

Pittsfield Town Plan

Draft 09/28/10

Written by the Pittsfield Planning Commission

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With assistance from the Two Rivers-Ottauquechee Regional Commission.

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I. INTRODUCTION

A. Town Setting

The Town of Pittsfield is a triangular shaped community situated in the northeastern corner of Rutland County, comprising an area of 13, 296 acres or 20.77 square miles. It is bounded by four towns; Stockbridge to the east, Chittenden to the west, Rochester to the north and Killington to the south.



The physical setting of the Town consists of rather steep mountains rising to an elevation in excess of 3200' in the west to more gradual but rugged mountains in the east, interspersed with valleys and streams in the lower elevations. Here in the valleys, the terrain is relatively level as compared to the rest of the town.



B. Town History

Pittsfield was chartered on July 29, 1781 by Thomas Chittenden, then Governor of Vermont. A proprietors meeting, held in December, 1781 laid out the plots of the township giving each proprietor 52.5 acres. A like number of acres was set aside for public buildings and reservations. Within three years of receiving his land, each proprietor was required to build a home 18 X 18 or his acreage was forfeited. In 1787, another 40 acres was to be allotted to each proprietor, but it was discovered at that time that Stockbridge and Chittenden had greatly exceeded their boundaries, leaving a half township to Pittsfield. This was contested in court for years, and resulted in Pittsfield becoming one of the smallest townships in Vermont.

First settlements were commenced about 1786, the majority of the migrants coming from Connecticut and Massachusetts. Among them, a Charles Goodrich, who operated one of the first mills in the village, was given the honor of naming the Town. This he did for his place of birth: Pittsfield, Massachusetts. Daniel Bow, another of the earliest settlers, deeded the village green to the Town, stipulating that no public buildings or buildings of any kind be allowed upon it and that it be enclosed by a fence.

The early industries of the village were the typical, somewhat crude ones of the times: saw mills, stores and taverns and even a potato distillery that sold a poor grade of spirits. The sale of potash produced the means of trading for most necessary wares. Farms were located in the low lands along the rivers of the Tweed and the West Branch of the Tweed, and a few farms were operated in the lower parts of the mountains.

In 1816, the year of “no summer” with its accompanying sickness and famine, produced one of the first radical changes to effect the economy and population of the village. Until this time, the village boasted a population of nearly 500 people.

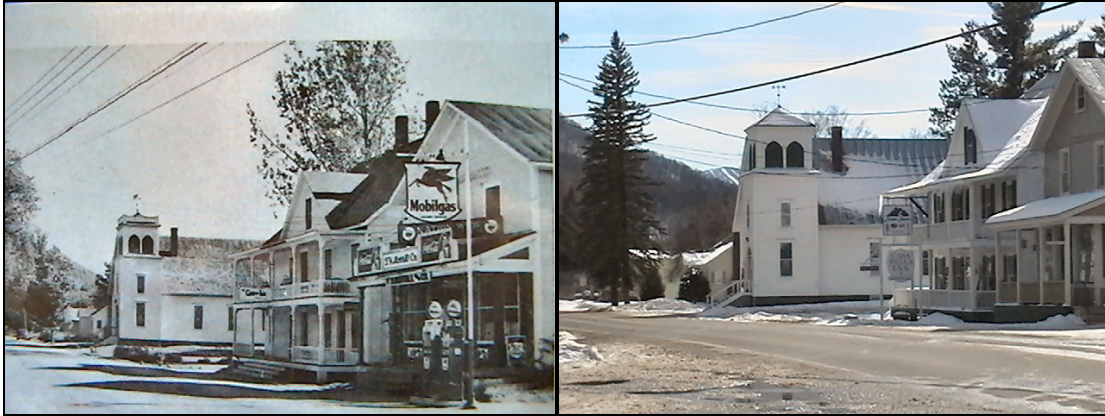
In 1877, a J. J. Saltery, prospecting near Gaysville found a large amount of iron ore in the White River that he traced to its source on the west branch of the Tweed River. At the end of what is now known as Lower Michigan Road, in a village later called Pertville, Saltery founded a company in 1880 with a capital stock of \$2,500,000 and this venture of mining iron proved very successful until 1895.

The first school house was built in 1800 and by 1876 five school houses were needed to accommodate the children of the Town. There were also two churches and their parsonages, two inns that flourished, two stores, a tannery, a blacksmith shop, and other small shops in the inns.

W. Storrs Lee, in his book “The Green Mountains of Vermont”, provides us with an excellent picture of the village in 1908:

“... a good example of a village leaning on its country store for life and legislation - a superior hamlet tucked into a fold of the Green Mountains --- to the north, Wilcox Peak stood out aggressively giving a much more pompous impression than mountains of only three thousand feet usually give ... Pittsfield could boast of only one avenue, lined on both sides with houses and split by the long narrow village green. It was the green, more than an eighth of a mile long, that induced strangers driving through to pause. Between April and October, something of consequence was always taking place there: lawn parties, church sales and ice cream suppers, croquet tournaments, baseball games, tennis matches... The youngsters rarely thought of going beyond the village environs for a better time. Pittsfield in its social self-sufficiency provided ample excitement... Year round there were “bees” of one sort or another and old and young, when they tired of joshing at the store, were always welcome at the hotel for sings and dances. Everyone was on the same social level, everyone knew the four hundred and thirty four residents of the Town.”

In the early 1900’s, the coming of the motorized vehicle and the gradual but steady improvement of the roads brought many visitors to Pittsfield for vacations, and to be in the country’s peace and quiet. At that time, Pittsfield had two fine inns: The Green Mountain and the Vose House (currently Casa Bella Inn). ¹



Electric power came to Pittsfield in the late 1920's. In the early 1930's the roads were blacktopped and the horses and buggies gave way to automobiles. Throughout the 1930's and 1940's farming, logging and mills were the main businesses. Quiet came to the town in the 1930's with the depression. Summer guests would come for a couple of weeks on the train to Bethel or Rutland.

Everything was put into the war effort from 1941-1945 and most of the men ages 18-36 served in the armed forces. There were still quite a few small farms in Pittsfield in the 1950's and a lot of milk was trucked to the Bethel Creamery in metal milk cans. Harry Dwire picked up milk for a while and then sold his route to Kim Fifield.

