

TOWN OF PUTNEY, VERMONT

TOWN PLAN

**As approved
on August 16, 2005
by the Putney Planning Commission
and adopted by the Putney Selectboard on January 30, 2006**

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INTRODUCTION

Purpose of the Town Plan

The Town Plan is intended to act as a guide for future activities that may affect the welfare of the residents of Putney. The Plan assembles factual information and discussion about the physical and geographic characteristics of the Putney area, the history and traditions of the Town, historic and current settlement patterns, population, economic and social activities, and the planning measures of our neighboring Towns, Region and State.

The Plan's discussion of the community's environmental and social concerns forms the basis for Zoning Regulations, and other Town ordinances. These regulations are designed to provide for development and change in ways that are environmentally sound, and compatible with the wishes and beliefs of a majority of the residents. The Plan also provides recommendations about policy and municipal services, and indicates areas of concern that should receive additional study by Town boards and interested community members.

The Plan is a source of information about the Town and its values, of use to both residents and visitors who are interested in Putney. Many of Vermont's agencies review the Town Plan when developing policies that affect Putney. Under Vermont's Land Use regulation, Act 250 (10 V.S.A. Chapter 151, Sections 6001-6091), the District Environmental Commissions evaluate subdivisions and other land development requiring a State Land Use Permit to see if they are consistent with the goals of the Plan. Federal Agencies also make use of the Plan in a similar manner under certain programs and proceedings.

Development of the Town Plan

In 1970, the Town of Putney adopted its first comprehensive Town Plan. At a special Town meeting in September, 1971, the Town's first permanent zoning bylaw was approved by a 3-2 voter margin. Eighteen months later, subdivision regulations were approved by an even more substantial margin.

The Putney Planning Commission developed the 2005 Plan not only through evaluation of citizen opinion, but also by using the goals expressed in Vermont's Municipal and Regional Planning and Development Act (24 V.S.A. Chapter 117, Section 4302). The Town Plan is designed to comply with Chapter 117 in terms of the content of the Plan (i.e. its 10 elements), consistency with Vermont's planning goals, and compatibility with other Town Plans and the Windham Regional Plan. The Planning Commission provided the principal direction for the update of the Plan. The Town received technical assistance from the Windham Regional Commission for planning and mapping services.

The 2005 Town Plan is built upon the solid framework of the 1995 Town Plan. The 1995 Plan was the result of considerable work by the Planning Commission and its consultants, and formed the basis for a major revision to Putney's Zoning Regulations, adopted in 1997. The 2005 Plan's

basic values remain unchanged from earlier plans, and reflect the continuing community concerns expressed in the 2005 and earlier citizen surveys.

The Putney Conservation Commission was formed in late 1995, has become a valuable resource for both the Planning Commission and the community. In 1997 the Conservation Commission focused their energy on addressing a number of the Action Steps from the 1995 Plan. This has resulted in the mapping of the Putney School Forest, management plan recommendations for the Town's public lands, and in April 2000, the completion of a significant study of Ridgeline and Hillside Conservation Strategies, done with Windham Regional Commission assistance. For the 2005 Plan, the Conservation Commission assisted the Planning Commission with the development of the Natural Resources section.

Results of Citizen Survey

The Putney Planning Commission prepared a survey of residents and landowners. Forms were included in the mailing of the Town Report, and were also distributed at Town Meeting in March, 2000; about 75 were returned. All but 2 respondents were Putney residents. Of the 73 Putney residents, 42 percent work in Putney. The remaining work in surrounding communities (27 percent) or are retired (30 percent).

Though not "scientific", this survey indicates that attitudes about growth and development have not significantly changed from previous Planning Commission surveys taken over the last 25 years. Residents value Putney's rural feeling and small town character, and appear to be interested in supporting regulations that would maintain those qualities.

Respondents were asked to select the top three items from several lists dealing with the Town's assets, problems, housing, and other development issues. The results indicate they appreciate the Town for its natural beauty, quality of life, and small town atmosphere. Affordable housing was listed as the most significant problem in Putney. Land speculation and development and the amount of traffic on the roads completed the top three concerns. Small crafts/artisans, home based businesses, agriculture/forestry and light industry were indicated as services and businesses to be encouraged in the Town Plan. In ranking a list of preferred housing patterns, clustered housing with larger plots of open land is placed highest, with high density housing near the Village center and large single-family lots following. Affordable housing is first in types of housing to be supported by the Town Plan, then single-family, and multi-family dwellings.

The Town is encouraged to improve or develop hiking trails, pedestrian paths, a youth center, and nature study areas. On Conservation lands owned by the Town, in order of preference, respondents favored hiking and cross country skiing (28 votes), nature studies (6 votes), mountain biking (3 votes), and snowmobiling, hunting, and open land (1 vote each). Respondents discourage the following uses: motorized vehicles and snowmobiles (38 votes), dogs/noise (2 votes), and mountain biking and hunting (1 vote each). Ninety-five (95) percent of respondents would support more land being placed in public ownership for recreation and conservation. Proposed methods to achieve this protection were ranked: the purchase of land by private conservation groups and donation of land to the Town were most preferred; adjusting zoning in those areas is next; followed by the purchase of land by the Town.

The survey results indicate there would be community support for zoning regulations to limit development in wildlife corridors, wetlands and watershed areas, and along ridgelines. Current regulations permit commercial development both within the Village, and along Route 5 outside the Village. Strong support was indicated for limiting commercial development to just Putney Village. A list of criteria to be used in evaluating the acceptability of new development in Putney is ranked with the effect on the natural environment the first criteria, loss of agricultural and orchard land next, and then the effect on Town services.

The basic values of the residents reflect deep respect for the quality of life available in Vermont and concern for the health of the environment that supports it. Economic growth, land use, and public policies must all be considered for their impact on these qualities, and be designed to preserve them.

Interpretation of the Town Plan

In situations where interpretation of the Plan is needed or required it will be the task of the Planning Commission, in cooperation with the Putney Selectboard, to conduct the review. Throughout the text of this Plan there may be policies and community action statements that include imperative verbs. "Should" or "may" means that a requirement is encouraged but not mandated, whereas "shall" or "must" means that the Town has strong intentions of ensuring a requirement is accomplished.

Adoption and Modification

Planning is the ongoing process of anticipating the future and responding to current change, while seeking to preserve certain valued aspects of the past. It recognizes that a community's goals, ideas, and beliefs are never static. For this reason, both common sense and Vermont Law dictate that once a town plan is adopted, it should be reviewed every few years in order to account for new information about the town, and new public needs and desires as expressed by the citizens. This review is one of the main responsibilities of the Planning Commission.

Formal adoption of the Town Plan takes place after public hearings of the Planning Commission and Selectboard. The Plan is adopted by a majority vote of the Selectboard. A town plan expires five years from the date of adoption, and can be modified and formally amended (through public hearings) at any time during the five year period following adoption.

STATEMENT OF OBJECTIVES

The Town Plan is based on a Statement of Objectives which outlines a direction for the future of the Town. Following the Statement of Objectives are sections which address the Town's community facilities, education, transportation, energy, housing, natural and cultural resources, historic resources, agriculture and land use.

The Statement of Objectives shall serve as the foundation of this Town Plan and is given further definition through policy statements and through recommendations for community needs and actions.

Policy statements will be interpreted as guidelines and standards by the Planning Commission and Selectboard for implementing the Town Plan. Town Plan policies are also intended to guide the Windham Regional Commission and the State of Vermont in their planning efforts and to assist the District II Environmental Commission in evaluating applications submitted under Act 250. Town Plan recommendations for community needs and actions should be considered by the Selectboard, Planning Commission and other Town organizations and individuals concerned with the future of Putney.

Through the Plan, the Town seeks to accomplish the following:

1. Maintain the Town's existing settlement pattern of a Central Village core surrounded by undeveloped woodland and pastureland, farm and orchard lands, and scattered rural/residential settlements.
2. Adequately meet the needs of the Town for housing, education, communication, safety, health and employment.
3. Encourage a balance of economic activity consisting of agriculture, forestry, manufacturing, small businesses, home-based enterprises, professional services, and educational institutions.
4. Limit development that would significantly change the character of the community and/or adversely affect neighboring properties.
5. Protect significant historical and natural resources, including agricultural land and water sheds from exploitation in order to preserve these resources for the public good.
6. Limit development in those areas where danger to the public health and welfare would be occasioned because of physical site limitations.
7. Enhance citizen awareness and concern for the unique diverse nature of our community, its environment and way of life.
8. Establish the principle that the public good of the entire community must be of primary consideration as we plan for the future of our Town.

PUTNEY COMMUNITY PROFILE

Geography

The Town is located on the Connecticut River, in Windham County in southeastern Vermont. It is approximately 28 square miles (18,000 acres) in area, and is bordered by the Vermont towns of Westminster to the north, Brookline to the west, Dummerston to the south, and Westmoreland, New Hampshire to the east.

Putney's topography is marked by two north-south ridgelines, Bare Hill (1,113 feet) in the middle of the Town and Putney Mountain (1,660 feet) on the western boundary. Terraces cut by deep ravines run up from the Connecticut River to the base of Bare Hill. The land generally slopes uphill from the Connecticut River, at an elevation of about 230 feet, to the top of Putney Mountain. Major streams in Putney flow into the Connecticut River and include East Putney Brook, Sacketts Brook, and Canoe Brook.

History

Glaciation helped form the fertile valley through which the Connecticut River flows, and is responsible for Putney's deposits of clay, sand, and gravel. It also left boulders aplenty, and scraped and scarred rock ledges. There is evidence that Native Americans lived in the area even before glacial Lake Hitchcock receded from the river valley. For thousands of years the valley has been a travel corridor and many artifacts have been found along the river and its tributaries, with many more undoubtedly remaining buried.

"Connecticut", "Ascutney", "Wantastiquet", "Canoe Brook"; these names and the surviving records reflect the Indian presence and coexistence with the newcomers of European stock. One record is a deed dated 1734 "At Fort Dummer", from the Ompawmet to the Province of Massachusetts, of "Lands on each side of the Connecticut River about two miles up and down the River, beginning at a brook ... that emptieth into the Great Meadows." There is no record of local battles between the Europeans and the Native Americans except those associated with the ongoing struggle between France and England.

The Province of Massachusetts claimed a third of what is now Vermont until 1740 when Massachusetts' northern border was moved south, from near Ascutney, to where it is now. The first deeds to the area "above Northfield" were from Massachusetts. While Westminster (New Taunton), Westmoreland, NH (Number 2) and Vernon (Hinsdale - on both sides of the Connecticut River) were chartered as Towns in the 1730's, with requirements including minimum house size ("eighteen feet square and seven foot stud at the least"), the area which is now Putney, Dummerston and Brattleboro was treated differently. It was surveyed and, in 1716, sold at auction and purchased as a venture in land speculation by five Harvard graduates from Boston and Cambridge.

Even though Massachusetts had no claim to the land after 1740, it continued to keep forts along the River: the Fort at the Great Meadows dates from 1741. The first settlers lived near the River, the "highway". People and products came and went by water. Putney and Westmoreland were

very closely linked by ferries across the water highway from the time of the Forts until 1930. (Three bridges were built in two different locations, but none lasted more than 15 years.) The Town still owns the rights of way to both the East Putney and "Kathan" ferry landings.

Josiah Willard, Jr., with a home in what is now Winchester, NH, was in charge of the Great Meadows Fort and led the petition for a charter from the Province of New Hampshire. That Province had assumed jurisdiction, on both sides of the River, over the area which had been considered part of Massachusetts.

The name "Putney", a boundary description of the Town lines, and the first zoning/planning regulations came in 1753 in this Charter issued by New Hampshire. As soon as there were fifty settled families, they had the "Liberty of holding two Fairs, one of which shall be held on the Second Thursday in September" and which were not to continue longer than the following Saturday. Among the requirements were settling on, clearing and cultivating the land (saving the white pines for His Majesty's navy); Town Meeting on the "first Monday of March annually"; weekly market days; large lots reserved for the benefit of the Church of England and the Governor; and one acre Town lots for each grantee. However, because of the ongoing war between the British and French (often referred to as the "French and Indian Wars"), settlement did not take place and the Charter requirements were not met.

In America the war ended with the defeat of the French by the British in Quebec and Montreal, and in 1760 Josiah Willard obtained a time extension from the Province of New Hampshire. The owners, or "proprietors", met to discuss the laying out of the lots, highways, a meeting house, burying ground and training field, and setting up a sawmill. The size of the lots to be distributed among them ranged from fifty acres to more than a hundred acres. A rocky ridge just west of Banning Road (formerly "Glebe Road") was chosen for the 600 acres required for the Church of England and The Society for the Propagation of the Gospel; 800 bumpy acres along East Putney Brook (then called "Shaw's Brook") were reserved for Governor Wentworth; the Great Meadows were reserved for Josiah Willard. Fifty acres on the eastern slope of Bare Hill were set aside for a town center or "for publick use"; lots were reserved for mills along East Putney and Sacketts Brooks; and a six rod (99 foot) wide strip through "each and every lot" was reserved as an allowance for highway use. The resulting layout, with lot corners marked by "heaps of stones", is the basis for today's property lines.

Two hundred years later, at least some of those who lived on the "Glebe Land" still paid rent to the Episcopal Diocese of Vermont. The Great Meadows are still meadows. The first burying ground, "Old North", is still there, near the site of the first church.

In 1765, following a royal proclamation, the Province of New York claimed what is now Vermont. Josiah Willard again led the petitioners and in 1766, when there were fifteen families settled, he obtained a confirmatory charter from the Province of New York for the Town of Putney. This Charter had several new requirements: one lot of land for the first "publick" School master; one lot for the first settled minister of the Gospel; Town Meeting on the second Tuesday in May in "the most publick place"; and a certain number of new families ("one for every thousand acres") to settle within three years time.

There have been several Town line changes since then: Brookline was set off as a separate town before 1800 (the most recent Brookline/Putney boundary adjustment was made in 1961) and 47 acres in the southeast corner were transferred from Dummerston in 1870. The exact location of Putney's eastern boundary was not settled until 1932 by the United States Supreme Court - not the middle of the Connecticut River, nor the high water mark, but the low water mark.

The settlers came, most of them from Massachusetts, usually buying their lots sight unseen. Almost every family farmed, no matter what else it did. By 1770 there were about 50 families, or about 300 persons, and the first Town Meeting was held in Putney, Cumberland County, Province of New York. In 1777, soon after the start of the Revolution, Vermont declared itself a free and separate state, although some called it "the pretended state of Vermont." In 1778 the Town voted to set up a Whipping Post and Stocks. For two years, in 1779 and 1780, Putney had two Town Meetings, a March meeting for Vermont, and a May meeting for New York, with two town clerks, two sets of constables and so forth. From 1781 on, Putney has been in Windham County, Vermont, although it was not until 1791 that Vermont was officially recognized as the fourteenth state of the Union. In 1782 the first suit was brought against the Town.

By 1790 the population of Putney, on the frontier of northern and western expansion, had swelled to 1,848 inhabitants and Putney was second only to Guilford in population. It was almost 200 years before the population reached that height again. Many of the residents were transient, a continuing pattern throughout Putney's history. As the years went by the population slowly dwindled, and by 1840 it was down to about 1,400. The whole of Vermont was losing population. To quote from Lewis Stillwell's *Migration from Vermont*, "No other state in the entire Union has sent forth so large a proportion of its people to aid in the establishment of newer commonwealths."

In 1790 there was no real village center. The settlers built on the lots they had purchased, scattered throughout the Town. There were 12 school districts, each with its school; conveniently located taverns; several stores; and several churches. As the population slowly shrunk, the homes on the highest elevations where the thin soil gave out were left vacant, though the land continued to be used for summer pasture. Photographs before 1900 show a landscape almost bare of trees. Firewood had to be imported! The successful mills were not in the hills either, but on the lower falls of Sacketts Brook and on East Putney Brook. The first paper mill, in its current location, dates from before 1820. By 1840 there were two recognizable centers, the "Village" and East Putney. There were two Post Offices and, when the railroad came through in 1850, there were two stations. Railroads opened up the far reaches of the world to Putney, a convenience that lasted 100 years. Paper, wool, tobacco, apples, milk, and ice were among the many products that were shipped by train to New York and other markets in a few hours.

