

**TOWN OF SUTTON**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Sutton, VT that the Sutton Planning Commission will hold a public hearing in the Sutton Town Offices on **Monday, November 5th at 6:00 p.m.** This hearing will be held for public review of and comment on the proposed Sutton Town Plan pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed Sutton Town Plan is to establish a coordinated and comprehensive planning process to guide decisions made by the Town. The proposed Sutton Town Plan, if and when adopted, will affect all lands within the Town of Sutton.

- I. INTRODUCTION AND OVERVIEW
  - A. A Sense Of Place
  - B. A Sense Of The Future
- II. HISTORY OF SUTTON
- III. LAND USE PLAN
  - A. Geology and Topography
  - B. Goals
  - C. Existing Land Use
  - D. Proposed Land Use
  - E. Existing and Proposed Land Use Maps
  - F. Implementation
- IV. TRANSPORTATION PLAN
  - A. Goals
  - B. Existing Transportation Facilities
  - C. Proposed Transportation Facilities
  - D. Existing and Proposed Transportation Maps
  - E. Implementation
- V. UTILITY AND FACILITY PLAN
  - A. Goals
  - B. Existing Facilities
  - C. Proposed Facilities
  - D. Existing and Proposed Utilities and Facilities Maps
  - E. Implementation
- VI. PRESERVATION PLAN
  - A. Natural Areas, Features, and Resources
  - B. Scenic Features and Resources
  - C. Historic Features and Resources
  - D. Implementation
- VII. EDUCATIONAL FACILITIES PLAN
  - A. Goals
  - B. Present Uses of the Local Public-School System
  - C. Proposed Uses of the Local Public-School Building
  - D. School System Map
  - E. Implementation
- VIII. ADJACENT TOWNS
  - A. Barton
  - B. Burke
  - C. Lyndon
  - D. Newark
  - E. Sheffield
  - F. Westmore
  - G. Wheelock
  - H. Regional Context
- IX. ENERGY PLAN
  - A. Goals
  - B. Objectives of Sutton Energy Committee Charter
  - C. Energy Resources & Usage
  - D. Conservation of Energy
  - E. Development of Renewable Energy Resources
  - F. Land Use and Energy Conservation
  - G. Renewable Energy Siting Standards
  - H. Implementation
- X. HOUSING ELEMENT
  - A. Introduction
  - B. Goals
  - C. Analysis
  - D. Conclusion
  - E. Implementation
- XI. Economic Development
  - A. Economic Overview
  - B. Challenges and Opportunities
  - C. Opportunities in a Regional Context
  - D. Conclusions
  - E. Implementation

Copies of the proposed Sutton Town Plan may be obtained from the office of the Sutton Town Clerk. Office hours are Monday – Thursday: 7:30am – 4:00 pm. A copy of the plan is also available on the Town of Sutton web site: <http://suttonvt.org/>

Dated in Sutton, Vermont, October 3, 2018. Written comment may be directed to the Sutton Planning Commission, 167 Underpass Road, Sutton, VT 05867

**TOWN OF SUTTON PLANNING COMMISSION**

## Planning Commission Reporting Form for Municipal Plan Amendments

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

*“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. **The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.**”*

The draft amendment is not a substantive update to the plan amendment adopted in 2013. At that time, the plan was amended to strengthen consistence with planning goals of 24 VSA §4302. The plan amendment was approved by the regional planning commission.

This draft amendment was amended to reflect:

- Statistical updates, such as American Community Survey;
- Act 46 and realignments to the school board;
- Unexpected changes to the EB-5 program, which was going to have a substantial impact on the region’s economy

The draft amendment also reflects recommendations of the previous plan that were accomplished:

The 2013 plan calls for the creatin an industrial use corridor along Route 5 that establishes scale and intensity of uses considered suitable, as well as standards for siting such uses. The 2013 plan also recommended establishing standards and policies for siting home-based businesses and industrial. Both recommendations were carried out in the update to the bylaws in 2017 (Unified Development Bylaw). This proposed plan amendment reflects the changes to the bylaw and recommends the use of tax incentives for siting new economic development in the Commercial/Industrial district.

The 2013 plan proposed a strategy for joining the National Flood Insurance Program and advocates for standards that exceed the NFIP minimum threshold by prohibiting new development from the special flood hazard area, including areas that have been identified as subject to fluvial erosion (“river corridors”). The 2017 update to the Unified Development Bylaw did contain standards sufficient for joining the National Flood Insurance Program (Sutton joined in 2017), but the Town lacked support for exceeding the minimum standards. This proposed amendment recommends continued evaluation of river corridor data.

The 2013 plan recommended an density-based approach for the town’s working lands that allows for smaller residential lot sizes while maintaining an overall density of one unit per 25 acres. The plan amendment acknowledges changes to the town’s bylaw by the creation of a working lands district that maintains an overall density of one unit per 10 acres.

The 2013 plan recommended higher densities in and around the village area. The plan amendment further promotes compact dense development in this area by pursuing Village Center

Designation from the state of Vermont. If designated, income-producing properties in the village core will be eligible for state tax credits on certain fit-up and rehabilitation projects.

Finally, the plan amendment contains expanded siting standards for renewable energy. These standards simply reinforce the sentiment of the 2013 plan that utility scale wind is inappropriate for the Town. If adopted, the Town will not seek Substantial Deference (i.e. Certification of Act 174 Compliance) from the regional planning commission for this plan amendment. However, the Town anticipates a subsequent update to the plan that will be eligible for certification.

*If the proposal would alter the designation of any land area, the report should cover the following points:*

1. *The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*

The overall pattern of land use is consistent with Sutton's traditional rural design because: the plan encourages a) denser development in and around the village area b) lower overall densities in Sutton's working lands, and c) auto-dependent industrial uses on limited areas along Route 5.

2. *The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:*

(A) *the municipal tax base; and*

Industrial uses, if properly sited, could contribute to the municipality's tax base.

(B) *the need for public facilities;*

None.

3. *The amount of vacant land which is:*

(A) *already subject to the proposed new designation; and*

The only proposed new designation in this amendment is the core of Sutton Village, which may be eligible for Village Center Designation.

(B) *actually available for that purpose, and the need for additional land for that purpose.*

There is no additional land needed for Village Center Designation.

4. *The suitability of the area in question for the proposed purpose, after consideration of:*

(A) *appropriate alternative locations;*

(B) *alternative uses for the area under consideration; and*

(C) *the probable impact of the proposed change on other areas similarly designated*

5. *The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area."*

It is the opinion of the Town that the pattern and intensity of development in Sutton's village is in keeping with the built environment required for Village Center Designation. There is no other land that would be suitable for such designation.

**Please Note:**

- ❖ The planning commission must hold at least one public hearing within the municipality after public notice on any proposed plan or amendment.
- ❖ At least **30** days prior to the first hearing, a copy of the proposed plan or amendment and the written report must be delivered with proof of the receipt, or mailed by certified mail, return receipt requested, to each of the following:
  1. the chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that municipality;
  2. the executive director of the regional planning commission of the area in which the municipality is located;
  3. the Department of Economics, Housing and Community Development within the Agency of Commerce and Community Development; and
  4. business, conservation, low income advocacy and other community or interest groups or organizations that have requested notice in writing prior to the date the hearing is warned.
- ❖ The planning commission may make revisions to the proposed plan or amendment and to any written report, and must thereafter submit the proposed plan or amendment and any written report to the legislative body of the municipality.
- ❖ If the legislative body changes any part of the proposed plan, the planning commission must submit to the legislative body, at or prior to the public hearing, a report that analyzes the extent to which the changed proposal, when taken together with the rest of the plan, is consistent with the legislative goals established in 24 V.S.A. §4302.
- ❖ Simultaneously with the submission, the planning commission must file with the clerk of the municipality a copy of the proposed plan or amendment, and any written report, for public review.

# *Sutton Town Plan*

*Draft Plan Update 9.26.18*

*Originally approved by Selectboard:*

*October 24, 2013*

Planning Commission Hearing Scheduled for  
Monday, November 5, 2018

Sutton Town Offices, 6:00 p.m.

Prepared by the Sutton Planning Commission with the assistance of the Northeastern Vermont Development Association and by a Municipal Planning Grant, awarded by the Department of Economic, Housing and Community Development.

# Sutton Town Plan

## *Table of Contents*

1		
2	I. INTRODUCTION AND OVERVIEW .....	4
3	A. A Sense Of Place .....	4
4	B. A Sense Of The Future.....	5
5	II. HISTORY OF SUTTON.....	5
6	III. LAND USE PLAN .....	8
7	A. Geology and Topography .....	8
8	B. Goals .....	9
9	C. Existing Land Use.....	11
10	D. Proposed Land Use .....	15
11	E. Existing and Proposed Land Use Maps .....	22
12	F. Implementation .....	22
13	IV. TRANSPORTATION PLAN .....	22
14	A. Goals .....	22
15	B. Existing Transportation Facilities .....	22
16	C. Proposed Transportation Facilities.....	24
17	D. Existing and Proposed Transportation Maps .....	25
18	E. Implementation.....	25
19	V. UTILITY AND FACILITY PLAN.....	26
20	A. Goals .....	26
21	B. Existing Facilities.....	26
22	C. Proposed Facilities .....	31
23	D. Existing and Proposed Utilities and Facilities Maps .....	33
24	E. Implementation.....	33
25	VI. PRESERVATION PLAN.....	34
26	A. Natural Areas, Features, and Resources .....	34
27	B. Scenic Features and Resources .....	34
28	C. Historic Features and Resources .....	35
29	D. Implementation .....	35
30	VII. EDUCATIONAL FACILITIES PLAN.....	36
31	A. Goals .....	36
32	B. Present Uses of the Local Public-School System .....	37
33	C. Proposed Uses of the Local Public-School Building .....	39
34	D. School System Map .....	39
35	E. Implementation.....	39
36	VII. ADJACENT TOWNS .....	39
37	A. Barton.....	40
38	B. Burke .....	40
39	C. Lyndon .....	41
40	D. Newark.....	42
41	E. Sheffield .....	42
42	F. Westmore.....	43
43	G. Wheelock .....	43

# Sutton Town Plan

1	H. Regional Context .....	43
2	IX. ENERGY PLAN.....	44
3	A. Goals .....	44
4	B. Objectives of Sutton Energy Committee Charter.....	45
5	C. Energy Resources & Usage.....	45
6	D. Conservation of Energy .....	46
7	E. Development of Renewable Energy Resources .....	47
8	F. Land Use and Energy Conservation .....	47
9	G. Renewable Energy Siting Standards .....	47
10	H. Implementation .....	52
11	X. HOUSING ELEMENT .....	54
12	A. Introduction.....	54
13	B. Goals .....	55
14	C. Analysis.....	55
15	D. Conclusion .....	55
16	E. Implementation.....	56
17	XI. Economic Development.....	56
18	A. Economic Overview.....	56
19	B. Challenges and Opportunities .....	57
20	C. Opportunities in a Regional Context.....	58
21	D. Conclusions.....	60
22	E. Implementation.....	61
23		
24		

# Sutton Town Plan

## I. INTRODUCTION AND OVERVIEW

2 The Town of Sutton is located in the northernmost part of Caledonia County. Covering 38.2  
3 square miles, Sutton is bordered on the west by Barton and Sheffield, on the northeast by  
4 Newark and Westmore, on the southeast by Burke and on the south by Lyndon.

5 Sutton is a largely rural town of outstanding natural beauty, abundant natural resources, and a  
6 strong sense of community. Its residents appreciate Sutton’s attractive working landscapes and  
7 traditional values. Yet they recognize that, with one foot in the past and the other in the future,  
8 the town is challenged by the inevitable changes that the 21<sup>st</sup> Century will bring.

### A. A Sense Of Place

10 Sutton's rural environment includes extensive farmland, scenic vistas and wooded beauty,  
11 wetlands and wildlife, and a compact village center which is home to several residences, the  
12 town's municipal services, the town school, the town hall and garage, a church, a cemetery, and a  
13 now vacant former grange hall. The town’s beauty and peacefulness have long been recognized.  
14 According to the first edition of “A Guide to the Green Mountain State,” “The village is touched  
15 with an old world quiet and serenity, an air of peaceful decadence” (by the Third Edition to the  
16 Guide, in 1968, the “decadence” reference had gone).

17 The village center is nestled in a high valley surrounded by four commanding ridges: South,  
18 West, North, and East. The ridges are delineated by three waterways—the Passumpsic River,  
19 Calendar Brook, and the Sutton River—which flow southeasterly toward the Connecticut River.  
20 Yet not all waters flow south from Sutton. Several ponds in the northwestern part of the town  
21 drain to the north where they comprise part of the watershed that feeds the St. Lawrence River.

22 Sutton’s notable scenic vistas include the following: Hardscrabble Mountain (2,225 ft) to the  
23 west; Burke Mountain (3,267 ft) with its ski slopes and famed Burke Mountain Academy to the  
24 east; and the dramatic Willoughby Gap to the north. This gap is formed by Mt. Pisgah to the east  
25 at 2,751 ft., and Mt. Hor to the west at 2,648 ft. The southern end of Westmore’s Lake  
26 Willoughby lies between these two mountains. Recreational opportunities abound: downhill  
27 skiing at Burke Mountain; cross-country skiing and mountain biking in the Kingdom Trails  
28 network in neighboring East Burke; boating, and swimming at nearby Lake Willoughby; fishing  
29 on several small trout ponds, brooks, streams, and the West Branch of the Passumpsic River;  
30 cycling on scenic town roads; hiking on over 20 miles of trails in the Willoughby State Forest or  
31 on several mountains within and adjoining Sutton; and hunting or wildlife viewing in the 413-  
32 acre Calendar Brook Wildlife Management Area.

33 These recreational resources, and Sutton's farms and extensive working forests are vital  
34 components of the town’s economy. Sutton has been an agricultural community since it was first  
35 settled and that tradition continues to this day. Nationwide and in Vermont family farms are  
36 increasingly at risk. Many have gone out of business or have been consolidated into larger  
37 corporate organizations. Sutton, while facing the same pressures as other rural communities,

# Sutton Town Plan

1 continues to be home to approximately 20 family farms, most of which are dairy farms. This  
2 continuing agricultural tradition has been an essential component of Sutton’s vital working  
3 landscape—a landscape in which the wise uses of natural resources are integral to the area's  
4 economic well-being.

5 Forestry is also an important part of Sutton’s heritage and contemporary working landscape.  
6 Over 5,000 acres of the Willoughby State Forest, 95 acres of the Mathewson State Forest, and  
7 extensive private timberlands lie within the town’s boundaries.

## B. A Sense Of The Future

9 Sutton's population has more than doubled from 438 1970, to 1,029 in 2010 (the date of the last  
10 official census). Nearly three-quarters of the growth came from the migration of people to the  
11 town.

12 While much of the growth has resulted from Sutton becoming a bedroom community for people  
13 who work in surrounding larger towns, other new residents have elected to retire here, in some  
14 cases converting seasonal homes to year-round residences.

15 Sutton residents share a common appreciation for the town’s relatively unspoiled natural and  
16 working landscapes, peaceful environment, and substantial recreational opportunities. They  
17 value the balance of the "pretty and the practical" which characterizes the town. Sutton offers  
18 living proof that this balance is best maintained and preserved by those whose livelihoods and  
19 well-being depend it.

20 The following plan is based on Sutton's shared vision of the future - a future in which Sutton in  
21 20 years will look pretty much like the Sutton of today; a future in which any town development  
22 maintains a balance between environmental and economic sustainability; and a future in which  
23 Sutton and surrounding towns carefully consider both the local and regional impacts of any new  
24 growth and development.

## II. HISTORY OF SUTTON

26 The town of Sutton (originally named Billymead) was granted to Jonathan Arnold and associates  
27 on February 26, 1782. Named for Arnold’s son, William, it probably meant Billy’s Meadow.  
28 People from Lyndon and other nearby towns as well as from New Hampshire settled Billymead.  
29 Twelve years later, on Independence Day, July 4, 1794, the town was formally organized.  
30 Citizens chose James Cahoon to be town clerk and John Anthony, Samuel Cahoon, and Samuel  
31 Orcutt as the first three selectmen.

32 Billy Arnold turned out to be a bully and a drunk, and citizens soon regretted naming their town  
33 after this undesirable. In 1810, a resident who had relocated from Sutton, Massachusetts,  
34 suggested that the town be renamed “Sutton.” and the name was accepted at town meeting. The

## Sutton Town Plan

1 name was officially accepted at a subsequent town meeting, and the state recognized the name  
2 change in 1812.

3 Small farms were the mainstay of the town's early economy, but forest products also contributed  
4 strongly, because the town's favorable water sources, especially Calendar Brook, provided  
5 power for several mills. Alden R. Rennie had a shingle mill; George Bean, a carriage factory;  
6 and George Whipple had a firkin factory, which produced small covered vessels were made to  
7 hold butter. Records show that a woolen and carding mill burned in 1852. William Dinsmore  
8 rebuilt a mill on the same site and also made potato starch. Later the mill became Alfred  
9 Burnham's carding mill and a lumber mill as well. He also produced butter tubs and shingles.

10 There was also a Bundy's grist mill and sawmill, brought on a hand sled from New Hampshire.  
11 Ninety years later it was still in use and owned by Freeman Hyde. Near West Burke, Elmer S.  
12 Roundy operated another grist mill, originally built by Daniel Beckwith. Roundy also made  
13 shingles and sawed lumber there. In later years the U.S. Bobbin Shuttle Mill on Route 5 was a  
14 major operation and used a railroad spur that joined the main line.

15 C. Parker ran a cedar distillery, and Alvin W. Brockway, in the general painting business, had a  
16 horse and carriage shop as well. The Orleans and Caledonia Lumber Company operated a steam  
17 mill, later owned by Henry F. Pillsbury. Pillsbury's ten Jersey cows on the farm connected with  
18 the mill were pronounced the best in the state.

19 In the early 1800s, Sutton had the distinction of producing more maple sugar than any other town  
20 in Vermont. In 1840, for example, the output was 85,430 pounds.

21 Though early settlers worked long hours in the fields, forests, mills, and shops, religion was an  
22 important part of their lives. In 1804, a traveling minister, John Quimby, had helped organize the  
23 Freewill Baptists, and some of Sutton's first residents followed this faith. Though they worked  
24 long hours in their fields and shops, they often met in their homes for fellowship and worship.  
25 On one occasion, it is said, so many crowded into a home that the floor gave out and dropped the  
26 worshippers into the basement. Some groups met in the log school house near the center of  
27 town.

28 John Colby, son of Thomas Colby, a farmer and deacon of the church, had become a preacher  
29 and was the first minister. Because of financial difficulties partly due to the War of 1812,  
30 parishioners were reluctant to pay for building a church, so Colby sold some of his property and  
31 built a church near the village cemetery at his own expense.