Major changes came in the late 50's and 60's with the start of the ski industry. Second homes were built and places were rented out as ski lodges: Colton Guest Farm, Swiss Farm and the Fleur de Lis. The community changed in 1968 with the closing of the school. Pittsfield then joined with Stockbridge for a union school for primary education.

C.W. Cairns gave an acre of land around 1966 to the Town where the fire station now stands. The fire station was erected with all volunteer labor.

Second housing development started in the 1960's and 1970's including Hawk Mountain and Townsend Brook. In 1982 Stanley Tools built their plant in Pittsfield on the field where baseball was once played. Colton Enterprises later opened as well as Pittsfield Standing Seam. These are the three biggest industries at present in Pittsfield.²

¹ Sources for this section include "History of Rutland County", 1886, and "Vermont Gazetteer" by the Rev. W.R. Blossom, 1876.

² As told by Eugene Martin, 4/12/05

C. Town Planning as a Concept

Pittsfield is more than a residence or a work site for the Town's citizens. Pittsfield is a way of life, consisting of the social, environmental, economic, and cultural conditions and values fostered by and valued by the people who live and work here. These conditions and values represent the major reason that many of the residents choose to live in Pittsfield.

This Municipal Plan is intended to serve as a guideline for the maintenance of those characteristics which most of the Town's residents seem to hold dear; the quality of life that requires protection and for which the residents are willing to forgo, or sacrifice, the amenities other municipalities, state-wide or nation-wide regard as essential. Additionally, state statute requires that the Municipal Plan be the basis of all future town regulations.

While the main design of this Municipal Plan focuses on the maintenance of Pittsfield's quality of life, the Plan also acknowledges that conditions change, events happen, values get altered, population shifts occur. Thus, this Plan makes allowance for orderly, carefully considered changes under controlled conditions. Changes are welcome so long as they contribute to the betterment of Pittsfield's residents. Change is a fact of life and something to be welcomed. Change can come about willy-nilly or in a rational sequence of events. This Plan is set forth to exclude haphazard change, as much as possible, and to assure that those factors the Town and its citizens can control will be controlled. We all are the Town, and we choose to exercise all the control we can. This Plan will help us by indicating how we want change to come about, and it tells non-residents what we, as a Town, expect.

The economic transformation in the state over the last 25 years and population changes associated with it, stimulate the need for Pittsfield's citizens and officials to examine current conditions and the prospects for the future. To benefit from change, the community must understand the problems and opportunities that it faces and identify goals for the future. The Town has a choice in the way it finds to provide for orderly growth, to balance the natural and built environments, and to provide for community functions and services as well as its heritage. This Plan is an opportunity to choose a future for Pittsfield.

Two major pieces of legislation establish the framework for planning in Vermont. The first is Chapter 117 of Title 24, Municipal and Regional Planning and Development Act. The second is Act 250 (10 V.S.A., Chapter 151).

Act 250 sets forth state policies on land use throughout Vermont. The law establishes ten criteria and a development review process by which major subdivisions and development proposals must follow. The policies of the Act have been coordinated with municipal planning process, Chapter 117.

The passage of Act 200 in May, 1988 marks historic achievement for strengthening planning in Vermont. The basic goal of the law is to create a process of integrating plans at the local, regional and state levels. To do this, financial resources are available to all towns for planning. Act 200 establishes a planning process that is guided by thirty-two planning goals. These are the fundamental premises on which planning decisions are to be based.

D. The Planning Process for Pittsfield

The Pittsfield Planning Commission, in cooperation with the Two Rivers-Ottawaquechee Regional Planning Commission, has been updating the elements of this Municipal Plan. The planning process is continual as the Plan must be updated by the Commission and approved by the Selectmen every five years.

Although this Plan is not regulatory in nature, during its five-year life it will guide all future regulations that are written in Pittsfield until it is revised, upon adoption it will enable the Town to legally address the impact of development proposals that fall within the jurisdiction of Vermont's Land Use and Development Control Law -- Act 250. Under the Act, before a Land Use Permit can be granted by the District Environmental Commission, it must be found that the proposed development or subdivision is in conformance with the Pittsfield Municipal Plan. Therefore, it is essential that the goals, policies and recommendations of this Plan are written clearly and specifically, making the vision of Pittsfield's residents very apparent to the reader.

It is the intent of this Plan by popular input to establish rational and meaningful guidelines, which address growth and development concerns so as to assure a healthful and well-balanced community in the years to come.

E. Purposes and Objectives of the Plan

It is the intent and purpose of this Plan to encourage the appropriate use of all lands in the Town of Pittsfield in a manner which will promote the public health, safety, prosperity, comfort, convenience, efficiency, economy, and general welfare; and to provide means and methods for the future elimination of such land development problems as may presently exist or which may be foreseen. In addition, this Plan shall further the following specific objectives:

1. To protect the rural residential environment of Pittsfield.
2. To preserve and protect areas and sites of historic or colonial interest.
3. To protect steep slopes, soils, forests, water quality, water courses, and other natural resources and provide open space for wildlife habitat.

4. To protect and preserve the historic features of the village area of Pittsfield, while encouraging a rational and convenient pattern of development, with appropriate civic and architectural design, to enhance the overall attractiveness of this area.
5. To insure the availability for adequate parks and public facilities.
6. To encourage the healthful and convenient distribution of population, employment opportunities, and other activities, and to protect residential, agricultural, and other areas from undue concentrations of population and overcrowding of land and buildings from traffic, congestion, from inadequate parking and the impacts of through traffic, and from the loss of peace and privacy.
7. In so doing, the Plan shall maintain the freedom, rights, privileges, and responsibilities of all citizens of Pittsfield.

II. Demographics

A. Introduction

The demographic nature of a town tells the reader a great deal about who the town is and what trends define its direction. To get a real-time snapshot of the town it is important to have the most up-to-date data available. However, because the best source of data available is the U.S. Census, which is collected every decade, it is sometimes difficult to obtain the most recent data during a mid-decade Town Plan update. In the case of this Town Plan, we have used the most up-to-date data available, using more recent state-level data whenever possible.