By 1900 unused hill pastures were starting to grow up and the population had shrunk to less than 1,000. Putney was one of many "dying" Vermont towns. By 1920, the population had sunk to 760. Many abandoned houses decayed beyond repair. Most of the old houses and buildings in the Village survived and it was recognized as a Historic District in 1985. 1920 was the low point. By 1980 the population had rebounded to 1853 inhabitants, just surpassing the 1790 high mark. Part of this new migration is attributable to Putney School and to The Experiment in International Living, both established in Putney about 1935, and to the other educational institutions that

followed. The Hickory Ridge School, an elementary boarding started in 1941, lasted about ten years. The Putney Graduate School, started in 1950, became "Putney Antioch", and then moved to Keene, NH, in 1972, and is now Antioch New England. Windham College opened in 1951, and functioned until 1978. The Grammar School opened its doors in 1960, the Greenwood School, a boarding school for boys, took over The Experiment's campus after The Experiment (now World Learning) had moved to Brattleboro. Landmark College, the country's only college level institution for high potential students with dyslexia or specific learning disabilities, now occupies the campus of Windham College.

Once again there are houses scattered throughout Putney. Roads which had been unused for years are regularly traveled once again. However, today there is a distinct Village center, and only one public school instead of 12.

The Putney of today is a diverse community of almost 2,300 persons. The local economy include papermaking, food production, education, crafts, orchards and farms, and retail sales. These businesses and organizations provide employment for almost half of Putney's working residents. The remainder work outside of Town, with the majority commuting to Brattleboro.

A variety of religious and social organizations in Putney provide for the community's spiritual, social, medical, and housing needs. Putney has an excellent small library and a fine volunteer fire department, and is home to the famous Yellow Barn Music School and Festival and Santa's Land. Several of Vermont's renowned downhill skiing centers are nearby. Putney has a long tradition of cross-country skiing, with many miles of trails open to the public, some maintained by the Putney School and the Putney Ski Club.

All indications are that Putney's population will continue to increase from the lows of the 1920's. As we move into the twenty-first century, new problems related to this population increase will undoubtedly emerge. Concerns about environmental impact, changes in traditional settlement patterns and density, and loss of agricultural and open land will become more important.

Putney's diverse population, reputation as a center for the arts and for innovative private education have helped it remain vital through the significant changes of the past. If history is any indication, the Town will continue to change in the future, and continue to meet the needs and desires of its residents.

Town Government

The government of the Town derives its authority from its general charter and from the Vermont Constitution. There are three elected Selectboard who are responsible for the general supervision of the affairs of the Town and must see that all duties imposed by Vermont State Statutes upon towns are performed. Like most small New England towns, Putney still governs itself through an annual Town Meeting. The Town offices are housed in Putney's Town Hall that is over 120 years old.

The Town functions through the active participation of its residents and volunteer groups. Residents serve on boards and committees and join and/or financially support various

associations in Town and in many other ways support the community. The Town employs a Town Manager (who acts part time as Zoning Administrator), Town Office Assistant, part-time Recreation Coordinator, five road workers, a sewer plant operator, and provides a salary or wages to the following elected officials: Selectboard, Town Treasurer, Town Clerk, Delinquent Tax Collector, Board of Listers, School Board and Board of Auditors. The Putney Central School District employs 45 individuals involved with administration, teaching, support services, and health services.

The Putney Planning Commission consists of nine members who are appointed by the Selectboard. The Planning Commission is responsible for writing the Town Plan and keeping it up to date, determining measures to implement the Town Plan, writing bylaws and making changes thereto, hearing all applications for site plan approval, planned residential, planned unit, and planned educational developments, approval of the creation of lots without frontage on Town maintained roads, and performing any pertinent planning studies.

The Putney Conservation Commission was created in 1995, with nine members appointed by the Selectboard. The Conservation Commission acts in an advisory capacity to the Selectboard and Planning Commission about conservation, natural resources, and land-use issues.

Other officers are elected: Listers, School Directors, Auditors, Collector of Delinquent Taxes, First Constable, Grand Juror, Town Clerk, Town Treasurer, Justices of the Peace; and others appointed by the Selectboard: Cemetery Commissioners, Road Commissioner, Road Foreman, Sexton, Surveyor of Wood and Lumber, Fence Viewers, Tree Warden, Town Service Officer, Health Officer, Representatives to Windham Regional Commission and Windham Solid Waste District. Still other officers are appointed or hired by their respective Boards: Fire Chief, Assistant Fire Chief, Town Manager, Zoning Administrator, Library Trustees.

The Putney Zoning Board of Adjustment (ZBA) is also appointed by the Selectboard and consists of nine members. The ZBA is responsible for hearing all zoning appeals of the decisions of the Zoning Administrator, variance requests, and conditional use applications.

Various ordinances and bylaws are in force in the Town of Putney, including the Zoning Bylaw, Subdivision Regulations, Sewer Use Ordinance, Dog Ordinance and Traffic Ordinance.

Local revenue is generated through property taxes, State funds, permits and licenses, fees and charges for services, bequests and grants, and other miscellaneous reimbursements. Expenditures are made in the following categories: government, highway, public safety, education, and miscellaneous. Both the Town and School District develop annual budgets and have reserve accounts for future capital expenditures.

In 2003, property taxes alone generated a total of \$3,396,934. Expenditures (both Town and School) totaled \$4,264,344, as indicated in Table 1. The various other sources of revenue listed above provided the remaining funds.

Table 1: 2003-2004 Approved Budget (Source: Putney Town Report 2004)

Town Department	2003-2004 Expenditures	2004-2005 Approved Budget
General Government	\$314,319	\$353,824
Public Safety	\$148,801	\$168,360
Public Works	\$389,129	\$381,556
Miscellaneous	\$314,234	\$370,667
subtotal	\$1,166,483	\$1,274,407
Putney Central School	\$2,905,755	\$3,127,310
Brattleboro Union H.S.	\$1,202,579	\$1,295,219
Windham SE Sup. Union	\$156,010	\$149,911
subtotal	\$4,264,344	\$4,572,440
Grand Total	\$5,430,827	\$5,846,847

Population Growth and Projections

Putney's population has steadily increased since 1940 as shown in Table 1 below. The most significant increase in population occurred during the period from 1960 to 1970 (47 percent). This was a period when many Vermont towns grew significantly. The following decade saw less change in population growth (7 percent), perhaps due to the closing of Windham College. By 1990, population totaled 2,352 persons (576 living in group quarters) representing a 27 percent change since 1980. The opening of Landmark College in 1985 is likely responsible for some of the population growth during those years. From 1990 to 2000, the Town's population grew by 12%, adding an additional 282 people. The 2000 Census accounted for 308 people living in group quarters. The Census Bureau classifies all people not living in households as living in group quarters. Group quarters include, but are not limited to, college dormitories, nursing homes, group homes, correctional facilities, and shelters.

Table 2: Historical Population - Town of Putney (Source: U.S. Census)

Year	Population Total	Actual Change	Percent Change
1940	904		
1950	1,019	115	13%
1960	1,177	158	16%
1970	1,727	550	47%
1980	1,850	123	7%
1990	2,352	502	27%
2000	2,634	282	12%

Table 3 shows age distribution in Putney for the past 20 years. For all age categories there has been an increase. The greatest population increase since 1980 was in the work force ages (18-64 years), with an increase of 594 people. Putney has also experienced an increase in the median age from 29 in 1980 to 36 in 2000. In 1990, the school-age population made up 25 percent of the Town's total population, but in 2000 it dropped to 23 percent. The town's elderly population

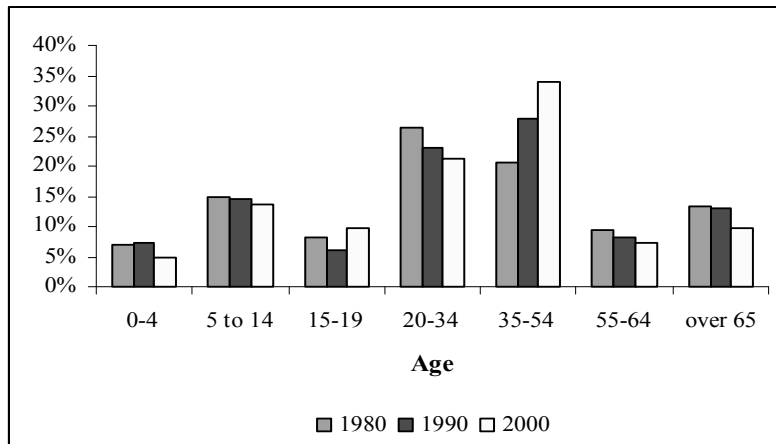
comprised approximately 10 percent of the Town's total population in 2000, a rise from 7 percent in 1990.

Table 3: Population Characteristics: Age 1980-2000 (Source: U.S. Census)

Age	1980	1990	2000	Change 1980- 1990	Change 1990- 2000	Change 1980- 2000
Younger than 18 Years	502	583	594	16%	2%	18%
18-64 Years	1,189	1,594	1,783	34%	12%	50%
64 Years & Older	159	175	257	10%	47%	62%
Total Population	1,850	2,352	2,634	27%	12%	42%
Median Age (Years)	29	32	36	10%	13%	24%

A breakdown of Putney's population by the percentage of people in age groups shows some interesting trends (see Figure 1). Only two age groups have experienced an increase in population, the 15-19 age group and the 35-54 age group. In 1980, 35-54 year olds comprised 20.7% of the population while in 2000 they rose to 33.8% of the population. Over the next ten to twenty years, as more people enter their retirement years and live longer, it is anticipated that the town's school and working-aged populations will decline in relative proportion to its elderly population.

Figure 1: Percentage of Population by Age Cohort (Source: U.S. Census)



All of the towns surrounding Putney, with the exception of Brattleboro, have also experienced increased growth in the last decade. Table 4 compares the Town's growth with that of other nearby towns, Windham and Cheshire Counties, and the State of Vermont. Out of 27 towns in the Windham Region, Putney ranks as the fourth largest town.

Good highway access, excellent schools, a working Vermont village and the Town's scenic countryside will continue to play a major role in drawing new residents and businesses to Putney. Population trends are useful for projecting future housing, facility, and service needs. One method of predicting population trends is to assess demographic trends over the past two decades as well as making assumptions in regards to future fertility, mortality, migration trends, and

Table 4: Population Trends in Neighboring Towns, Counties, and State of Vermont (Source: U.S. Census)

Town/Area	1990	2000	Total Number	Percent Change
Putney	2,352	2,634	282	12%
Dummerston	1,863	1,915	52	3%
Westminster	3,026	3,210	184	25%
Brookline	403	467	64	2%
Brattleboro	12,241	12,005	-236	-2%
Windham Co.	41,588	44,216	2,628	6%
Cheshire Co., NH	70,121	73,825	3,704	5%
State of VT	562,725	608,827	46,102	8%

group quarters population. These projections are subject to a degree of uncertainty because it is impossible to predict future trends, especially those related to migration. Table 5 shows the population projections for Putney and some of its surrounding towns. The data suggests that Putney will have a minimal increase in population by 2005. The projections indicate that Putney will be looking at a 2 percent or less growth rate for each five year period up to 2020.

Table 5: Population Projections (Source: VT Dpt. of Aging & Independent Living, MISER Population Projections 2003)

Town	1990 Census	2000 Census	2005 Projection	2010 Projection	2015 Projection	2020 Projection
Putney	2,352	2,634	2,683	2,710	2,739	2,778
Brookline	403	467	497	522	556	597
Dummerston	1,863	1,915	1,919	1,898	1,869	1,839
Westminster	3,026	3,210	3,287	3,324	3,357	3,404

Housing

Putney is primarily a residential community and most of its residents live in single family detached dwellings. Table 6 provides a detailed picture of the types of housing in the Town.

Table 6: Housing Units by Type (Source: U.S. Census)

Type of Structure	1 unit detached structure	1 unit attached structure	2-4 units in structure	5-9 units in structure	10 or more units in structure	Mobile Home	Total Housing Units
1990	642	14	138	47	12	163	1,016
2000	699	27	119	18	39	143	1,045

According to the 2000 Census, the Town had a total of 958 households in 2000 up from 888 households in 1990. The average household size dropped during that period from 2.6 persons per household in 1990 to 2.4 persons per household in 2000. Table 7 describes the occupancy of Putney's housing as well as trends in total number of housing units. Of particular note is the fact that only owner-occupied housing units experienced an increase in units from 1990 to 2000. Putney's zoning records show that in the 1980s, an average of 12 structures per year were constructed while in the 1990s, the average was seven structures per year.

Table 7: Housing Occupancy (Source: U.S. Census)

Type of Unit	# of units 1980	# of units 1990	# of units 2000	% Change 1980-1990	% Change 1990-2000
Owner-occupied	458	553	646	21%	17%
Renter-occupied	240	326	312	36%	-4%
Seasonal	56	80	51	43%	-36%
Vacant	93	57	40	-39%	-30%
TOTAL	847	1,016	1,049	20%	3%

LAND USE

Existing Land Use

The Village area functions as the center of civic and commercial activity in Putney. Lot sizes are varied in the Village. There is a diversity of densities in housing and commercial activities. Public facilities such as the Town Office, Library, Post Office, and several places of worship are located in the Village. The elementary school is located just outside the core of the Village on Westminster Road.

Agricultural lands are located in the Connecticut River valley, along Westminster Road, West Hill Road, and in several other pockets throughout Town. Agricultural activity chiefly consists of orchards and haying with a few dairy, cow, and sheep operations.

The majority of residential development has occurred as low-density residential development along Class 2 or 3 highways. The *Putney Rural District Analysis*, produced in 2003, mapped the growth of structures in Putney using a variety of sources. While development has remained largely scattered throughout Town over the decades, development has expanded onto some of the previously undeveloped higher elevations of Putney, particularly Bare Hill, Putney Mountain, and East Putney.

Putney has several land areas that are being conserved, either publicly or privately. The Putney Town Forest, Putney Central School Forest, the Bare Hill Conservation Site, and the Beatrice Aiken Preserve are owned by the Town of Putney. The Silvio Conte Reserve is under the federal government's jurisdiction. The Putney Mountain Association, Connecticut River Watershed and Mulcahy Trust (Putney Recreation League) have privately conserved land in Town. Lastly, there are several pieces of land that have conservation easements held by the Vermont Land Trust.

In the late 1970's, the State of Vermont created the Use Value Appraisal Program, better known as Current Use. The Current Use Program is administered by the VT Department of Taxes and offers landowners use value property taxation based on the productive value of land rather than the traditional "highest and best" use of the land. According to the Department of Taxes 2004 Parcel Summary by Town for State, Putney had approximately 5,806 acres of land enrolled in the Use Value Program. Of the acres enrolled, 1,654.77 acres (approximately 42%) were enrolled as agricultural acres.

In the 1970's, zoning and land use district boundaries were routinely established by using specified distances back from roads. Putney's current zoning districts are no exception. The underlying principal was to allow development to be concentrated along roads for ease of access and proximity to services and out of the less accessible interior undeveloped areas. In some instances, no consideration was given to environmental, infrastructure, and other land use factors. Last updated in 2002, the Putney Zoning Regulations provide the following Land Use Districts: Village, Hamlet, Rural Residential, Resource, Conservation, Multi-Use, and Highway Commercial.

Future Land Use

The future land use districts, defined below, are a guide for the growth and development in the Town of Putney. The land use areas provide for a variety of residential, commercial, and recreational opportunities while considering the environmental constraints and local development pattern. The Town Plan is the basis for the Putney Zoning Regulations, and therefore, the Zoning Regulations should be modified when found to be inconsistent with the stated Land Use policies and future vision for the Town.

An explanation of the criteria, purposes, and suggested development intensities for each land use area follows.

Conservation Districts

Defined as large, essentially undeveloped areas which may lack access to improved public roads or public utilities and services; they are predominantly forested with substantial physical limitations to development. Substantial agricultural lands are also included, to preserve the viability of agriculture for its contributions to the regional economy and for its visual aesthetics. Also included is a stretch of the Connecticut River shoreland to ensure continued public access to the river in the future. Substantial agricultural lands, such as the Great Meadows, should be protected from development. The district boundary, changed in 1988, follows the railroad tracks and flood hazard boundary lines as objective references.

