

RYEGATE, VERMONT

Town Plan



Adopted Date



The purpose of this plan is to guide the citizens of Ryegate in making decisions with foresight and flexibility. The Plan looks back at Ryegate history, presents information about its present, and attempts to predict its future needs. By doing this, we hope to identify some long-range goals and plans for future growth, seeking balance between preservation of the town's aesthetic beauty and the demand for growth.

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Town Plan



Table of Contents

Introduction	1
Goals and Objectives	2
History of Ryegate	4
Land Use Plan	7
Transportation Plan	13
Utilities and Facilities	17
Preservation Plan	24
Educational Facilities	27
Adjacent Towns and the Region	30
Energy Plan	32
Housing Element	34

Appendices

A. Ryegate Town Plan Survey	36
B. Ryegate Population Change 1790 - 2010	39
Ryegate Maps	Following page 40
Ryegate Base Map	
Land Use/Cover	
Natural Resources Constraints	

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Thanks to past members of the Ryegate Planning Commission and all those who contributed to the drafting of the town plan including David Snedeker and other staff at Northeastern Vermont Development Association.

This document was edited and formatted for printing by Terry Hoffer.



This Town Plan was approved by the Ryegate Selectboard on Adopted Date.

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Annual Thanksgiving Day plunge at Ticklenaked Pond.



INTRODUCTION

The purpose of this plan is to guide the citizens of Ryegate in making decisions with foresight and flexibility. The Plan looks back at our history, presents information about our present, and attempts to predict our future needs. By doing this, we hope to identify some long-range goals and plans for future growth, seeking balance between preservation of the town's aesthetic beauty and the demand for growth.

The Town Plan provides the legal underpinning for our by-laws, the zoning ordinance, and the site plan review process. It gives us the framework to make decisions about what the content of our revised zoning by-laws will be, and guides us in interpreting, administering, and enforcing them. The Planning Commission took care to integrate State Planning Goals into this Plan.

In addition to a community survey, numerous individuals and groups provided comments on sections of the Plan. During the adoption process, the residents of Ryegate and adjoining towns were invited to two public meetings to give their comments. Following the second public meeting, the Selectmen voted to adopt this Plan.

GOALS and OBJECTIVES

During the fall of 2006, the Planning Board sent a survey to about half of the Town's residents (both property owners and tenants). One hundred and fifty, or about 30%, were returned. This high response rate strengthens the validity of the opinions gathered by the survey. The full results of the survey can be found in the appendix of this document.

The survey reflected consensus in the areas listed below. The Planning Board used these goals as it developed the new Town Plan.

Agriculture and Forestry:

- Continue sustainable wood product harvesting.

- Support and expand diversified agricultural enterprises.

- Avoid residential subdivision that limits the economic viability of large parcels historically used for agriculture and forestry.

- Support efforts to conserve land through the Current Use Value Program and Land Trust easements.

- Place a high priority on scenic beauty, open agricultural land, and natural areas.

Residential:

- Encourage slow, sensible growth of middle income and elderly housing.

- Allow for similar numbers of rental units, low-income housing and second homes.

Commerce:

Encourage home-based enterprises/business.

Encourage growth of professional enterprises.

Allow for limited growth of light industry, restaurants, stores, and tourist attractions.

Water Quality:

Strive to protect and improve the quality of ground and drinking water.

Alternative Energy:

Support the expansion of solar, hydro, and wind as sources of electricity.

Recreation:

Nearly 25% of survey respondents were dissatisfied with local recreation facilities. There was some interest in a community facility for local residents (teens and elders especially), which might include meeting space, indoor pool, childcare, and seasonal athletics.

Increase awareness of existing facilities and look to add activities, especially for winter use.

Public Buildings:

Aside from commercial growth, there were no changes necessary.

HISTORY OF RYEGATE

(courtesy of Dwight White)

Benning Wentworth, governor of the Province of New Hampshire, chartered 23,040 acres in the southeast corner of Caledonia County to Richard Jeness and 93 associates on September 8, 1763. This was the town's first speculative real estate transaction. None of the 94 grantees ever saw the land before it was conveyed for one thousand pounds to John Church of Charlestown, New Hampshire in 1767. Church later sold the tract to Reverend John Witherspoon, President of Princeton College.

In 1773, James Whitelaw and David Allen, agents of the Scotch-American Company, purchased the town from Dr. Witherspoon. Whitelaw's survey of the area remains the basis of local property boundaries. In his report to the Scottish investors, he marveled at the fertility of the soil, the abundance of fish in the streams, and the availability of waterpower for sawmills.

According to the New Hampshire Historical Society, the town was named Ryegate in honor of Baron Reigate, a leading British naval figure and Royal Governor of Jamaica.

Ryegate's first Town Meeting was held in May of 1776, the first child was born in 1774, and the first marriage took place in January of 1777. (A progression of events not unlike what goes on today.) The first buildings were along the Bayley-Hazen Road at Ryegate Corner, the only public highway connecting the Wells River Valley with Barnet, Peacham, and Danville. A mail route was soon established along this route, and the first Ryegate Postmaster was General James Whitelaw.

The first school was at the site of what is now Blue Mountain Grange Hall. The town was later divided into ten school districts. In 1914 and 1915, a two year high school was operated in South Ryegate. The District Schools were gradually phased out until only South Ryegate, Ryegate Corner, and East Ryegate had grade schools, with high school students attending schools of their choice in surrounding towns. In 1970 the Blue Mountain Union School was built for students K-12 from the towns of Ryegate, Groton, and the Village of Wells River.



The first buildings in Ryegate were along the Bayley-Hazen Road at Ryegate Corner, the only public highway connecting the Wells River Valley with Barnet, Peacham, and Danville. Ryegate Corner (above) is still in many ways the center of town.

Ryegate may be the only town in Vermont that has had only Presbyterian churches since its charter. The first church, built in 1779, stood in Ryegate Corner at the site of the current Town House. This Church was used by both Associated and Reformed (Covenanter) Presbyterians. Through the years, dissident groups broke away and constructed churches in Ryegate Corner, South Ryegate, and East Ryegate. The East Ryegate church is now owned by the Historical Society.

Railroads were an important factor in the growth and development of Ryegate. The Connecticut and Passumpsic River Railroad began its route to St. Johnsbury in 1850, and the first train of the Montpelier and Wells River Line traversed the Valley in 1873. Farm products, lumber, grain, and thousands of bricks were shipped out of East Ryegate.