B. Population

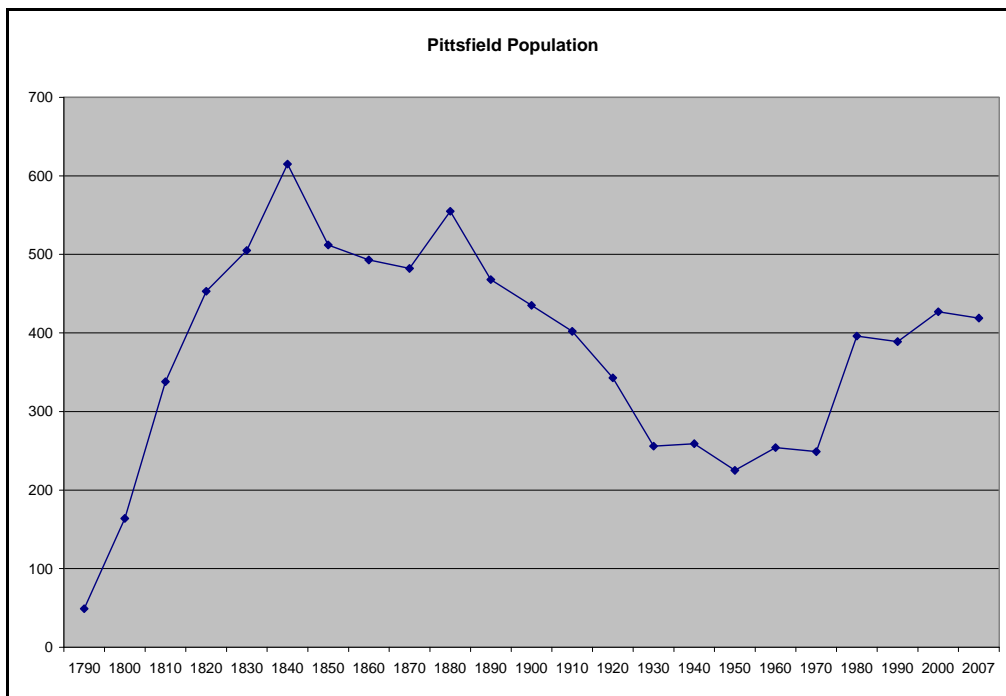


Figure I – (Source) US Census and UVM Center for Rural Studies

Population, when considered in term of past, present, and future growth patterns and trends, comprises an important factor in the development of Pittsfield. Rapid or unanticipated growth can create a demand for new and expanded municipal services straining the financial ability of the Town to provide public services economically or equability. This is particularly true when new residents are of school age and schools are at or near capacity. Accordingly, it is in the public interest to monitor population changes and to direct these changes in a manner that does not burden the Town's ability to

provide services. Outlined below are some basic population statistics for the Town of Pittsfield compiled by the U.S. Census Bureau and the UVM Center for rural studies.

According to the data in figure 1, Pittsfield’s year 2007 population numbered 419 compared to a population of 427 in 2000, resulting in a decrease in population of almost 2%. During the same seven-year period, Rutland County also experienced a decline in population, but it was less than 1%.

Although populations in Pittsfield remained static between 1990 and 2000, over the past 40 years, the overall population has increased due to in-migrations and births. However, that trend appears to have shifted since the 2000 census, indicating that there may be a continued decrease in population in Pittsfield. This trend may be exacerbated by the loss of a major employer in 2008 (Stanley Tools).

Population Projections			
	2005	2010	2015
Chittenden	1217	1228	1246
Killington	1184	1250	1035
Pittsfield	436	440	446
Rochester	1168	1162	1156
Stockbridge	702	725	745
Rutland County	63936	64255	64673

Figure 2 - Vermont Department of Aging and Independent Living, 2003.

Population projections are functions of two components; an estimate of natural changes in population that considers births, deaths, and estimates of migrations - people moving in or out of the community. When compared to the actual rates of population change in Pittsfield (shown in figure 4), the trends projected are off only with regard to Pittsfield. Although the drop in population in Rochester was more dramatic than projected, it *was* projected to lose population. Pittsfield, however, was projected to have a small but continued rise in population. What accounts for this departure from the projections is unclear.

Between 1990-2000, much of Vermont experienced an increase in people from out of state buying residences in the more rural areas of Vermont. However, like Rochester, Pittsfield has not appeared to be attracting these families and individuals as much as other towns in the area. This may be in part because of the distance from more urban centers as well as the fact that much of Pittsfield’s housing stock is already second homes.

Percent Population Change 1980-2007							
	1980	% change	1990	% change	2000	% Change	2007 Estimates
Chittenden	927	18.88%	1,102	7.26%	1,182	6.94%	1264
Killington	891	17.17%	738	48.37%	1,095	3.93%	1138
Pittsfield	396	-1.77%	389	9.77%	427	-1.87%	419
Rochester	1054	12.05%	1181	-0.85%	1171	-3.07%	1135
Stockbridge	508	21.46%	617	9.24%	674	1.63%	685
Rutland County	58,347	6.50%	62,142	2.02%	63,400	-0.21%	63,270