32 After many difficulties other Baptist groups were formed and some confusion resulted. A new  
33 church was built in 1832 and Rev. Jonathan Woodman, its first minister, reorganized the church  
34 as the General Baptist. Again in 1837, the church was reorganized as the Second Freewill  
35 Baptist Church. It flourished and for a time was the largest society of its denomination in the  
36 state. Today the Freewill Baptist Church stands proudly in the center of the village, with a  
37 refurbished white steeple rising above the landscape.

# Sutton Town Plan

1 By the middle of the 19<sup>th</sup> Century, Sutton was a thriving town. Stephen Easton opened a hotel on  
2 Road 26. In 1887 the directory listed the Sutton Hotel with a Lucius J. Campbell as the  
3 proprietor.

4 In 1886 there were ten school districts with ten common schools. Of the 192 pupils, five were in  
5 private schools. The village school was originally a brick church when there was more than one  
6 community congregation. The steeple was removed and now with additions it is the present  
7 Sutton School. The building has been used for Town Meetings and was also used for Grange  
8 meetings while the Grange Hall was being rebuilt after it suffered a fire. In 1998, the King  
9 George School, a private, year-round boarding school for grades 9-12, was established on the  
10 former Grinnell Martin farm property on King George Farm Road. The school provided an  
11 alternative learning environment, using art as therapy, for learning-challenged teenagers. The  
12 school closed in 2011.

13 According to the 1888 Directory, almost every propertied family lived off the land. Most were  
14 farmers (typically 100-200 acres); many had sugaring operations (several with 1,000 trees or  
15 more); and a few had apple orchards. At least three were breeders of Morgan, Cassius, or  
16 Percheron horses. Several were teamsters, others were laborers, and a couple were carriage  
17 makers. There were beekeepers, mill operators, machinists, soldiers, insurance agents, and  
18 clergymen. Other occupations included dealer in sewing machines; peddler of dry goods;  
19 tinsmith; postmaster; mail carrier; merchant; “butcher and bleeder of Chester white swine;”  
20 blacksmith; school superintendent; and carpenter.

21 As they do today, some town residents in 1888 combined farming or other occupations with civic  
22 duties, serving as Selectmen, town treasurer; town representative; listers; justices of the peace;  
23 and deputy sheriff, A few were Jacks of all trades. For example, Gilbert M. Campbell is  
24 described as follows: insurance agent, deputy sheriff, 600 sugar trees, 16 cows, 65 sheep, 3  
25 horses, farmer (of) 344 (acres).” Reuben Ellis was equally busy: “retired harness maker, justice  
26 of the peace, overseer of the poor, dealer in Bradley’s phosphates, 900 sugar trees, farmer (of) 43  
27 (acres).”

28 A review of the 1888 Directory turns up many family names that are familiar around town today.  
29 These include Aldrich, Allard, Berry, Cheney, Dolloff, Easterbrooks, Eastman, Gray, Mitchell,  
30 Noyes, Rice, Ruggles, Whipple, Willey, and no doubt many others.

31 With the advent of the 20<sup>th</sup> Century, agriculture was still a dominant town industry. The Sutton  
32 Grange Hall was built in 1917, and doubled as a Town Meeting site. It burned down around 1937  
33 but was rebuilt on the same location in 1939. Still standing, it housed the town’s fire department  
34 until 2015 when a new fire department was built on the Sutton-Burke Road.

35 Sutton has had a town office for 191 years. It was once located in a resident’s home. The post  
36 office, also located in a resident’s home in its final years, closed in 2012. The town is now served  
37 by the Lyndonville Post office and most town residents still receive mail through RFD. The  
38 nearest official post office is in West Burke.

# Sutton Town Plan

1 The Willoughby State Forest was developed for reforestation by the Civilian Conservation Corps  
2 in the 1930s, but being off the beaten path at that time, did not get much use. Buildings were  
3 ravaged by time and vandalism until all that remained standing was a fireplace or two. Although  
4 discontinued as a park, it is maintained by Vermont as a state forest.

5 The town has four cemeteries: South Ridge, North Ridge, East Ridge, and Village.  
6 Revolutionary War soldiers who came to the area after the war are buried in South Ridge  
7 Cemetery.

8 Though Sutton's mills have disappeared, energy generation is an important part of the town's  
9 economy or environment. The Portland Pipe Line Company, which has transported crude oil  
10 from the Port of Portland (Maine) to Montreal since 1941, maintains an automatic pumping  
11 station on Route 5 in Sutton. Though Sutton has opposed industrial wind energy within its  
12 borders, the town's western landscape is dominated by sixteen 400-foot-high wind turbines  
13 located on a ridge in neighboring Sheffield.

14 Sutton's residents have been farmers, millers, and manufacturers of products from the area's  
15 natural resources. They have been foresters, carpenters, inventors, teachers, and soldiers. They  
16 have operated businesses and mills, ministered to the town's citizens, and served town and state  
17 government. Most of Sutton's successful residents were not marked by fame or fortune, but the  
18 town has been home to a number of citizens known well beyond the town's boundaries. Several  
19 have represented the creative arts. Book publisher Henry O. Houghton, founder of Houghton,  
20 Mifflin Co., and E.O. and B.L. Silver, founders of Silver, Burdett & Co., publishers of  
21 schoolbooks, were born in Sutton.

22 Sutton's residents have always taken pride in their lives and town. From the town's earliest days,  
23 its people survived together by sustainably using the water, mineral, forest, and farmland  
24 resources and providing for community needs through a vibrant local government, churches,  
25 schools, a town garage, a new fire station, and a busy town hall. Sutton's Town Plan, updated  
26 here, and its recently revised Zoning Bylaws provide for maintaining the spirit, amenities, and  
27 appeal of the community. Sutton's residents care deeply about their community. They appreciate  
28 the traditions of the past, and embrace appropriate and sustainable opportunities for the future.

## 29 III. LAND USE PLAN

### 30 A. Geology and Topography

31 Sutton, situated in northern Caledonia County, is generally level in its southern and central  
32 portions, but is surrounded by rises called South, North, East, and West Ridges. The highest  
33 point is 2,648-foot Mount Hor, rising at the north end of Sutton and dropping to Willoughby  
34 Lake in the Town of Westmore. Norris Mountain at 2,292 feet in the northwest portion of the  
35 town is the second highest elevation. Three branches of the Passumpsic River flow through  
36 Sutton: the West Branch, Sutton River, and Calendar Brook.

# Sutton Town Plan

1 Bogs in the town contain clay and calcium carbonate (marl), which has historically been used to  
2 make lime, putty, and plaster, and as an ingredient in fertilizer. Other historical resources  
3 include sulphur springs, iron ore, slate, and several ponds, Marl, Vail’s, Duck, Blake, Bean,  
4 Dolloff, and others. Natural timber is mostly maple, fir, spruce, white pine, birch, ash, and white  
5 cedar, especially along the streams.

6 The geology of the town is a foundation of old metamorphic rock with intrusions of granite and  
7 overlaying pockets of limestone. The soils are generally glacial till with many boulders and  
8 fragments that were deposited by the glaciers and have since dissolved and rehardened at a depth  
9 of one to three feet in many sites. This hardpan limits drainage through soils and contributes to  
10 the large amount of wetland in town.

## 11 B. Goals

12 ❖ Agriculture -- Farming has long been at the core of our community’s identity, and this  
13 tradition is evidenced by the number of working farms that still exist. The Town should  
14 continue to support farms and sustainable farming practices. Care should be taken to keep  
15 residences and agriculture in balance. The Town should also attempt to control land  
16 conversion by actively supporting the Use Value Appraisal Program. Where feasible,  
17 Sutton should also leverage and support appropriate land use tools (such as zoning and  
18 conservation easements) to prevent the subdivision of large parcels of land that are  
19 economically viable for agricultural purposes. Careful consideration should be given to  
20 siting commercial and industrial uses that support the long-term viability of farming, such  
21 as agricultural processing.

22 ❖ Resource-based Industries – Maintaining the viability of forestry is also a core goal.  
23 Objectives are to continue sustainable logging practices and manage development so that  
24 flood plains and wetlands are not endangered. The town encourages the protection of the  
25 most productive tracts of forested lands by actively supporting the Use Value Appraisal  
26 Program. Additionally, where feasible, the Town should leverage and support appropriate  
27 land use tools (such as zoning and conservation easements) to prevent the subdivision of  
28 large parcels of land that are economically viable for forestry purposes. Careful  
29 consideration should be given to siting industrial uses that support the long-term viability  
30 of forestry and related industries, such as saw mills and value-added processing. Earth  
31 extraction (such as gravel pits) is a highly intensive use that requires special care and  
32 consideration. Such uses shall be sited so that they do not impair water resources and  
33 wetlands, degrade Sutton’s roads or create unsafe driving conditions, or disrupt  
34 reasonable enjoyment of adjoining residential and commercial uses.

35 ❖ Recreation in Sutton should be considered a core “resource-based industry.” The Town  
36 should preserve natural beauty and scenic areas, which are critical assets for the region’s  
37 tourism and hospitality industries. Visitors to the Kingdom have come to expect an  
38 “authentic” experience, one that is best depicted in Sutton’s unspoiled natural resources  
39 and scenic viewsheds. Late in 2012, an infusion of foreign-based EB-5 funds sparked a

# Sutton Town Plan

1 number of new economic development initiatives in the Northeast Kingdom. Although  
2 the EB-5 Regional Center is now closed (see Section VI, Economic Development), it did  
3 support substantial new development at neighboring Burke Mountain in East Burke. EB-  
4 5 investment funds at this mid-sized resort enabled a number of expanded services and  
5 amenities, including a new hotel, ski lifts, and mountain biking facilities. East Burke  
6 village is also experiencing rapid development and undergoing a “facelift” as the  
7 Kingdom Trails mountain biking network expands into adjacent towns. These recent  
8 economic initiatives will strengthen the region’s outdoor recreation appeal, opportunities,  
9 and amenities and Sutton can benefit accordingly, because of its scenic natural resources.

10 ❖ Residences - Respondents to the 2002 Survey of Residents (Survey) wished development  
11 to “stay the same.” While nothing ever stays the same, the Town can do its best to honor  
12 this desire by encouraging orderly and compact development that minimizes impacts to  
13 rural and agricultural land uses and the town’s scenic, natural beauty, and by encouraging  
14 more housing in and around the village and adjacent to paved roads in the southern  
15 portion of the town.

16 ❖ Commerce – The Town should encourage home-based businesses. In this regard  
17 expansion of affordable broad-band Internet access is essential. The potential sale of the  
18 former King George School property to a responsible buyer who will preserve the rural  
19 character of the area represents an economic opportunity for a low-impact commercial  
20 venture such as a training or conference center. The town needs businesses that place few  
21 demands on town services but that generate tax revenue. Most residents seek retail  
22 services in Lyndonville, Barton or West Burke. Local child care services should be  
23 encouraged, as they are important to the economic well-being of families with two  
24 working parents, as well as single parent households. Other appropriate local businesses  
25 that could be encouraged include the manufacture and sale of value-added agricultural  
26 and forestry products and businesses that support the region’s growing tourism and  
27 recreational opportunities (including snowmobiling, skiing, mountain-biking; paddling;  
28 hiking; fishing; hunting; and local arts and crafts).

29 ❖ Industry – Through the creation of a Commercial/Industrial District, the Town shall  
30 support existing industrial activities and encourage additional development along the Rte.  
31 5 corridor where there is rail access and proximity to three-phase power. The Town  
32 should work to upgrade the capacity of the power line and ensure that it is completed for  
33 the entire length of the corridor. If any industry should develop, great care should be  
34 taken to safeguard the environment and rural quality of life - including quiet and peaceful  
35 night skies.

36 ❖ Public buildings - No changes are immediately necessary. A new fire station has been  
37 constructed and the municipal water system upgraded to support further residential  
38 growth in the village. The Grange Hall sits vacant in the center of the village and presents  
39 a potential future opportunity for conversion to a public building, such as a town  
40 community center.

# Sutton Town Plan

## 1 C. Existing Land Use

### 2 *1. Forestry*

3 The forests of Sutton are classified as mixed northern hardwood/softwood. Although logging is  
4 an ongoing activity in Sutton, there has been no large clear-cut logging in Sutton. The  
5 regenerating forest provides habitat for white-tailed deer, black bear, moose, snowshoe hare,  
6 ruffed grouse, woodcock, bobcat, fisher, coyote, beaver and mink and the ponds and rivers are  
7 home to brook trout. As these are remote and sensitive areas, the Sutton Zoning Bylaw currently  
8 limits intensive development in woodland areas. The total area of the town is 24,563 acres of  
9 which the State of Vermont administers 5,226 acres (21.2%) of Sutton’s land and there are 7,986  
10 acres (32.5 %) in Current Use. All of these lands have a management plan.

11 An inventory of the region’s wildlife habitat connections demonstrates interdependence with  
12 neighboring towns, the Northeast Kingdom, and beyond. Coordinated conservation efforts in  
13 New York, Vermont, New Hampshire, and Maine are working to identify important areas within  
14 the larger northern forest region that provide a wildlife corridor from the Adirondacks in New  
15 York through the northern forest of Maine and beyond. A “wildlife corridor” at this larger,  
16 regional scale is composed of blocks of forest and connecting lands that many animals need for  
17 sufficient food, cover, and access to mates. The forest blocks provide prime wildlife habitat  
18 while the connecting lands—often small forest and woodland patches, wetlands and river  
19 corridors—allow wildlife movement across the landscape between larger forested blocks.

20 A key component of this work involved the identification and mapping of large unfragmented  
21 forest blocks by the Department of Fish & Wildlife and the Vermont Land Trust, which can be  
22 viewed on the Agency of Natural Resource’s “Biofinder” mapping tool.  
23 (<http://anr.vermont.gov/maps/biofinder>) Forest blocks larger than 20 acres are mapped statewide,  
24 but are identified generally as “habitat blocks”. Although smaller areas may support some  
25 biological diversity and connectivity, such areas provide little interior forest habitat.

26 An assessment of Biofinder data subsets helps to identify priority planning areas for Sutton:

27 **Highest priority interior forest blocks:** Areas with high-quality interior, unfragmented core  
28 forest cover (i.e. land that is more than 100 meters from the non-forest boundary).

29 **Highest quality connectivity blocks:** Land or water that function as “stepping stones” between  
30 core forest, as well as riparian habitat, or strips of forest cover between developed areas.

31 The wetlands and state lands maps are located in the town offices, and an 11”x17” set of maps  
32 are appended to this plan.

### 33 *2. Recreation*

34 Sutton's natural resources provide many opportunities for outdoor recreation. The ponds and  
35 streams provide fishing areas. Hunting for deer, moose, rabbit, game birds are popular in Sutton.

# Sutton Town Plan

1 According to the 2002 Survey, only small percentages (18%) of landowners post their land to  
2 prevent trespassing, but posting may be emerging as an issue because of unauthorized Off  
3 Highway Vehicle (OHV) use. The Selectboard acted in 2013 to close all public (Legal) trails in  
4 Sutton to ATV use and town residents reaffirmed their desire to maintain these restrictions in a  
5 vote at a special town meeting in August, 2018. Snowmobiling takes place on the Vermont  
6 association of Snow Travelers (VAST) trails through Sutton. Residents and visitors also cross-  
7 country ski and snowshoe on trails and back roads.

8 Cyclists enjoy the scenic beauty and rolling hills of Sutton's roads. There is a park at the Sutton  
9 School with a playground, baseball fields, a basketball court and a volleyball court. A  
10 gymnasium in the school provides space for other activities.

11 Numerous recreational opportunities for Sutton residents also exist outside of Sutton. With state  
12 forestlands and both the Green and White Mountains within an hour's drive, there are many  
13 places to go hiking and skiing, both Nordic and Alpine. Cycling (mountain and road biking) is an  
14 increasingly popular activity in and around Sutton. In addition, there are many cultural  
15 opportunities not far from Sutton. These include Catamount Arts, the Athenaeum, and the  
16 Fairbanks Museum in nearby St. Johnsbury, and at Northern Vermont University (NVU) in  
17 Lyndonville. NVU and the area's high schools also offer sporting events that people can attend.  
18 It is also possible to engage in many other recreational pursuits both in and outside of Sutton. Of  
19 emerging importance to the Town is the ongoing expansion of Burke Mountain Ski Area and the  
20 Kingdom Trails mountain biking network. These expansions will increase residential  
21 development pressures for both year-round and seasonal homes.

## 22 *3. Agriculture*

23 There are presently nineteen farms in Sutton. Three of these, the Simpson Farm, the Don Sim  
24 Farm, and the Weed Farm -- are in the Vermont Land Trust, and their open fields and spectacular  
25 views will be permanently protected. Many other farms are enrolled in the Use Value Appraisal  
26 or Current Use Program, which discourages, but does not prevent, development. The 2002  
27 Survey results indicated that residents value agriculture and wish to support local, small family  
28 farms. Through the conversion of field areas, however, residential development has begun to  
29 fragment farm lands and impede agricultural practices. Agricultural vehicles driving through the  
30 village and manuring practices sometimes cause concern to local residents. Other farms in the  
31 Town of Sutton include the Solinsky Farm, Seymour Farm, Riendeau Farm, Jackson Farm,  
32 Tanner Farm, Sylvester Farm, Belanger Farm, Brouha Farm (leased to the Solinsky Farm),  
33 Jesseman Farm, Patoine Farm, Dexter Farm, Lepine Farm, Geremaia Farm (leased to the  
34 Solinsky Farm), Devereaux Farm, Peck Farm, and Burton Hodge farm (leased to Simpson  
35 Farm). These and other smaller, less actively, managed farms include some of the most scenic  
36 areas in Town.

## 37 *4. Residential*

38 According to the 2010 Census, there are 486 housing units, 403 of which were occupied. Of the  
39 occupied units, 341 were owner-occupied, and 62 were renter-occupied. The remaining 83 units

# Sutton Town Plan

1 were vacant, with 49 units held for seasonal, recreational, or occasional use. The remaining 34  
2 vacant units were either for rent, for sale, had been rented or sold but not yet occupied, or had  
3 been classified as “other.”

4 There has been a dramatic increase in primary homes in Sutton in the past four decades; many  
5 young families are moving to the area (according to the 2010 Census a quarter of Sutton’s  
6 population is 19 years old or younger). Scattered residential development fragments agricultural  
7 fields and forestlands and strains limited town services. State regulation of wastewater  
8 management affects development in town because wet, clay soils in some areas require special  
9 septic systems. Respondents to the 2002 Survey overwhelmingly supported the protection of  
10 ground water. Poor soils and septic suitability will likely limit development in outlying areas to  
11 some extent. Nevertheless, the long-term trend of large-acre development in outlying rural areas  
12 threatens to fragment Sutton’s natural resources and working lands. Sutton has attempted to  
13 address this issue in its 2017 revision to the Unified Development Bylaws by specifically  
14 designating a Working Lands District and strongly encouraging density-based zoning in that  
15 district to preserve, to the extent possible, large tracts of open land.