Pulp was shipped into the paper mill in East Ryegate beginning in 1906, and millions of pounds of paper were shipped out. From the time it began operation until it closed for the last time in 2001, the paper mill was one of the important industries in town. At various points it produced high-grade news print, ribbon stock, light weight catalog, photo mount, and tablets, to name a few. At its high point in the mid 1900's, employment rose to 140.

In South Ryegate, the railroad allowed the development of the granite industry. Quarries on Blue Mountain and White's Hill supplied finishing sheds in the village. The quarries gradually gave way to a superior grade of granite coming from the Barre area, and closed down completely in the 1930's. The Blue Mountain Quarry reopened briefly from 1986 to 1991 and then, in May of 1993, McCullough Crushing purchased it from the Small Business Administration.

Agriculture has played an important role in the history of Ryegate. The early farms were largely subsistence operations, but sold their surplus butter, lumber, and beef to purchase goods, which could not be made on the farm. They also produced large families of sturdy citizens, who have made their mark on the town and on many other towns in this county. Agriculture continues to play an important role in the economy and landscape of the town. Farms are now fewer, larger, and more mechanized.

Construction on the Ryegate Wood Energy Plant on Route 5 in East Ryegate began in 1991. The plant, completed in November of 1992, provides about 75 jobs and a market for some of the low grade timber, which is so plentiful in the area.

Reminders of Ryegate's history are the old blacksmith shop in Ryegate Corner, which survived the 1941 fire, the Whitehill House in North Ryegate, Long Meadow Inn, an old stagecoach stop on what is now Route 5 in East Ryegate, and the Bayley-Hazen Military Road, now named Bayley-Hazen Road. One of the most significant historic resources is the town records. Some were lost in a fire, but the remainder are kept in a vault and are gradually being microfilmed for safe keeping.

For those interested in an extensive and most interesting account of the history of Ryegate, two volumes are recommended. The first is a History of Ryegate, Vermont 1774-1912 by Edward Miller and Frederic P. Wells, published in 1913, and its sequel, The Down of the Thistle - 20th Century Ryegate, Vermont, written by Dwight A. White and published in 2006.

Recommendation:

As the size and complexity of the collection grows, the Historical Society seeks to secure it in the Whitelaw Hall in East Ryegate. This would include, at the very least, fireproofing and potentially archiving, displaying, and cataloging the collection. This would be a good volunteer effort for local students. The pictures and artifacts should be in a computer data base for ease of access by the public and by researchers.

LAND USE PLAN

EXISTING LAND USE

A) Forests: While there is no town owned forest land, a number of privately owned parcels are managed for a variety of goals including pulp, firewood, logs, chips, and sugaring. The wood product industry is a significant economic contributor to Ryegate residents: trucking, logging, woodchip power plant, planer mill. According to the 2006 State Report, the total number of acres in Ryegate enrolled in the Current Use Value Program is 8,685.25. Of this total, 6,210.17 acres are in forestry, 2,266.59 acres are in agriculture, and 208.49 acres are considered to be nonproductive forest. Based upon these figures, 40% of the 21,624.82 total acreage of the Town is in The Current Use Value Program.

B) Recreation: Town owned sites include: Town Beach at Ticklenaked Pond, Playgrounds in South Ryegate and East Ryegate, and Mills Memorial Field in South Ryegate. State owned sites include fishing access at Symes Pond and Ticklenaked Pond, Wildlife areas on Pine Mountain in Newbury, Roy Mountain in Barnet, and nearby Groton State Forest. Local groups maintain the ball field in South Ryegate, snowmobile trails and the Cross Vermont Trail. Walking, snowshoeing, cross country skiing, ATV use, horseback riding, and mountain biking occur informally on Town roads and private property. Numerous Ryegate residents hunt in various seasons throughout the year. Ryegate attracts hunters and snowmobilers, both locally and from out of the area. Blue Mountain Union School facilities are available to and used by town residents.

With community support and state funding, the Ticklenaked Pond Association has existed for several years. During the summer the Association holds monthly meetings and has worked hand in hand with state agencies to improve water quality. Those efforts have successfully heightened awareness and increased the clarity of the water.

C) Agriculture: Ryegate has several dairy farms, as well as a number of family farms that produce feed crops, beef, lamb, wool, elk, pigs, horses, hay, maple syrup and vegetables. The number of dairy farms has become fewer in the past few years, but many of the farms that have gone out of business are leased by the remaining dairy farms, helping the land to remain open. Non-dairy forms of agriculture are increasing. The volume of maple sugar production has increased of late.

The Vermont Land Trust has helped to conserve 1,346 acres of Ryegate land for agriculture and forestry, in six different parcels. Six other parcels, totaling 1,174 acres, are conserved through the Upper Valley Land Trust. The acreage conserved in the Vermont and Upper Valley Land Trusts amounts to 10% of the total acreage of the town. The total number of acres enrolled in the agriculture Current Use Value Program is 2266.59 acres. All land in Current Use must have a Forestry Management Plan on file with the State of Vermont.

D) Residences: Ryegate has a mix of owner occupied, rental and multi-family structures. The 2010 census showed 620 units. (More details are available at www.housingdata.org)

E) Commerce: The bulk of commercial activity occurs in the three village centers and includes a store, a granite shed, a pottery factory, a bed and breakfast, automotive body repair, an adult day care, earth moving, trucking, sand and gravel, excavation, ledge products, and trash hauling. There are several home occupations, including: day care, hair styling, furniture repair, automotive repair, catering, cake decorating, photography, land maintenance, snow plowing, house cleaning, and home health care. Several Ryegate residents work as contractors out of their homes. We have a Veterinary Clinic, two gravel pits and two campgrounds.

F) Industry: A wood chip power plant opened in East Ryegate in 1992, a welding and steel fabrication enterprise operates out of East Ryegate, and a viable granite shed exists in South Ryegate.

G) Public and semi-public uses: South Ryegate: Library, church, cemeteries (2), Fire Station, Post Office; Ryegate Corner: Town Office, Town House, Grange Hall, Fire Station, Town Garage, Post Office, church; East Ryegate: Post Office, Historical Society building, Recycling Center; North Ryegate: cemetery. Ryegate's pupils attend nearby Blue Mountain Union School.

H) Conservation Lands: The town owns no land set aside for conservation. The State has two Wildlife Areas within town borders. Roy Mountain Wildlife

Management Area, which is mostly in Barnet, extends into Ryegate in the northern portion of the town. Pine Mountain Wildlife Management Area extends into the southwest corner of town, with acreage also in Groton, Newbury, and Topsham. Several landowners have conserved land through the Current Use Program and/or Land Trust easements.