Figure 3 – US Census and UVM Center for Rural Studies

C. Age of Population

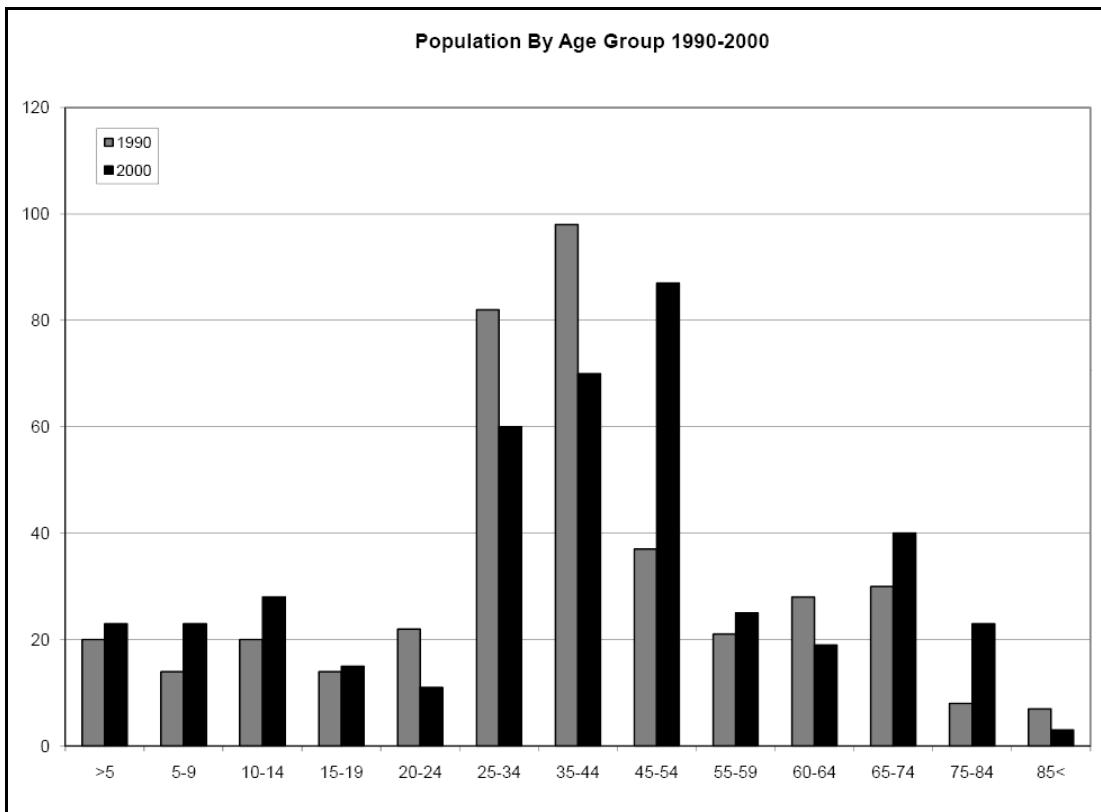


Figure 4 – (Source) US Census

In general, the age of Pittsfield's population is similar to that of Vermont as a whole, with much of our population over the age of 35. Also common with many other towns is the continued departure of young adults. In the 20-24 age group, Pittsfield lost 50% of its population. In the 25-34 age cohort, there was a nearly 27% loss in population. On the

other hand, much of the residents who were between 35-44 in 1990 clearly remained in Pittsfield through 2000.

The loss of young adults (generally between the ages of 25-35) has been a concern throughout Vermont during the past decade. Often referred to as a “brain drain” the out-migration of young adults raises concerns on both economic and social levels. Without a talented and well-educated pool of young workers, there are worries that the state will find it increasingly difficult to attract and retain well-paid jobs, which in turn can have serious repercussions for the state’s capacity to raise tax revenues and pay for essential services.

According to the Department of Economic Development’s (DED) 2007 Report “Growing Vermont’s Next Generation Workforce”, Vermont ranks at the bottom nationally for the percentage of its citizens between the ages of 25 and 29, and at the top in the percentage aged 50-54. While it is common, and perhaps desirable, for young adults to venture beyond their home state after college, the biggest concern is that many are not returning. During interviews for the DED report in 2007, young adults explained that their primary reason for leaving Vermont was to find better paying jobs. Likewise, the biggest hurdle for young adults wanting to return to Vermont was the availability of well paying jobs and affordable housing.

Unlike much of Vermont, however, Pittsfield is actually gaining population ages 14 and under. In Rutland County, for example, there was a 16% loss of children ages 9 and under between 1990 and 2000, while Pittsfield increased 35%. During the same time period, there was an increase in the number of children aged 10-14 in Rutland County of 19%, but this figure is dwarfed by Pittsfield’s increase of 40%. It is highly likely that the ability for residents to choose which schools their children may attend (Pittsfield has no school of its own) may explain this increase. Because there are many school options to choose from, as opposed to one local school that all students must attend, Pittsfield is desirable to families with young children. (see section IV for more information on Pittsfield’s educational options)

In another trend that mirrors Statewide trends, Pittsfield also has an aging population. In 2000, 15% of Pittsfield residents were over 65 years of age, which was slightly higher than Rutland County (14%) and several percentage points higher than Vermont (12.7%). An aging population will need services that are not readily available in a town like Pittsfield. The need for elderly housing will increase.

D. Economy and Wages

2007 Income Data Per Family, Pittsfield and Surrounding Area				
Town	Returns Filed	Total Adjusted Gross Income	Average Gross Income	Median Adjusted Income Per Family
Chittenden	941	\$50,614,919	\$53,788	\$60,377
Killington	656	\$31,237,595	\$47,618	\$63,988
Pittsfield	251	14,603,447	\$58,181	\$53,733
Rochester	617	29,888,916	\$48,442	\$52,480
Stockbridge	355	15,901,267	\$44,792	\$51,732
Rutland County	31,967	1,462,845,076	\$45,761	\$50,906

Figure 5 – Source: VT Department of Taxes

The Vermont Department of Taxes annually publishes *Vermont Tax Statistics*, which includes a summary of personal income tax returns filed with the State. In 2007, two hundred and fifty-one (251) family (joint & head of household income tax returns were filed from residents in Pittsfield. Four hundred and fifty-six (456) exemptions were claimed. Total adjusted gross personal income reported for Pittsfield residents was \$14,603,447. Based on the information below, Pittsfield's median adjusted income per family is in the middle when compared to its neighbors and slightly higher than that of Rutland County

For 2007, 57% of the total family income generated in Pittsfield was by filers earning \$30,000 or more and 43% were earning less than \$30,000. The US Census Bureau sets the national poverty level on an annual basis. In 2007, the poverty level for a family of four was \$20,065 in income. During that year, more than 80 (31%) of the 251 filers in Pittsfield reported an income below that threshold.

According to the Vermont Department of Taxes, Pittsfield's median adjusted gross income per family in 2000 was \$44,746. Since 2000, this figure has risen an additional 14% to \$53,733. Pittsfield's income was higher than the Rutland County median family income of \$50,906. The percentage of growth since 2006 of Pittsfield's median family income (20%) was consistent with that of Rutland County (21%), slightly higher than the 19% increase of the State.

