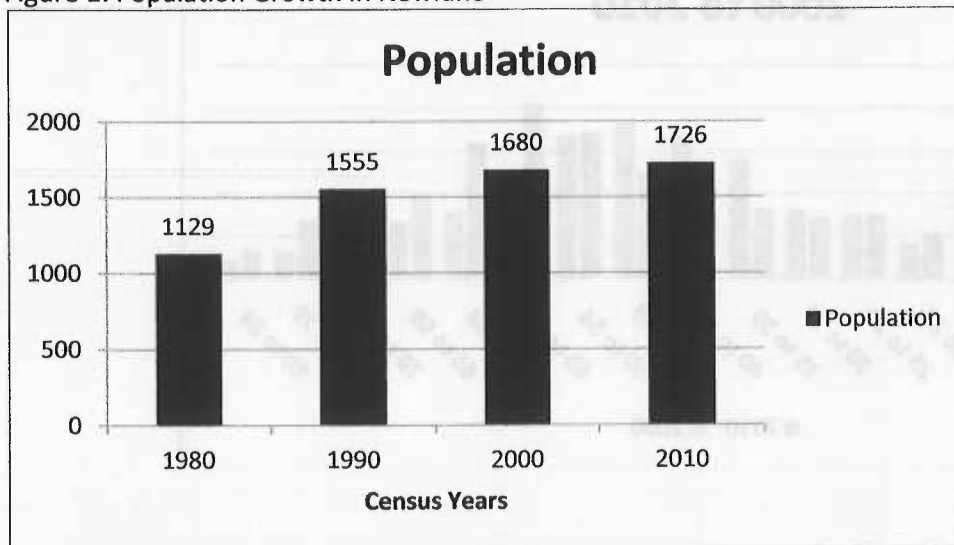
## NEWFANE COMMUNITY PROFILE

This introductory Community Profile identifies and quantifies the social, economic, and physical changes which have taken place in and around Newfane over the years. It establishes an important foundation for the review and understanding of subsequent sections of this Town Plan.

### POPULATION TRENDS

According to 2010 Census data the number of persons living year-round in the Town of Newfane increased from 1,555 to 1,726 between 1990 and 2010 (Figure 1). This represents a rate of growth of nearly 11% during that time period, far greater than that of Windham County, 44,216 to 44,513 or 0.67% and also greater than the growth rate of the State of Vermont, 608,827 to 625,741 or 2.8%.

Figure 1: Population Growth in Newfane



Source: US Census

# DRAFT

## AGE DISTRIBUTION

A comparison of age cohort data over time shows where changes in the population are occurring. When analyzing the population data from 1990 and 2000 for the Town (see Figure 2) the following observations are made:

- There has been a significant increase in the population of those people who will likely enter retirement in the next 10 years (age 45-59). At the same time, the age groups entering the working population (late teens and early twenties) are small.
- The population of people in the childbearing ages has generally decreased.

The U. S. Census generally considers the childbearing years to be aged 15-44, with the 25.1 years as the average age of women when they give birth for the first time.

Figure 2: Newfane Population Projections, 2000-2020