I) Present Land Use Map: Included as an appendix following page 40 and on file/display at the Town Office.

RECOMMENDED LAND USE

A) Forests: Fragmented development reduces the value of forestland - both from an economic and wildlife standpoint. Both habitat and efficient logging efforts benefit from larger parcels of land. The 10 acre minimum lot size should be maintained in the rural portions of Town. Given the strong value residents place on protection of natural areas, consideration should be given to increasing this minimum and/or broadening it to include additional portions of Town.



B) Recreation: The town should support the current recreational activities and look to broaden awareness and access. The town should support regional efforts at building a pool/Rec Center. Increasing lot size minimums in shoreline areas may reduce density and improve water quality. The Town should actively support efforts to improve the quality of water in Ticklenaked Pond and should show continued support for and involvement in the Ticklenaked Pond Association. Given the high priority residents place on water quality, the town should encourage adherence of State septic/wastewater regulations.

The Connecticut River and the Wells River form a boundary on two sides of the town. We propose that additional access points be developed at suitable locations for kayaking, canoeing, and tubing. The Connecticut River Joint Commissions is a potential resource for river recreation.

C) Agriculture: Based on our survey response, Ryegate residents wish to see farming continue and be strengthened.

- While State and Federal policies have a great impact on the economic viability of farming, the town can help keep agricultural land available to farmers by zoning areas with good agricultural soils for agriculture as the principal use.
- Residential and related uses should be conditional to ensure public review before any agricultural land is used for non-agricultural purposes.
- Completion of a LESA (Land Evaluation Site Assessment) could help establish the relative agricultural value of land.
- To preserve the beauty of the town, the Planning Commission recommends that property owners keep their fields open. As a last resort, we would recommend that an incentive of a property tax credit be offered for bush hogging open land.



D) Residential: Based on the survey response, the majority of Ryegate residents like the current pace of residential development.

- The Planning Commission should review the current zoning and see if there can be changes to encourage higher density development in village centers.
- Residential growth should continue with attention to minimum lot requirements and State wastewater permits.
- Minimizing residential building in the more remote areas of town can reduce the taxpayer costs of services including road maintenance, school transportation, and fire protection.

- Zoning should encourage and allow alternative energy sources to supply residential energy needs.

E) Commercial: Ryegate's village centers should continue to provide necessary services for local citizens, for example a post office, store, hair salon, and day care.

- These village centers should be designated as growth areas.
- Other types of growth should occur only as conditional uses, so the public can review the project to see if it is an appropriate or desirable use.



Ryegate's village centers should continue to provide necessary services for local citizens.

- Cell phone accessibility and broadband access throughout the town are needed to allow residents to work at various jobs from their homes.
- Commercial projects that include alternative energy sources should be encouraged.
- Childcare: There is ongoing demand for safe and affordable local childcare. There is a limited number of home-based, licensed day care centers in town. There is a strong need for year-round childcare programs for children of all ages, especially infants. It is in the interest of the Town of Ryegate to encourage and support the creation of additional childcare facilities that meet the diverse requirements of the working population. It is also in the interest of the Town of Ryegate to support the creation of licensed childcare facilities that are run from the home as home occupations.
- Quarries and Gravel Pits: Among its natural resources Ryegate has several gravel and sand pits. Two of the more notable gravel deposits are along the Connecticut River and the Wells River. The value of these lands lies not only in their inherent physical properties, but also because they are resources that directly provide for "public good." Prudent management and use of these resources are essential. Planning associated with these particular natural resources must include a land restoration and site rehabilitation component. Methods for reclamation should include plans for timing and phasing for the restoration, soil replacement, regrading, landscaping, and re-vegetation.

F) Industrial: Survey respondents favor additional light industry. This should be encouraged as long as there is no undue impact on ground water, light/noise pollution, traffic patterns - in short all the criteria covered by Act 250. There are economic benefits from additional jobs close to home.

- Attempts to retrofit currently idle buildings should be encouraged: old granite sheds and creamery in South Ryegate, and the old paper mill in East Ryegate.



Ryegate residents agree that light industry should be encouraged.

- Zoning should encourage solar panels as a way to generate energy for commercial enterprises.

G) Public and semi public: Buildings and uses necessary for the conduct of municipal business and provision of public services should be permitted in those areas where the need is anticipated. Generally such need will be in or near the village centers so as to maximize access to residents. Consideration should be given to the acquisition of land to create a Town Forest, perhaps on Blue Mountain to assure a sizable public holding of undeveloped land within the community.

H) Open Spaces to be Conserved: Steep, remote land, for instance, on Blue Mountain, should not be developed. Likewise, all wetlands need protection from development.

I) Future Land Use Map: This map is on file at the Town Clerk's Office and can be viewed there by the public.

TRANSPORTATION PLAN

PRESENT

A) Highways and Streets

As a rural community Ryegate is quite dependent on its highways and roads. Hence, it is important that the roads be maintained for safe and efficient travel throughout the year.

The major transit routes in Ryegate are US Route 5 and Vermont Route 302, with East Road running from US 5 to Ryegate Corner, and portions of the Bayley-Hazen Road running from the Barnet Town line to Boltonville Road to VT 302.

Total mileage of Town roads is 64.15 miles. Of this total, 13.96 miles are class 2 roads, 43.24 miles are class 3 roads, and 6.95 miles are class 4 roads.

B) Parking Facilities

The Town owns three parking facilities in Ryegate: Town Office lot, Ticklenaked Pond lot and the Town Hall lot. There are several other private and public lots in town. Local residents are using lots near the interstate as an unofficial Park-n-Ride.

C) Mass Transit

There are no mass transit terminals in Ryegate. People may take a Vermont Transit bus from White River Junction or Montpelier. Dartmouth Coach bus service to Boston and Logan Airport departs from Hanover, New Hampshire. Amtrak train service leaves from White River Junction for points south. Freight is moved by rail along the spur that parallels the Connecticut River from Newport to White River Junction. Rural Community Transportation (RCT) provides transportation for Ryegate residents to all types of activities throughout the year. Stagecoach provides bus service from Wells River to Hanover and Dartmouth-Hitchcock Medical Center. The RCT website posts current routes and services.

D) Bicycle Routes and Trails

Bicycle travel is becoming more popular as we see more bike tours enjoying our scenic byways each year. The Cross Vermont Trail offers a bike and walking path from Blue Mountain School, past Boltonville, and on to Groton State Forest. The bulk of this trail is on the old railroad bed and traverses the southern portion of Town. Town roads are generally well suited to bicycling and walking after spring mud season through to the fall.