Economic planning and development can assist in the creation of stable jobs as well as help produce a broader tax base. Poorly planned or executed economic development results in over development, strained public services, and regional shifts in employment, businesses, and related services.

Most of the development in jobs and income or sales has occurred outside of Pittsfield. Key areas include Killington (Killington) and the greater Rutland Area. Additionally, economic activity in the tri-town area, Hartford, and Lebanon have had a lesser but important influence on employment for Pittsfield residents. Primary services, such as

health care and banking are provided from these areas. The 1990 and 2000 U.S. Census Reports included statistics on employment for Pittsfield. As is the case with nearly all small towns, Pittsfield is not the self-sufficient employment center that it once was years ago. The advance of the technological age and other conveniences has brought Pittsfield's once independent community into the economy of the region, state, and nation. Pittsfield is a bedroom community as a majority of its residents work outside of Town.

The 2000 Census provides information on the origin and destination patterns of residents and workers. For 2000, 165 workers worked outside Pittsfield, mostly in towns close by. The mean travel time, as reported by the Census was 21 minutes. Of a total of 171 workers who reported to work in Pittsfield but resided outside of Town, most came from the immediate area. As of 2009, it is likely that these figures have decreased substantially with the closing of the Stanley Tool Plant, which was the largest employer in Pittsfield.

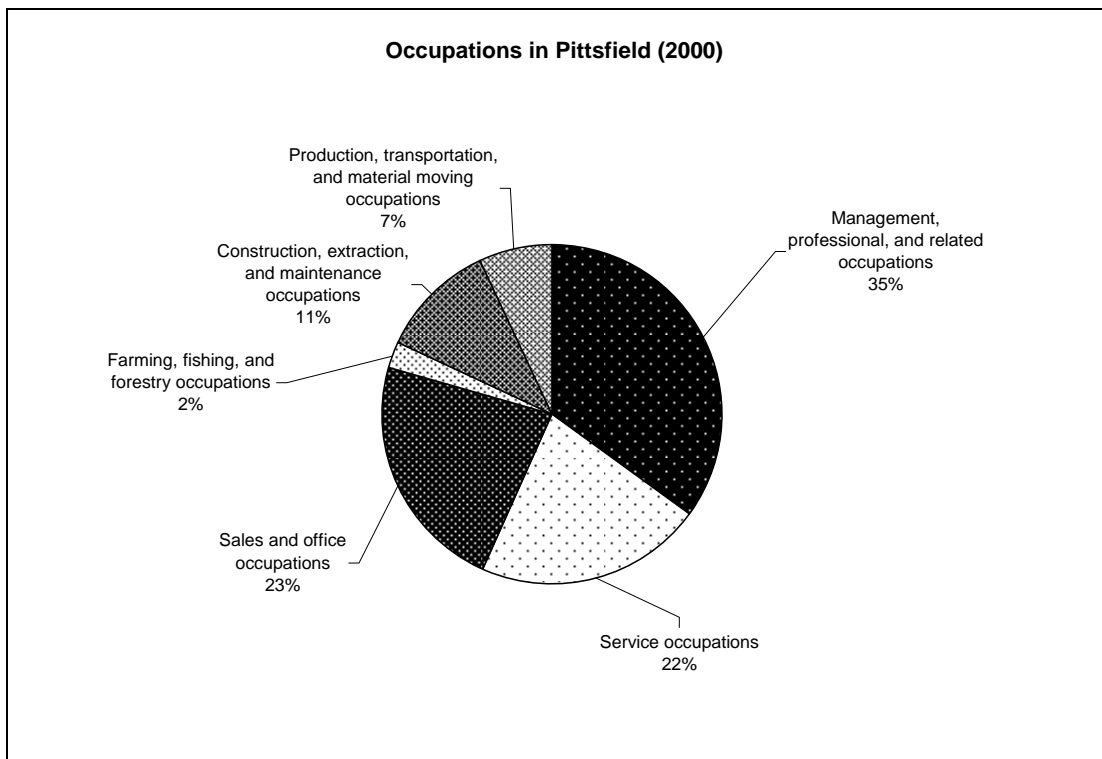


Figure 6 – Source: US Census 2000

The pie chart above indicates that 80% the population of Pittsfield is employed evenly across management, sales and service occupations. Given that there are a limited number of employers located in Pittsfield, this further supports the idea that Pittsfield is a bedroom community and most residents commute to work out of town.

The private sector is the largest employer for persons residing in Pittsfield. Sixty-one percent (61%) of 145 work in private businesses or non-profit organizations, 23 or 11% in government, and the balance or 42 or 20% are self-employed. About 57% of persons

in the labor force are men compared to 60% in 1980. This comes as no surprise as two employed workers in each household has become more of a necessity over the past few years.

III. Housing

This section discusses the number, type, location, and availability of housing to meet the needs for the community. Data presented is taken from the U.S. Census and Town Lister's Records.