Conservation districts shall be used principally for agriculture, forestry, recreation and open space. The suggested lot area minimum for each single or two-family dwelling or nonresidential use is 27 acres, unless limitations to development exist. This minimum lot size allows qualifying landowners to enroll in Vermont's Current Use program which requires 25 acres with a 2 acre homestead.

Resource Districts

These are lands which generally have high natural, recreational, scenic or other special resource values or which have substantial critical or serious physical limitations for development. These lands are not yet committed to residential or commercial development at intensities which would preclude effective use of their resources or maintenance of their natural character.

Resource districts shall be used primarily for agriculture, forests, recreational and open space uses, and low-density housing. They shall be developed for residential uses only at densities low enough to protect their resource values and to perpetuate the settlement pattern which has traditionally characterized such lands.

The suggested lot area minimum for each single or two-family dwelling or nonresidential use is 10 acres, unless limitations to development exist.

Rural Residential Districts

Defined as lands which are already committed to rural development or which appear capable of accommodating a significant proportion of the expected growth of Putney. These areas generally have slight or moderate physical limitations in development, are readily accessible by improved public highways, and generally appear suitable for residential and associated uses. Of note is the fact that the former Hamlet land use designation identified in previous Plans has been incorporated into the Rural Residential District.

Rural Residential Areas will likely accommodate a major proportion of the growth due to the fact that most growth is expected to be residential in nature. Development in Rural Residential areas should respect significant historical and cultural resources, important viewsheds, and valuable natural resources.

Agriculture, forestry, open space and recreational uses, and single and two family dwellings within these areas shall be encouraged. Other uses may be appropriate after public review to determine that they satisfactorily relate to neighboring land uses and that the land is capable of supporting the intended development. These uses would include light commercial uses (retail, bed and breakfasts, and personal services), home industries, multi-family housing, educational institutions, and other similar uses.

The design of new multi-lot subdivisions is especially important to ensuring the retention of an efficient and attractive land use pattern in these rural areas. Planned unit developments provide an appropriate mean for conserving open space and natural resources, while encouraging development, in these areas. Significant open space shall be preserved in any planned unit development and the design must maximize preservation of important agricultural lands and other natural resources. Density bonuses may be permitted to encourage open space preservation and the provision of affordable housing.

The suggested lot area minimum for each single or two family dwelling should, at a minimum, be 2 acres. The suggested lot area minimum for each nonresidential use is five acres. Development along every road in Putney is not a desired land use pattern. In order to prevent that pattern, it may be necessary to implement larger lot areas (i.e. 5 acre minimum residential development) in some portions of the Rural Residential District. Areas where it may be appropriate to consider making that change would include those areas that are far away from the Village, accessed by unpaved Class 3 highways, or that have physical limitations to development.

Putney Village District

Defined as the existing Village and additional adjacent lands which appear suitable for future growth. This area is either served by the municipal water system and the sewage disposal system, or within an area of logical extension. These lands are convenient to the existing Village, will offer few or slight limitations for development, and can be further developed for Village uses without causing undue damage to resource values. The purpose of the Village is to promote economic and residential growth within the existing area of activity. Creative

arrangement of residential development and the use of existing historic and cultural features as focal points is encouraged to link the new with the old.

A wide variety of uses are allowed in the Village District. Dimensional standards should be designed to maintain the traditional Village streetscape of multi-storied buildings located close to the street. Adaptive reuse and mixed use buildings are encouraged and new construction or modifications to existing structure should be sensitive to the existing building design as well as to the design of neighboring buildings. Public investments and initiatives should support private redevelopment efforts and reinforce the traditional character of the district. Parking areas should not be allowed between principal buildings and the street. Pedestrian facilities and landscaping should be enhanced.

The suggested lot area minimum for each single, two or three family dwelling or nonresidential use is 15,000 square feet for sewerred lots and 40,000 square feet for non-sewerred lots. The suggested minimum additional lot area for each additional dwelling unit in excess of three added to an existing building is 8,000 square feet for sewerred lots and 25,000 square feet for non-sewerred lots.

Village Residential District

The Village Residential District consists of an area of existing residential development located north of the Village core. There are two areas designated for this District. The first is the area that lies along Westminster Road north of the intersection with Signal Pine Road. The second area is generally located to the west of Old Route 5. These lands are convenient to the existing Village and offer few or slight limitations for development. The purpose of this District is to provide attractive neighborhoods of relatively concentrated residential development. This area is not currently served by municipal water or sewer but is within an area of logical extension in the future. Along Westminster Road, the Village Residential District abuts the Zone 2 Source Protection Area for the municipal well.

Uses in the Village Residential District are restricted to single, two or multi-family dwellings, home occupations, artist studios, bed and breakfast establishments, public and community uses such as churches, fraternal organizations, and similar residential-scale uses. Professional offices may be appropriate as long as they are restricted to existing structures and/or to parcels that front on Westminster Street. Existing development is residential in character and therefore new development should compliment the building dimensions and orientation, pedestrian facilities, and vehicular accesses that are already in existence.

The suggested minimum lot area for each single, two, or three family dwelling or nonresidential use should be one acre. This recommendation will need to be further refined taking into account the minimum amount of space adequate for an on-site septic system and water system.

If water and sewer service is extended to this district, the suggested lot area minimum for each single, two or three family dwelling or nonresidential should be reconsidered to allow more dense development.

Multi-Use District

The Multi-Use District is located to the southeast of the Village District in an area of existing industrial use. The purpose of this district is to provide for existing industries in an area that has historically supported a mix of residential and industrial uses. New or expanded light industrial uses shall be encouraged to locate in this district. This area is limited in size, permitting a very moderate amount of light industrial expansion. The District should provide for well-planned and coordinated development of light industrial uses and employment opportunities in light manufacturing, warehousing, research and development, and related non-intensive commercial uses. The suggested lot area minimum for each principal building is two acres.

Other Land Use Considerations

The following areas have been identified as important areas which should be considered by landowners in their own planning as well as further studied by the Planning Commission to determine if regulatory approaches are warranted.

Agricultural Lands

Agriculture has long been associated with the traditional Vermont landscape. Putney has enjoyed a healthy agricultural landscape. However, times have changed and it has become more difficult to make a living from farming. The overall goal is to protect and promote the continuation of farming in areas with prime soils and where farming is a viable component of the local economy. The Planning Commission should evaluate appropriate steps that will balance private rights with the public good. Techniques such as Planned Unit Developments, sliding scale zoning, overlay districts, maximum lot sizes, and other land preservation techniques should be considered in order to preserve large tracts of land for farming.

Educational Lands

Lands currently owned and used by the Putney School, The Grammar School, Inc., Landmark College and The Greenwood School for their educational purposes are hereby identified as educational lands. The Zoning Bylaw treats these educational institutions as Planned Education Facilities, allowing flexibility in site design in order to preserve the special features of the land. To preserve the character of the neighborhood, standards for building coverage requirements should be considered.

Interstate 91 Interchange

Interstate interchanges present both challenges and opportunities for development. Land around an interstate interchange provides easy access to a wide transportation network. Yet at the same time, new development at interstate interchanges can alter the character of a Town. The Exit 4 interchange is particularly challenging in that it is located in close proximity to the Putney Village core but is primarily in Dummerston. The Putney lands adjacent to the interchange are zoned as Village with a wide range of commercial uses permitted. In contrast, the Town of Dummerston is more restrictive in the uses allowed or conditionally permitted. An interchange area plan should be developed in collaboration with the Dummerston to discuss preferred types and patterns of development and to establish policies and guidelines for site development

Policies

1. Concentrate future commercial development near Putney Village.
2. Create a walkable community by working toward safe and convenient pedestrian access to all portions of the Village.
3. Provide for home-based and land-based businesses throughout the Town that will not adversely impact neighboring properties.
4. Encourage both infill development and appropriate reuse of vacant or underused existing structures in the Village. Facilitate landowner access and understanding of State, Federal, and non-governmental incentive programs for structure rehabilitation and historic preservation.
5. Use innovative land saving techniques such as cluster development, planned unit developments, and fixed area density allocation to protect agriculture, forestry, mineral resource lands from development and fragmentation.
6. Target federal, state, or private funding to support infrastructure improvements, bridge and highway repairs, installation of sidewalks and lighting, housing, recreation, or any other needs identified by the Town.
7. Protect water supplies from any disturbance which affects the quantity or quality of clean water for public use.
8. Support the retention and acquisition of public or private conservation lands to promote recreation, reforestation, water conservation and suitable forest practices.
9. Prohibit development on lands where soil conditions and topography may cause failure of waste disposal systems or where development activity may cause pollution or contamination to ground or water surfaces.
10. Encourage land preservation programs such as Current Use and conservation easements.

Actions

1. Create a plan and an official map for future sidewalks and paths to link all destinations in the Village District as well as significant destinations outside the Village.
2. Work with the Dummerston Planning Commission delineate the interchange area and create an interchange area plan.
3. Work with conservation organizations such as the Vermont Land Trust to assist farmers who want to sell their development rights.

4. Evaluate options for the creation of a centrally located public open space, such as a Town Green.
5. Study agricultural lands in Putney. Implement techniques that preserve productive agricultural land by allowing innovative development approaches.
6. Review the Village Zoning District regulations to consider establishing maximum setbacks to create a uniform feel and appearance, developing performance standards, and evaluate current parking requirements.
7. Review Source Protection Plans for land use restrictions and requirements to evaluate whether the Zoning Bylaw should specifically address uses within the mapped Source Protection Areas.

COMMUNITY RESOURCES

Community Facilities and Services

Community facilities are either owned, maintained or otherwise supported by the Town, and include structures, lands, and equipment. Community services are either provided directly by the Town or supported in some way by the Town or its residents. Where possible, these facilities have been mapped on the Transportation and Community Facilities Map.

To anticipate facility and service problems and to take advantage of opportunities for service efficiencies, this and the subsequent sections identify projects that need attention in the next 5 years.

Town Government Administration

Town government provides for an annual Town Meeting in early March which delegates administrative authority to conduct the Town's affairs to a board of three Selectpeople, Town Manager and such other boards and commissions as the Selectpeople may appoint. In an attempt to respond to frustrations with Town Meeting being held on a weekday, it was moved to Saturday. It did not noticeably increase attendance and after two years was moved back to the first Tuesday in March. The three person Selectboard meets regularly with the Town Manager to carry out the wishes of the Town and assure equitable distribution of Town services to all residents.

Many Vermont towns, in welcoming new industry, recreational developments and/or housing subdivisions, expect increased town tax revenue, only to discover that these new activities generate significantly greater demands for services such as schools, road work, police protection, recreation facilities, water and sewer lines, and solid waste disposal. Putney should not repeat this mistake and should analyze carefully the possible impact of all such proposed developments so as to insure a balanced flow of municipal revenues which will support adequately the various services needed or demanded by its residents.

An increasing number of residents experience difficulty paying their property taxes. Putney should recognize this fact and spend judiciously. To support this goal as well as meet the increasingly complex administrative requirements of using various government and grant funding, sound and transparent financial management is essential.

Policies

1. Require that the Town's rate of growth be consistent with the Town's ability to provide services.
2. Construct or expand community facilities and services so as to support development in the Village and so as to minimize growth in outlying areas.

3. Deny any take over of privately-owned facilities such as roads, water systems, sewage systems, or cemeteries unless it is in the best interests of the Town.
4. Assure the equitable treatment and delivery of services to all citizens.
5. Encourage citizen participation by making meetings and procedures open and accessible to all.
6. Provide responsible, competent, and transparent financial management.

Actions

1. Continue periodic joint meetings of all Town agencies and boards.
2. Provide easy access to all ordinances and regulations for reference by citizens seeking information and guidance.
3. Continue the improvements to the Town Hall, with a focus on making the second floor fully accessible.
4. Work with the Cemetery Commission to find new cemetery space and map existing space.
5. Maintain liaison and cooperation with various organizations whose goal is to improve the effectiveness of local government.
6. Develop and implement management and personnel system for Town offices and employees that provides appropriate financial management, fairness, and administrative efficiency.

Municipal Water System

In response to continuing concerns about both the quality and the quantity of water supplies in the Village area, a feasibility study and then survey of residents for a municipal water system was completed in March, 2000 and 2001 by the Wright Engineering Company. Based on the results, the Town then developed plans for a new municipal system and brought them to a November 5, 2002 Special Town Meeting which authorized the Selectboard to borrow up to \$1,500,000 for the total project cost of over \$2,400,000. The Selectboard proceeded with bid and construction through a combination of loans and grants from the USDA.

The system was under construction throughout much of 2004 and is substantially complete as of April 2005. The new system serves most of the village including parts of River Road, Route 5 from River Road to the Dummerston border, and parts of Kimball Hill, Christian Square, Sand Hill Road and Old Depot Road. The properties to be served must properly hook on to the system. The Selectboard serves as the Putney Water Commission and the town is responsible for billing, maintaining and operating the system. The town has trained and hired a Water System Operator

and has trained other employees as back-up operators. The constructed system includes a well and pump house in the vicinity of Sand Hill road, a 400,000 gallon storage tank in the vicinity of Landmark College campus on River Road and the distribution system. The water system enables the town to have fire hydrants throughout the village. A source protection plan has been implemented to safeguard the new water supply.

Policies

1. Operate and safeguard a safe water supply system.

Actions

1. Operate and maintain municipal water system.
2. Facilitate and oversee customer hook ups.
3. Manage water service billing in a professional manner to ensure that the costs are distributed fairly and in accordance with the town's ordinances.
4. Ensure that construction of the system is completed in a professional manner to the specifications of the town.

Sewage Disposal

Much of the Village area is served by the Town's Wastewater Treatment Facility (WTF). As shown on the public facilities map, the Sewer Service Area includes lands on either side of U.S. Route 5 from the Dummerston boundary to River Road, along River Road to the Mailrite plant. Service extends up Kimball Hill to just past and including part of Fred Houghton Road, and also extends down Depot Road over I-91 to service the Putney Inn, and several businesses located in the Town of Dummerston, such as the Green Mountain Spinnery and the King Boat Works. The Putney Central School connected to the Town Sewer in 1994 through construction of a pumping station and a half-mile-long pressure line.

Operational since 1976, the WTF has a design capacity of 80,000 gallons per day of hydraulic flow, and 136 pounds per day of biochemical oxygen demand (BOD), or organic loading. Presently the WTF is treating approximately 42,000 gallons of wastewater per day, which represents about 53 percent of capacity. However, the BOD has averaged about 90 pounds per day recently, or about 66 percent of loading capacity, reflective of the many food related businesses in the Village.

The ability of the WTF to handle additional connections of development land within the Sewer Service Area is limited at this time as a result of the high organic loading. Likewise, the ability to extend the Sewer Service Area itself to provide services to other homes and businesses is limited by the need to increase plant capacity and sludge handling capabilities.

The Town handles disposal of its treatment plant sludge by shipping liquid sludge, at substantial cost, to Glens Falls, New York for incineration.

An engineering study of the WTF, completed in Jan. 1999 proposed a phased plan to upgrade the facility to 100,000 gallon per day design flow capacity. With assistance from the USDA, the Town was authorized by a March 5, 2002 Special Town Meeting to borrow up to \$755,000 for design and construction of the project. After a lengthy design process and scaling back the project based on cost estimates to meet the budget, the project was put out to bid in 2004. Based on bids received, it was clear that the cost would be too high (about double the initial bond approval). Dramatically scaling back the project was discussed at length with the low bid contractor and engineer and in the end it was decided to seek additional matching grant money from USDA to try and do the whole upgrade at once. In early spring of 2005, the Town was informed that we are approved for a matching \$750,000 grant which will allow the project to go forward this year.

The area outside the Sewer Service Area is served by individually owned and maintained on site septic systems. The Town does not have a local sewage ordinance. The State now regulates the design of all new and failed on-site sewage disposal systems. This new state oversight corrects the previous lack of any regulation of new systems on parcels larger than 10 acres, and the replacement of failed systems.

Policies

1. Continue the operation of its WTF in a manner that will allow growth as defined in this plan.
2. Promote the development and use of safe on-site septic systems.
3. Ensure the proper administration of the Sewer Ordinance and billing procedure.