E) Scenic Roads

Scenic roads are everywhere in Ryegate, from the main highways to the back roads. Scenic qualities include mature trees, long-range views, and historical transportation routes, such as the Bayley-Hazen Military Road. Our most scenic roads afford long-range views east to the White Mountains and west to Orange, Topsham, and Groton. Blue Mountain and Ticklenaked Pond are focal points for many of our scenic roads. Other examples include portions of the following roads: Groton-Peacham, Hall, Witherspoon, Scotchburn, and Stone Road.

F) Airports

There are no airports in Ryegate. There are small, rural airports for private planes in Lyndonville, in Berlin, and across the Connecticut River in North Haverhill, N.H. There is an airport in West Lebanon, NH for commuter flights, with larger, international airports in Burlington, VT, Manchester, NH, Boston MA., Hartford, CT, and Montreal, Quebec.

G) Present Transportation Map

The present transportation and facilities map is on file in the Ryegate Town Clerk's office and can be viewed there.

RECOMMENDED:

A) Highways and Streets

As there is no reason at this time to increase the number of roads, concern should be mainly with the maintenance of existing roads and encouraging the State of Vermont to improve the surface of Route 5. Drivers should respect the 35 mph signs on our backroads to make them safer for all who use them. There was no interest among tax-



Scenic roads are everywhere in Ryegate, from the main highways to the back roads.

payers/residents for any additional paving of town roads that are currently gravel. Maintenance priorities include:

- Replacing Creamery Road Bridge
- Paving the streets in both East Ryegate and South Ryegate villages

B) Parking

At this time, there is a need for additional public parking in Ryegate. We encourage the establishment of an official Park-n-Ride on or near Route 302 and in East Ryegate village.

C) Mass Transit

Additional road-based shuttle or transportation service north to St. Johnsbury, west to Barre/Montpelier, east to Littleton and south to Lebanon, NH would be desirable. There is interest in passenger train service south from the Wells River station to White River Junction. Preferable transportation systems would use alternative fuel, be scheduled to maximize use, and be subsidized for affordability.

D) Bicycle Routes and Trails

The existing extensive network of roads and trails could be better used with better education/publicity, better maps and an increased emphasis on safety (speed limit enforcement). While Route 302 has a wide shoulder; Route 5 does not. Any future improvements to Route 5 should include a bike lane or adequate shoulder for safer riding.

E) Scenic Roads

These roads contribute to the beauty of Ryegate. They should be maintained for all to enjoy. In particular, the Planning Board:

- Suggests there be no additional paving of gravel roads, there be an effort to enforce the speed limit, and there be an effort to preserve the trees lining our roads.
- Discourages residential, industrial and commercial development that would impact Ryegate's scenic vistas.
- Recommends the adoption of an access permit system so that all curb cuts will require a permit. This will enable the town to control the number and location of access points onto town roads in order to minimize erosion and runoff, which impacts adjacent town roads and culverts, and to ensure safe access.



F) Airports

Current Airport facilities are adequate for the needs of Ryegate residents.

G) Future Transportation Map

The future transportation and facilities map is on file in the Ryegate Town Clerk's office and can be viewed there.

UTILITIES and FACILITIES

A) Educational:

Please turn to Educational Facilities Plan (page 27) for information regarding education in Ryegate.

B) Recreational:

Although there is no formal recreation program in the Town of Ryegate, there is much to do in the outdoors throughout the year. At Ticklenaked Pond there is a public beach where one can enjoy swimming as well as boating and fishing; the pond is maintained by the Ticklenaked Pond Association. Three seasons a year, hiking and biking can be enjoyed on Ryegate's very scenic back roads and by ways. Winter brings cross country skiing, snowmobiling, and ice fishing. Downhill skiing can be found at Burke Mountain, an hour north; cultural activities are available in St. Johnsbury and the area of Hanover and Lebanon, New Hampshire.

C) Hospitals:

Because theirs is a rural area, Ryegate residents travel to surrounding towns for health care, including Little Rivers Health Care in Wells River, VT, Cottage Hospital and offices in Woodsville, NH, Northeastern Vermont Regional Hospital in St. Johnsbury, Central Vermont Regional Hospital in Berlin, and Dartmouth Hitchcock Medical Center in Lebanon, NH. Ambulance service is provided by Woodsville Ambulance Service, and Groton/Ryegate FAST Squad assists with primary care. Local Federally Qualified Health Centers provide mental health, limited dental, and primary health care.

Enhanced 911 became a reality on November 17, 1998. Prior to this, a local committee recommended, and the Selectmen adopted, an ordinance naming all of the roads in the Town. A team assigned a number to each building based upon a numbering increment of 5.28 feet. This proved beneficial to emergency providers, as well as others seeking a specific location.

D) Libraries:

A community library in South Ryegate has limited weekly hours. Residents have other options with libraries in Wells River, St. Johnsbury, Groton, Newbury, and the Blue Mountain Union School.

E) Electrical Utilities:

Electrical services are provided by Green Mountain Power, Burlington, and Washington Electric, East Montpelier, Vermont. Ryegate also is home to Ryegate Associates (GDF Suez), a woodchip generating plant that provides power to the New England power grid. The plant has a 22 megawatts capacity and employs 20 people. While not in Ryegate proper, there are two hydro projects on the Wells River, and one at Dodge Falls on the Connecticut River.

F) Water Supply:

Due to its rural nature, most of the town relies on springs or private wells for water supplies. East Ryegate village has its own water system, as does a small portion of South Ryegate.

- **South Ryegate** - The South Ryegate Water Cooperative owns a drilled rock well with a capacity of 150 gallons/minute. This water source supplies 11 residences with 35 people. There is adequate water pressure except for one home, which has low pressure due to elevation. Water is tested monthly for bacteria. The well is located in a residential area where there are gardens and private septic systems, which could introduce contaminants.
- **East Ryegate** - The East Ryegate Fire District No. 2 owns a 174-foot deep gravel well located on the eastern side of the Village between Russell and Wallace Streets. A six-inch water main carries 150 gallons per minute to a 200,000 gallon reservoir situated about 1,000 feet west of Route 5, approximately 100 feet above the Village. This water supply serves about 50 households and the CPM mill. Hydrants connected to the system provide limited fire protection. Samples tested by the Vermont Department of Health in 1990 showed no evidence of volatile organic compounds, and acceptable levels of radiological contaminants and inorganic chemicals. Water pressure is adequate throughout the system. There are homes within 50-100 feet of the water source, which could cause contamination through the use of fertilizers or pesticides.