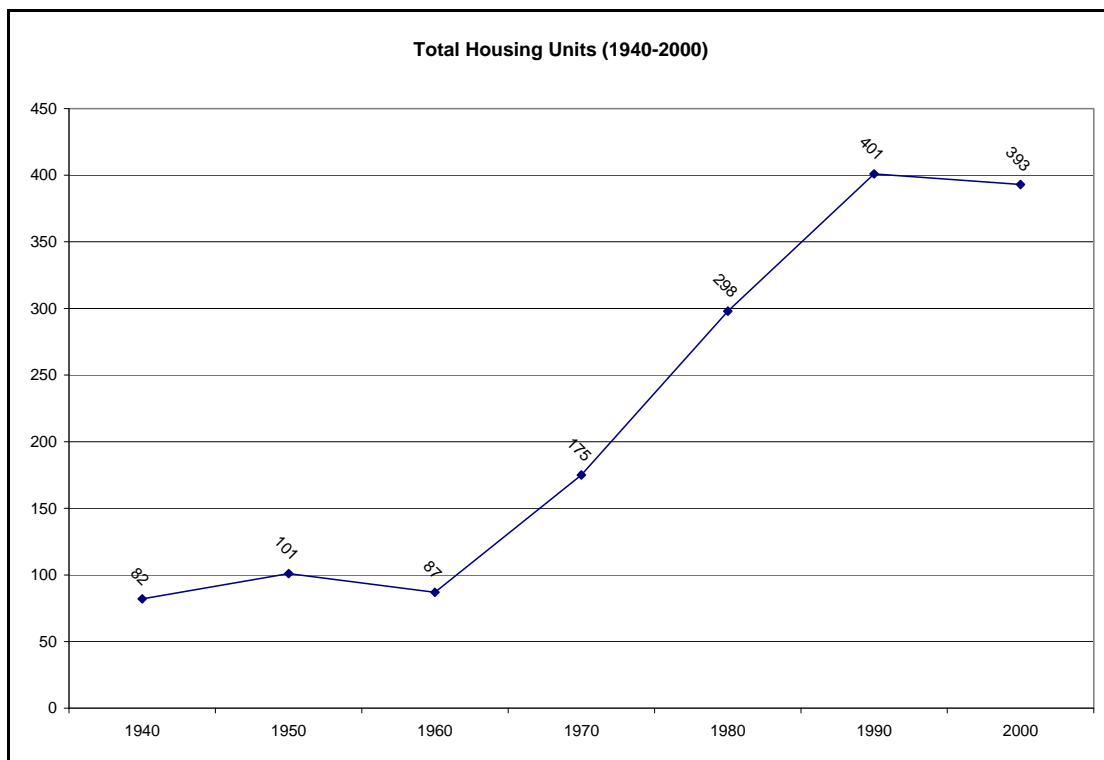


Figure 7 – Source: US Census 2000

According to the U.S. Census, there were 393 housing units in Pittsfield in 2000. In 1990, there were 401 housing units. This amounted to a decrease of 8 units or 2% over the ten year period or an average of about 1 unit per year. A housing unit, as defined by the U.S. Census, includes houses, apartments, mobile homes, and rooms for occupancy.

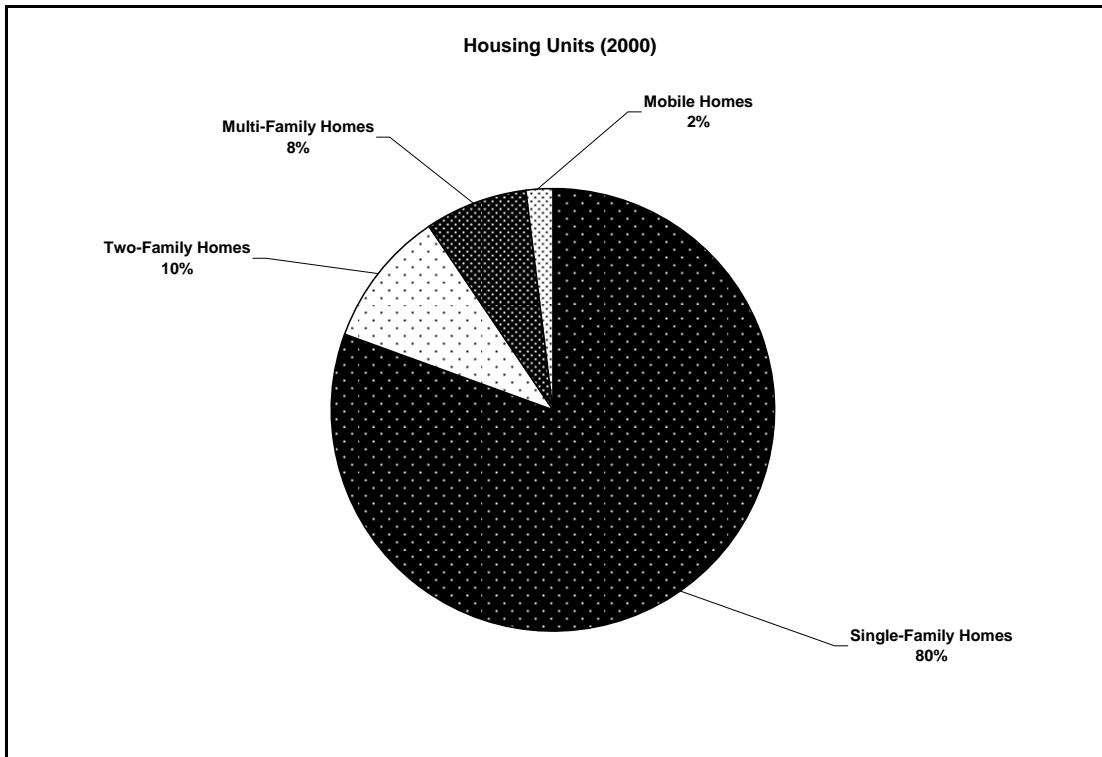


Figure 8 - Source: US Census 2000

As is the case for most Vermont towns, the bulk of Pittsfield's housing units comprise of single-family homes. It should be noted that nearly half (49%) of the housing stock in Pittsfield are for seasonal, recreational or occasional use. In some regions this percentage would be considered high, but given Pittsfield's proximity to Killington's ski areas, it is not unusual. In fact, Killington's percentage of second homes is substantially higher (78%), while the nearby town of Stockbridge has a similar number of vacation homes as Pittsfield (45%). This is largely a fact of the resort/tourist industry along Route 100 and ski areas, including Killington, Pico, Okemo, and Sugarbush.