## 16 *5. Commerce*

17 Other than agriculture, maple sugaring, forestry, earth extraction enterprises, Evergreen Forest  
18 Products sawmill, and Spencer’s Garage, there is little visible commerce in the town. Survey  
19 respondents would like to see more home-based businesses (child care, hairstyling, pottery,  
20 computer businesses, etc.). Several respondents proposed developing more of a village center  
21 with perhaps a small store, but with the closure of the Sutton Post Office and with the proximity  
22 of stores in West Burke development of such an enterprise is unlikely in the foreseeable future.  
23 Nevertheless, pursuit of Village Center Designation in Sutton Village may help to stimulate  
24 appropriately scaled commercial activity. The designation, which is conferred by the State of  
25 Vermont, is valid for eight years and does not impose a restriction on development. Rather, it  
26 makes tax credits available for fit-up on commercial properties. The Town should consider  
27 pursuing this designation.

28 The King George School, which was a private boarding school, was an important asset to the  
29 Town of Sutton. This school did not demand much in the way of services from the Town and  
30 added to the Town’s tax base. The school’s closure in 2011 significantly reduced the Town’s tax  
31 base.

## 32 *6. Industrial*

33 The Town of Sutton has only three land uses that could be considered industrial in nature. The  
34 first is the Evergreen Forest Products sawmill on the Calendar Brook Road. The second is the  
35 Portland Pipeline. This pipeline follows Route 5 as it passes through the Town from Burke to  
36 Barton. Finally, located on the west side of Route 5 just outside of the village of West Burke is  
37 the Old Burke Mill. This mill, however, closed in 2001 and the site is being used as a log yard.  
38 This change in use reduced the Town’s tax base. A feasibility study was done on this property

# Sutton Town Plan

1 which looked at the possibility of establishing a wood pellet manufacturing plant (the study  
2 concluded such a plant was feasible and would be profitable).

## 3 *7. Public and semi public*

4 While predominantly residential, Sutton’s village center contains the Town Clerk's office and  
5 Town Garage, Sutton School, the now-vacant Grange Hall, and Sutton Baptist Church. The Post  
6 Office was permanently closed during the spring of 2011, and a new fire station was built on the  
7 Burke-Sutton Road, just outside the village.

8 The Town Clerk's office contains the town offices, two small public meeting spaces and a safe.  
9 While the first floor of the building is handicapped accessible the second floor is not. The  
10 building does have public restrooms and ample parking. Attached is the town garage, where road  
11 maintenance equipment is kept and maintained.

12 The Sutton Town School is on the adjacent property and houses approximately 110 students in  
13 grades K through 8. The multipurpose room in the school is used by public and private groups  
14 for meetings, activities and community dinners.

15 The Grange Hall is also located in the village center. Although it is not currently used, it is of  
16 sound construction and could be restored to accommodate community uses. At some point in the  
17 future further consideration should therefore be given to repurposing the Grange Hall.

18 The Sutton Baptist Church is a beautiful landmark in the village center. It has regular Sunday  
19 services and has undergone an extensive restoration.

## 20 *8. Open spaces reserved for*

### 21 a) Flood plains and river corridors

22 At this time, flood hazard areas in Sutton have been mapped at low resolution. The town restricts  
23 development in the floodway (the area that consists of the stream channel and the immediately  
24 adjacent areas that carry flood flows). The existing Federal Emergency Management Agency  
25 (FEMA) maps include areas of special flood hazard along the Calendar Brook, the Sutton River,  
26 and the West Branch of the Passumpsic. The Town participates in the National Flood Insurance  
27 Program (NFIP).

28 There are obvious advantages to participating in the National Flood Insurance Program. All  
29 property owners in town, for example, are able to obtain flood insurance at more affordable rates.  
30 Meeting the minimal requirements with NFIP standards, however, will not begin to address the  
31 losses caused by fluvial erosion. Ironically, this type of flood-related damage occurs frequently  
32 in Vermont, due in part to the state’s mountainous topography. This form of damage can be  
33 sudden and dramatic in major storms. The Vermont Agency of Natural Resources River  
34 Management Program conducts geomorphic assessments to delineate river corridors. A small  
35 stretch along the Calendar Brook has already been assessed, and ANR has mapped all of

# Sutton Town Plan

1 Calendar Brook to identify the “meander belt” (i.e. the minimum space to allow for lateral  
2 movement of the stream channel, while incorporating a 50-foot natural vegetation buffer for  
3 streambank stability. For streams with a drainage of less than two square miles, it is assumed that  
4 a 50 foot vegetation buffer will suffice to ensure streambank stability.

5 Whatever choices we make today will determine the consequences of flood and flood-related  
6 events for years to come – not just in Sutton but to our neighboring downstream communities.  
7 This plan therefore recommends a conservative approach that goes beyond the minimal  
8 thresholds for NFIP participation. Most forms of development within Sutton’s floodplains and  
9 river corridors should be prohibited. The Town of Sutton also supports the completion of more  
10 geomorphic assessments and incorporating these areas into the town’s flood maps so that such  
11 hazards can be managed appropriately. Until such assessments are completed, this plan also calls  
12 for the protection of areas that may be subject to fluvial erosion by establishing provisional  
13 buffers.

## 14 b) Wetland protection

15 As with the flood plain areas, there are no wetland areas that have been set aside for  
16 conservation. However, the Town of Sutton discourages any kind of development in wetland  
17 areas. The community is very concerned (according to the 2002 Survey) about water quality and  
18 the protection of wildlife habitat. New state regulations regarding water quality should help  
19 prevent development within wetland areas.

## 20 c) Other conservation purposes

21 The current Unified Development Bylaws (adopted in 2017) include a Working Lands District  
22 devoted to the protection of the agricultural and forested areas in Sutton so that they can be  
23 maintained for their food production, resource, and recreational values. Improvement and  
24 maintenance of wildlife habitat integrity (such as highest priority forest blocks) was also an  
25 important consideration in the establishment of this district.

26 Much of the Willoughby State Forest lies in the northern corner of the Town of Sutton. Within  
27 this area are a number of small ponds and some wetlands. This state forest includes a relatively  
28 mountainous landscape including Mt. Bartlett, Mt. Hor, and Wheeler Mountain. The small  
29 Matthewson State Forest lies along Sutton’s western boundary mainly within the Town of  
30 Wheelock.

31 Finally, the 413-acre Calendar Brook Wildlife Management Area provides watershed protection,  
32 wildlife habitat, and a robust brook trout fishery.

## 33 **D. Proposed Land Use**

34 *The Town of Sutton: A Vision for 2040*

# Sutton Town Plan

1 This is a strong statement of our vision for the future. As wished by its residents, in many  
2 respects Sutton has remained the same over the past several decades. The scenic beauty of our  
3 forested ridgelines, highlands, and vistas has been maintained (with the exception of the  
4 Sheffield Wind Project, the ridgeline for which is in Sheffield but which visually dominates the  
5 Town of Sutton). We have stemmed the loss of family farms that occurred in the late 1900s.  
6 Together with our working forests, our farms continue to sustain a natural resource-based  
7 economy that complements the economic activity from recreation and the increasing number of  
8 residences in the town. We have retained the balance of the “pretty and the practical” and kept  
9 most land uses the same. Our wildlife management areas and state forests increasingly play a  
10 role in providing places for Sutton residents to hunt, fish, hike, and participate in other non-  
11 motorized recreation. Fortunately, our private lands in general have also remained open to such  
12 activities, and there has been little need to post lands against trespass. While the Town’s  
13 population has continued to grow, the explosive 128 % growth from 1970 to 2000 has now  
14 slowed because Town residents are well aware of the cost of new services (enlarged school,  
15 more miles of paved roads, and new/expanded municipal water and sewer systems) to support  
16 increased development. Incentives have been put in place to encourage development in the  
17 commercial/industrial and village districts, and the rural residential district has been focused in  
18 the southern part of the Town along major paved roads. Through negotiations with surrounding  
19 towns (with the exception of Sheffield) and the NVDA (our regional planning commission), we  
20 have achieved continuity of land use policy across the landscapes that can be seen from the  
21 Town.

22 Sutton has two goals to achieve a balance between growth and the sustainability of our resource-  
23 based economy:

24 **Maintain the viability of Sutton’s working lands by protecting them from**  
25 **fragmentation and the introduction of incompatible uses.**

26 **Site industrial and commercial uses of an appropriate scale in close proximity to U. S.**  
27 **Rte. 5 and existing supporting infrastructure.**

28 *1. Forestry*

29 This plan recognizes the need to preserve a minimum acreage for economic viability of  
30 agriculture, forestry, maple production, and Christmas tree production activities. Every effort  
31 should be made to maintain the large, unfragmented tracts of woodland habitat in Sutton and to  
32 keep them connected to each other. In pursuit of this goal the Unified Development (Zoning)  
33 Bylaws encourage concentrated development and include a maximum density of one unit per 10  
34 acres (leaving a minimum of 25 undeveloped acres in one lot to ensure continued eligibility for  
35 enrollment in Vermont’s Current Use program). The goal is to simultaneously protect the  
36 environmental integrity and economic viability of the town’s undeveloped working lands.

37

38 *2. Recreation*

# Sutton Town Plan

1 Recreational pursuits are important to help people maintain their physical and mental health.  
2 Therefore, it is equally important for the Town of Sutton to maintain the roads, public areas, and  
3 facilities that are currently being used for recreational purposes. The Town may even wish to  
4 consider the creation of additional recreational facilities such as bike paths, trails, or tennis  
5 courts, for example. At a minimum the town should undertake to put together an inventory and  
6 description of recreational facilities around the area which could be posted on local websites and  
7 be available in hardcopy for distribution. Careful protection and investment in Sutton's  
8 recreation resources will help the town capitalize on the growth and expansion that is planned for  
9 this region. The town is especially fortunate to have access to thousands of acres of state forest  
10 land and wildlife management areas within the town's boundaries. All of these areas have  
11 management plans. The Town should play a more active role in maintaining these plans.

## 12 *3. Agriculture*

13 The residents of Sutton want the continuation of working farms in Sutton. They feel these lands  
14 merit special consideration because of their unique topography, distance from incompatible uses,  
15 spectacular viewsheds, and exceptional resources that support both farming and the region's  
16 wildlife and natural communities. Therefore, the Planning Commission encourages our farmers  
17 and other large landowners to place their farms/acreage in a land trust and/or in Current Use as a  
18 means of protecting these important lands. The Planning Commission requests that the  
19 Selectboard meet with farmers to discuss the tax and other benefits of enlisting in such programs.  
20 The town strongly encourages participation with programs that can protect the long-term  
21 viability of farming, including, but not limited to the Vermont Housing & Conservation Board,  
22 the Vermont Land Trust, and USDA's Natural Resource Conservation Services and Farm  
23 Service Agency.

## 24 *4. Residential*

25 In a town like Sutton that serves as a bedroom community for the surrounding towns, residential  
26 development could perhaps create the most problems as it will likely exceed other types of  
27 development. Residential development should be clustered in areas that have the soils that will  
28 support foundations, with ready access to on-site potable water and wastewater systems. In  
29 addition, such areas must also have access to good roads to avoid impact to areas that should not  
30 be traversed by automobiles. Perhaps the best area for future residential development would be  
31 in the southern half of the Town, particularly in the vicinity of the Village of Sutton.

32 Sutton has seen an increase in year-round residences and a drop in seasonal residences over the  
33 past three decades. (See the table below.)

<b>Sutton</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Total Housing Units	303	370	439	486
<i>Rate of change</i>		<i>22.1%</i>	<i>18.6%</i>	<i>10.7%</i>
Total Household	225	297	366	403
Vacant/not seasonal*	7	20	23	16

# Sutton Town Plan

Total Year Round	232	317	389	419
% Year-Round	77%	86%	89%	86%
Seasonal/recreation	71	53	50	49
% Seasonal/recreation	23%	14%	11%	10%

1 Source: US Census

2 \*Vacant/not seasonal typically includes housing units for rent or sale currently unoccupied.

3 In 2012 the Sutton Planning Commission conducted a build-out analysis (see inset) to determine  
 4 the net yield in residential development that could be expected under its existing zoning  
 5 standards. This build-out took into consideration historic growth rates from the past four  
 6 Censuses – roughly a 17% increase in households every 10  
 7 years. A build-out analysis cannot predict exactly where a  
 8 housing site will go, nor can it predict or account for real  
 9 estate market fluctuations. Nevertheless, the analysis  
 10 resulted in a conservative estimate of about 730 housing  
 11 units by 2040 and predicted scattered development  
 12 throughout the town. Clearly, with such development  
 13 Sutton will dramatically change.

### What is a Build-Out Analysis?

A build-out analysis is a planning tool used to determine that amount and location for future development. Sutton’s analysis accounted for existing development regulations (e.g. minimum lot sizes, setbacks, etc.) as well as impediments to development, such as wetlands, conserved lands and conservation easements.

The analysis also assigned efficiency factors to keep the build-out somewhat “reality-based.” Therefore, Sutton’s analysis used the steady increase of housing units over the past three decades as an indicator, estimating a total of 730 units by 2040. The projection attempts to account for the long-term trend of shrinking average household size and a currently sluggish and unpredictable real estate market.

14 What we can assume from the build-out analysis is that  
 15 development pressures will intensify. Sutton’s current  
 16 Unified Development Bylaws (2017 Revision) include a  
 17 Working Lands District with a goal of minimizing  
 18 fragmentation and preserving open lands.

19 As described above, the Working Lands District adopts a  
 20 density-based approach to regulation, with an emphasis on  
 21 siting development away from the core of productive and  
 22 resource-rich lands. Future development should be  
 23 clustered in a way that allows for efficient use of land and  
 24 resources, yet still allows the privacy that one expects in a  
 25 rural setting.

26 Density-based regulation may be most effective if the lots created are much smaller than 10 acres  
 27 (even as small as one acre). Allowing for the creation of smaller lots (while preserving the  
 28 agricultural and forestry uses and natural resources on the larger portion of a parcel) may also  
 29 make it easier to set aside homestead areas when conveying conservation easements. Currently  
 30 organizations such as the Vermont Housing & Conservation Board must adhere to local  
 31 minimum lot sizes when setting aside homestead parcels from conservation easements. This  
 32 often results in the creation of a development parcel that is much larger than necessary. Allowing  
 33 for the creation of smaller development lots may also allow cash-strapped owners of large  
 34 property holdings to sell off smaller parcels of land in order to retain the largely unfragmented  
 35 remaining land.

# Sutton Town Plan

1 Density-based regulation is not fail-safe, however, and careful consideration must be given to  
2 creation and siting of residential lots and clusters. And, regulation is not the only answer. We can  
3 only ensure the long-term viability of Sutton’s working lands with a comprehensive approach  
4 that includes the following strategies:

- 5       ▪ Continue support for the Use-Value Appraisal Program (Current Use).
- 6       ▪ Support the preservation of working lands through the conveyance of conservation  
7 easements.
- 8       ▪ Support the long-term viability of Sutton’s working lands by recognizing the value of  
9 silviculture and agriculture as a form of local employment. Promote the sale of locally  
10 produced foods and locally sourced and/or manufactured wood products.
- 11       ▪ Give special consideration to industrial uses that utilize Sutton’s silvicultural and  
12 agricultural resources.
- 13       ▪ Encourage diversified agricultural production and on-farm commercial endeavors that  
14 may enhance the financial viability of the primary farming operation. Such endeavors  
15 may include on-farm processing (e.g. cheese making, microbrewing) and other value-  
16 added enterprises; on-farm cafés; or the direct sale of agricultural products, including  
17 those not principally produced on the farm.

## 18       5. *Commerce*

19 As Sutton is increasingly a bedroom community for the larger towns in the area it seems unlikely  
20 that there will be much commercial or industrial development in Sutton. However, in the interest  
21 of the Town’s economic future, this plan recommends that any intensive commercial  
22 development, other than home or on-farm occupations, take place in a designated  
23 Commercial/Industrial District and, with consideration to scale, in the Village District of Sutton.  
24 Creation of a Commercial/Industrial District has been established (2017 Sutton Unified  
25 Development Bylaws) along Route 5, which has a railroad line, and availability of three-phase  
26 electric power. This will encourage (and restrict to) manufacturing in areas that can take  
27 advantage and have access to the additional transportation and other services needed. It will also  
28 relieve pressure on other districts in the Town. The Town should consider short-term tax  
29 incentives, which would provide an incentive for new development in this district.

30 Home occupations (home-based businesses) provide good opportunities for minimal-impact  
31 economic opportunities in the Town of Sutton and are therefore encouraged. A home occupation  
32 is defined in statute as a business that is 1) carried on within a person’s home by the occupant  
33 thereof, 2) uses a minor portion of the dwelling, and 3) does not change the character of the  
34 neighborhood. Some uses may exceed the definition of home occupation yet may be carried on  
35 outside of the primary dwelling provided that the use does not create an undue adverse impact on  
36 the character of the neighborhood. Such uses should only be considered as an accessory to the  
37 primary residential use, and the scope and scale of the activity shall be limited in order to ensure

# Sutton Town Plan

1 that the activity remains secondary. In addition, the home-based business shall not create impacts  
2 that are uncharacteristic of the areas in which they are located (such as abandoned vehicles or  
3 equipment, traffic, and noise), and they shall not interrupt neighboring residential uses or  
4 interfere with activities of daily living. Home-based businesses shall also not interrupt  
5 neighboring forms of home employment.

## 6 *6. Industrial*

7 Sutton is increasingly seen as a bedroom community for Lyndon and St. Johnsbury, rather than  
8 as a place for industry. Narrow, hilly roads discourage any large industry from being developed  
9 in most of the town. The 2017 Unified Development Bylaws restrict industrial development in  
10 the Town of Sutton to areas identified by Sutton Planning Commission, which conducted a site  
11 suitability analysis (see inset) to help determine where industrial uses might be located without  
12 creating undue adverse impacts to Sutton's rural character.

13 The suitability analysis confirmed the ability to locate  
14 industrial uses, with some limitations. The Town of  
15 Sutton recognizes that some resource-based industries,  
16 such as log handling, wood pellet production or lumber  
17 milling may entail unenclosed uses that may generate  
18 noise, heat, vibration, and some truck traffic. These uses  
19 are deemed most suitable for areas on Route 5, where they  
20 may be sited in order to minimize undue adverse impact  
21 to the surrounding areas.