G) Sewage Disposal:

East Ryegate Fire District includes sewage for the village; South Ryegate Waste Water District provides sewage for 14 units. The rest of the town relies on private septic systems.

Built in 1985, the East Ryegate sewer system serves 38 residences. Grey water is pumped from a gravity fed cistern to a covered sand filtration complex. Filtered water aerates in a weir and is then tested for coliform counts. If needed, minute amounts of chlorine are added prior to the water's return to the Connecticut River.

The system is permitted by the State of Vermont for 10,000 gallons per day. Currently between 4,000-5,000 gallons are processed each day.

Maintenance projects include possible removal and replacement of the filter sand in the next 5-10 years. Sand effectiveness and water quality are tested regularly with results provided to the State.

The entire system was built with bond funding. Bond payments and annual maintenance are funded by taxation of East Ryegate residents who use the system.

The East Ryegate water system was recently upgraded and revised. Piping was replaced, the stand-by chlorination system was upgraded and the cistern was repaired. The system serves about 55 homes. Samples are tested frequently, and it is rare that any chlorine is required.

South Ryegate's community sewage facility serves 16 residences. It handles 4000 gallons of sewage per day, below its capacity of 6000 gallons per day. Built in 1982, it has outlived its expected lifespan. The leach field may require replacement in the near future. The South Ryegate sewer has a holding tank and leach field. It is permitted for 6000 gallons/day, and about 4000/day go through it. There is annual engineer testing.

All on-site septic systems (and potable water supplies) are regulated by the State of Vermont. Within the Agency of Natural Resources, the Department of Environmental Conservation is responsible for this.

H) Refuse Disposal:

Refuse disposal is handled by privately contracted businesses. They transport refuse to approved landfills. Also, the town, in a joint effort with Groton, has recycling opportunities on Friday evenings and Saturday mornings in East Ryegate village. Ryegate is part of, and supports, the Northeast Kingdom Waste Management District. NKWMD maintains the required solid waste implementation plan. Approximately 107 tons of recyclable materials were collected from the two towns during 2009, an increase of eight tons from the year before. This figure includes scrap metal which was collected and recycled. However, the recycling rate of the two towns is 14% of the total trash generated. This is somewhat below the statewide goal of 50%. An encouraging statistic, though, is that Groton and Ryegate generated 1.48 pounds of trash per person per

day in 2009. This is 33% less than the state goal of 2.7 pounds of trash per person per day.

The recycling center in East Ryegate is staffed completely by volunteers from Ryegate and Groton. While the service is free, there is a nominal charge for certain items, such as electronics. A new larger building and rearrangement of the grounds for a more efficient operation was completed in 2008. Based upon a 2007 survey mailed to each household in the two towns, the large majority of those who responded indicated a preference to remain in the present location, have extended hours, and to be open on a weekday or evening. The Northeast Kingdom Waste Management District is working on obtaining certification for the East Ryegate site to accept trash, using an on-site compactor. There are long-term plans to look into on-site composting.

While the new facility is adequate, there are plans to put cardboard and plastics in a roll-off to free up room. In addition, scrap metal collection will be improved with containers set at ground level. There is a need to find a better way to handle the collection of tires.

I) Storm Drainage:

Storm drainage consists of ditching along town roads and, where necessary, culverts that allow water to run under roads.

J) Fire Department:

At present, the size of the fire stations and the associated equipment are considered adequate.

The Town's Annual Report lists the fire fighting vehicles and their year of purchase. The complexity of fighting fires may lead to increased cooperation between neighboring departments. The Ryegate Fire Department is an active member of Twin State Mutual Aid and Capital Mutual Aid. The town has a Basic Emergency Operations Plan in place. However, the document needs to be updated and adopted annually.



K) Other Facilities:

The Town Office is located on North Bayley-Hazen Road. It houses the offices of the Town Clerk, Listers, and Treasurer, and a postal branch, the Ryegate Rural Station.



The town offices include offices of the town clerk, listers, treasurer, and a postal branch, the Ryegate Rural Station.



The Ryegate Town House is used for town meetings and elections.

Located just up Witherspoon Road is the Grange Hall and the Town Hall, the latter used for Town Meetings and elections. The Ryegate Volunteer Fire Department has facilities in both Ryegate Corner and South Ryegate village.

RECOMMENDATIONS:

1. Preserve the traditional use of historic buildings within the Town, specifically churches, the Town House, and Grange Hall.
2. Support the Cemetery Commission's efforts to preserve and maintain cemeteries in Ryegate.
3. 24 V.S.A Section 4413 states that unless reasonable provision is made for public necessities such as public utility power generating plants and transmission facilities; state or community owned institutions and facilities; public or private schools and other educational facilities; churches and other places of worship, convents, and parish houses; public and private hospitals; regional solid waste management facilities; and hazardous waste management facilities, the town cannot regulate their location. It is recommended that uses of this type which are not specifically covered elsewhere in this plan be located so as to be the most compatible with present and planned private facilities, and that future revisions of the zoning regulations make provisions so these uses can be regulated.



The Town Plan supports the formation of a Recreation Committee to oversee and coordinate public recreational facilities including those on or near the railroad bed, Ticklenaked Pond, South Ryegate ballfield, Symes Pond, and the Connecticut River.

4. We recommend that a Recreation Committee be formed to oversee and coordinate public recreational facilities. (Railroad Bed, Ticklenaked Pond, South Ryegate ballfield, Symes Pond, and Connecticut River). Acquire or conserve green space or park for community gatherings.

5. Support the upgrade and maintenance of both the East Ryegate and South Ryegate water systems.

6. We recommend that, in the future, the Town acquire land for the establishment of a Town Forest for use by the townspeople. Benefits of this would include watershed protection, forest products, wildlife habitat, and public recreation and education.

7. We support the Fire Department's efforts to maintain and update its equipment. In addition, we support the Fire Department's goals to:

- Improve water sources and supplies.
- Add hydrants.
- Purchase a generator for back-up power for the fire station and town garage.
- Improve recruitment and retention of firefighters.
- Support training for safety and competency of Ryegate's firefighters.

8. We will continue to rely upon County and State Law Enforcement as well as on a regional Ambulance Service and Groton-Ryegate FAST Squad.

9. The rate of growth within the Town should not exceed the ability of the community and the area to provide facilities and services.