Actions

1. Investigate the implications of the current committed sewage allocations, and sewer plant's current and projected capacity on the future development of the Village center.
 - a) Complete necessary capital improvements to allow for increased plant capacity
 - b) Consider extension of main sewers throughout Village Zoning District
 - c) Re-design sewer billing system to ensure fairness and to integrate with the new water billing system.
2. Insure that existing and future public health and sanitation laws are efficiently administered and enforced.

Solid Waste Disposal

Putney is one of eighteen municipal members of the Windham Solid Waste Management District and is bound by that membership to abide by District regulations and participate in District programs. The Town does not provide for refuse collection; residents may contract with one of several private waste haulers, or bring their refuse to the District facility themselves. The District maintains a recycling station next to the Town Offices.

With the closing of the Brattleboro landfill, the District is now operating a materials handling facility on Old Ferry Road in Brattleboro, for the recycling and transfer of area waste. The District provides household hazardous waste collection, disposal facilities for tires, waste oil batteries, and fluorescent light tubes and ballasts. A SWAP shop located at the old landfill is open to residents interested in finding or disposing unwanted but useable items.

Policies

1. The Town shall continue involvement with the Windham Solid Waste Management District to guarantee continued responsible waste management, cooperation with surrounding towns and expanded recycling efforts.

Actions

1. Encourage citizens to make extensive use of the recycling stations.
2. Support and promote any educational undertakings concerning solid waste disposal.
3. Enforce the prohibition of illegal roadside dumping.
4. Explore the possibilities of mandatory recycling.

Fire Protection

Putney is served by the Putney Volunteer Fire Department, which is a member of the Southwestern New Hampshire Mutual Aid Association. This combination of volunteer fire department with regional mutual back-up has proven its worth. The Putney Volunteer Fire Department was made a town department at a Special Town Meeting on May 1, 2001. Officers and personnel of the Department include a part-time Fire Chief, paid by the Town, and the following volunteer positions: Assistant Fire Chief, Assistant Warden, and about 33 active firefighters. Certification generally awarded only to full time fire fighters has been challenged and won by many of the volunteers.

The most significant problems facing the Department are a personnel shortage, call volume, and the increased daily responsibilities. Increased training time, out of town employment and other commitments have contributed to the personnel shortage. Most affected are daytime alarms. The call volume has increased dramatically in the past five years and the Department has become

responsible for new types of emergency scenarios including Technical Rescue, Hazardous Materials, and Weapons of Mass Destruction.

A statewide Enhanced 911 system has been implemented locally. All structures now have unique road addresses and in some cases, the names of the roads have been changed to accommodate the requirements of the system.

In 2003, the Putney Fire Station started exhibiting serious structural problems and \$40,000 was authorized to stabilize the building at a Special Town Meeting on June 23, 2003. The larger issue of the station and its future was studied by a Putney Fire Department Planning Committee which recommended abandoning and selling the old station and building a new one. A site was recommended and preliminary plans drawn for a new station. At the March 1, 2005 Town Meeting, voters approved an article selling the existing fire state and putting the money towards a new one and a second article borrowing up to \$980,000 to build a new station on the former Salt Shed at the southern end of Main Street to be leased from the State of Vermont. Construction of the new station is underway as of July, 2005 and the old station is under contract for sale.

Policies

1. Continue to encourage the present effective volunteer Fire Department.
2. Ensure that the Putney Volunteer Fire Department has the resources and facilities it needs to function successfully.
3. Encourage rural area residents and developers to construct fire ponds, using planning and sound environmental practices, in areas suitable to serve residences and related structures.

Actions

1. Determine solutions to the Fire Department's personnel shortage and daytime availability of firefighters.
2. Construct a new Putney Fire Station and sell the old station.

Police Protection

Putney has a contract with the Windham County Sheriff's Department for police protection, and is served by the Vermont State Police. While, the safety concerns of the current population appear to be adequately met by this arrangement, there has been some question about the cost of the service. Starting in 2004, the Selectboard has been exploring other options for arranging law enforcement to ensure that the services the Town needs are provided in the most efficient and cost effective manner. As the population increases, there may be increased pressure upon the police services.

Policies

1. Putney should ensure that all necessary law enforcement services are adequately provided.

Actions

1. Putney should continue exploring options to maximize the effectiveness of law enforcement services while staying within a reasonable budget.

Health and Emergency Services

General medical care for most residents is offered in the offices of primary care providers in Putney, Brattleboro, and Bellows Falls. These practitioners generally use the facilities of the area hospitals, Brattleboro Memorial, Springfield Hospital, and Cheshire Medical Center in Keene, New Hampshire. Equipment and supplies for medical emergencies are carried on Putney Fire Department trucks. Ambulances and rescue vehicles are available on call from Rescue, Inc. in Brattleboro, and through Mutual Aid Dispatch.

Locally, the Putney Medical Offices offers a weekly Community Walk-In Health Clinic, sponsored by Putney Family Services. The Offices are also authorized by the State of Vermont to provide free and anonymous HIV testing.

Putney Cares Inc. offers services to the ill and elderly, to help them stay in the community and remain independent for as long as possible. The Putney Cares House on Kimball Hill offers shared, cooperative housing for up to eight people, giving preference to those over sixty years old or disabled, who are able to live independently. Additional services for elders are supported by the Council on Aging for Southeastern Vermont. The Visiting Nurse Association is another increasingly important partner in the provision of community health care.

The Town has a Health Officer, who acts as a local agent of the Vermont Department of Health, as prescribed under Title 18 of the Vermont Statutes. The Health Officer is responsible for making sanitary inspections and responding to complaints regarding public health hazards in the Town. The Health Officer has a wide range of duties, which may include inspecting rental property if there are complaints about unhealthy conditions, assisting a homeowner with a water supply problem, or approving a site for a private family burial plot. State law also creates the position of Town Service Officer, who is responsible for providing emergency General Assistance when the district welfare office is closed, or when an applicant is unable to visit the office.

Various organizations, some located in Putney, others having their headquarters in Brattleboro, serve the health and human service needs of the residents of Putney. Included are Brattleboro Area Drop-in Center, Brattleboro Area Hospice, Brattleboro Aids Project, Council on Aging, Gathering Place, Helpline, Marathon of Brattleboro, Mental Health Services, Morningside Emergency Shelter, Putney Cares, Putney Community Center, Putney Community Day Care,

Putney Family Services, R.S.V.P., SEVCA, Southern Vermont Home Health, Vermont Adult Basic Education, Visiting Nurse Association, Windham Co. Humane Society, Windham County Reads, Women's Crisis Center, and Youth Services of Windham County. The Town of Putney provides annual contributions to a number of these non-profit human services organizations. Citizens continue to fund human service agencies in recognition of their crucial part in the quality of life in Putney.

The Putney First Response Squad, founded in 1998, is affiliated with Rescue, Inc. in Brattleboro and serves the Town of Putney with Emergency Services. The squad consists of EMT's and ECA's who can respond to any and all emergencies. The role of the squad is to perform emergency care and stabilization of the sick or injured patient while advance services offered by Rescue Inc. arrive.

Policies

1. The Town should continue to support and participate with community service organizations offering health and social service assistance.

Emergency Planning

The Town has an appointed Emergency Management Director, whose duties include the coordination of municipal resources in the event an emergency is declared by the Selectboard. The Fire Department is typically the first to respond to most local emergencies, and has a number of written procedures for specific emergency situations. A comprehensive Emergency Operations Plan was developed by the Fire Chief and approved by the Selectboard in 2004, replacing the earlier Rapid Emergency Response Plan. Further coordination with involved parties needs to occur to follow up with the approved plan.

The former Emergency Director noted that there is a need to develop a confidential list of individuals with special needs, such as the chronically ill, or those with disabilities. A survey from the fire department asking for this information was circulated with the 2004 Town Reports and a confidential list is being compiled by the Fire Department.

Policies

1. The Town should continue to support and participate with community and area organizations to insure adequate emergency planning.

Actions

1. The Emergency Management Director should continue to coordinate and fine tune the Emergency Operations Plan with local organizations and facilities that are included as components of the plan.

Putney Public Library

More than 1300 adults and 500 children, from Putney and 8 other area towns, hold Putney Public Library cards. They have access to the collection of more than 13,000 books, hundreds of audio and video tapes, and soon, a CD collection. Services include five public access computers hooked up to the internet, research assistance, free access to Vermont On Line Library, interlibrary loans, Story Hour, study groups, a wide array of cultural programs, exhibits by local artists, a summer reading program for children, a Vermont Author series, outreach to the homebound, and a newsletter. In 2004, an average of almost 300 people visited the library each week and the library circulates close to 20% of its collection each month.

The last ten years have seen a dramatic increase in the amount of library use in Putney and five years ago the trustees started exploring options for expansion of facilities to continue to meet the growing demand for services. A planning committee decided on construction of a new library and began a four year fundraising campaign. In 2004, the Putney Library Trustees constructed a new library building which opened to the public on January 8, 2005. The Library building is owned by the Town and the old one was sold to help pay for the new construction. The Town is responsible for about 90 percent of the operating budget. In addition, the Library charges an annual fee for out of town users and the library trustees continue to be very active in private fundraising.

Policies

1. The Town and community should continue to actively support the Putney Public Library.

Actions

1. The Town should support and encourage the Board of Trustees and library staff to continue to provide the wide array of programming and explore expanding service as demand requires.

Recreation

The Town has a broad spectrum of public and private recreational facilities that includes boating, with a landing on the Connecticut River, hunting, public swimming ponds and pool, ball fields, rifle range, and a variety of trails for hiking, cross country skiing, mountain biking, and snowmobiles. The Putney Central School Forest, the Aiken Wildlife Preserve, and the Putney Town Forest and Putney Mountain Association land on Putney Mountain also provide outdoor recreational opportunities for citizens. Two prominent recreational organizations in Putney are the Community Center which provides some indoor activities (crafts, regular teen dances, etc.) and the Putney Recreation League which organizes outdoor activities such as soccer, baseball, and basketball, and provides instruction in these sports for children from the Town and the surrounding communities.

A Putney Pool Committee formed five years ago to replace the deteriorating pool with a new pool to accommodate the rise in pool memberships. The Town took over the operation and

ownership of the pool from the Recreation League after authorization from the 2002 Town Meeting. Through the use of a town reserve fund and a matching Land & Water Conservation Grant, the town was able to build a new pool in 2004 which opened its doors in July and has been a very popular spot.

In a recent Planning Commission Survey (March 2005), about 95 percent of respondents felt that they would support more land being conserved in public ownership for recreation and conservation. On land owned by the Town, 70% of respondents wanted non-motorized outdoor recreation encouraged, especially hiking and cross-country skiing. 88 percent of respondents indicated that motorized vehicle use, such as snowmobiles and ATVs should be discouraged on these lands. The Putney Conservation Commission which oversees the town's conservation lands has been working closely with the School Board in recent years to manage the School Forest. The joint School Forest committee has been able to construct a bridge over the Sacketts Brook, create trails and introduce programming for the school and for citizens in the forest.

Policies

1. Every effort should be made to coordinate and consolidate efforts and resources in recreation.

Actions

1. Improvement of the Beatrice Aiken Wildlife Preserve.
2. Establishment of more public picnic areas along the Connecticut River, on Putney Mountain, in the Town Forest, and elsewhere.
3. Expanded indoor recreational opportunities not only at the Community Center but also utilizing the gymnasium of the Central School.
4. Inventory of all the existing resources.
5. Development of other facilities to serve both children and adults according to the wishes of the residents, such as improved facilities for hiking, walking, mountain biking, cross-country skiing, playgrounds, ice-skating, swimming, nature study areas and a youth center.
6. Explore options for increasing the number of outdoor playing fields.
7. Encourage non-motorized outdoor recreation uses on Town owned Conservation lands.

Education

Although Putney's population is no more than 2,700 people, the Town has a remarkable number of educational institutions. Private educational facilities include The Grammar School (K-8), the Putney School (9-12), the Greenwood School, and Landmark College.

The Putney Central School, with an enrollment of around 200 students, provides quality public school education kindergarten through eighth grade. A 12,500 square foot addition was completed in 1994. Putney Central School graduates continue to have the option of attending the Brattleboro Union High School at the Town's expense. In addition, residents are served by Adult Basic Education and satellite operations of various colleges and universities.

The School Board actively promotes the use of the school building by educational agencies as well as by community groups. A number of organized sports programs including those sponsored year-round by the Putney Recreation League, and a variety of Town and county boards regularly hold meetings in the building. At present time the School is the only completely accessible municipal building in Town. It is the site of large public meetings, including Town Meeting and large public hearings and meetings, and also serves as the Town's emergency evacuation site. The school also owns and maintains a large School Forest adjacent to the school. This unique resource is used in the curriculum and for after school and community activities.

The School Board and staff encourage the participation of Town residents in the school program and the participation of the students in the Town activities. The School Board encourages broad participation maintaining a website, publishing meeting minutes via e-mail, and posting items to Putney's *iPutney* website. Consistent with national trends, the school has made efforts to strengthen early care and education programs and opportunities in Putney, including the support of a Head Start program in the school.

Policies

1. The Town should actively encourage the existence of Putney's local educational institutions.
2. The Town should continue to support its elementary school, as well as its graduates who attend BUHS.

Actions

1. The School Board should continue to foster strong community relations, and actively promote community involvement in the school.

Early Care and Education

The population in Putney has grown 12% between 1990 and 2000. In 2000, 22.5 % of the population was under the age of 18 with 4.7% (124) under the age of five and 17.8% (470) between five and seventeen.

According to the Vermont Department of Children and Families, there were three registered child care homes and five licensed child care facilities in Putney as of June 2005. The Putney Central School houses the federal Head Start Program out of the school. After more than 35

years in operation, the Community Early Learning Center, formerly Putney Daycare, closed in June 2005.

The Early Education Outreach Program (EEOP) was created the late 1990s by the Putney Central School Board to formalize efforts at assuring quality early education for the town's pre-kindergarten-age children. The emergence of Putney's EEOP, like the creation of similar committees throughout the state, was a direct response to a widespread awareness of the importance of kindergarten readiness, and the recognition that early intervention and assistance often makes a tremendous difference in a child's success in school. The Early Education Advisory Council, formed to guide the work of the program, included representatives from a number of different constituencies, including home based childcare providers, center based providers, staff of service organizations, school board members, Central School teachers and principal, parents, and a paid coordinator.

In June 2005 a community forum was held to address child care in Putney. The purpose of the forum was to identify the hopes and needs for the community's children. The following needs were expressed:

- Financial: increased wages for early childhood educators, increase subsidy rates for Vermont's Child Care Subsidy Program
- Improved Communication, Collaboration and Support: awareness of community resources, child assessments, collaboration between Head Start and other community based programs, notification of summer programs
- Coordinated Planning: increased after-school opportunities, address transportation needs,

Policies

1. Ensure that Putney's children enter kindergarten ready to succeed.
2. Encourage the provision of quality childcare services and facilities to meet the needs of the area residents, workforce, and employers.
3. Encourage community programs to collaborate with childcare providers to expand the educational experiences of the children.
4. Support the Early Education Outreach Program efforts to increase the availability and affordability of child care.

Actions

1. Identify the supply and demand for child care in Putney.
2. Identify opportunities in Putney for childcare providers to enhance their programs.

NATURAL RESOURCES

Natural and Scenic Areas

More than 90 percent of the Town of Putney is forested and its terrain rises from 230 feet above sea level along the Connecticut River to 1660 feet along the Putney Mountain ridge. The Village is nestled along Sacketts Brook at the foot of Bare Hill.

So prized are our natural and scenic resources that the Town's residents indicated in citizen survey that they were not willing to sacrifice Putney's quality of life for economic security. In the 2005 Planning Commission Survey, respondents were asked to identify problems in Putney and were given a choice of 12 problems with the option to write in others. Concern about development and speculation of land ranked as the second highest problem in Putney. As to whether or not large tracts of undeveloped land should be protected, over 97 percent of the respondents (72 of 74) answered yes. Additionally, respondents felt that when evaluating the acceptability of new development in Putney, the effect of development on the natural environment was the most important criterion to consider. Large tracts of land, forested and agricultural, are essential elements of the Town's character and attractiveness.