22 Whether the use entails enclosed or unenclosed activities,  
23 all industrial uses shall be sited according to the following  
24 standards (based on the 2017 Sutton Unified Development  
25 Bylaws):

- 26     ▪ The use shall not impair Sutton's wetlands or  
27     water resources. Potential runoff and nonpoint  
28     source contamination shall be minimized through  
29     the use of natural vegetation buffers and by  
30     minimizing impervious services.
- 31     ▪ Traffic shall not degrade Sutton's road system,  
32     and usage, and impacts shall not outstrip the  
33     town's current ability to maintain and service roads.
- 34     ▪ Traffic and road access shall not create unsafe driving conditions.
- 35     ▪ Uses shall be compatible with existing neighboring properties and shall not generate heat,  
36     dust, smoke, fugitive light, noise, electrical interference, or odors that can be detected at  
37     the edge of the lot.

### **What is a Site Suitability Analysis?**

A site suitability analysis is a GIS-based process to determine the appropriateness of any given area of land for a proposed use. Sutton's industrial site suitability analysis was performed on a parcel-by-parcel basis, taking into account a number of factors, such as proximity to state and U. S. highways, three-phase power, rail transport, and electric substations.

Unsuitable factors, such as overlap with natural resource constraints and prime agricultural soils, farmed and open lands, and conservation easements lowered a parcel's suitability score.

The suitability analysis confirmed a reasonable amount of acreage along U. S. Route 5 could accommodate industrial uses. Due regard, however, must be given to wetlands and some floodplain areas. Furthermore, steep slopes along Route 5 may result in lots that are either too shallow to develop or difficult to access.

# Sutton Town Plan

- 1       ▪ Uses shall not create public health or fire hazards.
- 2       ▪ Uses shall be sited in a manner that avoids fragmentation of working lands and does not
- 3       impair required agricultural practices or silvicultural best management practices.

4       When evaluating potential industrial uses for a rural community like Sutton, the issues of scope  
5       and scale become absolutely critical. This plan envisions relatively *small* industries with an  
6       approximate footprint of 10,000 to 20,000 square feet. Anything that exceeds 30% of building  
7       coverage or more than 50% impervious surface coverage on the lot or exceeds 50 feet in height  
8       should be considered to be out of scale with Sutton’s rural character. Some industrial uses may  
9       entail unenclosed activity, particularly industries that utilize wood or lumber. Industries that can  
10      demonstrate an ability to protect the long-term economic viability of Sutton’s forestry and  
11      farming traditions should be given special consideration.

12      Wind energy development is a potential industrial activity that has been considered for high  
13      elevation ridgelines in the northern portion of the Town (Norris Mountain and adjacent summits  
14      and the higher elevation summits and ridgelines in the Willoughby State Forest). As the  
15      Sheffield Wind Project has demonstrated, such developments because of their visual impact,  
16      their accompanying noise, their potential impact on wildlife and the environment, and their  
17      impact on property values are not appropriate for these areas or in adjacent areas in other towns  
18      where Sutton’s viewshed is affected. (See siting standards in the Energy Chapter.)

## 19           7. *Public and semi public*

20      Buildings and activities necessary for the conduct of municipal business and provision of public  
21      services should be permitted in those areas where need is anticipated. They should be located in  
22      or near the Village District to make them easily accessible to Town residents unless the nature of  
23      a particular public or semi-public use requires it to be located outside of the village (town forest  
24      or gravel pit for example).

## 25           8. *Open spaces reserved for*

### 26                   a) Flood plain

27      With participation in the National Flood Insurance Program (NFIP) the town has new flood  
28      hazard area regulations to protect land owners. Participation in this program allows property  
29      owners to purchase flood insurance. It also makes Sutton eligible for funds from FEMA to repair  
30      and mitigate damages to roads and other town facilities in the event of flooding or other natural  
31      disaster.

32      In light of recent storm events, we have many reasons to believe that flood-related damage is  
33      becoming the “new normal.” Sutton’s floodplains perform several critical ecological functions,  
34      including reducing flash flooding, cleansing the water of sediments, and reducing the erosive  
35      energy of floodwater. In cooperation with downstream towns, the town needs to more actively  
36      manage flood risks. Sutton’s floodplains must be protected from further development.

# Sutton Town Plan

1 River corridors also merit special consideration, as erosion hazards are common in Vermont. The  
2 damage that occurs can often be dramatic and devastating in major storm events. It is essential to  
3 protect of the existing river corridor along the Calendar Brook from future encroachment. The  
4 Planning Commission will work with Vermont River Management staff to identify it and to  
5 protect it and other river corridors in Sutton through geomorphic assessments and through the  
6 delineation of riparian buffers.

7 b) Wetland protection

8 Wetlands serve a multitude of purposes, including recharge of aquifers, wildlife habitat; the  
9 absorption of flood waters, and so on. Pollution and/or destruction of these areas can have dire  
10 impacts on water supplies, wildlife, and can increase damage due to flooding. Wetland areas in  
11 Sutton have been mapped and the Sutton Planning Commission is confident that the State's  
12 wetland regulations will be sufficient to protect the Town's wetlands from development.

## 13 **E. Existing and Proposed Land Use Maps**

14 These maps are posted and on file in the Town Clerk's office and are appended to this plan.

## 15 **F. Implementation**

Action	Responsible Party	Time frame
Consider the use of short-term tax incentives for new development in the Commercial/Industrial district.	Selectboard	2020
Evaluate river corridor data.	Planning Commission, with assistance from the Agency of Natural Resources	2020
Complete a scenic road inventory	Planning Commission	2021

16

## 17 **IV. TRANSPORTATION PLAN**

### 18 **A. Goals**

19 ❖ To provide the residents of Sutton with transportation facilities that are safe, efficient,  
20 and adequate to the meet their needs.

21 ❖ To minimize runoff and sedimentation impacts to wetlands and surface waters.

### 22 **B. Existing Transportation Facilities**

23 *1. Highways and Streets*

# Sutton Town Plan

1 Sutton is located approximately 10 miles north of Lyndonville. After traveling north on U.S.  
2 Route 5 from Lyndonville, visitors to Sutton turn off on  
3 to the Calendar Brook road and four miles later arrive in  
4 the village itself. Because of the layout of Sutton, some  
5 parts of Sutton can be reached by continuing up Route 5  
6 or traveling on Vt. Rt. 5A, which splits with Rt. 5 in  
7 West Burke. Visitors from the north reach Sutton by  
8 traveling south on Rt. 5 from Barton.

<b>TOWN OF SUTTON HIGHWAY MILEAGE</b>	
Road Class	Mileage
Two	12.3
Three	34.7
Four	3.8
State-maintained	10.5

9 The town of Sutton maintains 57.5 miles of roads. Of  
10 these 10.5 miles is State-maintained and 47 miles is Town-maintained. Of the Town-maintained  
11 miles 12.3 are Class II paved and 34.7 are Class III graveled. In addition, 3.8 miles are  
12 unmaintained Class IV dirt roads. The Town currently requires that all privately owned or built  
13 roads be built at or upgraded to Class 3 standards prior to acceptance by the Town.

14 The Town currently requires that all privately owned or built roads be built or upgraded to Class  
15 3 standards prior to acceptance by the Town.

## 16 *2. Public Transportation and Rail*

17 There are no public transport terminals in Sutton. People choosing to catch a Greyhound bus can  
18 leave from either Montpelier or White River Junction. Passenger train service is also available  
19 from Montpelier and White River Junction and freight rail service is available in St. Johnsbury.  
20 There is a small local bus line, Rural Communities Transportation (RCT), which operates  
21 between Lyndonville and St. Johnsbury, from St Johnsbury to Montpelier, and which serves  
22 other locations on a periodic basis. RCT also coordinates medicals trips for Sutton residents who  
23 are Medicaid eligible.

24 The former West Burke Mill site and the Route 5 corridor are adjacent to a state-owned railroad  
25 track used for freight by the Washington County Railroad. The mill site has an unmaintained rail  
26 spur. The former West Burke train station closed in the 1950s and was subsequently demolished  
27 but embarking passengers there could travel to Montreal, White River Junction and go on to  
28 other destinations. In the future passenger rail service could once again serve Sutton.

## 29 *3. Bicycle Routes and Trails*

30 At the present time there are no established bicycle trails in the town of Sutton although the  
31 town's roads are well suited to bicycle touring. The narrowness of some of the more traveled  
32 roads could present safety problems for both cyclists and motorists as the population increases.  
33 Planning for increased bicycle traffic might be a desirable outgrowth of the Kingdom Trails  
34 network in Burke. In fact, there seems to be an increase in bicycle traffic in recent years.

## 35 *4. Scenic Roads*

# Sutton Town Plan

1 Scenic roads are everywhere in Sutton, from the main roads to any of the dirt roads. Maintaining  
2 these views should be a main priority. Future planning efforts should include an inventory of the  
3 Town's scenic roads and vistas as well as the preparation of a set of regulations to be included in  
4 the existing Unified Development Bylaws that are designed to protect these roads and vistas.

## 5 *5. Airports*

6 The state-owned Caledonia County Airport adjacent to Sutton's south boundary in Lyndon can  
7 accommodate commuter and private plane traffic. There are larger commercial airports in  
8 Burlington, Vermont and West Lebanon and Manchester, New Hampshire. Some residents also  
9 fly international flights from Montreal, Quebec and Boston, MA. The Northeast Kingdom  
10 International Airport in Coventry (formerly known as the Newport State Airport) has been  
11 expanded to accommodate executive jets and commuter traffic.

## 12 **C. Proposed Transportation Facilities**

### 13 *1. Highways and Streets*

14 There is no need to increase the number of roads in Sutton. The future of the town's roads needs  
15 to be concerned mainly with improving their maintenance through increasing visibility at certain  
16 intersections (i.e. in Sutton Village and at the junction of Union House Road and Sheffield Rd.),  
17 and possibly with the improvement of sight distances on some of the more heavily traveled  
18 roads. The Planning Commission recommends the Selectboard develop a multi-year roads  
19 budget including an analysis of how best to fund major maintenance/improvement projects.

20 The Planning Commission recommends the Selectboard have the road crew take NVDA and  
21 state sponsored training in order to minimize sedimentation of brooks and wetland areas and to  
22 improve annual maintenance.

23 Making Sutton's roads safer should be an important consideration for the Town. This could be  
24 done by increasing sight distances on blind curves, making roads wider, installing hazard signs,  
25 and/or more rigorously signing and enforcing comprehensive Town traffic ordinance and the  
26 Town's Snowmobile/ATV ordinance in close coordination with the Caledonia County Sheriff  
27 and Vermont State Police.

28 Because of the importance of Routes 5 and 5A to the residents of Sutton, the Planning  
29 Commission requests the Selectboard stress to the Northeastern Vermont Development  
30 Association, to our political delegation, and to the State of Vermont Department of  
31 Transportation how important it is to maintain these roads in a manner that allows both safe and  
32 efficient transportation. At present these state roads are poorly maintained.

### 33 *2. Public Transportation and Rail*

34 White River Junction and Montpelier will continue to be the closest areas for bus and rail  
35 passenger service. The Town continues to support the services of RCT to our Sutton residents.

# Sutton Town Plan

1        *3. Bicycle Routes and Trails*

2        Bike travel increases during the summer and fall as local enthusiasts join with popular tourist  
3        groups to travel the area. Consideration should be given to the widening of some of the roads.  
4        While separate bike paths would be an even better option, they may not be feasible at this time.  
5        If the railroad tracks that pass through Sutton are ever abandoned, the State should perhaps be  
6        encouraged to convert the right-of-way into a bike path. Such rights-of-ways make wonderful  
7        places for both children and adults to cycle. Also, as noted above, the expansion of the Kingdom  
8        Trails mountain biking network into Sutton may be worth consideration.

9        *4. Scenic Roads*

10        Nearly every road in the town of Sutton has a scenic view somewhere along its length. The  
11        town’s scenic beauty should be respected and protected. As a means of protecting these scenic  
12        views the Town should consider the preparation of an inventory of these scenic views. Then, if  
13        the Town so desires, a viewshed ordinance or bylaw could be considered to protect these views.  
14        The Planning Commission discourages industrial and commercial development that would  
15        impact Sutton’s scenic vistas.

16        *5. Airports*

17        The Caledonia County Airport adjacent to Sutton’s south boundary in Lyndon is available to  
18        Sutton residents. The Sutton Planning Commission recognizes the importance of locally  
19        available air service to the region’s economy. It is also important to the Planning Commission  
20        that that airport be maintained in harmony with the natural beauty of the area, especially the  
21        serene, quiet night skies.

22        **D. Existing and Proposed Transportation Maps**

23        These maps are on file and posted in the Town Clerk’s office and appended to this plan.

24        **E. Implementation**

<b>Action</b>	<b>Responsible Party</b>	<b>Time frame</b>
Develop a multi-year roads budget, including an analysis of how best to fund major maintenance/improvement projects and scheduled equipment replacements.	Selectboard, with the Road Commissioner	2020
Have road crew continue to take NVDA and state sponsored training in order to minimize sedimentation of brooks and wetland areas and to improve annual maintenance.	Road Crew	Ongoing

25

# Sutton Town Plan

## V. UTILITY AND FACILITY PLAN

### A. Goals

- ❖ To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

### B. Existing Facilities

#### *1. Educational facilities*

Sutton School is housed in a community building dating back to the 1800's. Two additions and numerous upgrades have maintained our safe, nurturing learning environment for our kindergarten through eighth grade students. Multi-aged classrooms and an award-winning culture enhance learning and living in our small town. Student enrollment varies year-to-year with an overall student count around 100 most years.



In 2018, the Sutton School District merged with other local small schools to form the Kingdom East Supervisory District. Sutton School will continue to serves resident students as well as others who are interested in our learning environment and programs.

We were named a “School of Distinction” by the Vermont Positive Behavioral Interventions & Support Program (VPBIS)for 2 years and will be recognized as a “School of Merit.” Student achievement and involvement are reflected in our school’s mission to enable all our students to be successful citizens. Our staff and administration work diligently to enable each student to be the best they can be.

All graduating students have high school choice with a variety of private, independent, and public high school options in the area. There are also post-secondary school options within a day’s drive.

Sutton School is governed by the 15-member Kingdom East School Board with one Superintendent of Schools and a central office staff. More information can be found regarding our school at the following addresses:

Mailing address and Phone: 95 Underpass Road, Sutton, VT 05867; 802-467-3492

Facebook: Sutton School; Sutton PTG; Kingdom East School District @kesbvt

Kingdom East Internet address: [www.kingdomeast.org](http://www.kingdomeast.org) has links to our school’s page.

#### *2. Recreational facilities*

# Sutton Town Plan

1 This subject has been covered in the Land Use element of this Plan. In the greater St Johnsbury  
2 area which includes Sutton, there is the Fairbanks Museum, the Athenaeum and Catamount Arts,  
3 offering an opportunity for cultural and recreational enhancement.

## 4 *3. Hospitals and Medical Services*

5 The nearest hospital is the Northeastern Vermont Regional Hospital (NVRH) in St. Johnsbury.  
6 NVRH has a staff of 700 employees (not all full time) and is a 75-bed hospital It is designated by  
7 Medicare as a critical access hospital which means it operates 25 beds. It has full emergency  
8 department capability and for medical emergencies requiring more advanced care, the  
9 Dartmouth-Hitchcock Advance Response Team (DHART) transports patients to tertiary care  
10 centers. NVRH has a significant community outreach component to encourage healthy living  
11 and prevention of chronic diseases. Many specialty medical services are provided to the area  
12 residents by “visiting staff” from other area hospitals. Other nearby hospitals are North Country  
13 Hospital in Newport and Littleton Regional Healthcare in Littleton, NH. There are two tertiary  
14 care centers that serve Sutton, Dartmouth-Hitchcock Medical Center in Lebanon, NH and  
15 University of Vermont Center in Burlington Vermont.

16 There are health care clinics in Lyndon, St. Johnsbury, Concord, and Barton. Many Sutton  
17 residents use Corner Medical in Lyndonville and medical offices in St. Johnsbury for their health  
18 care. The Northeast Kingdom is considered a medically underserved area. NVRH is constantly  
19 working with medical practitioners to assure adequate coverage for the area.

20 Caledonia Home Health Care provides in home visiting nurses, hospice and homemaker services  
21 to area residents. Public health services are provided by the St. Johnsbury Office of the Vermont  
22 Department of Health.

23 The nearest pharmacies are located in Lyndonville, Barton and St. Johnsbury. Eye care is  
24 available in St. Johnsbury, and dental services are provided in Lyndonville and St. Johnsbury.  
25 Physical Therapy services are available in both Lyndonville and St Johnsbury. Many  
26 complementary health services such as chiropractic care, acupuncture, and naturopathy are  
27 available in the Lyndonville/St Johnsbury area.

## 28 *4. Libraries*

29 Sutton no longer has a public library, but the town donates funds to the Cobleigh Public Library  
30 in Lyndonville which provides a bookmobile that stops at the Sutton School on a regular basis.  
31 In addition, the Athenaeum is in St Johnsbury with out of town memberships available at \$15.00  
32 per year. Two other library resources are the library at Northern Vermont University, Lyndon,  
33 Vermont, and the Green Mountain Library Consortium which is matched with an app. to make  
34 downloaded audio books available.

## 35 *5. Power generating plants and transmission lines*

# Sutton Town Plan

1 Electric service has been available in Sutton since the days of the Civilian Conservation Corps  
2 and has continued to grow with the town. Lyndonville Electric Dept. provides the bulk of service  
3 to the Town of Sutton with a small amount of service provided by Vermont Electric Cooperative  
4 (to one customer, the Portland Pipe Line Company) and by Barton Electric Dept. (Wheeler Mtn.  
5 Road and U.S. Rte. 5).

## 6 *6. Water supply*

7 Most homes in Sutton have drilled wells. Sutton Village, however, is served by The Sutton  
8 Municipal Water System which is owned by the town and governed by the Water  
9 Commissioners (the Selectboard). It is a self-supporting system; that is, it is paid for by the users  
10 of the system. The system is located on Underpass Road and serves 28 customers with the  
11 capacity to serve more. It was upgraded in 2016. The system is a drilled rock well and pumps 28  
12 gallons per minute and has a storage capacity of 10,000 gallons. The treatment system is a  
13 softened, nitrate reduction system which is periodically tested for effectiveness as required by  
14 law. It is a backwash system and includes a leach field for the backwash which is located  
15 beyond the salt shed.

## 16 *7. Sewage disposal*

17 Each residence in Sutton has its own septic system. There is no public sewer system, but the  
18 town has a septic ordinance which has been considerably strengthened by the State's new waste-  
19 water regulations.

## 20 *8. Refuse disposal*

21 Residents make their own arrangements for trash pickup. Most use Casella or Meyers Waste  
22 Management which also picks up recyclables at no extra cost. A local entrepreneur picks up  
23 bagged waste on Saturday morning at the Town Clerk's Office parking lot. Sutton is a member  
24 of the Northeast Kingdom Waste Management District. Recyclables, hazardous waste and bulky  
25 items can be brought to the recycling center in Lyndonville.