10. Recommendations (regarding South Ryegate and East Ryegate Water Systems):

- Add overlay zone to zoning bylaw for wellhead protection areas to the zoning bylaw.
- Develop source protection plans for both community water supplies, which identify all potential sources of contamination and suggest strategies for minimizing the risks coming from these sources.
- Enlist cooperation of land and home owners within wellhead protection areas to help minimize risks of contamination from existing land uses.
- Determine capacity of existing wells and plan for future supply-replacement in case of contamination, and additional supply to accommodate future population growth.

11. Consider creating a capital improvements plan, to coordinate upkeep and/or replacement of town facilities, for example, to expand the Town's document vault.

12. Improve local technology, including more comprehensive cell service and broad band access. Consider creating a Town website.

PRESERVATION PLAN

A) Rare and Irreplaceable Natural Areas

The people of Ryegate have historically had great respect and admiration for its natural landscape. Farming, forestry, and quarrying have played an important role in forming this landscape. The Town will need to become more actively supportive if these are to be an important part of Ryegate's future. Of the 21,624.82 acres within the town, 8,685.25 acres are enrolled in the Current Use Program, which provides benefits for landowners actively managing their land for farming or forestry.

The Town has three ponds within its border. Ticklenaked Pond (48 acres) is used for both swimming and fishing and has a public beach and public fishing access, Upper Symes Pond (20 acres), and Lower Symes Pond (57 acres), which has a public fishing access.

Ryegate is blessed with a significant amount of critical wildlife habitat. We have one of the highest deer populations in Caledonia County. The Roy Mountain Wildlife Management Area covers 331 acres, and the Pine Mountain Wildlife Management Area covers 68 acres.

B) Scenic Features

The Town of Ryegate maintains 57 miles of scenic roads within its borders. The eastern two-thirds of Ryegate is within the Upper Connecticut River Basin.

C) Historic Features

The Planning Commission recognizes that numerous buildings have historic significance, in particular our churches, old school houses, and original agricultural buildings.

Over time property owners have maintained or renovated these structures, sometimes with public grant money. For example, South Ryegate's Row Houses have been completely renovated, and original lighting has been restored on the Church Street bridge.

The Women's Group in South Ryegate, the Historical Society, and the Cemetery Commissions have made particular efforts in this area.

The Planning Commission identifies eight historic districts: North Ryegate, Mosquitoville, Wormwood District, East Ryegate, South Ryegate, Ryegate Corner, Symes Pond, and Bible Hill.

The granite industry has played an important part in Ryegate's history.



The Historical Society uses the old East Ryegate Church for meetings, lectures, and storage of historical items. The old First Presbyterian Church in South Ryegate is currently used as a residence. The two active churches are the South Ryegate Presbyterian Church and the Ryegate Corner Presbyterian Church. We consider views, historic agricultural barns, and land as rare and irreplaceable treasures. The Whitehill Stone House in North Ryegate has special historic significance. The Bayley-Hazen Road is a regional historic landmark. We consider views, historic agricultural barns, and land as rare and irreplaceable treasures.



We consider views, historic agricultural barns, and land as rare and irreplaceable treasures.

RECOMMENDED:

1. The Planning Commission encourages people to apply for Vermont Historic Barns Preservation Grants and similar programs to help in the maintenance and upkeep of their old barns.
2. For the health of the environment, our bodies of water need to be protected. Clean drinking water is essential, and we need to protect the aquifer from contamination (Refer to the Aquifer Map in the appendix.)
3. In the interest of preserving open spaces, and in keeping land in its historical use, the Planning Board encourages renting land to local farmers, haying or pasturing your open land, or, if need be, bush hogging it. The Town could consider financial support for bush hogging particularly scenic fields in a hardship case.
4. We recognize the importance of our agricultural heritage and want the physical structures (barns, silos, sugar houses, etc.) preserved. We want to see the land used as a working agricultural landscape. Harvesting crops, livestock, and seasonal tasks such as sugaring and haying are part of our heritage, and we want to preserve that. One way to preserve this is to have the land used for diversified and/or alternative agricultural enterprises.
5. Ryegate residents and wildlife depend on clean air and clean water. The Town should not allow development that adversely affects the quality of air and water.

EDUCATIONAL FACILITIES

CURRENT:

Blue Mountain Union School was built in 1970 to serve the Village of Wells River and the Towns of Ryegate and Groton. Situated on a parcel of land that is located a short distance west of the Village of Wells River north of VT 302 and east of Interstate 91 the building underwent extensive interior renovations in 1998. The facility includes classrooms and a number of special purpose rooms that include a cafeteria, a gymnasium, two computer labs, a beautiful library, two science labs, an art room, a music room, and a home economics room. On the grounds surrounding the building are two playgrounds, a tennis court, and athletic fields for soccer, softball, and baseball. A staff 80-90 teachers, paraprofessionals, clerical staff, cafeteria staff, custodians, and administrators are responsible for the approximately 450 students. The School District's Annual Report is available at www.bmuschool.org.

The enrollment at Blue Mountain Union has stayed in a stable range over the past five years, and based on current population trends, it should remain steady over the next several years. Students from Ryegate currently make up about 40% of the total number. Historically, tuition students constitute approximately 5% of the student body.

Adult education options are available nearby, through, for example, CCV, the College of Lifelong Learning, Riverbend, and LNA certification at nearby extended care facilities.

Installed in 1998, a wood chip fired boiler provides heat to BMU and saves money for the taxpayers. The boiler is carbon neutral. A solar panel demonstration project may pave the way for a larger scale project, which might provide a significant portion of the school's electricity.

Routine maintenance is ongoing, including gym floor resurfacing and carpet replacement which will need to be completed in the near future.