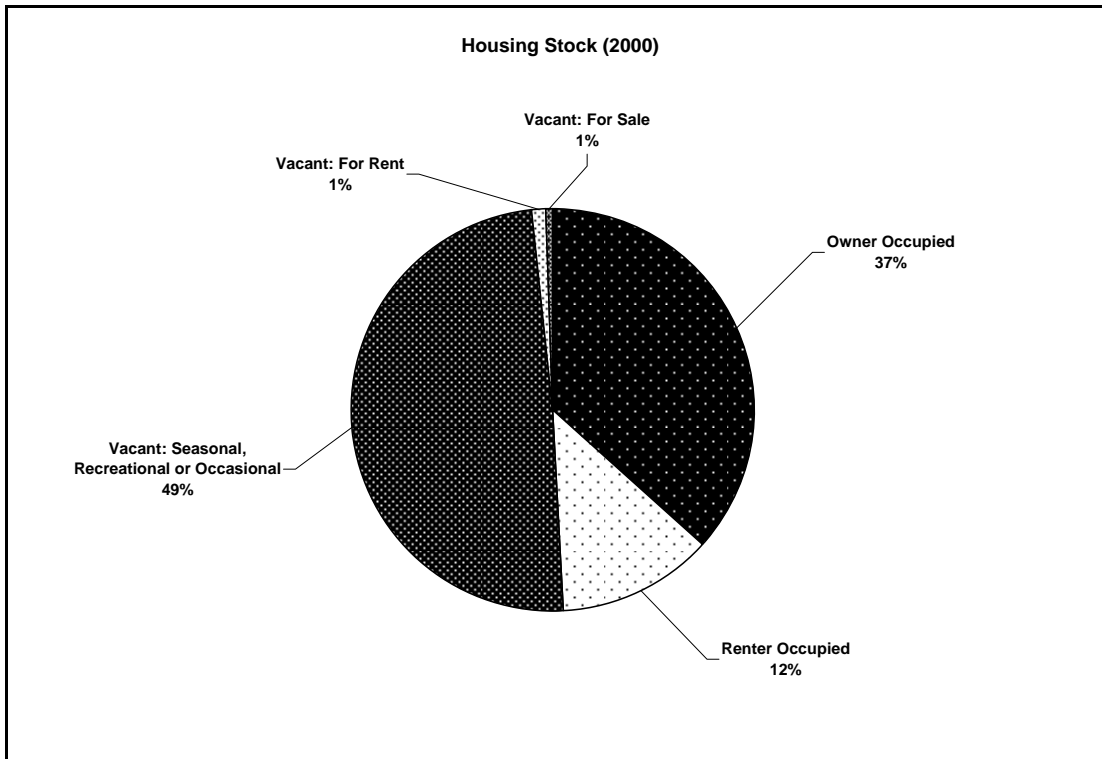


Figure 9 - Source: US Census 2000

The growth rate for new housing for Pittsfield was nearly twice the rate for the Two Rivers-Ottawaquechee Region. See figure 10 below for comparison to neighboring towns and the Region.

Changes in Housing Units 1998 - 2008							
	1998	2001	2008	Actual Change 1998-2001	Percentage of Change 1998-2001	Actual Change 2001-2008	Percentage of Change 2001-2008
Bethel	781	803	852	22	2.8%	49	6.1%
Bridgewater	512	526	549	14	2.7%	23	4.4%
Pittsfield	349	358	366	9	2.6%	8	2.2%
Rochester	647	667	658	20	3.1%	-9	-1.3%
Stockbridge	460	479	517	19	4.1%	38	7.9%

Figure 10 - Source: Grand List Form 411

Data displaying changes in housing units indicates that the number of housing units in Pittsfield has increased at a slow, but steady pace in the past ten years (note that there may be a difference between the census data and grand list data with regard to number of housing units). With the exception of Rochester, many of the towns surrounding Pittsfield have experienced higher growth in new housing units, particularly between 2001 & 2008. This may be in part because of Pittsfield's limited amount of land (much of Pittsfield is part of the Green Mountain National Forest) and the higher costs of land in Pittsfield (see below). In 2008, the median cost of a residential home (not including

second or mobile homes) was 350,000, which is substantially higher than home sales in the surrounding area with the exception of Killington.

Price of Residential Homes* in Pittsfield and Surrounding Area (2000 and 2008)							
		2000 Number Sold	2000 Average	2000 Median	2008 Number Sold	2008 Average	2008 Median
Bethel	<6 Acres	20	\$87,715	\$83,000	18	\$155,979	\$163,000
	>6 Acres	2	\$183,250		5	\$220,000	\$190,000
Bridgewater	<6 Acres	4	\$107,200	\$111,400	5	\$103,040	\$105,000
	>6 Acres	1	\$175,000		1	\$463,000	\$463,000
Killington	<6 Acres	24	\$174,322	\$170,250	8	\$348,500	\$365,000
	>6 Acres	3	\$298,333	\$285,000	0	\$0	\$0
Pittsfield	<6 Acres	4	\$158,750	\$135,000	5	\$336,000	\$350,000
	>6 Acres	8	\$139,312	\$127,000	1	\$290,000	\$290,000
Rochester	<6 Acres	10	\$80,431	\$76,000	6	\$225,485	\$204,790
	>6 Acres	1	\$100,000		4	\$252,125	\$213,750
Stockbridge	<6 Acres	7	\$66,642	\$70,000	1	\$180,000	\$180,000
	>6 Acres	0	\$52,605	\$50,000	1	\$200,500	\$200,500

*excluding mobile homes or vacation homes.

Figure 11 - Source: VT Department of Taxes

During the past decade housing prices have dramatically increased statewide. This is illustrated in figure 11 which compares the price of residential homes in 2000 with 2008. In 2000, the average sale price for a primary residence on six acres of land or less in Pittsfield was \$135,000; by 2008 that value had increased 75% to \$350,000. Similarly, the value of open land has also increased dramatically. According to Pittsfield's Grand List, the average price per acre (7 sales) in 2000 was \$1,426. In 2008, the average price (2 sales) was \$8,200, an increase of 475%.

A. Rental Housing

Only 13% of Pittsfield's housing stock in 2000 were rentals. The tight housing market and lack of unoccupied apartments continues to drive up rental costs. In 2000 the US Agency of Housing and Urban Development (HUD) calculated the fair market rent for a modest two bedroom apartment in Pittsfield at \$606 per month. In 2009, that cost had risen 30% to \$788. In order for a renter in Pittsfield to be able to afford rent at this rate, he/she would have to make at least \$31,520 annually. Given that 30% of Pittsfield's households make less than \$30,000, it is likely that it would be difficult to find affordable rental housing in Pittsfield.

B. Affordable Housing

Affordable housing is defined as that which a household making the County median income could afford if no more than 30% of its income were spent on housing costs. For homeowners, housing costs include payments for principal and interest on mortgage, taxes, etc. For renters, housing costs include rent and utilities.