## 26 *9. Storm drainage*

27 Storm drainage in Sutton is limited to culverts and ditching along the roads. An assessment of  
28 the road culvert and storm run-off and erosion management is on-going in accordance with Act  
29 64 (Drainage and Erosion Assessment) by NVDA and is due to be completed in the summer of  
30 2019.

31

## 32 *10. Similar facilities and activities*

33 a) Telephone

# Sutton Town Plan

1 Local landline telephone service is provided by Consolidated Communications and residents  
2 have the choice of several long-distance carriers. The Enhanced 911 system is in place, enabling  
3 quick assistance in the event of fire, criminal activity, and/or sudden illness or accident. An  
4 increasing number of residents have become more dependent upon cellular phones.

5 b) Internet

6 Part of Sutton is serviced by high-speed Internet lines (available through Consolidated  
7 Communications, Charter, Kingdom Connection, or via satellite, DSL, or dish. Because the State  
8 of Vermont had committed to providing high speed internet service to all rural communities by  
9 the end of 2013, the Selectboard should ensure that Sutton is not overlooked in this initiative.  
10 The availability of such service would greatly facilitate the establishment of home-based  
11 commerce throughout the town.

12 c) Radio and Television

13 Radio reception is good in Sutton. Although television reception by antenna is limited, there are  
14 several local providers for cable and satellite packages.

15 d) Wireless Telecommunication

16 At the time of this writing, Sutton does not have any wireless telecommunication facilities.  
17 Service comes from the summit of Burke Mountain.

18 Technological developments in the telecommunications industry have resulted in demands for  
19 development of properties that would allow the erection and construction of cell towers and other  
20 facilities. It may be only a matter of time until such facilities are proposed in Sutton. There is,  
21 therefore, a need to establish a plan to regulate their orderly development. Location, height,  
22 design, appearance and impact on the surrounding environment are some of the critical areas that  
23 will need to be addressed.

24 Construction of these facilities has not been without controversy. The residents of Sutton will  
25 want to preserve the character and appearance of their town when considering the development  
26 of adequate wireless telecommunication facilities.

27 e) Wind Turbines

28 (See Sutton Energy Plan.)

29 *11. Fire Department*

30 Sutton has 15 active volunteer fire fighters—they are a skilled, highly motivated crew and train  
31 regularly.

# Sutton Town Plan

1 The fire department has three trucks. The first truck is a truck from the 1990s, a green Pierce  
2 pumper/tanker with a 1500-gallon water capacity. As a pumper, it can pump 100 gallons per  
3 minute. The second truck is a 1997E-1 pumper/tanker, carrying 2500 gallons of water and able to  
4 pump 1500 gallons per minute. The third truck is a 1989 Chevy tanker. Each truck can go to a  
5 separate fire if necessary.

6 The new Sutton Fire Station is located at 611 Burke Road. It has solar power collectors and a  
7 backup generator. The Sutton Fire Department has mutual aid agreements with surrounding  
8 departments and with Lyndon Rescue.

## 9 *12. Emergency Services*

10 Sutton maintains and annually updates a local emergency operations plan, which is available at  
11 the Sutton Town Office. There are three emergency shelters for the town: at the Sutton Fire  
12 Station, 611 Burke Road (capacity 30); at the Sutton Baptist Church, 36 Church Street (capacity  
13 100); and at the Sutton School, 95 Underpass Road (capacity 200) where a large emergency  
14 generator has been installed to ensure continuation of power in the event of severe weather and  
15 loss of service from Lyndonville Electric Department. The multi-purpose room at the school has  
16 a large kitchen facility and bathrooms. The Sutton Baptist Church is only an overnight warming  
17 shelter but has a kitchen. The Sutton Fire Station and Town Office, however, also have  
18 emergency generators to ensure continued availability of communication/coordination functions  
19 during power outages.

20 The town has implemented the Enhanced 911 Program. All homes are supposed to have been  
21 numbered. New house numbers are assigned by the Sutton 911 Coordinator who is also the  
22 Sutton Zoning Administrator. All roads have been named and signs indicating their names have  
23 been erected. Many signs have been vandalized and the break-away road signs are gradually  
24 being replaced with larger, sturdier, more visible ones. Emergency 911 calls in the Town of  
25 Sutton are responded to by Lyndon Rescue, Inc., an ambulance service which is located at  
26 Northern Vermont University. This service may be moving to the Fire Station in Lyndonville.  
27 Lyndon Rescue's board consists of one person from each of the towns it serves. In addition to  
28 providing emergency ambulance service, Lyndon Rescue can also transport patients from one  
29 medical facility to another.

30 The Sutton Fire Department has mutual aid agreements with the fire departments in surrounding  
31 towns and with Lyndon Rescue.

32 With the adoption of the new Unified Development Bylaws, Sutton has completed the process of  
33 applying to participate in the National Flood Insurance Plan. Flood insurance is now available to  
34 Sutton residents and FEMA pre-disaster mitigation funding is available to the town.

## 35 *13. Law Enforcement*

36 This service in Sutton is provided by three sources: The Town has a first and second constable  
37 (untrained and with no enforcement authority) and, also has a contract with the Caledonia

# Sutton Town Plan

1 County Sheriff’s Department to patrol town roads and to ensure speed limits (especially during  
2 school opening and closing times) and safe operations (i.e. stopping at stop signs) are enforced.  
3 The third provider of law enforcement services is the Vermont State Police. A major issue of  
4 enforcement in the Town is the Town’s Snowmobile and All Terrain Vehicles Ordinance which  
5 restricts ATVs to accessing a loop trail adjacent to the Towns of Wheelock and Sheffield. There  
6 are frequent complaints from throughout the town about ATVs being operated unsafely and  
7 disturbing residents by creating loud noise and dust problems. Sheriff’s deputies have suggested  
8 a community policing (Neighborhood Watch) program be initiated to better coordinate and  
9 increase effectiveness of enforcement.

10

## C. Proposed Facilities

### *1. Educational facilities*

13 In accordance with Act 46, Sutton has recently entered a new school district agreement that  
14 incorporates Caledonia North Supervisory Union (Burke Town School, Newark Town School,  
15 Lyndon Town School, Sutton Town School, Union District #37, Sheffield and Wheelock) and  
16 the towns of Concord and Lunenberg/Gilman, forming the Kingdom East School District. The  
17 Sutton School is leased to the supervisory union and building and educational needs for the  
18 children of Sutton will be coordinated within the new larger supervisory union.

### *2. Recreational facilities*

20 This subject has been covered in the Land Use element of this Plan.

### *3. Hospitals*

22 Having health care facilities in the area that are of high quality, accessible, and sufficient to meet  
23 the needs of the town’s population is critically important. The town and its residents should do  
24 whatever is necessary to insure the health facilities in the area are adequate to serve peoples’  
25 needs. This can be done in a number of ways. Individuals may write letters to the facilities,  
26 legislators, and / or the Joint Commission on Accreditation of Healthcare Organizations (the  
27 organization that accredits hospitals). Completing and returning facility and service evaluations  
28 may also be helpful. Healthcare is expensive; therefore, towns may be able to improve the  
29 quality and affordability of health care by providing financial support to local healthcare  
30 organizations. Providing appropriations, even small ones, may also give the town more of a say  
31 in terms of how health care services are provided.

### *4. Libraries*

33 As the residents of Sutton are now dependent upon the Cobleigh Public Library and the  
34 Athenaeum for library services it is important for both the library and the residents of Sutton for  
35 the Town of Sutton to have open lines of communication with the library. As the Town of Sutton  
36 makes an annual appropriation to the library, it is necessary and important that the town have a

# Sutton Town Plan

1 say in how that money is used by the library. Therefore, questions like “Is the Cobleigh Public  
2 Library providing the Town of Sutton with the services and books that we need and want?” and  
3 “What does the town need from the library?” need to be asked and the answers must then be  
4 communicated to the library. Only in this manner can the library improve its services when that  
5 becomes necessary.

## 6 *5. Power generating plants and transmission lines*

7 As electric power is necessary for modern day living, it is important that the electric customers in  
8 Sutton communicate to the providers the problems they experience. Such communications will  
9 enable the providers to correct problems and perhaps even upgrade the services they provide.  
10 Likewise, the Selectboard should also communicate our need for upgrading and extending the  
11 three-phase electric service along the Route 5 corridor. It should also be noted an increasing  
12 number of residents are choosing to be off-grid.

## 13 *6. Water supply*

14 With completion of recent treatment/storage upgrades and subsequent passage of all water  
15 quality tests the Sutton Water System has no deficiencies. An operator’s manual for the new  
16 system has been completed and is available for guidance.

## 17 *7. Sewage disposal*

18 Sutton is a small town with a very dispersed settlement pattern as well as limited resources.  
19 Therefore, it is unlikely that the Town of Sutton will develop a public sewage system within the  
20 foreseeable future. In addition, it is even more unlikely that such system, if installed, will serve  
21 the entire town. With this in mind, it becomes even more critical to monitor development  
22 especially in light of the fact that Sutton's land is wet and has mostly clay soils. Therefore, great  
23 care must be taken to protect both the town’s ground and surface water from contamination from  
24 failed or improperly installed septic systems. State regulations establish stringent standards for  
25 wastewater management.

## 26 *8. Refuse disposal*

27 The Town of Sutton would like to encourage the trash haulers that serve Sutton to continue to  
28 provide their services to the town as efficiently and inexpensively as possible. New state  
29 regulations concerning recycling make our membership in the Northeast Kingdom Waste  
30 Management District more critical than ever.

## 31 *9. Storm drainage*

32 Maintaining the culverts and ditching along the roads is critical for preventing erosion and  
33 pollution of streams with silt. The ditches need to be lined with erosion resistant materials and  
34 the culverts need to be properly sized when installed and kept clean. Making sure regular  
35 maintenance is done will reduce damage to private property and liability on the part of the Town.

# Sutton Town Plan

1 As noted elsewhere, the town is in process of completing the Act 64 Drainage and Erosion  
 2 Control Assessment.

3 .

4 *10. Similar facilities and activities*

5 a) Internet

6 The provision of high-speed internet service is critical for small business development. The  
 7 Selectboard should take the necessary steps to encourage the State of Vermont to redeem its  
 8 commitment to provide such service for the entire town by the end of 2013.

9 *11. Fire Department*

10 The greatest challenges for the fire department now that they have a new and larger facility with  
 11 appropriate venting so they can work on the trucks inside, and more storage area for equipment,  
 12 is the need for volunteers and time for adequate training to remain current in firefighting  
 13 practices. The department would also like fire hydrants around the village to make water more  
 14 accessible.

15 **D. Existing and Proposed Utilities and Facilities Maps**

16 These maps are on file in the Town Clerk’s office and appended to this plan.

17 **E. Implementation**

<b>Action</b>	<b>Responsible Party</b>	<b>Time frame</b>
Assess how residents can better interact with/advise Kingdom East Supervisory District so local needs are made known.	Sutton Parent Teacher Organization & Sutton representatives on District Board	2019
Complete Act 64 “Drainage and Erosion Assessment” and resulting capital budget.	Road Foreman & NVDA	2019
Regularly contact elected representatives & NVDA to lobby for affordable high-speed Internet service.	Planning Commission & NVDA	ongoing
Test functions of Emergency Operations Plan to ensure they will work when called upon.	Selectboard, Fire Dept., Local Emergency Planning Committee 9 (Caledonia & Essex Counties)	2019
Investigate initiation of Neighborhood Watch Program with Sheriff’s Dept.	Selectboard, Sheriff’s Department	2019
Encourage residents to complete health care satisfaction surveys.	Sutton residents	ongoing

# Sutton Town Plan

Assess effectiveness of annually providing small appropriations to local health care providers who directly benefit residents.	Sutton residents	ongoing
Communicate service needs to Cobleigh Library & Fairbanks Museum.	Sutton School Staff	ongoing
Continue requesting three-phase electric service from Lyndonville Electric Dept. along the U. S. Rte. 5 corridor.	Selectboard	ongoing
Continue close coordination concerning recycling program with Northeast Kingdom Waste Management District.	Sutton School Staff	ongoing
Investigate installation of additional fire hydrants in Sutton Village.	Selectboard & Fire Dept.	2019

1

## **VI. PRESERVATION PLAN**

### **A. Natural Areas, Features, and Resources**

4 Sutton has a history of respect towards and appreciation of its natural landscape. Residents  
 5 cherish the rural nature of the town. Zoning bylaws limit intensive development in woodland  
 6 areas. In addition, the State of Vermont administers 5,577.62 acres (21.2%) (5,068.3 acres  
 7 Willoughby State Forest, 95.5 acres Mathewson State Forest, 0.35 acres Bean Pond Access, 0.47  
 8 acres Vail Pond Access, 413 acres Calendar Brook Wildlife Management Area) of Sutton land  
 9 and there are 6,041 acres (24.5%) of conserved land in the Use Value Appraisal (Current Use)  
 10 Program. These lands all have a management plan. The Town should play a more active role in  
 11 the development and maintenance of these plans.

12 The Calendar Brook Wildlife Management Area (WMA) covers 413 acres and is located between  
 13 Union House Road, King George Farm Road and the West Ridge. Its forest is made up of 71%  
 14 white spruce and balsam fir and 29% white cedar. Much of the cedar area is swamp. There are  
 15 also small amounts of aspen, red maple and yellow birch mixed throughout. This area provides  
 16 habitats for a variety of wildlife species including wintering yards for the deer.

17 Portions of both Willoughby State Forest and Mathewson State Forest are located in Sutton  
 18 (5,068.3 acres and 95.5 acres respectively). The 30-acre Marl Pond and Swamp Natural Area are  
 19 located in the Sutton portion of Willoughby State Forest. Marl Pond is a small, calcium-rich  
 20 pond bordered by a mature northern white cedar swamp with several rare plants. The pond  
 21 bottom was mined historically for marl (calcium and magnesium carbonate deposits), which was  
 22 used locally for fertilizer.

### **B. Scenic Features and Resources**

23

# Sutton Town Plan

1 The Town of Sutton has a number of scenic roads that are lined with old maples and other trees.  
2 In the past few years many of these trees have died and have had to be removed. In an effort to  
3 maintain these scenic corridors, however, the Town needs to continue planting new trees to  
4 replace old ones that have died. This activity will be coordinated with landowners, utility  
5 managers, and with the Sutton road crew to avoid locations where plantings will present  
6 problems.

7 Most of Sutton’s topography ranges from gently rolling to almost mountainous. The latter part of  
8 the previous statement is true especially in the northern half of the Town with Bartlett Mountain,  
9 Mr. Hor, Norris Mountain and Wheeler Mountain all being over 2,000 feet above sea level. The  
10 nature of the Town’s topography provides for many scenic vistas that should be preserved.

11 Scenic protection areas shall include all lands above 2,000 feet elevation – specifically Norris  
12 Mountain and adjacent summits and high elevation ridgelines and summits in the Willoughby  
13 State Forest. While the Town of Sutton will welcome small, suitably sited domestic wind  
14 turbines, the Town shall, nevertheless, preserve its undeveloped high land and its time-honored  
15 natural horizons as a birthright for our children. Therefore, this plan recommends that any  
16 development above 2,000 feet in elevation not exceed 50 feet in height and strongly discourages  
17 the erection of wind turbines on lands above 2,000 feet.

## 18 C. Historic Features and Resources

19 For information regarding the Town’s historic features, please refer to section II, History of  
20 Sutton, of this plan.

## 21 D. Implementation

22 The Town of Sutton has a number of natural, scenic, and historic features that make a major  
23 contribution to the Town’s personality and beauty. These features need to be protected and  
24 preserved. Zoning is one way to do this by requiring appropriate lot sizes and by the segregation  
25 of incompatible land uses. Zoning can also protect flood plains and wetlands by setting forth  
26 appropriate regulations for the development of these areas. Forested areas can be protected by  
27 avoiding clear cutting and practicing sustainable logging practices that rigorously follow the  
28 State’s Acceptable Management Practices for Logging.

29 Zoning can also be useful with regard to the protection of the Town’s scenic vistas. Zoning  
30 regulations should be written that would either require the placement of structures in a manner  
31 that would not obstruct the Town’s scenic vistas or to require screening around structures that  
32 might be visible from a scenic vista. Zoning should also protect the ability to view the Town’s  
33 historic structures in a similar manner.

34 Maintaining the Town’s historic structures for tourists and future generations is important so that  
35 they may better understand the history of Sutton. Therefore, this Plan also encourages the  
36 maintenance of the Town’s historic structures such as the Church, School, and the Grange Hall /

# Sutton Town Plan

- 1 Fire Department. Regular maintenance will prevent these structures and other historic structures  
 2 from falling into disrepair.

Action	Responsible Party	Time Frame
Sutton should play a more active role in the development and maintenance of state-managed lands	Planning Commission	ongoing
Encourage enrollment in Current Use Program and other programs to maintain an economically viable working landscape.	Planning Commission	ongoing
In an effort to maintain scenic corridors the Town needs to continue planting new trees to replace old ones that have died.	Conservation Commission	ongoing
Encourage vigorous enforcement of Sutton’s ordinance regulating solid waste and junk.	Zoning Administrator & Selectboard	-ongoing
Preserve Sutton’s undeveloped high land and its time-honored natural horizons and peaceful night skies as a birthright for our children.	Planning Commission	ongoing
Discourage the erection of wind turbines on lands above 2,000 feet.	Planning Commission	ongoing
Maintain and enforce Sutton’s Unified Development Bylaws.	Zoning Administrator, Development Review Board	ongoing
Maintain Sutton’s historic structures in good repair.	Selectboard, School Board, Church Congregation	ongoing

3

## 4 VII. EDUCATIONAL FACILITIES PLAN

5 NOTE: The voters of the Sutton Town School District chose to join the newly formed Kingdom  
 6 East Supervisory School District in 2017. The new District became operational in July, 2018.

### 7 A. Goals

- 8 ❖ Create and implement an instructional model that is educationally sound, fiscally  
 9 responsible, capacity-building, and sustainable over time.
- 10 ❖ Continue facility improvements and building maintenance according to the Kingdom East  
 11 School District’s facilities plan.
- 12 ❖ Continue to upgrade the school’s technology and infrastructure to improve  
 13 communications in-house and with the larger community, reduce the use of paper,  
 14 maintain the school’s web page ([kingdomeast.org/sutton-school/home](http://kingdomeast.org/sutton-school/home)), and utilize the

# Sutton Town Plan

1 school's technology to reach parents and the larger community. Provide education links  
2 for posting in the town's web page.