Although a more specific inventory should be performed, our key natural and scenic areas include Connecticut River shoreline, the Great Meadows, views from the ridgeline of Putney Mountain and the views of the mountain and its ridgeline, Bare Hill and ridgeline, the portions of Hickory Ridge that lie within the Town, and other resources such as the Pot Holes in East Putney.

With respect to natural and scenic areas, there are many benefits to maintaining lands in large contiguous tracts: it preserves our views of forested mountainsides and farmlands; preserving contiguous lands in large tracts makes it possible to economically manage the land for forest resources, recreation and other uses.

Studies in small towns in the Northeast have demonstrated that farmland, forest and open land generate nearly three times more tax revenue than they cost in services required. Residential land use, on the other hand, tends to incur more costs to a town than it generates in tax revenue. Thus, in addition to all the benefits mentioned above, keeping land open in large, contiguous tracts helps preserve lower taxes.

Policies

1. Preservation of the Town's natural and scenic areas is of utmost importance. Forms of development that have an undue adverse impact on these areas or on our common appreciation of them should be avoided.
2. Encourage development approaches that preserve large tracts of contiguous lands.

3. Encourage the protection of land from development through the sale or transfer of development rights, fee simple acquisition, or the donation of conservation easements to public/private natural resources conservation agencies or organizations.
4. The Town supports and encourages accepted management practices that provide sustainable forest and land resources while preserving natural and scenic beauty, recreational use and wildlife habitat.
5. Encourage land stewardship practices, such as minimizing trail damage on Town-owned lands.
6. Ensure protection of fish and wildlife habitats: areas hosting species identified as endangered or threatened by Natural Heritage, state or federal agencies; rare and fragile areas; wetlands and vernal ponds; shorelands; floodplains; aquifer recharge areas; steep slopes; ridgelines; essentially undeveloped forest lands which have limited access to an improved public road; and regionally significant scenic corridors and areas from development that would have an undue adverse effect on the resource.
7. Encourage the use of innovative land saving techniques such as cluster development, planned unit developments, and fixed area density allocation to protect agriculture, forest, and mineral resource lands from development and fragmentation.
8. Preserve the Night sky as a natural resource. Dark skies contribute to the ecological and scenic health of town. The appropriate use of lighting contributes to healthy migratory patterns, clear views of the night sky, and the town's aesthetic and scenic value.

Actions

1. Zoning bylaws should be reviewed to make sure they support the policies set forth in this Plan.
2. Inventories, including the following, should be performed on an ongoing basis to provide current information upon which planning and zoning decisions can be made: natural areas, wetlands, current information on deer wintering yards, and others.
3. Conduct an inventory of scenic resources with public input.
4. Implement the management plan for Putney's public lands, including the Bare Hill Conservation Site (27 acres), the Beatrice Aiken Conservation Site (11 acres), the Sacketts Brook Conservation Site (.25 acre), the Putney Town Forest (49 acres in Putney, 85 acres in Brookline), the Putney Central School Forest (164 acres).
5. The Town should encourage policies for the preservation of natural and scenic areas through positive incentives such as land-use assessment, tax stabilization, and acquisition of development rights by conservation organizations such as private nonprofit land trusts.

6. Evaluate possible Town appraisal practices that may encourage donations of conservation easements to public/private natural resource conservation agencies or organizations.
7. Illuminate structures and exterior areas only at levels necessary to ensure safety and security of persons and property.
8. Encourage exterior lighting in which the light source (lamp) is not directly visible from public roads, adjacent residences or distant vantage points. Encourage shielding exterior lighting so that source light does not project above the lamp.
9. Discourage exterior illumination of prominent physical features and landscapes. Any such illumination should not significantly reduce the natural appearance of the nighttime landscape, be obtrusive in the viewshed, or distract unduly from the nighttime horizon or night sky.
10. Conservation Commission should provide recommendations to the Selectboard about seasonal restrictions of trail and land use on Town-owned property.
11. Conservation Commission should develop recommendations for consideration by the Selectboard to protect large tracts of undeveloped land.

Water Resources

Surface Waters

Significant surface waters in Putney include: Chase Brook; Canoe Brook; Connecticut River; East Putney Brook; Mill Brook; and Sacketts Brook. These waters are valuable as sources of water supply, recreation areas, flood water absorption areas, habitats for wildlife and vegetation, wildlife travel corridors, and support for economic uses such as agriculture and manufacturing.

Watersheds

Watersheds collect precipitation and contribute runoff to receiving bodies of water. Though no single brook is entirely located within Putney, all of the major brooks have some headwaters within our boundaries. Because any land use in a watershed can affect water quality at any point downstream, careful consideration should be given to any development or disturbance in Putney's uplands. In order to maintain surface water quality, protection of the watershed is critical.

Shorelands

Shorelands are lands surrounding surface waters. These vegetative riparian buffers reduce soil erosion, maintain water quality, and provide important wildlife habitat. Our major shorelands in Putney, including those along the Connecticut River, should be protected.

Ground water

Groundwater provides most of Putney's drinking water. Due to contamination, much of the water in the village center is not potable. Consequently, a municipal water system has been recently installed. We should continue to protect our clean groundwater from any possible pollution or contamination. As required by Vermont Statutes, Source Protection Plans outline have been filed for the municipal water system well, and several other wells serving public water supplies such as: Locust Hill Trailer Park; Greenwood School; and the Putney Central School. Source Protection Plans outline protection measures that are the responsibility of the system operators, and which are necessary for the protection of the groundwater source.

For the municipal supply well, the Source Protection Plan identifies three zones that are designated as source protection areas from which groundwater is derived through the pumping of the supply well. It is imperative that the Town be proactive in the protection of the groundwater quality with each of the three zones.

Wetlands and Vernal Ponds

Wetlands are areas with soils saturated by surface or groundwater sufficiently and frequently enough to support vegetation and aquatic life that depend on such soils. Wetlands such as those found along much of Sacketts Brook contain an increased ecological diversity and provide critical wildlife habitat, including stopover for migratory birds. Invasive exotic weeds such as glossy buckthorn and purple loosestrife pose a real threat to wetland habitat. In addition, the wetlands along Sacketts Brook in the vicinity of Sand Hill Road are located within the "Zone 2 Source Protection Area" of the Town water supply well. Our wetlands, especially those along Sacketts Brook and surrounding riparian buffer strips should be protected from any development which could threaten this critical habitat or ground water resources.

Vernal ponds are temporary wetlands that typically form in the spring, and are often dry by the summer. The ponds help protect watersheds by holding water and allowing it to seep into the surface over time, reducing runoff and sedimentation, as well as recharging the aquifer. They are a valuable habitat for a number of amphibian species, both common and unusual, that are adapted to the ephemeral nature of these wetlands.

Flood Hazard Areas

These are areas likely to flood at least once every 100 years. Flood hazard areas-- detailed in the water resources map-- include the Great Meadows, the shore lands of Sacketts Brook, and the lower shore lands of East Putney Brook.

Water Resource Policies

1. Require that all development has an adequate water supply.
2. Prevent new wells from infringing upon the limited water supplies of the area.
3. Prevent activities which could release contaminants into the drinking water in the designated Source Protection Areas for Public Water Supplies.
4. Protect the shorelands of the major surface waters in Putney, including the Connecticut River, from undue adverse impacts on their natural states.
5. Shores of brooks, streams and rivers, such as East Putney Brook, Sacketts Brook and the Connecticut River should be protected by trees and vegetation barriers to ensure water quality and to provide protected wildlife habitat.
6. Preserve the natural drainage patterns of running surface waters.
7. Regulate development to protect surface waters, shorelands, wetlands, and water quality throughout the watershed.
8. Significant wetlands and vernal ponds should be protected from development by maintaining an undisturbed, naturally vegetated buffer strip sufficient to ensure the integrity of the habitat.
9. Prohibit unnecessary removal of vegetation in riparian buffers.
10. Encourage the Town to cooperate with regional, state and federal efforts to maintain and improve the quality of surface waters including the Connecticut River, Sacketts Brook, and the East Putney Brook for recreation, wildlife habitat and other purposes.
11. Prohibit development within the floodway of any flood hazard area that would result in any increase in flood levels or create a threat to public safety.
12. Allow structures within the floodway fringe, provided they do not:
 - Encroach on wetland areas associated with the floodway fringe,
 - Interfere with the subsequent extraction of significant deposits of sand or gravel,
 - Reduce the use of lands in agricultural production, or
 - Change the flood levels or restrict the flow of flood waters.
13. Sewage disposal systems should not create a health hazard, nuisance, or pollute surface or groundwater.
14. Support and encourage efforts to eradicate invasive exotic species.

Water Resource Actions

1. Support regional efforts to collect data for the protection of all ground and surface waters.
2. Work with state, regional and local efforts to inventory and map aquifer recharge areas and wetlands.
3. Work cooperatively with neighboring towns and other groups to educate the public of threats to surface water resources, best management practices that reduce human impact, and work to remediate and restore impaired, eroded, or polluted surface water resources.
4. Require restoration of vegetation removed during construction if needed to prevent soil erosion and water pollution.
5. Well protection concerns should be taken into consideration when reviewing development proposals.

Agriculture and Forestry

Putney's agricultural lands are irreplaceable natural resources. Working farms, orchards and managed forests enhance the aesthetic qualities of Putney. They shape the landscape to provide the foundation of our highly valued rural character and quality of life, and also provide most of the wildlife habitat, food supply and migration corridors. However, pressure to develop agricultural lands for non-farm use is significant, since well-drained soil, gentle slope and clearings present opportunities for less costly development of roads, septic systems and housing. Actions which serve to protect these lands, the core resource of a diversified agricultural economy, will also protect the ecosystems they contain, which serve to purify our air and water, as well as to disperse and detoxify our discharges, including septic effluent.

Policies

1. Putney should preserve agricultural and forest land by maintaining and supporting farms, orchards, and related agriculture and forestry services as needed to maintain a viable agricultural economy. Landowners should be encouraged to use land preservation agreements and best management practices to conserve these lands for future generations.
2. Timber harvesting should follow a professionally prepared management plan which utilizes harvesting practices which protect surface waters and stream banks, and which minimize adverse environmental impacts, including those on neighboring properties.
3. Require that uses which may threaten significant agricultural lands such as the Great Meadows and East Putney Meadows receive careful evaluation including extensive public input on the costs, benefits and short and long range environmental impacts.
4. Encourage that prime agricultural soils be devoted to agriculture or to alternate uses which will conserve their agricultural potential.

5. Encourage the Town to expend public funds to purchase conservation easements, development rights, and land.
6. Encourage deer herd management to promote healthy forest regeneration.

Actions

1. Putney should plan for development which will not preclude future use for agriculture and forestry or reduce the productivity of these lands.
2. Encourage the wise use of forest land for wood products, maple syrup, wildlife habitat, recreation and scenery.
3. Encourage landowners to participate in the Vermont Current Use (Use Value Appraisal) Program.
4. Explore regulatory and other means to encourage agricultural and forestry land uses.
5. Non-agricultural development outside the village center, including single family residential use, should be designed to minimize impact on existing or potential agricultural and forestry uses.
6. Permit construction or extension of public services and utilities by the town (including roads) and private companies (including energy and mobile phone transmission facilities) only where such facilities will be compatible with existing or potential agriculture and forestry uses, and will keep within the aesthetics of the area.

Fragile and Rare Habitats

Putney's ridges, valleys and shorelines are fertile areas of fragile and special habitats. Such natural areas serve important ecological, educational, scenic and recreational functions. The presence of a variety of wildlife and natural open areas enhance the overall quality of life in Putney and are a practical natural barometer of the health of the environment.

The State considers some of Putney's animal species (the Green Snake, the Jefferson Salamander, and the Wood Turtle) and habitats (Black Gum Swamp and Quaking Bog) to be rare. The Barbed Bristle Bulrush, also found in Putney, has been designated by both state and federal guidelines as an endangered species. Some of these special species are on lands already conserved by the owners. Protection of these areas and species should be a high priority when consideration of new development and access is proposed.

Policies

1. Protect habitats of rare, threatened and endangered wildlife and plant species. Consider needs of unique habitats in all seasons, but especially during breeding and nesting times.
2. Encourage maintenance of contiguous tracts of forest and open lands by means of:
 - Protection of water resources and working farm lands
 - Land Preservation Agreements with landowners.
 - Cluster development in land use planning

Actions

1. Coordinate natural habitat area maps with the neighboring towns of Dummerston, Brookline, and Westminster, including sightings of unusual animals and plants in order to identify wildlife movement and corridors. Maps should include identified Vernal Pools that are the breeding locations for wood frogs and Jefferson Salamanders.
2. Land Protection Agreements should be made with landowners, both public and private, to sustain forests, open lands, to maintain wildlife corridors, and especially for protection of the unique wetland areas along Sacketts Brook, Putney Book, and the Connecticut River.
3. Create a natural resources inventory and overlay in order to realistically plan for requests to develop open and wild places in Putney. The inventory should include rare plants beyond those already noted in the State and Federal listings and also identify endangered and threatened species of animals.
4. Identify species denoted in the natural and cultural resources map. Assess the status of these populations. Conduct landowner outreach concerning these populations.

Ridgelines

The ridgelines surrounding Putney serve as a backdrop to a town that values its unique geological and natural heritage. These areas include Putney Mountain, Bare Hill, Hickory Ridge, East Putney, and the corresponding hillsides leading up to and following their ridges. Care should be taken to preserve these ridgelines and hillsides they provide for large tracts of uninterrupted wildlife habitat, year round natural education and recreation opportunities for residents and tourists, and ecosystems that help maintain our local biodiversity and clean air and water. Recent residential development in these areas has led to fragmentation of contiguous wildlife habitats and had significant visual impact. Conservation of this valuable natural resource will preserve the natural aesthetics of a landscape rooted in forestry, sugaring, orchards, and working farms which will contribute to the local economy and ecology year round for generations to come.

Policies

1. Encourage awareness of ridgelines as a valued natural resource.
2. Residential development and forestry should use construction and siting techniques to minimize visual impact, and avoid the fragmentation of contiguous wildlife habitats

Actions

1. Consider strategies for the conservation of ridgelines. Solicit input from town boards and citizens through public forums.
2. Coordinate ridgeline conservation strategies with the neighboring towns of Dummerston, Westminster, and Brookline.

HISTORIC RESOURCES

There is evidence that people have lived in what is now Putney for more than 9,000 years. The area along the Connecticut River has been the prime source of pre-European artifacts. Colonial records show that non-Native Americans passed through the area from (at least) the very early 1700's. The Great First Meadows Fort was built about 1740. Its location has been documented but it is covered with silt from floods. Some buildings still stand that date from the 1760's. Many more date from the 19th century. Evidence, often in stone, of building sites, farming activity, old mills, dams, canals, wells, and roads is plentiful in Putney.

The documentation of historic buildings has been partially accomplished. An historic sites and structures survey was done by the State of Vermont in 1974 and identified about 20 historic properties near the village center plus a village historic district. The Putney Village Historic District was documented in 1985 and was listed in the National Register of Historic Places on February 20, 1986. Photographs of each building accompany the written description and are on file at the Town Hall. In addition, two bridges, the East Putney Brook Stone Arch Bridge and the Sacketts Brook Stone Arch Bridge (a.k.a. Hi-Lo-Biddy Stone arch bridge) were listed in the National Register on December 12, 1976. Two other properties in Putney have been listed on the National Register – the Theophilus Crawford House (a.k.a Hickory Ridge House bed and breakfast) on March 9, 1995 and the Sabin-Wheat Farm (a.k.a. the Braley Farm) on July 28, 2004.

The Historical Society has photographs of these and other buildings as well as historical information files on many properties. The Town-owned Hi-Lo-Biddy Stone arch bridge is undergoing a restoration and rehabilitation project in 2005. In addition, the Town owns and operates the Putney Town Hall located within the Putney Village Historic District which is currently being studied for renovations to repair and preserve it and to make it more functional for town offices and other uses. Other public or commercial buildings in the Putney Village Historic District that have been recently restored, rehabilitated, or adaptively re-used include the

Putney Tavern (now home to a bookstore, café, and offices), the former S.L. Davis livery stable (now a theater), the former Noyes House (now senior group residence), and Masonic Hall (now a business). Many other businesses are housed in historic buildings in the district including a bank, professional offices, general store, and specialty retail stores.