**Blue Mountain Union School
Student Enrollment Data
January 19, 2011**

Grade Level	Groton	Ryegate	Wells River	Total
Preschool 3 years old	4	3	3	10
Preschool 4 years old	8	13	2	23
Kindergarten	18	15	10	43
Grade 1	12	17	6	35
Grade 2	16	8	5	29
Grade 3	11	19	6	36
Grade 4	17	9	3	29
Grade 5	9	13	4	<u>26</u>
Subtotal (Pre K - Grade 5)	95	97	39	<u>231</u>
Grade 6	7	11	3	21
Grade 7	21	8	3	32
Grade 8	6	13	1	20
Grade 9	15	5	3	23
Grade 10	12	17	2	31
Grade 11	16	13	2	31
Grade 12	13	16	2	31
HS Ungraded			1	<u>1</u>
Subtotal (Grade 6 - 12)	90	83	17	<u>190</u>
Total (Pre K - Grade 12)	185	180	56	421

Other Student Enrollment

Description	Groton	Ryegate	Wells River	Total
Home School Taking Courses		2		2
Tuition Students				
Barnet				7
Monroe				4
Topsham-Corinth				10
Peacham				1
School Choice				
Newbury				5
Subtotal Other Enrollment				<u>29</u>
Total Blue Mountain Union School Student Enrollment				450

RECOMMENDED:

Priorities for the school and curriculum growth would include:

- Foreign languages, starting in the lower grades, and eventually adding an additional language for the middle school.
- Strengthen the science and math programs, and increase the number of advanced courses.
- An after school program.
- Retire the existing bond.
- Maintain flexibility regarding enrollment.
- An auditorium/second gym to allow for increased community use.
- Given the effort/climate to consolidate districts, we should do the best we can to keep what we have.
- Continue to explore energy efficient options, in particular solar energy. Support integrating alternative energy and environmental awareness with the curriculum.
- Factor economic realities with the need for curriculum and physical plant growth.

ADJACENT TOWNS AND THE REGION

The Town of Ryegate is bordered by Groton, Peacham, Barnet, Topsham, and Newbury, with the Connecticut River (and New Hampshire) as the town's eastern border. Surrounding towns are very similar topographically. Each of the Vermont towns involved has several small villages within the town. These towns have active farms, and the residents want to keep it that way and encourage more agriculture development, according to responses on questionnaires. Each has rolling hills with good combinations of fields and woods. Ryegate has a mutual aid agreement with all the towns surrounding it and with New Hampshire towns across the river. Twin State Mutual Aid is dispatched out of Haverhill, New Hampshire.

Ryegate and Groton have worked closely in joint efforts with the fire department and recycling.

Directly to our east is the Connecticut River and the New Hampshire towns of Bath and Monroe. They are similar geographically to Ryegate, however, Monroe did not have a Town Plan as of 2009.

Haverhill is a large town and the County Seat for Grafton County, a large county in the center of the state. Woodsville is the biggest village in Haverhill and has encouraged development. Woodsville now has a WalMart, and this has an effect on the whole area.

The land use goals of Ryegate's neighbors are similar to our own. Most plans have in common the following goals:

- To preserve the rural character of the town by maintaining the historic settlement pattern of the town center.
- To encourage appropriate development of business and economic activity.
- To protect the natural and historic features of their landscape.
- To maintain and improve the quality of the air, water, and land.

- To ensure that public facilities grow sustainably with the growth of the town's population.

The current status of planning and zoning among Ryegate's neighboring towns is as follows:

Groton: Town Plan adopted August 6, 2009. Zoning bylaw in effect and last updated March 2, 2004.

Peacham: Town Plan adopted June 15, 2005 (expired, but the Planning Commission is working on an update). Zoning bylaws in effect and last updated December 7, 2005.

Barnet: Town Plan adopted September 22, 2008. Zoning bylaw in effect and last updated October 9, 1997. Roy Mountain Wildlife Management Area straddles the Barnet-Ryegate town boundary. This is managed by the State of Vermont, and there are no conflicting land uses.

Topsham: Town Plan adopted January 24, 2005 (expired). The town has no zoning bylaw in effect.

Newbury: Town Plan adopted September 26, 2005 (expired). The town has a zoning bylaw in effect. It was last adopted June 11, 2007. The town also has subdivision regulations in effect, last adopted March 5, 1996.

ENERGY PLAN

GOAL

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

PRESENT

A. Energy Resources

The citizens of Ryegate are able to purchase the energy for their heating and lighting needs from a variety of sources. Electric grid access is available from Green Mountain Power and the Washington Electric Co-op. Petroleum based products (propane, fuel oil and kerosene) are sold and delivered by several local distributors. Diesel and gasoline are sold at local gas stations, only one of which is actually located in Ryegate. Firewood can be purchased from numerous local suppliers or cut on one's own land.

Currently there appears to be ample supply of these traditional energy sources. With time the imbalance between world-wide demand for and supply of oil may affect both the price and availability of petroleum products. With the increased price of oil in the past few years there has been a shift towards more wood based heat sources (e.g. Blue Mountain School woodchip heat plant, individual homeowners installing outdoor wood furnaces). Note: The State of Vermont regulates the siting and installation of Outdoor Wood Boilers. There are required setbacks and stack heights that need to be adhered to when these are installed.

B. Conservation of Energy

Ryegate residents have access to weekly recycling. The volume of recyclables collected has steadily increased over the years. A new Town financed Recycling Center has capacity to process more material in future years. Residents have access to State of Vermont weatherization assessment and funding.

NETO/HEAT has an office in St. Johnsbury, and they provide weatherization assistance. Efficiency Vermont provides many incentives for residences and businesses to make efficiency improvements in lighting and weatherization.

NVDA has provided energy efficiency audits for municipal buildings in Ryegate. There are specific recommendations that the town can act on to save money.

Federal and State tax incentives are available to encourage installation of insulation and other conservation measures.

C. Development of Renewable Energy Resources

Several Ryegate residents have installed small scale solar electricity and hot water systems. There are a few homes 'off-the-grid.' To date there have been no small scale wind or hydro projects. The woodchip plant and Dodge Falls Hydro are Connecticut River based large projects. Two smaller projects are sited on the Wells River, right on the Town's border.

D. Land Use and Energy Conservation

Many newer and a few older Ryegate dwellings have been built with attention to conservation of energy. Among those techniques are copious insulation, maximizing southern exposure, and earth-sheltering.

RECOMMENDED:

- Encourage the development of alternative energy resources in Town. Focus on renewable energy sources such as wind, solar, and hydroelectric. Minimize local regulatory hurdles (zoning) for installation of such systems.
- Encourage the Town to adopt a policy that taxpayer financed building or maintenance projects must consider energy efficiency and future energy costs.
- Encourage awareness of and adherence to state and national efficiency building codes (e.g. Energy Star rating).
- Increase awareness of the benefits of efficiency and weatherization programs offered through agencies such as Efficiency Vermont, NETO/HEAT, and others.
- Plan for Town buildings and vehicles to transition away from oil based energy and toward alternative fuels.
- Anticipate growth of recycling volume. Support acquisition of building space and equipment needed to handle this.

HOUSING ELEMENT

GOAL

To ensure the availability of safe and affordable housing in an amount sufficient to meet the needs of Ryegate's citizens.