3 ❖ Continuously review and adjust the Sutton School Action Plan to reflect the changing  
4 needs of students and the community and to provide for the development of a Principal's  
5 Advisory Group. The action plan should include goals for parent and community  
6 involvement in the development and evaluation of that action plan.

7 ❖ Provide for a healthy and pleasant school climate by complying with Act 113 for a civil,  
8 safe, and drug free school that aligns with Sutton School's and the district's behavior  
9 philosophy. Continue professional development in the "Positive Behavioral Supports in  
10 Schools" program which began in 2009. Review/revise school rules and procedures as  
11 needed; revise the handbook annually. Review and adjust crisis prevention and child  
12 protection plans.

13 ❖ Provide appropriate staffing and structure for the effective operation of the educational  
14 support team.

15 ❖ Follow the Kingdom East District's direction and leadership in curriculum matters and  
16 adjust instruction accordingly to insure a quality education for the children of Sutton.

17 ❖ Revisit/rewrite Sutton School's vision and mission statement as necessary.

18 ❖ Cooperate with the Kingdom East District in the compliance with Act 153 provisions for  
19 the consolidation of special education services at the district level.

20 ❖ Develop an effective middle school program.

21 ❖ Update policies under Kingdom East District's direction to be current with new state and  
22 federal requirements.

23 ❖ Encourage all staff members to participate in regular professional development activities.

## B. Present Uses of the Local Public-School System

### *1. Elementary Education*

26 Sutton children ages 5 through 14 attend the Sutton School, which has a multi-age classroom  
27 configuration for grades K through 8. A pre-school program is available at the district level and  
28 a full day kindergarten program is provided at the Sutton School. Graduating Sutton children of  
29 high school age have high school choice.

30 The Sutton School is located on the Underpass Road in the Village center. The original brick  
31 structure was built in 1833. It is framed to the north by the Town Clerk's Office and to the south  
32 by the Grange Hall.

# Sutton Town Plan

1 Four temporary mobile classrooms were moved onto the site and incorporated into the existing  
2 school structure in 1996 along with an addition that included a new kitchen and multipurpose  
3 room. The 1996 construction project also included additional space for two offices, but did not  
4 include any additional teaching spaces (other than mobile classrooms). Sutton School has high  
5 speed internet access with the capacity and infrastructure to provide internet access to all  
6 students. The Kingdom East District resumed bussing services for Sutton students in 2018. (At  
7 the 1997 Annual Sutton School District Meeting, the voters of Sutton voted to eliminate bussing  
8 as a cost saving measure.)

9 We experienced the local and state downward trend in enrollment in the past and in response to  
10 this trend, Sutton School recently implemented the Multi-Age Instructional Model across all  
11 grade levels and has improved our capacity to deliver specialized services to students in need.  
12 This new structure provides better control over class size and learning configurations.  
13 Ultimately, this new delivery model will allow the school to accommodate 110 students,  
14 employing six classroom teachers, two special educators, and four para-educators. Additional  
15 support services such as the “Titles Program”, clinical and guidance counseling, nursing and  
16 administration are funded through local dollars and both federal and State grant monies.  
17 Enrollment numbers for the elementary school have recently fluctuated between 90 and 110,  
18 with an average of 53.

19 Detailed information regarding elementary educational programs, staffing and enrollment data,  
20 testing results, the before- and after-school programs, and other topics are included in the annual  
21 school report, which is available which is available at the Kingdom East District web site  
22 (kingdomeast.org), Town Clerk’s Office, and Sutton school

23 The school facility is also used for a variety of community functions such as the before- and  
24 after-school programs, town meetings, church and group dinners, clubs (i.e. Boy Scouts, Girl  
25 Scouts, Pilgrim Manor), and others.

26 The school facility plan provides for ongoing maintenance during the summer months. Windows,  
27 doors and floors are replaced as needed to maintain the thermal efficiency and safety of the  
28 facility. During the last three years several projects have been completed, including replacing the  
29 roof. An air quality evaluation and the implementation of the report’s recommendations were  
30 completed in 2008. Regularly scheduled water quality tests show that the school’s water is  
31 potable. The lower level and the north end of the building were remodeled in the 2008/09 school  
32 year. The Kingdom East District Administration maintains a “Facility Maintenance Plan” which  
33 addresses larger projects such as roofing, paving, heating, and kitchen equipment.

## 34 *2. Secondary Education*

35 All of Sutton's high school students are allowed by school policy to apply to attend one of the  
36 area high schools, which include Lyndon Institute, Burke Mountain Academy, St. Johnsbury  
37 Academy, Lake Region Union High School, the East Burke School, and the Lyndon Educational  
38 Alternative Resource Network (LEARN). With the exception of Lake Region Union High

# Sutton Town Plan

1 School, all of the alternative secondary schools available to Sutton’s high school students are  
2 private schools.

## 3 C. Proposed Uses of the Local Public-School Building

4 As of June, 2018, the Sutton School Board and administration successfully solved most of the  
5 use of space issues identified in earlier town plans. While the land the school is on is leased  
6 from the town to the district, it was agreed the Kingdom East District is responsible for the  
7 maintenance and improvements of the buildings and grounds. The Kingdom East District will  
8 develop the facilities use and maintenance plans to address future concerns and uses.

## 9 D. School System Map

10 Map information is included on the Base Map, which is on file in the Town Clerk’s office and  
11 appended to this plan.

## 12 E. Implementation

13 The School Administrator and Kingdom East Board adjust the use of the School’s facilities  
14 according to instructional needs.

15 The “Sutton School Action Plan”, available at the school, details the implementation plans for  
16 specific aspects of the five-year plan, which is updated regularly.

17 Detailed information regarding elementary educational programs, staffing and enrollment data,  
18 testing results, before- and after-school programs, and other topics are included in the annual  
19 school report which is available at the Kingdom East District Office, the Town Clerk’s Office  
20 and the school.

## 21 VII. ADJACENT TOWNS

22 Sutton abuts a total of seven towns: Barton, Burke, Lyndon, Newark, Sheffield, Westmore, and  
23 Wheelock. Newport City and St. Johnsbury have also been included as “adjacent towns” even  
24 though they do not abut Sutton. The reason for this is that Sutton may serve as a bedroom  
25 community for Newport City and St. Johnsbury. Therefore, development trends in these two  
26 towns could impact the Town of Sutton. As part of its regional planning function, the  
27 Northeastern Vermont Development Association (NVDA) ensures coordination of planning  
28 among all towns in the Northeast Kingdom.

29 All of the towns abutting Sutton, as well as Newport City and St. Johnsbury, have adopted plans.

# Sutton Town Plan

1 The adjacent population chart shows how Sutton, the surrounding towns, and the region have  
2 grown between the years 1990 and 2010. Wheelock, Newark, Sheffield, and Burke have  
3 experienced significant rates of growth followed by Sutton, which experienced a 20% increase in  
4 population over the past two decades. Barton lost population. Of the three regional centers, St.  
5 Johnsbury, Lyndon, and Newport, only Lyndon experienced any significant growth.

## A. Barton

7 Development pressures in Barton are focused around Crystal Lake. The south end of Crystal  
8 Lake is about 2.5 miles from the Barton/Sutton town line as well as downstream from the Town  
9 of Sutton. Therefore, it seems likely that development around Crystal Lake will have little or no  
10 impact on water resources in the Town of Sutton.

11 The boundary between Barton and Sutton is approximately 4.7 miles long. Much of this area is  
12 very hilly with slopes as steep as 20%. There are also several wetlands and small ponds right  
13 along Route 5 at that point where Route 5 leaves Sutton and enters Barton. There may be some  
14 parcels of land in this area suitable for development, either along Route 5. Development on the  
15 Wheeler Mountain Road, however could exceed the road's capacity.

16 The Barton Town Plan has categorized that part of Barton that abuts Sutton as remote land. Land  
17 uses permitted in this area by the Barton Zoning Bylaw are limited and the minimum lot size for  
18 development in this area is 10 acres. These requirements of the Barton Zoning Bylaw should  
19 help to mitigate any impacts of development in this area.

## B. Burke

21 Unlike the area along the boundary between Sutton and  
22 Barton, the topography of the area along the boundary  
23 between Sutton and Burke is relatively flat. This area is  
24 also accessible by a number of different roads that cross  
25 this boundary, including Routes 5 and 5A. In addition, the  
26 Village of West Burke is very close to this boundary and  
27 development related to this village may already spread into  
28 Sutton. Due to the flat topography and accessibility of this  
29 area, the potential for development in this area substantial  
30 and could affect Sutton.

31 Following the adoption of its town plan in 2006, the Town  
32 of Burke amended its zoning bylaws to create multiple  
33 zoning districts. The core of the West Burke Village, along  
34 Routes 5 and 5A, is zoned for high density mixed-use,  
35 with minimum lot sizes as small as a quarter-acre. (In  
36 reality, the potential for dense development is currently  
37 limited by lack of off-site water and sewer.) The purpose

<i><b>POPULATION GROWTH 1990-2010</b></i>	
Area	% Change
Barton	-5
Burke	+25
Lyndon	+11
Newark	+64
Newport City	+3
Sheffield	+30
St. Johnsbury	0
Sutton	+20
Westmore	15
Wheelock	+69
Caledonia County	+12
Orleans County	+13
Northeast Kingdom	+11

# Sutton Town Plan

1 of this district is to continue “the established pattern of mixed residential, institutional, and  
2 commercial uses” in the village. In order to prevent development from sprawling into outlying  
3 rural areas, the village is surrounded by “agricultural residential” districts, which provide  
4 opportunities for low-density housing and limited non-residential development. The northwest  
5 corner of Burke, north of Newark Street has a five-acre minimum lot size. While primarily  
6 intended for single-unit residential development, this area does allow for some traditional rural  
7 industrial uses, such as earth extraction and heavy equipment yards. There are, however, some  
8 fairly significant development constraints, including steep slopes, wetlands, and deeryards. In  
9 addition, much of this area is located in a “scenic conservation overlay,” which subjects nearly  
10 all proposed development to conditional use review, limits clear-cutting, and requires careful  
11 placement of building envelopes in order to protect areas with scenic value.

12 In 2010, the Town of Burke adopted performance standards for industrial uses. The more  
13 intensive industrial operations -- such as unenclosed activities and uses that generate significant  
14 truck traffic – would most likely have to be located on Route 5 in order to meet these standards.

15 The Town of Burke has seen significant growth over the past 20 years, and can expect to  
16 experience more growth, due to the ongoing Burke Mountain Ski Resort development and  
17 explosive growth of mountain biking in the town and surrounding region. In fact, a recent study  
18 of subdivision trends shows that in a single year (2003-2004), seven percent of the acreage in  
19 previously undeveloped large-parcel areas (50 acres or more) were lost to development. What’s  
20 more, Current Use enrollment in Burke is fairly low – about half of statewide averages.<sup>1</sup>  
21 Additional development in support of outdoor recreation will likely increase residential  
22 development pressures and housing prices in all the surrounding towns.

## 23 C. Lyndon

24 Like the area along the Sutton/Burke boundary, the area along the Sutton/Lyndon boundary is  
25 also relatively flat. Most of this area, however, is not quite as accessible as the area along the  
26 Sutton/Burke town line. There are only two roads that allow access from Sutton into Lyndon and  
27 vice versa and only one of these roads actually comes into the Village of Lyndonville. This road  
28 is the Pudding Hill Rd which also provides access to the Old Coach Road via the Airport Road.

29 Most of the area described above is currently held in large lots that have been developed with  
30 expensive homes. Any recent subdivision activity in this area has also resulted in large lots. As  
31 long as the current development patterns in this area prevail, it is unlikely that development in  
32 this area will directly affect the Town of Sutton. However, if any of these large lots are  
33 subdivided this could impact the Town of Sutton, especially if such development should cross  
34 the town line.

---

<sup>1</sup> “Informing Land Use Planning and Forestland Conservation through Subdivisions and Parcelization Trend Information,” Vermont Natural Resources Council and Vermont Family Forests, 2011.

# Sutton Town Plan

1 Lyndon’s hot spot for residential development at this time is along Route 5 in the Little Egypt  
2 and Hemond-Doyon Subdivisions. While this area is not directly adjacent to Sutton it could still  
3 impact Sutton if any of this development should cross the town line. It is more likely, however,  
4 that this development could have a greater impact on Burke due to this area’s proximity to that  
5 town. In fact, Burke may act as a buffer between these developments and the Town of Sutton.

6 Perhaps the greatest impact that Lyndon could have on Sutton will result from the fact that  
7 Sutton is a bedroom town to the surrounding towns, including Lyndon. Between 1990 and 2010  
8 Lyndon’s population increased by 11 percent, but Sutton’s population increased by 20 percent.  
9 Lyndonville is a critical through-point to Sutton. Its increasingly vibrant downtown, with a mix  
10 of restaurants, shops, and professional services, will likely draw newcomers to Sutton, who wish  
11 to live within a convenient distance to downtown amenities.

12 Lyndon adopted a new Town Plan in 2015. The area that abuts Sutton is currently zoned as Rural  
13 Residential. The Town Plan recognizes Lyndon’s role as a regional center to outlying towns such  
14 as Sutton. Further it recognizes the importance of the Calendar Brook Road, and the access that it  
15 provides for shopping, work, and other activities. The Town Plan encourages development that  
16 will not hinder the functionality of this road.

## D. Newark

18 Development pressures in Newark are focused in two areas. The first is along Newark St.  
19 (Newark’s main street) where the Town’s center and services are located. The second is on the  
20 west side of Newark Pond. While it seems that development along Newark Street will have little  
21 or no impact on Sutton, it would seem that extensive development around Newark Pond could.  
22 The water that drains out of Newark Pond flows into the West Branch of the Passumpsic River  
23 near the Sutton/Newark town line. This area is also a wetland. Careful monitoring of the  
24 development around Newark Pond by the Town of Newark will help to reduce any impacts on  
25 Sutton as well as points south along the Passumpsic River.

26 Newark’s Town Plan has been revised and was recently adopted under the exigency of stopping  
27 an industrial wind project. Newark has no zoning, subdivision, or flood hazard regulations. In  
28 2008, the planning commission conducted a feasibility study of various growth management  
29 strategies, primarily in response to recent growth and development pressures from Burke.  
30 Although the planning commission did explore zoning and subdivision regulations, they  
31 ultimately decided that there was not enough support for local land use regulations at this time.

## E. Sheffield

33 Much of that part of Sheffield that lies along the Sutton/Sheffield town line is both mountainous  
34 and inaccessible. With only three minor roads crossing into Sutton, and the nature of the  
35 topography, this area has not been experiencing much in the way of development. Development  
36 pressures in Sheffield are much more likely to be felt in the valley along or near Route 122, the  
37 only major highway, other than I-91, in the Town of Sheffield. In 2005 Sheffield approved plans

# Sutton Town Plan

1 for the siting of 16 industrial-scale wind towers on Granby Mountain, Libby Hill, and northeast  
2 along an unnamed summit to the south-southwest of Norris Mountain. While largely unseen  
3 from populated areas in Sheffield, this development is having a significant adverse visual impact  
4 on the Towns of Sutton and Barton and specifically to properties within sight of the project. In  
5 addition, the lights, noise, and visual impacts from the project disturbs the peace and tranquility  
6 of the neighborhood from the West Ridge to the Sutton/Sheffield town line. Sheffield adopted a  
7 new town plan in 2017; however, the town has no local land use regulations.

## 8 **F. Westmore**

9 The town line between Sutton and Westmore is dominated by a ridge of mountains including  
10 Wheeler, Hor, and Bartlett. To the east of Mt. Hor, the land drops steeply down to the western  
11 shore of Lake Willoughby. As such the land between the Lake and the town line has severe  
12 limitations for development. Much of this land is also in the Willoughby State Forest. The land  
13 area in and near the triangle formed by Wheeler, Valley, and May Pond mountains appears to be  
14 more developable but some of this area has topographical constraints. Development, however, is  
15 more likely to occur between the northeastern foot of Valley Mtn. and the north end of Lake  
16 Willoughby as this area is relatively flat. This area has been identified by the Town of Westmore  
17 as a possible hotspot for development. The other area of Westmore under development pressure  
18 is along the Hinton Hill Road to the east of Lake Willoughby.

19 Due to the topography and the existence of the Willoughby State Forest, development in  
20 Westmore will like have only a minimal impact on Sutton. In addition, Westmore's town plan  
21 provides that development should minimize environmental and aesthetic impacts.

## 22 **G. Wheelock**

23 The town line between Sutton and Wheelock is only about a mile in length and most of it abuts  
24 or passes though the Mathewson State Forest. Access to this area is also limited as there is only  
25 one road that crosses the town line. In addition, the hotspot for development in Wheelock  
26 appears to be in South Wheelock which is two to three miles from the Sutton/Wheelock town  
27 line. Therefore, it seems unlikely that development in Wheelock will directly impact Sutton. To  
28 the benefit of both Sutton and Wheelock, the Wheelock Town Plan does recognize the  
29 importance and encourages the protection of the Town's natural environment. However,  
30 Wheelock has no local land use regulations.

## 31 **H. Regional Context**

32 The table at the beginning of this section shows the percentage change in population for Sutton,  
33 the surrounding towns, Caledonia County, Orleans County and the Northeast Kingdom between  
34 the 1990 and 2010 Censuses. These numbers reflect the fact that Sutton's rate of growth during  
35 the 1990s and 2000s exceeded the rates of growth for all but four of the other geographic areas  
36 listed. Therefore, it seems that Sutton could have a greater impact on most of the surrounding  
37 towns than vice versa. It should be noted that of the four towns that exceeded Sutton's rate of

# Sutton Town Plan

1 growth, only Burke has zoning and subdivision regulation. Fortunately, none of these three  
2 towns without zoning (Newark, Sheffield, and Wheelock) have had growth pressures in the  
3 vicinity of the town lines and two out of these four towns have topography or land ownership  
4 issues that will minimize impacts on Sutton and vice versa.

5 Finally, the land/use land cover data in Regional Plan indicates that the Town of Sutton is largely  
6 Forested and Open/Agricultural. The regional goals for these lands – which may be highly  
7 relevant to Sutton – are as follows:

- 8 • “Sustainable forestry should remain an economically viable tool to preserve woodlands,  
9 open space for recreation, and local character.
- 10 • Mixed-use forests should allow for expanded economic benefits to forest owners while  
11 encouraging sound ecological practices and recreational access to the public.
- 12 • Value-added processing opportunities for wood resources in the region should increase.
- 13 • Farming and agriculture should remain an important and viable sector of the regional  
14 economy.
- 15 • Contiguous tracts of prime agricultural soils should be preserved.”