The Cory-Carpender map of 1945 shows the location of houses dating from the early 1800's and known cellar holes (former houses). Clifford Cory and Moncure Carpender did extensive deed research and use of their map will facilitate further documentation. Some buildings have already had much research done - Pierce's Hall, for instance. The town-owned Sacketts Brook Conservation Site on Mill Street has the ruins of the Owl Paper Mill which have been documented with an interpretive outdoor sign along a trail leading to the Sacketts Brook. The town's other conservation sites have kiosks that explain some of the sites' previous history.

Other evidence of bygone activities exists but is not always recognized and is certainly not widely documented. Old road sites are documented in the Town record, but not easily found. Stone and earth remains of mill sites, cellar holes, barn sites, wells, walls, canals, and bridges have much to tell us of the Putney story. *Stonewalls and old Cellar Holes* (State of VT, 1994) is an excellent guide for such identification.

The documentation of pre-European artifacts and sites lies, for the most part, in the future. The location of a find is very important. The more we look, the more we will find, and the State Archeologist should be notified whenever that happens. Bits and pieces of account are at the Historical Society, as is a large collection of local stone artifacts. The collection has been photographed and documented by the office of the State Archeologist.

In 1953 and 2003, the Town of Putney celebrated its history at 200th and 250th anniversary celebrations of the 1753 signing of the Town Charter. For these events, histories of the Town were produced by the Fortnightly Club in 1953 and the Putney Historical Society in 2003. In 2002, the Putney Historical Society received a donation of the Thwing Grist mill, an historic site with original mill machinery and a reconstructed frame mill building. The Historical Society is planning to turn it into a museum celebrating Putney's rich mill history. The Historical Society has also produced an exhibit documenting the history of Putney's agriculture.

In 2002, The Town became one of the first designated Village Centers under a new State law providing some tax advantages to properties in designated areas. In 2004, a group formed, now called the Putney Community Partnership, to examine ways to raise private funds for Putney's historic public buildings such as the Town Hall, the Putney Community Center and the United Church of Putney. The group's mission is "to assist and promote projects that enhance the vitality, historic character, economic well-being, and livability of the Putney community."

Policies

1. Encourage the preservation, rehabilitation, and reuse of historic structures.
2. Encourage the awareness, identification, and documentation of potential resources.

3. Require that the Town and Historical Society look for a way to alert landowners to historic resources so they are not inadvertently destroyed.
4. Require that the identification and documentation of buildings and sites be an ongoing process.

Actions

1. Consider how best to achieve appropriate use and protection of the great variety of historic resources, from buildings to natural sites.
2. Create ways to disseminate to property owners information on historic resources that is already available.
3. Create ways to alert residents to the existence of potential historic resources (such as old sites, canals, and so forth) so they are not destroyed inadvertently.
4. Inventory and document additional information about buildings and other sites.
5. Update and add to the existing records and surveys.
6. Celebrate the historic heritage of the town and its architecture through publication, signage and education.

ECONOMY

Putney has a diverse economic base which is important to maintaining a delicate balance between economic growth that is making the Town more alive and attractive and potential over-development that could weaken the small town way of life. There are many assets that make Putney a desirable place to live and work. A municipal water and sewer system service Putney Village. A well-educated workforce resides in and around Putney. In addition, there is access to a variety of public and private schools as well as higher education in Putney.

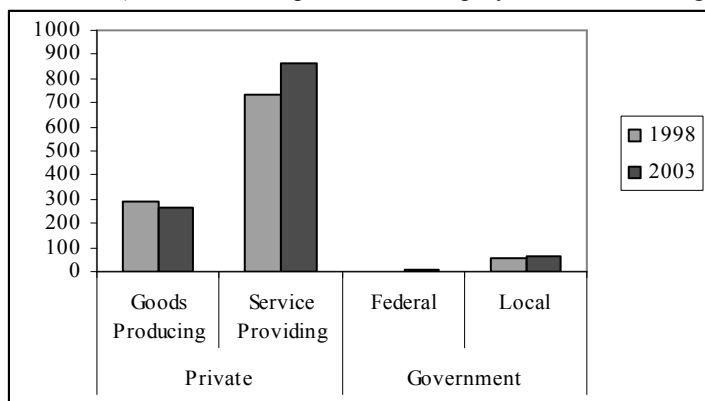
Workforce

Putney, with 2,634 people, is Windham Region's fourth largest town with approximately 6% of the Region's population. The 2004 annual average unemployment rate was 3.7%¹. According to the 2000 Census, a majority of residents from Putney work in the Education, Health, and Social Service (33.4%), Manufacturing (10.8%) and Retail trade (9.5%) industries. A large portion of the Putney workforce commutes out of town to work. In fact, 65% of Putney residents who are employed worked outside of Putney in 2000, an increase from the 57% represented in the 1990 Census.

Current Economic Characteristics

Putney's economy includes retail, manufacturing, health care, education, and arts, and entertainment and service industries. The majority of businesses in Putney are located with the Village Zoning District along Route 5.

Figure 2: Jobs by Sector in Putney, 1998 and 2003
(Source: VT Department of Employment and Training)



The State publishes an annual report on employment and wages on a town by town basis. Figure 2 shows a comparison of employment by industry in 1998 and 2003. In 1998, there was a total of 1,080 jobs in Putney while in 2003 there was a total of 1,124². There was a loss of jobs in the

¹ 2003 State of Vermont Employment and Wages, VT Department of Employment and Training

² 1998 and 2003 State of Vermont Employment and Wages, VT Department of Employment and Training

goods producing industries³. However, there was an increase of 129 jobs in the service industries⁴.

Table 8 shows the wage growth for each industry in Putney. While it appears that all of the industries but the agriculture, forestry, fishing and mining industry, experienced some growth in the annual average wage this is not actually the case. When adjusting the dollar for inflation, there has actually been very little growth in the wages over the five year time period.

Table 8: Putney Employment and Wages by Select Industries, 1998 and 2003
(Source: VT Department of Employment and Training)

	1998			2003		
	Units	Employment	Annual Average Wage	Units	Employment	Annual Average Wage
<i>Goods Producing</i>						
Agriculture, Forestry, Fishing & Mining	5	30	\$20,415	8	34	\$16,569
Construction	11	34	\$24,583	14	59	\$24,995
Manufacturing	14	227	\$26,315	15	171	\$30,221
<i>Service</i>						
Retail Trade	9	103	\$12,434	11	149	\$21,336
Professional & Business Services	13	48	\$34,639	18	77	\$41,879
Education & Health Services	11	390	\$24,156	10	424	\$31,713
Leisure & Hospitality	11	139	\$12,550	9	122	\$15,052
Other services	12	22	\$13,092	10	17	\$20,535
<i>Government</i>						
Federal	1	5	\$39,466	1	5	\$50,980
Local	2	54	\$24,904	2	67	\$27,822

Local Employers

As in past years, Putney still remains a distinct community as the workplace for a number of residents not just a bedroom community for Brattleboro. According to the VT Department of Employment and Training, the five largest employers in Town are (in no particular order):

³ Goods producing industries include agriculture, construction, and manufacturing.

⁴ Service industries includes retail, professional and business services, education and health services, leisure and hospitality, food services.

Landmark College Inc., Putney Inn & Motor Lodge, Putney Paper Co., Putney School Inc., and Putney School District.

The number of residents employed in the manufacturing sector has decreased, likely due to the fact that Basketville closed their Putney manufacturing facility. Putney has a paper mill and numerous home-based food processing companies. The paper mill, Putney Paper Co., is located in the heart of the Village and manufactures recycled paper.

The Town has a general store and a co-operatively owned community grocery store, several dining establishments, at least two caterers, as well as inns and bed and breakfast establishments. Professional offices include a busy medical office, two physical therapists, numerous psychotherapists, at least one lawyer's office, and a veterinary clinic. Putney has many educational institutions. In addition to the Putney Central School, there are three private schools, two of which are boarding schools and one day school. Landmark College, a nationally accredited college for students with learning disabilities, employs approximately 217 people.

Equally important are the numerous small businesses that exist in Town. There is a summer music festival, a residential summer camp, a student travel company, and an adventure camp. The artisan population includes woodworkers, potters, weavers, painters, glassmakers, sculptors, furniture craftsman, and jewelers. There are galleries and an art school. Annually, the Putney Craft Tour gives residents and tourists alike the opportunity meet Putney's artisans. Other retail operations include a bookstore, jewelry and clothing stores, and a basket/gift store. Putney has a bank and a credit union.

Agriculture in Windham County has continued to decline between 1990 and 2000. While specific data is not available on a town level, it is important to note that county-wide data shows between 1992 and 2002 the number of acres of land in farms increased by about 40 percent. So while agriculture as a major industry has declined, there has been an increase in the amount of land being used to farm. Agri-tourism appears to be an increasingly large sector of Putney's economy. Green Mountain Orchards has expanded its tourism services and Harlow's Sugar House continues to draw tourist traffic much of the year. Putney now has a winery as well.

Future Community Economic Development

Putney supports economic development that meets the social and economic needs of its residents while preserving the environment's ability to support it. Community based economic development approaches encourage local economic activity to ensure that the investment and wealth generated from these activities can be retained in the community. According to the 2005 citizen survey by the Planning Commission, Putney residents favored economic development suitable to its small town atmosphere in order to capitalize on its diverse population, educational and economic base. They prefer home-based businesses, agriculture and small crafts as opposed to heavy industry or strip-mall stores. Surveys in both 2000 and 2005 revealed that residents favor limiting commercial development to the Putney Village district and to those businesses that are compatible with the physical environment and that do not put undue burden on town services.

Putney is well suited for community economic growth for the following reasons:

- The Town has recently installed municipal water service to the Village area. Upgrades to the municipal wastewater system are also planned.
- Putney is a midpoint between the tremendous growth in cultural development in Brattleboro, now among the top 100 small towns in the country for the arts, and Bellows Falls. As such it is well situated to participate in county-wide efforts towards cultural development.
- Compared to other Towns in the Region, Putney has access to faster modes of communication and information technology.
- Putney has a tradition of civic involvement.
- Putney is located on the Connecticut River Scenic Byway. The Connecticut River Scenic Byway was officially designated by the States of Vermont and New Hampshire in 1999 to help promote the heritage, scenery, and culture of the river and the towns in the Connecticut River Valley.
- Putney has easy access to Interstate 91.

However, Putney faces certain challenges to community economic development.

- The quality of life will need to be maintained.
- Putney is close to Brattleboro, the largest center of commerce in the Region and has easy access to Interstate 91. Putney prefers economic development that will enhance the community and complement the existing mix of businesses that are located in Town.
- The largest sector of growth in the Windham Region has been the service sector. In general, wage levels in the service sector are lower than compared with other sectors.
- The historical uses of some Village parcels may provide challenges to redevelopment.
- The availability of affordable housing.

Policies

1. Support existing diversity of economic base.
2. Encourage planned growth while maintaining the historic settlement pattern of the Village and Town. Increase the number of jobs.
3. Economic development should be pursued so as to provide a decent standard of living while maintaining the environment and the quality of life in Putney.
4. Facilitate public improvement projects that will promote community economic development in Putney.
5. Recognizing that housing and child care are vital to employees and businesses, Putney supports affordable childcare and housing opportunities.
6. Support and encourage projects that add to the vitality of Putney Village and make it a destination for both in-town and out-of-town residents.
7. Encourage the adaptive re-use of buildings for commercial development.

Actions

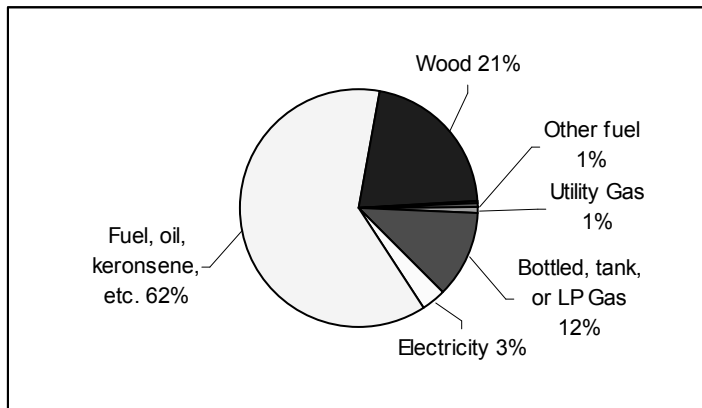
1. Inventory employment and business in Town.
2. Explore ways to enhance Putney Village with traffic calming, pedestrian and bike paths, additional parking, and appropriate signage.
3. Look into the possibility of creating a village economic development organization similar to Building a Better Brattleboro.
4. Maintain a positive business environment while continuing to implement reasonable regulations, streamlined permit and approval processes. Maintain strong links between local government and important groups such as the Brattleboro Development Credit Corporation and the Chamber of Commerce.

ENERGY

Sources

Space heating, the major use of domestic energy in the Town, is supplied by a variety of fuels. Figure 3 shows the distribution of home heating fuels in Putney. Combination wood/oil furnaces have been installed in many dwellings. The sun, as an energy source, is used on a limited basis, commonly in passive collection (south facing glass).

Figure 3: Home Heating in Putney (Source: 2000 US Census)



Domestic hot water is heated by electricity, oil, propane and, on occasion, the sun. Solar systems generally consist of a preheating or tempering unit in conjunction with a conventional hot water storage tank. Hot water storage tanks generally use electric power or propane while boilers, typically a part of a central hot water heating system, tend to use oil. Cooking uses electricity, propane and wood, in isolated cases. With a few exceptions, refrigeration requires electricity. Clothes drying consumes a fair amount of energy, usually electricity, although propane is sometimes used. Air conditioning uses a significant amount of electricity, though its use in Putney is limited and mainly occurs as individual window units.

Farm machinery is fueled mostly by diesel oil, gasoline, and occasionally, propane (mostly for forklifts in cold storage and warehouse facilities). Cold storage facilities at apple orchards consume a considerable amount of electricity.

Industrial, commercial and public facilities are primarily heated with fuel oil, and sometimes wood is used as a supplement. Electrical service in Putney is provided by Green Mountain Power Corporation.

Renewable Resources

Wind energy is a clean and renewable resource. In Vermont, there has been development of wind energy systems at both the residential and commercial level. Commercial wind developments are typically sited along ridgelines and mountaintops at elevation of 2,000-3,500

feet. Putney's highest elevation is well below these levels (around 1,500 feet) and therefore the Town should not expect to see commercial scale wind energy development.

Small wind turbines have been used in Vermont for residential use. The economic feasibility of using a small turbine is dependent on elevation and wind speed. By Vermont law, communities can only regulate those systems which are not tied into the power grid. Commercial wind energy systems and those residential systems that are connected to the electric supply through a system of net-metering are regulated through Vermont's Section 248 process. Under net metering, excess electricity produced by the wind turbine will spin the existing home or business electricity meter backwards, effectively banking the electricity until it is needed by the customer. This provides the customer with full retail value for all the electricity produced. Vermont statute states that the residential height of wind turbines with blades less than 20 feet in diameter may only be regulated if the Zoning Bylaw provides specific standards for their regulation. Putney does not currently regulate residential wind systems, however in order to protect the health and safety of property owners, the Town should work towards setting standards for residential wind energy systems.

Photovoltaic systems also provide for renewable energy. Photovoltaic systems involve the conversion of sunlight to electricity. The equipment includes solar panels, a charge controller, batteries, and an inverter, which convert DC currents into AC current for use in outlets for regular household appliances. If the system is tied to the electric grid, usually only the solar panels and the inverter is needed.

The Putney School is using both wind and photovoltaic systems on their campus. In addition, some residences in Putney have installed photovoltaic systems. The Town supports using renewable energy systems.

Conservation

There are many things that can be done on the local level to encourage energy conservation and thereby reduce energy consumption. Energy efficient lighting and appliances can make a home more affordable over time. Retrofitting buildings with insulation, energy efficient doors and windows can also provide energy savings. Even simple self-controlled activities such as recycling, observing the speed limit to increase fuel efficiency, and monitoring water use can all positively affect energy conservation. Establishing ride-share lots and improving pedestrian and bicycle infrastructure can serve as incentives to modify automobile behavior.