PRESENT

A. Housing

The 2010 Census reported 620 dwelling units in Ryegate. Of these 478 were occupied and the remaining 142 were vacant. 109 of the 142 vacant dwelling units were held for seasonal, recreational or occasional use. The dwelling units house an average of 2.84 people per unit. Most of Ryegate's units (80%) have 5 or more rooms.

About one half of Ryegate's housing has been built since 1959. This rate of building amounts to 6 new homes per year. Nearly all (97%) of the units have complete plumbing and kitchen facilities.

B. Affordability

A common definition of affordability is that rent or mortgage payments not exceed 28% of the occupant's gross income. Owner occupied dwellings commonly use 35% of housing costs (mortgage, insurance, taxes, utilities) as a measure of affordability.

Census sample data suggest there may be nearly 50% of renters and 33% of owners paying more than the suggested 28% and 35% respectively.

For further information, go to Vermont Housing Data website at www.housingdata.org. Housing and census information is available for Ryegate and Caledonia County, and all Vermont towns.

RECOMMENDED

Ryegate residents have requested local senior/elderly housing so they can age locally, be near to family, and contribute to their community. Likewise, there is an ongoing need for high quality child care centers in town.

The limited number of affordable housing units is our most pressing issue. Creative use of multi-unit buildings, partnering with State and Federal housing agencies and private initiatives will be needed to increase the stock of affordable housing. Gilman Housing Trust is the regional housing developer, and they assist communities with development of affordable housing.



South Ryegate has grown with residential, commercial and light industrial development along the corridor created by US 302.

Ryegate Town Plan Survey Results *

1. How satisfied are you with the current quality of Ryegate's municipal services?

	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied
Elementary School	44	53	16	9
High School	39	53	17	10
Road Maintenance	77	44	18	5
Police Response	52	52	14	3
Sheriff Response	38	54	14	5
Fire Protection	91	33	10	5
Solid Waste Disposal / Recycling	88	42	14	3
Recreation Facilities	32	56	23	12
Offices of the Town Clerk	123	37	1	0
Snow Removal	101	39	10	5

2. Rank the services according to their importance to you.

RANK (1 = Low; 5 = High)	1	2	3	4	5
Elementary School	32	11	24	10	70
High School	32	11	27	10	67
Road Maintenance	10	5	10	37	95
Police Response	14	9	20	33	76
Sheriff Response	23	10	25	35	62
Fire Protection	9	11	12	19	101
Solid Waste Disposal / Recycling	8	11	42	29	70
Recreation Facilities	14	16	48	41	35
Offices of the Town Clerk	2	10	26	44	73
Snow Removal	8	3	10	27	101

3. Is zoning in the Town of Ryegate ...

Too Restrictive	Just Right	Not Restrictive Enough	No Opinion	Not Familiar with Zoning
18	54	26	23	27

* During the fall of 2006 the Ryegate Planning Board sent a survey to about half of the town's residents (both property owners and tenants). One hundred and fifty, or about 30%, were returned. This appendix presents the results of that survey.

Ryegate Town Plan Survey Results

4. What level of development for each of the following activities would you prefer in Ryegate?

	More	Stay the same	Less	No Opinion
Home-based Business	66	61	3	20
Agriculture	74	62	8	7
Light Industry	73	50	13	14
Vacation Homes	23	67	45	14
Residential Housing	36	88	9	12
Elderly Housing	83	50	4	11
Tourist / Recreation Attractions	43	64	16	17
Restaurants / B&Bs	46	81	4	13
Professional	50	14	6	20
Retail	48	68	9	18

5. Rate the following resources by priority:

	Most Important	2	3	4	Least Important
Surface water (streams and ponds)	72	37	17	4	2
Groundwater (drinking water)	95	26	8	3	0
Open land	63	35	24	6	4
Forest land	63	35	32	4	4
Wetlands	43	37	28	8	13
Deer yards / Wildlife areas	56	57	22	4	2
Scenic beauty	77	31	18	4	10
Economic Development (jobs close to home)	50	38	33	6	6
Education	90	16	24	3	3
Transportation	35	43	40	10	10
Natural areas	53	45	26	8	3
Alternative Energy	66	34	21	10	2
Housing	33	40	34	13	14
Agricultural land	74	31	20	12	1

6. Should we encourage the selectmen to pave more roads?

Yes	No	No opinion
51	76	17

7. Should we encourage more agriculture?

Yes	No	No opinion
95	31	16

Ryegate Town Plan Survey Results

8. Should we encourage cluster development?

Yes	No	No opinion
33	95	14

9. Should Ryegate develop a way to preserve and/or replace trees that line town roads?

Yes	No	No opinion
74	41	29

10. What kind of town would you like Ryegate to be in 20 years?

More Rural	More Agriculture	More Residential	More Village Centered	More Commercial	Same as Now
6	26	6	29	12	71

11. Do you think there is a traffic/noise problem in Ryegate that needs to be addressed?

	Yes	No
Traffic	26	112
Noise	14	120

12. Housing in Ryegate can best be described as ... (check one or more)

Affordable	Expensive	Adequate	Dilapidated	Unsafe	Unavailable
25	34	64	3	1	11

13. Ryegate should develop residential housing in what areas?

	More	Less	Stay the same
Affordable rental houses	38	16	74
Affordable rental apartments	40	23	64
Mid-income houses	77	5	51
Low-income houses	26	37	61
Elderly	88	2	40
Mobile homes / Trailer parks	13	66	49
Vacation or second homes	22	41	64

14. How do you feel about the rate of growth in Ryegate?

	Too Rapid	Too Slow	Just Right	No Opinion
Residential	18	16	82	15
Commercial	5	53	60	38
Industrial	3	48	62	34

Ryegate Town Plan Survey Results

15. Should Ryegate encourage more use of solar, hydroelectric and wind energy?

Yes	No	No opinion
128	16	16

16. Do you use any of the following for swimming, boating or fishing?

	Yes	No
Ticklenaked Pond	68	80
Harvey's Lake	77	67
Connecticut River / Wells River	54	90
Hall's Pond	30	104
Groton State Forest	79	71
Other	19	41

Appendix A - 4

Ryegate Population Change

1790	187	1900	995
1800	415	1910	1,194
1810	812	1920	1,188
1820	994	1930	1,216
1830	1,119	1940	1,105
1840	1,223	1950	996
1850	1,606	1960	894
1860	1,098	1970	830
1870	935	1980	1,000
1880	1,046	1990	1,058
1890	1,126	2000	1,150
		2010	1,174

Data from US Census

Appendix B