## 16 IX. ENERGY PLAN

### 17 A. Goals

- 18 ❖ To encourage the efficient use of energy and the acquisition and development of  
19 residential-scale renewable energy resources at least cost. in the amended NVDA  
20 Regional Plan, adopted April 26, 2018 and certified by the Vermont Department of  
21 Public Service June 22, 2018 <http://www.nvda.net/regional-plan.php>
- 22 ❖ Achieve community awareness about the available resources and ongoing activities in  
23 energy efficiency to encourage further participation.
- 24 ❖ Promote energy conservation and weatherization activities at the household and  
25 municipal level.
- 26 ❖
- 27 ❖ To encourage development patterns that result in efficient use of land and related energy  
28 costs.
- 29 ❖ Develop municipal renewable energy siting standards that limit adverse impacts
- 30 ❖ Conform to State of Vermont “substantial deference” criteria detailed in Act 174

# Sutton Town Plan

## B. Objectives of Sutton Energy Committee Charter

- Assist the Planning Commission to draft a Sutton Energy Plan for inclusion in the Town Plan that conforms to the State’s substantial deference criteria detailed in Act 174.
- Seek means to reduce energy use and increase energy efficiency savings.
- Support awareness, appropriate siting, and use of renewable energy within the Town of Sutton.
- Establish metrics and develop baseline data points followed by measurable objectives in regard to energy use within the town.
- Meet objectives contained within the Sutton Energy Plan.
- Contribute to the goals contained within the Sutton Town Plan.
- Research grant and funding opportunities to fund these projects. Projects will be evaluated on the basis of cost and long-term financial benefit to the town.
- Engage the community in fulfilling the tasks set forth by the Energy Committee, including an educational and outreach component in conjunction with the Sutton School.
- Network with other town energy committees, NVDA, Vermont League of Cities and Towns, and others to leverage communication of ideas and programs for the benefit of Sutton residents.

## C. Energy Resources & Usage

### *1) Space Heating*

According to most recent American Community Survey Five-Year estimates, nearly one-third of Sutton’s occupied housing units are heated by wood. The majority of housing units (more than 50%) are heated by fuel oil, and fewer than 10% are heated by bottled, tank, or LP gas. Firewood is produced locally, improves our local economy, and according to the NVDA plan, is the least costly option for space heating. Sutton has some fairly old housing stock and such pre-1940 structures are likely to be “leaky” and poorly insulated. Given this circumstance, it is important to accomplish an aggressive schedule of energy audits to be completed each year. With audit results available weatherization and upgraded home heating strategies can be developed.

### *2) Transportation*

Energy use in transportation is most greatly influenced by the development patterns of the region. Long commutes and incidental trips require NEK residents to drive an average of 14,000

# Sutton Town Plan

1 miles per year. Collectively, Sutton residents drive about 12.7 million miles annually, accounting  
2 for \$1.3 million in fuel costs. Nearly all of this energy (oil, gasoline, and propane) is non-  
3 renewable. Ten percent ethanol is included in nearly all locally available gasoline and amounts to  
4 about 6% of total BTUs. Electricity used for transportation currently accounts for a mere .05% in  
5 the NEK but plug-in electric vehicles (EVs) have the greatest potential to reduce Vermont's  
6 statewide greenhouse gas emissions. "Refueling," which is as simple as plugging into an electric  
7 outlet, costs the equivalent of about \$1.00 per gallon.

## 8 3) *Electricity Use*

9 Most Sutton residents are supplied with electricity by Lyndonville Electric Department. Sutton's  
10 electric utility data are collected by Vermont Energy Investment Corporation. With notable  
11 exceptions being the Portland Pipeline Pumping Station, several dairy farms, and the local  
12 garage, Sutton customers are primarily residential. Thanks to efficiency measures, customers  
13 have reduced their average use in recent years. Efficiency measures that have been carried out  
14 include light bulb replacements, upgraded lighting fixtures, improved water heating efficiency,  
15 Energy Star appliances, and electronic equipment. In conjunction with building the new fire  
16 station, the town has installed a photovoltaic cell array on the roof that has begun to meet its  
17 electricity needs. The potential exists to expand this array to offset the town's electrical use.

18 The cost of home-based solar heat/power installations has been dropping rapidly and, if properly  
19 sized, can pay for themselves in just a few years through net metering. The town encourages  
20 rapid growth in the number and installed capacity of these roof-top systems.

## 21 **D. Conservation of Energy**

22 Using less energy, with greater efficiency saves money and conserves resources. To that end  
23 both State and Federal governments have initiated both mandates and educational programs.  
24 Efficiency Vermont, through its website, as well as other forms of public outreach provides  
25 information and resources to both individuals and businesses. [www.encyvermont.com](http://www.encyvermont.com)

26 Northeast Employment and Training Organization (NETO) provides services to both low- and  
27 average-income Vermonters, including the State Weatherization Assistance Program and its  
28 energy audit services: [www.vtneto.org](http://www.vtneto.org)

29 The Town of Sutton encourages energy conservation and acknowledges individual responsibility  
30 for conservation of energy while sustaining our natural resources. The most effective  
31 conservation efforts begin with the individual who improves home or business weatherization,  
32 who replaces old inefficient appliances with Energy Star models, who installs efficient light  
33 bulbs, who drives fewer miles in a more fuel-efficient vehicle, and who carools when possible.

34 Local land use policy can and should play a critical role in Sutton's energy conservation  
35 strategies. The Town of Sutton, for example, encourages new and denser development in and  
36 around the village area, which is close to existing development and services (such as municipal  
37 water, the town offices and the school). The Town can also discourage growth in areas not well-

# Sutton Town Plan

1 serviced by roads and public infrastructure or which have important natural resources, such as  
2 Sutton’s working lands. Encouraging clustering and avoiding large lot residential development in  
3 these areas will help to preserve Sutton’s agricultural and forestry resources. It can also help to  
4 preserve shade and windbreaks. In addition, allowing for flexibility in site design of new  
5 properties should allow for access for passive solar orientation for residential uses.

## E. Development of Renewable Energy Resources

7 Use of domestic scale renewable energy resources such as solar, wind, hydro and wood ought to  
8 be encouraged. Vermont has a number of programs that encourage and defray the cost of  
9 renewable energy installations. The Energize Vermont Website has links to a number of  
10 resources pertaining to solar sources. It also features the community energy initiative and the  
11 Power Up Vermont Program. [www.energizevermont.org](http://www.energizevermont.org)

12 Additionally, the Town might wish to consider creation of a Property Assessment Clean Energy  
13 (PACE) District, as described on the Efficiency Vermont Website. This program provides  
14 another method of financing, which will allow homeowners to invest in efficiency or renewable  
15 energy improvements to their homes through a special assessment tied to the property.

## F. Land Use and Energy Conservation

17 There are several “green building” developmental techniques that lend themselves to the  
18 conservation of energy. Southern orientations, cluster housing, and the use of topography or  
19 vegetation to shield structures from the prevailing winds reduce energy usage.

20 State law already requires builders to file residential and commercial energy code certificates in  
21 the town land records within 30 days of completion of project. Recent changes to state law,  
22 however, now impact the local zoning process. The zoning administrator must now provide code  
23 information to anyone who applies for a building permit. Also, if a town issues a Certificate of  
24 Occupancy, applicants must file an energy code certificate before the certificate of occupancy  
25 can be issued.

26 Audits of Town of Sutton public buildings were completed in 2011. The most pressing concerns  
27 identified in the energy audits of the Town Clerk’s Office/Garage and the Fire Station and  
28 Grange Hall are related to improving the thermal envelope. The audits also identified a code  
29 violation (improper venting in the Grange Hall) and the potential for a carbon monoxide leak  
30 from the town garage. The Town should follow up on these recommendations to make sure that  
31 they are energy efficient and safe as possible.

## G. Renewable Energy Siting Standards

33 *1) General Standards*

# Sutton Town Plan

- 1 • In-place upgrades of existing facilities, including existing transmission lines, distribution  
2 lines, and substations are needed to serve the town and region: To the extent physically  
3 and functionally feasible, existing utility systems, including transmission lines,  
4 distribution lines, and substations, should be upgraded or expanded on site or within  
5 existing utility corridors before new facilities or corridors are considered.
  
- 6 • Energy facility development must benefit the Town of Sutton and its adjacent  
7 communities (residents and businesses). The benefit must be in direct relation and  
8 proportion to the documented impacts of the proposed development on community  
9 facilities, services, economy and resources.
  
- 10 • The region has recently experienced a sharp increase in the number of renewable energy  
11 applications which will worsen already congested transmission, particularly in the  
12 Sheffield-Highgate Export Interface (SHEI), where several existing generators are  
13 frequently curtailed by the ISO. While the Town of Sutton encourages appropriately  
14 scaled renewable energy development, such development must be sustainable and  
15 feasible, and should not merely substitute one renewable resource with another. The  
16 Town of Sutton, therefore, supports energy development that will not exacerbate  
17 curtailment at issue within the SHEI. It is unlikely that any single solution will solve  
18 congestion within the SHEI and, as such, it is anticipated that incremental progress will  
19 be achieved as partial solutions are implemented. In the meantime, the Town of Sutton  
20 will support projects that are consistent with the land use and conservation measures in  
21 this plan. Additionally, we will expect project developers to work with utilities and other  
22 stakeholders to explore innovative strategies that shift generation away from the hours  
23 when generation exceeds load within the SHEI area or otherwise avoids exacerbating  
24 congestion on the grid. An example of such a project would pair a battery with a solar  
25 facility to control when the project's power is exported to the grid.
  
- 26 • The height, setbacks, and access of renewable energy projects must be carefully  
27 considered with the goal to minimize impact to the viewshed and neighboring  
28 landowners.
  
- 29 • Siting should involve the Agency of Natural Resources at the start of the project to avoid  
30 problems with wetlands and protected and threatened species. Siting must avoid hazard  
31 area such as floodplains and steep slopes, conservation areas where there will be an  
32 adverse impact on surface waters, primary agricultural land as mapped by the USDA  
33 Natural Resource Conservation Service for the state and significant wildlife habitat areas.  
34 Impacts to forestland should be minimized by using existing roads and locating along  
35 existing tree lines to avoid forest fragmentation.
  
- 36 • All facility certificates shall specify conditions for system decommissioning, including  
37 required sureties (bonds) for facility removal and site restoration to a safe, useful, and  
38 environmentally stable condition. All materials and structures, including foundations,

# Sutton Town Plan

1 pads, and accessory structures, must be removed from the site and safely disposed of in  
2 accordance with regulations and best practices current at the time of decommissioning.

## 3 2) *Wind Generation Siting Standards*

4 Sutton has limited potential for wind energy development, and the municipality lacks areas with  
5 elevations sufficient to support utility scale wind development (100KW or greater). Moreover,  
6 the Town of Sutton supports the policy of the NVDA’s regional plan, which states that upland  
7 areas of 2,000 ft elevation or more, headwaters, forest coverage of site class 1, 2, or 3, priority  
8 forest habitat blocks, and state natural areas and fragile areas are unsuitable for utility-scale  
9 energy development. The Town has consistently objected to and testified against such  
10 development in Sheffield. Expansion/repowering of such development, or new development on  
11 adjacent ridgelines will exacerbate an already profoundly negative impact on the natural profile  
12 of the mountain, which forms an iconic backdrop visible from many points in Sutton. Because no  
13 locations in Sutton have a suitable wind resource, infrastructure availability, or areas free from  
14 significant environmental constraints, no utility-scale wind energy facilities should be located in  
15 town. Smaller scale wind projects, including residential-scale turbines (generally less than 10  
16 kW) may be appropriate as long as noise from the turbines does not adversely affect neighboring  
17 residential properties.

## 18 3) *Solar Siting Standards*

- 19 • The Town of Sutton encourages solar energy development, of any scale, on building  
20 rooftops.
- 21 • The Town strongly supports the development of small-scale (150 kW capacity or less)  
22 electricity generation from solar energy at homes, businesses, schools, and other  
23 institutions, as well as community solar projects, which may benefit people who might  
24 not otherwise be able to participate in a clean energy project. (For purposes of this plan,  
25 “community solar projects” are group net metered installations between 15 kW and  
26 150kW in capacity, with shares in the facility sold to the site owner, neighbors,  
27 community members, nonprofits organizations, and local businesses and from which  
28 renewable energy credits (RECs) remain with the project)
- 29 • The Town strongly supports the integration of on-farm solar generation into active  
30 agricultural uses that can help farms reduce expense, generate extra income, and remain  
31 viable. The town supports siting solar on existing farm structures, or in a manner that  
32 supports grazing, the establishment of pollinator crops, or the creation of buffers between  
33 organic and non-organic production areas.
- 34 • **Mass and Scale:** Except for projects located on preferred sites, solar facilities larger than  
35 5 acres, individually or contiguous, cannot be adequately screened or mitigated to blend  
36 into the municipality’s landscape and are, therefore, explicitly prohibited.

# Sutton Town Plan

- 1       • **For all new ground-mounted solar facilities with a capacity of 15 kW or greater:**
  - 2           ○ All new solar facilities must be evaluated for consistency with community and  
3           regional development objectives and shall avoid undue adverse impacts to  
4           significant cultural, natural, scenic, and aesthetic resources identified in the Sutton  
5           Town Plan. When evaluating the impacts of a proposed solar facility under the  
6           criteria set forth in this Town Plan, the cumulative impact of existing solar  
7           facilities, approved pending solar facilities, and the proposed solar facility itself  
8           shall be considered. It is explicitly understood that a proposed solar facility which  
9           by itself may not have an adverse impact, may be deemed to have an adverse  
10          impact when considered in light of the cumulative impacts of the proposed solar  
11          facility and existing and pending facilities.
  - 12          ○ All new solar facilities shall be sited in locations that do not adversely impact the  
13          community's traditional and planned patterns of growth, of compact (village)  
14          centers surrounded by a rural countryside, including working farms and forest  
15          land. Solar facilities shall, therefore, not be sited in locations that adversely  
16          impact scenic views, roads, or other scenic areas identified in this plan, nor shall  
17          solar facilities be sited in locations that adversely impact any: views across open  
18          fields, especially when those fields form an important foreground; prominent  
19          ridgelines or hillsides that can be seen from many public vantage points and thus  
20          form a natural backdrop for many landscapes; historic buildings and districts and  
21          gateways to historic districts; and, scenes that include important contrasting  
22          elements such as water. The impact on prime and statewide agricultural soils  
23          currently in production shall be minimized.
  - 24          ○ **Screening:** All new solar facilities shall be sited and screened so that visual  
25          impacts of such facilities, including but not limited to, solar panels, transformers,  
26          utility poles, fencing, etc., are mitigated as viewed from public streets and  
27          thoroughfares, scenic viewpoints, and/or adjacent properties. Screening shall  
28          provide a year-round visual screen and shall occur on property owned or  
29          controlled by the owner and/or operator of the solar facility. A diversity of  
30          materials shall be used to create a diverse, naturalized screen rather than a large  
31          expanse of uninterrupted, uniform material. Materials may include: trees and  
32          shrubs indigenous to the area, and berms, or a combination thereof, to achieve the  
33          objective of screening the site. All screening shall be maintained to optimize  
34          screening at all times by the owner and/or operator of the solar facility until the  
35          solar facility is decommissioned and removed. Plantings that die or become  
36          diseased shall be replaced within six months of dying or becoming diseased.
- 37       • **Preferred Areas:** The following areas are specifically identified as preferred areas for  
38       solar facilities, as they are most likely to meet the siting and screening requirements:
  - 39           ➤ Roof-mounted systems;

# Sutton Town Plan

- 1       ➤ Systems located in proximity to existing commercial, municipal, or industrial  
2       buildings;
  
- 3       ➤ Proximity to existing hedgerows or other topographical features that naturally screen  
4       the entire proposed array;
  
- 5       ➤ Former brownfields;
  
- 6       ➤ Facilities that are sited in disturbed areas, such as gravel pits, closed landfills, or  
7       former quarries;
  
- 8       ➤ Working farms, where more than 50% of the energy generated by the solar  
9       development is used by the farm.
  
- 10      • **Prohibited (Exclusion) Areas:** In addition to those areas that do not meet the siting and  
11      screening requirements set forth above, development of solar generating facilities shall be  
12      excluded from (prohibited within), and shall not be supported by the Town, in the  
13      following locations:
  - 14      ➤ Floodways shown on Flood Insurance Rate Maps (FIRMs);
  
  - 15      ➤ Fluvial erosion hazard areas (river corridors);
  
  - 16      ➤ Class I or II wetlands;
  
  - 17      ➤ A location that would significantly diminish the economic viability or potential  
18      economic viability of the town's working landscape, including productive forest land  
19      and primary agricultural soils (as defined in Act 250 and as mapped by the U.S.  
20      Natural Resource Conservation Service);
  
  - 21      ➤ Rare, threatened, or endangered species habitat or communities as mapped or  
22      identified through site investigation, and core habitat areas, migratory routes and  
23      travel corridors;
  
  - 24      ➤ Ridgelines: Elevations above 2,000 feet, specifically, those within and adjacent to the  
25      Willoughby State Forest, Mt. Hor, Wheeler Mountain, and Norris Mountain.
  
  - 26      ➤ Steep slopes (>25%)

# Sutton Town Plan

- 1           ➤ Surface waters and riparian buffer areas (except for stream crossings);
  
- 2    ➤ Topography that causes a facility to be prominently visible against the skyline from public
- 3    and private vantage points such as roads, homes, and neighborhoods;
  
- 4    ➤ Solar energy installations, trackers and roof mounts, should be sited in such a way to prevent
- 5    adverse impacts to historical and cultural resources including:
  - 6           • Removal or demolition;
  - 7           • Physical or structural damage,
  - 8           • Significant visual intrusion, or threat to the use;
  - 9           • Significant intrusion in a rural historic district or historic landscape with a high degree of
  - 10          integrity;
  - 11          • Significant visual intrusion into a hillside that serves as a backdrop to a historic site or
  - 12          structure;
  - 13          • Creation of a focal point that would disrupt or distract from elements of a historic
  - 14          landscape;
  - 15          • Impairment of a vista or viewshed from a historic resource that is a significant component
  - 16          of its historic character and history of use;
  - 17          • Visually overwhelming a historic setting, such as by being dramatically out of scale;
  - 18          • Isolating a historic resource from its historic setting, or introducing incongruous or
  - 19          incompatible uses, or new visual, audible or atmospheric elements.

20   **For all new solar facilities with a capacity of 150 kW or greater:**

21   Only sites identified as **Preferred solar sites** on the Solar Resource Map or **Preferred Areas** as

22   identified above may be developed for solar generation facilities with a capacity of more than

23   150 kW. All siting and screening requirements as identified above must be met.