Effective land use planning can promote energy conservation. Proper subdivision design, building orientation, construction and landscaping provide opportunities for energy savings. Targeting new development towards areas located close to the major roads and existing settlements will minimize the energy consumed by residents commuting and will reduce the energy required to deliver essential services to residents and businesses.

The siting, design, and construction of buildings strongly influences the amount of energy needed for heating as well as the amount of electricity needed for lighting. The Putney School serves as an excellent model and resource for the community on how to incorporate "green

building” practices into new construction. The Michael S. Currier Center has been designed to take advantage of natural light and tree cover for energy efficiency. There is a partial sod roof for insulation and ecological runoff management. It is LEED (Leadership in Energy & Environmental Design) registered. The building has twice the energy efficiency of a similar size structure and complied with the 2001 Vermont Guidelines for Energy Efficient Commercial Construction

The Vermont Residential Building Energy Code established technical requirements for energy-efficient home construction. The Code promotes tight construction methods, high levels of building insulation, and new for 2005, requirements for automatic ventilation systems. Upon completion of home building, contractors and owner-builders are required to file with the Vermont Department of Public Service and the local Town Clerk. Technical assistance is available from the Department of Public Service (1-800-642-3281).

Policies

1. Encourage development that considers energy conservation by concentrating growth near the village center, clustering development, siting buildings for solar gains, and minimizing road construction.
2. Require that conservation efforts be aimed to reduce the amount of energy consumption. Homes are the largest consumer of energy in Putney, and therefore, efforts at conservation should be focused here.
3. Require that the design and location of all new and relocated utilities be done so as to minimize any adverse impact.
4. Support programs for insulation and weatherization of existing dwellings, especially for low and moderate-income households.
5. Promote connections between major activity centers by bicycle/foot paths to encourage non-automobile travel.
6. Encourage any potential commercial wind energy facilities be within the areas deemed most suitable by the Town.
7. Residential connection of wind energy systems and photovoltaic systems to the electric power grid under “net-metering” shall not be considered a commercial use.

Actions

1. Make energy efficiency and energy conservation information available in the Town Hall for the public.
2. Facilitate use and awareness of renewable and alternative energy sources such as wood, solar, wind and hydropower.

3. All affordable efforts to improve energy efficiency should be used when constructing, maintaining or retrofitting public facilities.
4. Encourage the retro-fitting of existing structures with energy saving measures such as insulation, storm windows, heating equipment, and energy efficient appliances.
5. Set design standards for residential wind energy systems for inclusion in the Zoning Bylaw.
6. Maintain proper town record keeping procedures for Residential Energy Code filings.

TRANSPORTATION

The Connecticut River and its valley have been a travel route for people for thousands of years: first by foot and boat traffic; later by oxen and horses; in the middle 1800's by train; and now by automobile. Following the construction of Interstate 91, during the 1960's, local passenger train service ceased. About the same time, the practice of delivering products and services to each home came to an end. A new way of life has evolved which depends on automobiles (and school buses).

Highways

Based on the State of Vermont Agency of Transportation 2004 Highway Map mileage summary, there are approximately 71.5 miles of roads in the Town of Putney. The State of Vermont classifies roads and highways by funding category. Class 1 roads are those highways that are the responsibility of the town, but are also extensions of the state highway system. Class 2 roads serve as main corridors between Windham and other towns. Most Class 2 roads are paved. Class 3 roads are comprised of secondary town highways that are passable year round by standard vehicles. Class 4 roads are all other town highways. Typically Class 4 roads are seasonally functional for normal vehicular traffic and have a dirt surface. The State of Vermont road classification mileage in Putney is summarized in Table 9.

Table 9: Town of Putney State Aid Classification Road Mileage (Source: VT Agency of Transportation 2004 Official Highway Map)

State Class	Road Mileage	Percent of Total
State Highways	11.5	16.1%
Class 1 Town Highways	0	--
Class 2 Town Highways	15.67	21.9%
Class 3 Town Highways	38.98	54.5%
Class 4 Town Highways (est.)	5.35	7.5%

Of note is the fact that these maps are not officially intended to include anything other than class 1, 2, or 3 roads. Therefore, the class 4 road data listed above should not be viewed as the extent of class 4 roads that exist in Putney.

Putney is served by Exit 4 of Interstate 91, eighteen miles north of the Massachusetts border. U.S. Route 5 and the Westminster West Road are the main roads through the village. All these roads follow the north-south orientation of the Connecticut River, and are well traveled by residents and visitors. Route 5 and Interstate 91 are the primary corridors between Putney and the towns of Brattleboro and Bellows Falls, which are the commercial centers of the areas. The Interstate highway has had a dramatic effect on Putney, permitting easy access to the region by tourists, and giving Vermonters similar access to neighboring urban areas and the rest of New England. Tourism, and retail sales to visitors, play a significant role in the Putney economy.

The major secondary paved roads include West Hill leading west from the Westminster West Road, and River Road traveling east along the river from Route 5. The Town maintains approximately 41 miles of gravel and 13 miles of paved roads. Based on past analysis, it has

been determined that the Town's dirt roads have annual maintenance costs that is lower than that of similar paved roads. No plans are in effect to pave any of the existing dirt roads.

Many of the roads in Putney offer scenic views of the Vermont landscape. In traveling west from the Interstate 91 and Route 5, the wide vistas of the Connecticut River Valley give way to many beautiful views of wooded slopes, fields, stone walls and old buildings. The scenic qualities of the area, which draw tourists worldwide, are also of very great value to the residents of the region.

Existing Class 4 roads provide the public with additional areas that are used extensively for many forms of recreation including hiking, biking, cross-country skiing, horseback riding, and snowmobiling. Recreational and non-recreational uses of Class 4 roads can have significant impact to wildlife, wetlands, and the existing road network. An ongoing concern is severe erosion that has occurred on some roads as a result of motorized uses and, in part, from the lack of maintenance. Class 4 roads should be seen as a resource and they should be protected accordingly.

Bridges

The Town is engaged in an ongoing program of maintenance, repair, and replacement of bridges and roads. A capital replacement schedule exists, and is reviewed regularly, for major transportation-related equipment. Improvements are planned for the Hi-Lo Biddy Bridge and the Mill Bridge. In addition, the State has plans to rehabilitate several bridges along Interstate 91 in Putney.

RSMS/Culvert Inventory

In 2003, Putney entered pavement conditions into the Road Surfacing Management System Inventory (RSMS) software. The main function of RSMS is to store and analyze data, and to generate reports that will assist town officials in making cost-effective decisions. The RSMS process includes taking an inventory of town roads, assessing their condition, developing maintenance and rehabilitation alternatives, weighing those alternatives, prioritizing maintenance needs, and generating reports budgets, work schedules, and work orders. The Town does have the base information in the RSMS system, but has not yet used the program as a guide to making decisions as to which portions of the Town highway systems it would be cost-effective to pave. Along with RSMS, Putney has an electronic list of all the culverts in Town, including condition, material, and dimension of each one.

Local Road Policies

The Selectboard takes over new roads upon application by property owners. In order to be considered, the road must be built to certain specifications. Once the Selectboard has accepted roads the maintenance and repair become the responsibility of the town. Subdivision regulations establish minimum road construction standards for new residential development. Access to state highways is granted by the Vermont Department of Transportation.

Putney also has adopted various local policies on road and bridge design specifications. These serve to ensure replacement of facilities will be up to current design standards and consistent throughout the town as well as to reduce town matching requirements in some highway grant programs.

Any development that is proposed on a Class 4 road requires Selectboard approval. It has been the practice of the Town of Putney to not maintain Class 4 roads. State statute allows the Town to regulate the usage of a Class 4 town highway (19 V.S.A. Section 304(a)(2)). This means that the Selectboard can limit the types of use such as snowmobiles, ATVs and 4x4s; limit the season of use such as restricting motorized vehicles during muddy periods; and set conditions with regards to speed and weight. Putney currently has no use restrictions on their Class 4 roads. The uses on as well as the maintenance of these roads should be evaluated so as to prevent negative environmental impacts.

Parking

In 2004, the Town received a municipal planning grant to work study density in Putney Village. Forums and workshops were held to engage the public in the process. Amongst other issues, parking, pedestrian, and traffic issues were raised. The study included recommendations to reduce some requirements to promote more diverse village development.

Public parking in the Village is in designated areas along the shoulders of Main Street (Route 5) and the Westminster West Road, and at the Town lot, south of Town Hall. Public parking exists either on-street or at the Town Hall. Off-street parking is available in a number of private lots and driveways and parking areas throughout the village.

Public Transit

Connecticut River Transit (CRT) operates a transit fixed route between Bellows Falls and Brattleboro during the weekdays. There are two stops in Putney, one at Basketville and one at Putney Meadows. Generally, the bus makes four morning and four afternoon stops at the Putney locations. Elderly and disabled transit service also is provided for the Town by the CRT. This service can be used for a variety of purposes including shopping trips, meal service, and medical service.

A Park and Ride facility is being designed at the new Fire Station located near the intersection of Route 5 and Exit 4. The Park and Ride lot system is an integral part of carpooling and public transit. This would be a good location to make bike racks available.

Bicycle and Pedestrian

Bicycle and pedestrian travel are important elements in creating a balanced and sustainable transportation system. Health, safety, and energy conservation are just a few of the benefits of these alternative means of transportation. The Village of Putney is fairly compact with centrally located village services (stores, town offices, library, restaurants, etc.). A pedestrian can generally walk from the center of the Village to its limits. Presently, however a complete

sidewalk system does not serve the entire Village. In addition, the Average Annually Daily Traffic (AADT) in 2000 was 10,200 vehicles on Main Street. This is a high volume of traffic for a Village Center and represents a strong need for a good sidewalk system in order to protect pedestrians.

Sidewalks, in varying condition, are currently found along Main Street, Kimball Hill, and Westminster Road. In addition, the Mabel Gray Walkway extends from the Town Hall to the Putney Central School, providing a safe path for pedestrians who once had to walk on the shoulder of the road. This walkway connects to the sidewalk that runs from the Town Hall to the former Putney Library.

Residents have expressed a desire for better, more functional pedestrian access in the Village. Some existing sidewalks are too narrow and in poor condition. The following are encouraged:

- A sidewalk segment connecting Landmark College and the Village
- Repairs to the sidewalk segment from the General Store to Mountain Paul's and from the Town Office south to the Putney Co-op
- Crosswalks on Route 5

Reasonable improvements to accommodate bicycles would allow the Town to expand its recreational offerings while encouraging at least a few to take up biking as a transportation alternative to the automobile. Providing adequate facilities for bicycles can involve the development of bike lanes or paths, the provision of bike racks, the provision of more elaborate facilities such as "bicycle lockers" so that commuters can switch between transportation modes, or simply ensuring that road improvements provide for sufficiently wide paved shoulder to accommodate bicycles.

Rail

The New England Central Railroad Company operates an active rail line that runs through Putney, along the western shore of the Connecticut River. The rail bed is used to move freight. Amtrak also uses the rail for passenger service. Passenger rail stations are located in Bellows Falls and Brattleboro.

Traffic Calming and Access Management

Traffic calming is a combination of physical measures and a supportive environment that reduces the negative effects of motor vehicle use on the community. This is accomplished by changing the design and role of streets to serve a broad range of transportation, social and environmental goals and objectives. Typical measures include raised intersections, landscaped medians, small traffic circles, use of paving stones, walkways and entrance features to towns. Drivers entering Putney Village from the south along Route 5 often travel at high speeds. This is not only a traffic hazard, but diminishes the quality of life in the Village.

The development of access management standards and guidelines offers an additional and practical way to promote safe, efficient traffic operations and avoid undesirable development practices along town highways. The standards to be developed might include requirements for

minimum separation distance between driveways or between driveways and a corner or intersection, driveways that serve more than one lot, parking areas that serve more than one lot/business, circulation/access between two lots and, where appropriate, providing access from secondary streets, rather than main arterials.

Policies

1. Encourage pedestrian and bike paths for both recreational use and as alternative modes of travel, and, where feasible, require the addition of pedestrian and bike paths whenever any reconstruction and repair of roadways is undertaken.
2. Support CT River Transit and other service organizations that provide public transportation to meet the mobility needs of Putney residents and people who come to Putney for work.
3. Require that road specifications and the official Town highway map be kept as current as possible. As applicable, assure that the construction of new roads is carried out in conformance with Town road specifications.
4. Deny the upgrading of roads in areas of poor development potential.
5. Discourage excessive development along Class 4 roads.
6. The Town should encourage the repair and maintenance of any Class 4 roads that have eroded over time, through a cooperative effort between the Town, abutting landowners, and public users.
7. The Selectboard should exercise its authority under Vermont law to prohibit uses on Class 4 town highways if deemed necessary.
8. Enhance Putney's recreational network by connecting Class 4 roads and private trails when possible.
9. Require that any planned improvements to roads and bridges, including those maintained by the State, be coordinated with the Towns goals of providing safe public access without undo impact on the existing settlement patterns or the rural qualities of the community.
10. Support organizations that are actively involved with regional transportation issues.
11. Require that the Town of Putney follow the State of Vermont's regulations regarding salt/sand storage sheds.

Actions

1. The existing pedestrian path from the village center to Landmark College, which runs along the shoulder of Route 5, past the Friends Meeting House, should be considered for improvement.

2. Research Class 4 roads, determine their public benefit, and implement use restrictions and maintenance programs, as deemed necessary, to protect the environment and the infrastructure of the road. In determining uses for Class 4 roads, a review process that considers citizen input as well as impacts to the environment and the neighboring properties should be employed.
3. Continue to require that the Selectboard authorize any development on Class 4 roads.
4. Review, select and implement traffic calming techniques to reduce traffic speed and improve bicycle and pedestrian safety in the Village.
5. Make older sidewalks accessible to persons with disabilities.
6. Entrance features which inform travelers that they are entering or leaving the Village should be designed and installed.
7. Periodically update the culvert and road inventory data.

HOUSING

Existing Conditions

The Community Profile section of the Plan provides information and statistics about housing in Putney. Between 1990 and 2000, the Town's population increased by 282 people, a 12% increase. While Landmark College had a large effect on the town's population between 1980 and 1990, this growth has slowed and has had little influence of the provision of housing in the Town. Based on the U.S. Census data, from 1990 to 2000, an additional 33 dwellings were added to the housing unit stock. Two-thirds of Putney residents live in single family detached dwellings. Mobile homes account for 14% of all housing units and two to four family dwellings (11%) are the next most prevalent accommodation types. Dwellings with five or more units (5%) make up the balance.

Table 10 provides a summary of Putney's housing stock and occupancy status in 1990 and 2000. In 2000, Putney had 958 occupied units, 646 which were owned and 312 which were rented, representing 62% and 30% of all occupied housing units respectively. The vacancy rate for renter occupied units decreased since 1990 indicating a tighter rental market. Non-resident demand for second home sites is not as strong in Putney as it is in some other Southern Vermont towns. The number of seasonal homes in Putney decreased from 80 in 1990 to 51 in 2000, representing the smallest portion (5%) of the Town's housing units.

Table 10: Putney Housing Stock and Occupancy Status (Source: 1990 and 2000 US Census)

Unit type	1990		2000	
	Total	% of total	Total	% of total
Total housing units	1,016		1,049	
Occupied housing	879	87%	958	91%
Owner occupied	553	54%	646	62%
Renter occupied	326	32%	312	30%
Seasonal	80	8%	51	5%
Vacant	57	6%	40	4%
Vacancy rate				
Owner units		1.3%		1.5%
Renter units		4.4%		2.8%
Average household size	2.7		2.4	
Number of households	888		958	

Like many of the neighboring communities, most of Putney's new houses are built away from the Village center, usually along Town roads. The desire for a house site rural in appearance is a priority for many seeking a building site in the Town. Some new houses are in old fields and pastures, others are in areas that have grown back into woods during the last century, as farming and livestock raising diminished in Putney.