24   **H. Implementation**

Action	Responsible Party	Time Frame
Publicize successful examples of efficiency, weatherization, and renewable energy production to promote change.  Continue public education and publicize success stories on weatherization, heating	Energy Committee, with assistance from Vermont Community Energy Dashboard <a href="https://www.vtenergydashboard.org/">(https://www.vtenergydashboard.org/)</a>	Ongoing

## Sutton Town Plan

systems and renewable energy projects.		
<p>Make information available about lending programs that can improve the efficiency of older housing stock, such as Efficiency Vermont’s “Heat Saver” loan and USDA Direct and Guaranteed Loan Programs, for single homes and multi-family homes.</p> <p>Provide on-going education and links to professional resources, e.g. Efficiency Vermont, Vermont Energy and Climate Action Network</p>	Selectboard, Planning Commission, Energy Committee, Town Clerk’s office, Town web site, NVDA	Ongoing
Collect data on current energy usage in town buildings.	Energy Committee	2019
Carry out energy audit recommendations for Town Clerk’s Office/Garage and collect data on energy use after implementation of audit recommendations. Publicize the results of energy savings from the town energy audit, weatherization, and energy savings. Publicize the results of weatherization and energy efficiency changes in the school buildings.	Selectboard, School District, Energy Committee	2020
Consider town funding of a bulk purchase of LED light bulbs to sell to Sutton residents.	Selectboard, Energy Committee	2019
Establish town policies that encourage good energy conservation practices, e.g. not taxing solar panels or energy efficiency home improvements.	Selectboard	2019
Develop more complete baseline data on energy usage including electricity, heating energy, and fuel for road operations in order to identify ways to make additional improvements such as more generation of power, conservation, building improvements, and operational	Energy Committee	2020

# Sutton Town Plan

practices. Encourage this through crowd sourcing information on the Vermont Community Energy Dashboard.		
Promote pedestrian friendly, bike-friendly facilities to encourage less motor vehicle driving.	Planning Commission	Ongoing
Reduce vehicle idling in private and public spaces.	Selectboard, School District	Ongoing
Ensure fire fighters have training for fire fighting in roof-mounted solar buildings.	Fire Department	Ongoing
Provide for and promote net-zero energy use and near-net zero energy development, such as “passive design” principles, and Vermod, in the Unified Development Bylaws.	Planning Commission	2020
Work with the Northeast Kingdom food leadership coalition and others to leverage resources for food producers (such as reverse osmosis systems for maple syrup producers, through Rural Energy for America Grants).	Planning Commission, Energy Committee	Ongoing

1

## X. HOUSING ELEMENT

### A. Introduction

4 A town plan exists to encourage and maintain the well-being of the towns’ residents. Housing is  
 5 a necessity. Ensuring that housing remains affordable for the towns’ residents is thus within the  
 6 purview of the town plan.

7 A household’s total housing costs should be 30% or less of the household income in order to be  
 8 considered affordable. While the 30% rule generally applies to housing costs for all income  
 9 brackets, Vermont statute sets different income limits for owner-occupied housing and for rental  
 10 housing. Rental housing is classified as “affordable” if it serves households earning no more than  
 11 80% of county median income, while owner-occupied housing is considered affordable if it is  
 12 priced to serve households earning up to 120% of county median income. This change in

# Sutton Town Plan

1 statutory definition accounts for the number of higher-income individuals who still have  
2 difficulty finding suitable housing.

3 The 120% threshold is often referred to as “workforce” housing. It is used to describe housing  
4 for those who are gainfully employed in occupations that are essential to a community, such as  
5 teachers, healthcare workers, first responders, as well as occupations that may pay relatively  
6 lower incomes, such as food services, retail, hospitality and tourism. It does not typically include  
7 age- or income-restricted housing, nor is it likely to be supported through the use of subsidies.

## 8 **B. Goals**

- 9 ❖ To insure the provision of affordable housing to all of Suttons’ residents, especially those  
10 earning less than 80% of the county median income (i.e. those considered to be low or  
11 moderate income).

## 12 **C. Analysis**

13 The data that follows is taken from the Census Department’s American Community Survey, the  
14 most recent five-year averages, 2012-2016. The information is not formatted in such a way as to  
15 allow the determination of the percentage of Sutton’s household’s making less than 80% of the  
16 Caledonia County median income which are also spending more than 30% of income on  
17 housing.

18 Of the 370 households, 333 are owner occupied, 218 with a mortgage. About 49% of those  
19 mortgaged households spend 30% or more of income on housing. There are 115 un-mortgaged  
20 owner-occupied households, of which about 10% spend 30% or more of income on housing.

21 There are 37 occupied units which are deemed rentals. Three of those units have no rent paid.  
22 Of the remaining rental units about 40% spend 30% or more of income on gross rent.

## 23 **D. Conclusion**

24 It is reasonable to assume that Sutton’s residents with low and middle incomes have difficulty  
25 finding affordable housing. The Sutton Unified Development Bylaws have been amended to  
26 allow for the provision of multi-family dwellings as a way to provide affordable housing. This  
27 change brings the Town’s bylaws into compliance with 24 VSA, Section 4412(1), which requires  
28 the town to allow both affordable and multi-family housing. The town could further encourage  
29 multi-family development by abating taxes on multi-family dwellings. In the village area,  
30 property owners may be able to receive tax credits for fit-up of income producing buildings –  
31 such as multi-unit housing – if the town were to receive Village Center Designation. The  
32 designation is not regulatory and provides a powerful incentive to re-invest in in the village area.  
33 Additionally, state regulation recognizes accessory unit dwellings as a permitted use of owner-  
34 occupied dwellings.

# Sutton Town Plan

## E. Implementation

Action	Responsible Party	Time Frame
Investigate a tax abatement for multi-family dwellings	Selectboard	2019
Consider pursuit of “Village Center” designation for Sutton	Selectboard, Planning Commission	2019

## XI. Economic Development

Sutton is a small rural town whose local economy remains grounded in farming and forestry, but whose residents are employed in a diverse array of occupations within the community and in neighboring towns and cities. Like most of the nation and State of Vermont, Sutton is emerging from the recent recession with reinvigorated economic activity and new hope for the future. While Sutton’s economy, employment level, and median household income continue to lag behind those of Vermont and the United States in general, the town has significant opportunities for further economic development that is consistent with the community’s commitment to maintain a viable working landscape and a balance between economic and environmental sustainability.

### A. Economic Overview

Sutton’s population is 1,029, 3.3% that of Caledonia County, and more than double that of Sutton in 1970 (except where indicated, census, demographic, and economic data are from U.S. Census Bureau, American FactFinder, 2010 figures). Nearly three-quarters of the town’s growth has come from the migration of people to the town. While much of the growth has resulted from Sutton becoming a bedroom community for people who work in surrounding larger towns, other new residents have elected to retire here, in some cases converting seasonal homes to year-round residences.

Sutton’s residents are overwhelmingly white (96.8%) and native-born, with a median age of 42.3. There are 403 households in town (average household size 2.55), and 486 housing units, of which 403 are occupied. 191 students, age 3 and above, are enrolled in schools. 736 town residents are of age 25 or above. Of these, 624 (85%) have at least a high school degree.

Sutton’s unemployment rate (as of September 2015) is 4.2%, compared with 3.9% in Vermont and 5.0% for the nation. The town’s annual median household income is estimated at \$49,167, compared with \$46, 931 in Caledonia County, \$51, 841 in Vermont, and \$56,516 for the U.S.

According to City-Data.com (2015 data) the primary industries employing Sutton’s residents are:

# Sutton Town Plan

- 1 • Agriculture, forestry, fishing and hunting (employing 10.3% of the labor force)
- 2 • Educational services (7.5%)
- 3 • Health care (6.9%)
- 4 • Food and beverage stores
- 5 • Public administration (6.3%)
- 6 • Electrical equipment, appliances, and components (6.1%)

7 The remaining employees are spread over 38 additional industries.

8 Of industries located within the town, Sutton’s approximately 20 working farms and the Sutton  
9 School are principal employers. Thriving businesses in town include two commercial  
10 garages/auto repair shops, a sand and gravel company, a solar energy firm, a trucking company,  
11 and the recently reopened Evergreen Forest Products (formerly Greenwood Mill) sawmill. Many  
12 other Sutton residents are self-employed in construction, education, the arts, consulting, design,  
13 outdoor recreation, and other fields. Sutton’s Town Plan encourages home-based businesses.

## 14 **B. Challenges and Opportunities**

15 As has the region and nation, Sutton has weathered the recession of 2007-2011 and is recovering  
16 with an improved employment picture, new local businesses, and increasing family incomes.  
17 Despite the improvements, Sutton has been negatively affected in the last few years by three  
18 events or factors:

19 Low milk prices. Vermont’s dairy farmers are currently getting about \$15.00/hundredweight for  
20 milk, approximately the same as they received 20 years ago, and down significantly from 2014.  
21 The number of dairy farms in Vermont and Caledonia County to a level now less than seven  
22 percent of that in the 1940’s. While prices are beyond the control of individual farmers, the  
23 Vermont Milk Commission of the state’s Agency of Agriculture, Food and Markets is working  
24 closely with farmers and state and federal government to advance and implement findings and  
25 recommendations of its recently completed “Report and Recommendations of the Vermont Milk  
26 Commission, January 2018”. In addition, dairy farmers are increasingly pursuing additional  
27 economic opportunities including the production and sale of alternative farm products, (including  
28 items like specialty cheeses and other dairy products; baked goods; jams, jellies, and canned  
29 vegetables; maple syrup; wood products; cider; and craft beer), and agri-tourism (e.g., corn  
30 mazes; sleigh- and hay-wagon rides, and farm B&Bs).

31 Closure of the King George School. In 1998, the King George School, a private, year-round  
32 boarding school for grades 9-12, was established on the former Grinnell Martin farm property on  
33 King George Farm Road. The school provided an alternative learning environment, using art as  
34 therapy, for learning-challenged teenagers. At its peak, the school enrolled approximately 50

# Sutton Town Plan

1 students, had nearly 50 employees, and contributed over \$3 million annually to the local  
2 economy. Unfortunately, the school closed in 2011 and the buildings have been vacant since then  
3 (the property is for sale). While this has been a significant economic loss to Sutton, the town is  
4 hopeful that the right buyer will convert the property into an environmentally compatible and  
5 economically desirable use.

6 Collapse of the EB-5 program in the Northeast Kingdom. In 2008, two investors launched an  
7 ambitious scheme to stimulate massive economic development in the Kingdom through the  
8 federally-supported EB-5 Visa program. Seven hundred foreign investors were recruited to  
9 invest up to \$800 million in economic development projects in the Kingdom. With a minimum  
10 \$500,000 investment and reasonable assurance of new jobs, investors would receive a Green  
11 Card. Approximately \$350 million was secured, with the money targeted for expansion of the  
12 Jay Peak resort, new businesses in Newport, VT, and a new hotel/conference center and ski slope  
13 improvements at Burke Mountain. Extensive new development and improvements at Jay Peak  
14 were realized, and the Burke Mountain hotel was completed, but most of the planned projects  
15 were not completed as the federal Securities and Exchange Commission uncovered substantial  
16 mismanagement and fraud. The projects were halted and the new assets were turned over to a  
17 receivership. While the EB-5 program did not directly impact Sutton, its termination meant that  
18 many jobs that might have gone to Sutton residents never materialized. One positive note: The  
19 completion of the new Burke Mountain hotel/conference center and improvements to the  
20 mountain constitute new economic and job opportunities for the region.

21 Despite these recent setbacks, Sutton has seen the establishment or reopening of several new  
22 businesses, including the Evergreen Forest Products (formerly Greenwood Mill) sawmill on  
23 Calendar Brook Road. The mill employed 10-15 persons during its previous operation. The  
24 significant expansion of outdoor recreation in the East Burke area (including the explosive  
25 growth of mountain biking); the growth of winter sports in the area, including skiing,  
26 snowshoeing, and snowmobiling); and the continuing appeal of Sutton's natural areas and  
27 hunting lands to visitors also represent potential for future economic opportunities for the town.  
28 Still, Sutton must remain cognizant of its goal to ensure an approach to growth that balances  
29 economic opportunities with a sustainable environment and community—that continues to  
30 ensure both the “pretty” and the “practical.”

## 31 C. Opportunities in a Regional Context

32 Sutton, with the rest of the Northeast Kingdom, is fortunate that a number of regional, state, and  
33 federal organizations and programs support (including, in some cases, through grants and loans)  
34 the area's economic development. Notable among these are:

- 35 • U.S. Department of Agriculture, Rural Development Agency: <https://www.rd.usda.gov/>
- 36 • Northern Border Regional Commission (NBRC): <http://www.nbrc.gov/>
- 37 • Northeastern Vermont Development Association (NVDA): [www.nvda.net](http://www.nvda.net)
- 38 • Northern Vermont Economic Development District (NVEDD): <http://www.nvedd.org/>

# Sutton Town Plan

1 Several recent reports by these organizations present comprehensive information and  
2 recommendations for appropriate economic development in the Northeast Kingdom. The reports  
3 emphasize the importance of town economic planning in a regional context: Towns like Sutton  
4 should not plan in a vacuum but must take into account both the opportunities and the challenges  
5 posed by other development and economic change in the region. Reports that may be particularly  
6 valuable to Sutton as it considers its economic future include:

- 7 • Northern Vermont Economic Development District Comprehensive Economic  
8 Development Strategy. 2016-2020:  
9 <http://www.nvedd.org/Publications/NVEDD2017AnnualReport.pdf>
- 10 • Northern Border Regional Commission 2017-2021 Strategic Plan:  
11 <http://www.nbrc.gov/uploads/004%20RESOURCES/Five%20Yr%20Strat%20Plan/NBR>  
12 [C%20Strategic%20Plan%2C%20Full%20Study.pdf](http://www.nbrc.gov/uploads/004%20RESOURCES/Five%20Yr%20Strat%20Plan/NBR)
- 13 • Vermont Department of Labor, Vermont 2017 Economic Demographic Profile Series:  
14 <http://www.vtlmi.info/profile2017.pdf>
- 15 • NVDA--Strategic Industries in the Northeast Kingdom:  
16 [http://www.nvda.net/files/NVDA-StrategicIndustries\\_Report\\_June\\_2011\\_WOR.pdf](http://www.nvda.net/files/NVDA-StrategicIndustries_Report_June_2011_WOR.pdf)

17 The last report deserves special attention as it provides a comprehensive framework for  
18 economic development in the Northeast Kingdom oriented around regional industry “clusters.”

19 In 2010 NVDA commissioned a study of the key industry clusters for the Northeast Kingdom.  
20 Using an iterative analysis of sector data, including employment concentration, wage  
21 performance and stability, growth and change, and supply chain interrelationships, the study  
22 identified important clusters for the region. These include the following:

- 23 • Agribusiness, food processing & technology cluster. One of the “stars” of the Northeast  
24 Kingdom, this cluster is made up of twelve production, processing and distribution  
25 segments. With a 2009 critical mass of 75 establishments, employing 654 workers with  
26 average wages of \$33,270; this cluster has exhibited strong growth over the business  
27 cycle period of 2001-2009. Its measure of economic specialization (called location  
28 quotient) has increased over time; meaning its export orientation continues to strengthen.  
29 Overall, the Northeast Kingdom’s agribusiness cluster has outperformed its national  
30 counterpart over the study period. Finally, this regional cluster has not gone unnoticed—  
31 growth and development in the Northeast Kingdom agribusiness cluster has been cited in  
32 national studies and the popular press. This cluster also represents a tie to the 41  
33 traditional land-based economy, a critical part of the region’s traditional landscape that  
34 enhances the region’s scenic beauty.
- 35 • Education and knowledge creation cluster. Composed of education services (private),  
36 publishers and other information services, the education and knowledge creation cluster  
37 is in its incipient stage, with limited interconnections with other sectors in the region.  
38 This cluster showcases a number of nationally (and internationally renowned) educational  
39

# Sutton Town Plan

1 institutions such as the St. Johnsbury Academy, Lyndon Institute, Burke Mountain  
2 Academy, Northern Vermont University, and Sterling College.

- 3  
4 • Fabricated metals and machinery manufacturing cluster. The fabricated metals and  
5 machinery manufacturing enterprise is a mature and diversified contributor to the  
6 Northeast Kingdom economy. The combined industry is in the midst of a recovery after  
7 the recent debilitating recession which saw the loss of several fabricated metals  
8 companies. Given the significant orientation toward national and international markets,  
9 many firms within this cluster are once again showing signs of life and beginning to hire  
10 back laid-off workers and expand production. Workforce training issues are paramount  
11 within this cluster.  
12
- 13 • Forest and wood products cluster. Overall, a cluster composed of several “mature”  
14 sectors including wood products manufacturing, paper manufacturing, and furniture  
15 products manufacturing. Though showing significant signs of decline (employment base  
16 of 2,500 workers in 2001 had dropped to 1,450 by 2009), the churning has spawned a  
17 number of developments in niche markets. As in the agribusiness and food processing  
18 cluster, forestry and wood products are part of the traditional economic base of the  
19 Northeast Kingdom providing many opportunities for convergence and intersection with  
20 other economic activities, including visitors and tourism.  
21
- 22 • Visitor and tourism cluster. Another “star” cluster for the Northeast Kingdom that has  
23 shown solid growth in recent years. Significant investments will help make the region a  
24 year-round destination. Though these developments will continue to add jobs to its solid  
25 base of nearly one thousand workers, wages remain relatively low within this industry,  
26 due largely to continued seasonality and part-time opportunities.  
27

28 As Sutton considers its own economic development strategy for the first half of the 21<sup>st</sup> century,  
29 the NVDA regional industry cluster analysis can help guide the town’s planning and decisions.  
30 For the foreseeable future, Sutton’s sustainable economic growth will continue to be strongly  
31 tied to the town’s abundant natural resources, working landscapes, and scenic beauty. These  
32 assets will stimulate additional opportunities in the farming, forestry, agri-tourism, and  
33 recreational industries.

## D. Conclusions

35 Despite the downturn in the economy between 2007 and 2011, recent setbacks in the agricultural  
36 economy, the demise of the EB-5 Visa program, and the closure of the King George School,  
37 Sutton is showing signs of recovery with new businesses, expanded employment, and renewed  
38 hope. The town has significant opportunities for further economic development that is consistent  
39 with the community’s commitment to maintain a viable working landscape and a balance  
40 between economic and environmental sustainability. In addition, there is a strong regional, state,  
41 and federal framework to help Sutton chart and realize a vibrant economic future.

# Sutton Town Plan

## 1 E. Implementation

<b>Action</b>	<b>Responsible Party</b>	<b>Time Frame</b>
Consider pursuit of “Village Center” designation for Sutton	Selectboard, Planning Commission	2019
Consider opportunities to redevelop Grange Hall to house a commercial enterprise such as a day-care targeting before- and after-school needs.	Selectboard, Planning Commission	2021
Encourage redevelopment of King George School	Planning Commission	2020
Further investigate redevelopment of West Burke Mill site with NVDA assistance	Planning Commission	2019

2

3

4

5