Over the past couple of years, the Putney Planning Commission has directed a number of studies that have looked at the patterns development within the Town, and in particular, the Village. The *Putney Village Inventory* completed in 2003, and the Rural Districts Analysis completed in 2004, served as the impetus for *Visualizing Density in Putney Village* which was completed in 2005. An informal community survey was conducted on Election Day in 2004. One hundred seventy-five responses were collected. Results revealed that there was support for high density housing near the Village center (45% agreement, 22% neutral).

One the project goals of the *Putney Village District Inventory* was to explore the growth potential in the Village. A buildout analysis completed as part of this project indicated that there was a potential for 163 new lots or buildings in the Village. Table 11 shows the breakdown of available parcels in the Village.

Table 11: Potential New Lots for Development considering Constraints
(Source: Putney Village District Inventory, 2003)

106 Parcels Allow for No New Development
35 Parcels Allow for 1 New Lot/Building
17 Parcels Allow for 2 New Lot/Buildings
5 Parcels Allow for 3 New Lot/Buildings
3 Parcels Allow for 4 New Lot/Buildings
3 Parcels Allow for 5 New Lot/Buildings
2 Parcels Allow for 6 New Lot/Buildings
5 Parcels Allow for 7 or More New Lot/Buildings
Total Potential New Lots = 163

Putney has historically had an ongoing problem with the Village water supply (low yield, poor quality and/or contamination). However, the newly constructed Village Water System should alleviate the difficulties that the Town has faced in past and help to encourage redevelopment of existing land and structures in the Village. Developers considering multi-unit developments in particular, will be able to hook into a more reliable and affordable water supply.

Special Needs Population

The special needs population for the purposes of a housing analysis includes single parent households, physically and mentally impaired persons, the elderly and the homeless. In addition to requiring certain services that differ from the typical single-family households (i.e. physical accessibility, assisted living) these groups also tend to be in the lower income category.

The 2000 Census indicated that Putney had 267 householders living alone, 67 of whom were over the age of 65. There were 56 female householders in Putney in 2000 with no husband present who had children living with them under 18 years of age. Each of these figures represent slight increases from 1990, indicating that Putney's special needs population is growing, which could result in an increased demand for lower rents and more affordable housing.

Putney has publicly assisted housing with limited subsidies. Putney Meadows, a subsidized housing project managed by the Vermont Housing Authority, was completed in 1993 at the south end of the Village. The building offers 28 one-bedroom apartments to the elderly, disabled, and the handicapped. Residency is on a first-come, first-served basis, and is open to all Vermonters and out-of-state residents. There are no special arrangements for Putney residents, who, like anyone else, must apply and wait for a vacancy. All units are currently occupied, with a waiting period of about six to eight months. The Brattleboro Area Community Land Trust manages a mobile home park with 22 homes off Locust Lane off Hi-Lo Biddy Road.

The Noyes House, located on Kimball Hill, offers eight bedrooms in a shared house for the elderly. Shared housing is defined as a situation where two or more unrelated people live together to their mutual advantage. Unlike a nursing or private care home, it is unlicensed and is more of an arrangement than a business. Residents have their own bedroom and bathroom and share the cooking, dining, and living areas. Residents can arrange to have their own special needs met by having visiting nurses, Meals on Wheels, or other services provided at the house. Putney Cares purchased the house in 1990 and, in 2005, the Brattleboro Area Community Land Trust began managing the house. Seven of the units are income restricted, while the remaining unit is unrestricted to income and age. As of June of 2005, there were three vacancies in the house.

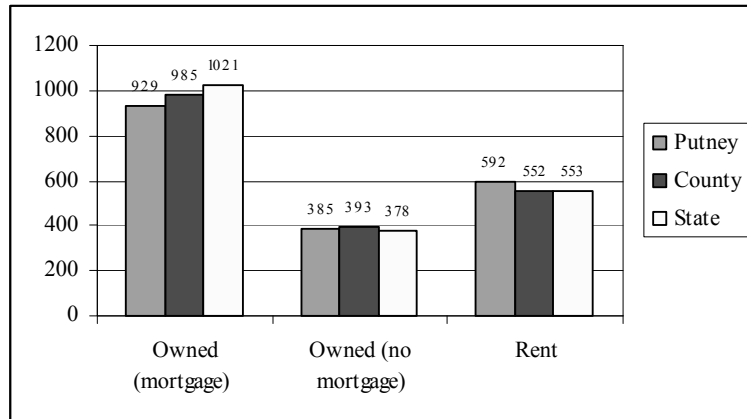
Housing Affordability

Affordable housing is an average price new home or older home in good condition that a person with an average income ought to be able to buy or rent. In order to be considered affordable, housing costs should be no more than 30% of a household's income. For rental housing this includes rent and utilities. For homeownership this includes mortgage (principal and interest), taxes, and property insurance.

The 2000 Census indicated that 23% of all renters and 24% of all owners spent more than 30% of their household income on housing. At the other end of the spectrum, 31% of all renters and 52% of all owners spent less than 20% of their household income on housing costs. Household costs for renters tend to consume a larger percentage of household income, as renters generally have lower incomes than homeowners and have a larger representation of individual over the age of 65 living on a fixed income and under the age of 25 whose salaries, if they are not students, are proportionate to length of time in the workforce. In Putney, 9% of all renters were between the ages of 15 to 24 years old.

As Figure 4 indicates, the median monthly rent in Putney is higher than both the county and state while the median monthly expenses for homeowners was actually below those of the county and state. Nevertheless, over 20% of the town's renters and homeowners are spending more than 30% of their income on housing costs. This should be taken into account when looking at the housing picture in Putney.

Figure 4: Median Monthly Housing Costs in 2000 (Source: 2000 US Census)



While housing markets tend to be cyclical in nature, there is reason to be concerned that Vermont's market will not change from its inflationary pattern anytime soon. In the third quarter of 2004, the Vermont Housing Price Index, which tracks percentage increases in homes, reached a record level, accelerating faster than the last real estate market boom of the last 1980s.⁵ According to the Vermont Housing Awareness Campaign, in order for housing to become more affordable, home prices would need to fall significantly, interest rates would need to stay low, and Vermonters would need to see increases in their income.⁶

Currently, housing affordability is addressed through the activities of non-profit agencies in the area. Brattleboro Area Community Land Trust provides affordable rental housing to low and moderate income households, including families and individuals, persons with disabilities or special needs, and the elderly. The Land Trust can also provide income-eligible homebuyers with a subsidy towards the purchase of a qualifying home. In addition, homebuyers under this program have access to below market rate mortgages as well as financial assistance with closing costs. Southeastern Vermont Community Action Agency (SEVCA) can provide information and referral to area shelters, landlord lists, and assistance in completing applications for affordable housing possibilities.

Future Housing Needs

In summary, the average monthly rental cost in Putney is higher than that of the county and the state while the average monthly expenses for a homeowner is below those of the county and state. According to the Vermont Housing Awareness Campaign, a healthy housing market will have a 3% vacancy rate for owner-occupied housing and a 5% vacancy rate for rental housing. When comparing Putney's vacancy rates with those target percentages, a tight housing market is revealed, a fact that is also echoed at the state level.

⁵ *Economic Review and Revenue Forecast Update*, State of Vermont Emergency Board and Legislative Joint Fiscal Committee, January 2005.

⁶ *Between a Rock and Hard Place: Housing and Wage in Vermont, 2005 Update*, Vermont Housing Awareness Campaign.

Putney's population and number of housing units have leveled off considerably over the past decade. However, the tight housing market and the percentage of people paying more than 30% of their incomes towards housing costs indicate the need for affordable housing in Putney. In addition, should the current trend toward an increase in Putney's special needs population continue, additional rental units or subsidized housing may be necessary in the future.

With the planned upgrades to the wastewater treatment facilities and the construction of the water supply system, Putney should focus on infill housing development in the Village. Infill is the development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing outward development process. The sites are usually served by, or are readily accessible, to services and facilities already provided by the community. Infill development is desirable because it can provide a better alternative to sprawling development patterns, thereby concentrating development in already densely settled areas. Benefits of infill development include providing housing (both affordable and market rate) near jobs and transit, increase in the property tax rate, and new residents to support shopping and services.

Policies

1. Require that the zoning bylaw permit a wide variety of housing options both as to location and type.
2. The Town of Putney will not exclude housing for persons of moderate to low income.
3. Promote housing development within the Village. Locate affordable and special needs housing in areas with access to appropriate services.
4. Collaborate with non-profit housing organizations, government agencies, private lenders, developers and builders in pursuing options to meet the housing needs of local residents.
5. Preserve the rural qualities of Putney, including areas of low density development. Actively discourage continuous residential development along rural roads.

Actions

1. Educate residents about the need for compact development, shared driveways, clustering, and alternative site designs that maximize unbuilt land.
2. Continue to support secondary residential uses on existing lots, without necessarily requiring additional lot area.
3. Assess existing public land and buildings with a view to redevelopment for affordable housing.
4. Provide higher densities for affordable elderly and disabled housing in the village.

5. Establish goals or targets for affordable housing, especially where municipal services (e.g., water, sewer, etc.) make affordable housing projects easier to accomplish.
6. Consider density bonuses as part of Planned Unit Developments as an effective tool to encourage the development of affordable and reasonably priced units.

IMPLEMENTATION

Effective implementation of this Plan requires careful consideration and action by the Townspeople, their Selectboard, Planning Commission, and other local boards, commissions and organizations. As the Town continues to grow and come under additional development pressure, Putney will need to develop methods to deal with the inevitable problems. Among the many available methods which should be considered are the following:

1. **Planning:** The existing planning program should be strengthened, with the Town Boards, especially the Planning Commission, taking the lead. Discussions of planning issues should become a regular part of their agendas. Effort by all the people of the Town is needed to sustain and enrich such programs.
2. **Community Needs/Actions:** In each of the issues addressed by the Plan, a set of actions is listed indicating items of concern that are offered for consideration and further discussion by the community. Following approval of the Plan, it is suggested that representatives of the community establish a schedule for the discussion and possible implementation of these recommendations.
3. **Public Investment:** Public investment is one of the most direct means to implement the Town Plan. Public investment can include spending for water, transportation, housing, open space, recreation, education, and more. Funds to pay for these public expenditures can come from a variety of sources including grants, state aid, taxes, and user fees.
4. **Land Use Regulations:** Zoning bylaws, including flood hazard, shoreland, and wetland regulations, subdivision regulations, and sewage ordinances should be used to promote the public health and safety, environmental quality and protection of the quality of life.
5. **Land Acquisition:** Acquisition by the Town in fee simple, by lease, by easements of development rights, and by gift are the most certain methods for protecting and assuring access and enjoyment of valuable recreational and scenic lands. Landowners can also negotiate conservation agreements with organizations such as the Vermont Land Trust and the Nature Conservancy to protect productive agricultural and forestlands, protect wildlife habitat, natural areas, or public recreation lands.
6. **Taxation:** Vermont's Use Value Appraisal Program encourages long term agriculture and forestry uses of property through tax incentives. The Program encourages the maintenance of undeveloped land for farming, forestry, and public recreation. The Town may also provide property tax relief for qualifying farm, forest, and open space landowners by adopting local tax stabilization programs to reduce local property tax burden. For general purposes, the assessing and taxing of land shall seek to strengthen the policies spelled out in this Town Plan.
7. **Voluntary Action:** Privately-agreed restrictive covenants binding on purchasers of land, special attention and consideration given by private landowners to the objectives of this Plan and its policies when they decide to build or subdivide, formation of non-profit

conservation or community land trusts, participation in the Act 250 review process by abutting landowners, and participation in Town planning by citizens concerned about the future of Putney are all ways to implement this Plan.

REGIONAL COORDINATION

Development Trends In Adjacent Towns and Region

Putney shares boundaries with the Vermont towns of Dummerston, Westminster and Brookline, and with Westmoreland, New Hampshire. Putney's neighboring towns are small and rural compared to the regional centers of Brattleboro and Bellows Falls.

Of the four towns mentioned above, Dummerston and Westminster have the most in common with Putney because of their location in the Connecticut River Valley. These towns are linked by the railroad, Interstate 91, and Route 5. They share similar village and residential land use patterns, and possess some of the most significant agricultural land in the Windham region.

Brookline, located to the west, is principally a residential community in the West River Valley. Topography separates Putney from Brookline, and the lack of a direct year-round accessible road prevents any economic connection. Westmoreland, New Hampshire is to the east of Putney across the River, and like Brookline, has no real impact on Putney because of its relative inaccessibility. There is no bridge crossing directly between the two towns.

Putney residents and businesses depend to a large extent on the regional centers of Brattleboro and Bellows Falls. These regional centers are fully serviced with municipal waste water treatment facilities and water systems, and contain a full range of services supporting development, including transportation, solid waste, power, and communications. They also provide a diversity of other institutional (including schools), governmental, cultural, and recreational opportunities.

In the last decade, Brattleboro experienced significant growth in commercial development and job opportunities compared to Bellows Falls. Recently, Bellows Falls is becoming revitalized with improvements to the downtown and an active arts community. However the greatest change to Windham County's growth took place outside of the regional centers. The towns surrounding Brattleboro and Bellows Falls had significant increases in population as evidenced in the 1990 census. (For more detailed growth information refer to Community profile.)

It has been shown that residents moving into Windham County choose to live in rural areas, and therefore move to smaller towns like Putney and its neighbors. New residents seek not only a rural environment, but also seek to avoid higher tax rates found in the regional centers. These new residents are willing to commute to and from the greater Brattleboro and Bellows Falls areas to avoid higher property taxes, to find more rural surroundings, or to find lower priced housing. The Connecticut River Valley is extremely attractive because of its proximity to the regional centers, scenic beauty, buildable land, and a good transportation network.

Because many Westminster residents pass through Putney on a daily basis, growth and development in Westminster may have more direct impact on Putney than growth in Dummerston, or other neighboring towns. Putney retail businesses, restaurants and services may benefit from such growth, at the cost of increased traffic through the Village.

All projections indicate that the population of Windham County will increase in the future, especially the Connecticut River Valley towns. This growth will have varying impacts on the area towns. Brattleboro and Bellows Falls will undoubtedly remain as the regional centers, and will experience the benefits and hardships of economic growth and increased demand on their infrastructure. The smaller towns, Putney among them, may begin to encounter pressure on transportation systems, resources, and utilities as they try to provide for the needs of an increasing population.

Town Plan Maps and Explanations

A portfolio of large scale maps is available for examination at the Putney Town Offices. These maps were prepared by the staff of Windham Regional Commission under direction of the Putney Planning Commission. Smaller scale maps are attached as part of this Plan.

The maps were prepared to show where and how Town Plan policies should influence future land use and development in Putney. 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 this Plan.

The Planning Commission recognizes that these maps may be subject to inaccuracy and misleading interpretations when applied to small parcels of land. If this is kept in mind by landowners, these maps will be useful when making preliminary decisions about the use of land, its potential for development, and problems that call for more detailed site survey and studies. These maps, however, should not be depended upon as the only basis for investment and development decisions. The Planning Commission and the Windham Regional Commission disclaim any liability for losses incurred through inappropriate or improper use of these maps.

Map 1 - Transportation System

This map includes the Town's network of paved and gravel roads; existing and proposed roads; and railroad lines.

Map 2 - Cultural and Natural Resources

This map identifies known natural resource areas and sites in the Town including locations of Natural Heritage data (including threatened and endangered plant and animal sites, and natural communities), deer wintering areas, and historic sites and structures.

Map 3 - Water Resources

This map identifies water related resources including rivers, streams, lakes, ponds, wetlands, and wellhead protection areas.

Map 4 - Existing Land Use

This map shows existing land use with the following categories: surface waters, roads, forested lands, cropland and pasture, open lands, and structures (residential, commercial, and public).

Map 5 - Proposed Land Use

This map sets forth a classification system for the Town which reflects Town Plan policies, recognizes existing land use patterns, and considers the present and proposed road system within the Town. The Proposed Land Use Map in conjunction with the text describing the Town's land

use classification (see Land Use Element) presents a generalized picture of the Town as it should develop in accordance with sound planning policies.

Map 6 - Community Facilities and Utilities

The map lists cemeteries, recreation sites, schools, community facilities, utilities and conservation lands.

Map 7 – The Putney Village Historic District Map

This map delineates the boundary of the Putney Village Historic District and documents the contributing structures and non-contributing structures for the purposes of the National Register of Historic Places.