Property values in Pittsfield have increased dramatically since 1999. This, coupled with the mortgage crisis of 2008, has made it much more difficult for someone making an average wage to afford a home in Pittsfield. Although the severity of the increase in property values may be unique in Pittsfield, this trend is consistent with that of the State of Vermont. In its annual publication “Between a Rock and A Hard Place: Housing and wages in Vermont”, the Vermont Housing Council notes that the median purchase price of a primary home in Vermont in 2007 reached \$201,000, a 101% increase since 1996. A Vermont household would need an annual income of \$65,000 as well as \$14,000 in cash (for closing costs and a 5% down payment) to purchase a home at that price. It should be noted that the housing market has changed substantially since 2007 due to the national recession. While housing prices have not dropped dramatically since 2007, income and employment opportunities have dramatically decreased, making housing even less affordable.

The cost of housing has been driven up in great part due to the tight housing market. As is noted in figure 9 in 2000 Pittsfield’s vacancy rate was only 1% which is consistent with the rest of the State and, according to “Between a Rock and A Hard Place”, the lowest in the nation.

Pittsfield, like many communities, has experienced a trend toward fewer home occupants. This trend is unlikely to be reversed. The trend results in an increase demand for housing. The elderly, single households and other special populations are oftentimes in need of special types of housing including that which is affordable and readily accessible.

C. Elderly Housing

Section C of Chapter 3 discussed Pittsfield’s trend toward an aging population. The Baby Boomers (people born between 1946 and 1964) are beginning to retire, and the oldest ones will be 84 in 2030. This shift in demographics will put added pressure on an already tight housing market. Expanding health care costs may leave seniors with even less money to spend on housing.

As the elderly (citizens aged 65 or older) become less comfortable with the tasks involved in managing their own home, they often turn to some sort of elderly housing. If health is an issue and some form of constant care is required, seniors will need to enter a nursing home or a residential care facility. As is indicated in Figure 12, there are very few options in Pittsfield or the surrounding area for this type of care. Elderly Pittsfield

residents in need of full-time care are forced to move away from their community. This is, of course, not just a local issue. There is a lack of elderly housing throughout the State of Vermont.

Within Vermont there are several types of elderly care facilities which are subject to State regulation, nursing homes and residential care facilities. Nursing homes provide nursing care and related services for people who need nursing, medical, rehabilitation, or other special services. They are licensed by the state and may be certified to participate in the Medicaid and/or Medicare programs. Certain nursing homes may also meet specific standards for subacute care or dementia care. Residential care homes are state licensed group living arrangements designed to meet the needs of people who can not live independently and usually do not require the type of care provided in a nursing home. When needed, help is provided with daily activities such as eating, walking, toileting, bathing, and dressing. Residential care homes may provide nursing home level of care to residents under certain conditions. Daily rates at residential care homes are usually less than rates at nursing homes.

The Vermont Department of Disabilities, Aging and Independent Living classifies residential care homes in two groups, depending upon the level of care they provide. Level III homes provide nursing overview, but not full-time nursing care. Level IV homes do not provide nursing overview or nursing care. Nursing homes, which have full time nursing care, are considered Level II. At present, there are no options for elderly care located in Pittsfield. The nearest options are in Randolph (Number of beds: 30 Level II, 18 Level III) and Rutland (Number of beds: 323 Level II, 222 Level III, 2 Level IV). However, given the size of the populations in both Randolph and Rutland, it is likely that there is a large population waiting for vacancies at these locations.

Locally, the Park House of Rochester offers Park a shared living residence, with no onsite medical care. Park House is equipped, primarily, to serve the needs of people over age 60. Residents have their own bedroom furnished with their own furniture and either a private or semi-private bathroom. Meals are served in the Park House's common area. There is a regular waiting list for individuals wanting to reside in the Park House.

In the Vermont Housing Finance Agency's issue paper "Housing and the Needs of Vermont's Aging Population", it is acknowledged that more seniors today want to "age in place," which means choosing to remain at home or in a supportive living community as they grow older without having to move each time their needs increase. Considering the lack of availability of nursing homes in Pittsfield and Vermont as a whole, this may be the optimal way to address elderly housing in the future. Having the right housing includes the ability to stay active and engaged in community life, which is a great benefit not only to the individual, but to the community as a whole. Considering the high costs of housing in Pittsfield, however, aging in place in Pittsfield may not be an option that can be considered by older residents.

Several municipalities have benefited from planned retirement communities which provide for older persons. Innovative land use policies and controls to direct special

needs are encouraged. Such land usages are best located in close proximity to existing village/hamlet centers where basic services are available.

Seniors who are still able to maintain active have the Quin-town Center for Senior Citizens as a source of educational programs, live music, and other types of community interaction. The Quin-town Center also offers meals served at the Hancock Town Hall as well as a “Meals on Wheels” program.

Goals, Policies and Recommendations

Goals

1. To provide the opportunity for Pittsfield residents to have access to decent and affordable housing.
2. To encourage retention of existing housing and construction of new housing which meets population growth.
3. To encourage the preservation of historic structures in ways that appropriately serve the need for housing.
4. To encourage the creation of additional rental properties throughout Town, provided that they do not put an undue burden on Town services and facilities.
5. To encourage the development of affordable senior housing within the Town.
6. To encourage the use of accessory apartments.

Policies

1. It is the policy of the Town to ensure that the timing and rate of new housing construction or rehabilitation does not exceed the community’s ability to provide adequate public facilities (e.g. schools and municipal services).
2. It is the policy of the Town to accommodate housing that is permanently affordable for a mix of households having moderate, low, and very low incomes.
3. It is the policy of the Town to keep housing affordable by planning for appropriately sized lots, accessory apartments, and clustered developments.
4. It is the policy of the Town to work with businesses and non-profit housing corporations to help Pittsfield better meet the demands for affordable housing.

5. It is the policy of the Town to encourage the provision of housing for special needs population, such as the elderly and physically handicapped.
6. It is the policy of the Town that the location of primary and vacation housing, related amenities and land uses should be planned with due regard to the physical limitations of the site and location to current or planned public and private services such as roads and commercial/service centers.
7. It is the policy of the Town to encourage the location of future housing so as to complement existing or planned employment patterns, travel times, and energy requirements.

IV. Education

A. Overview

Pittsfield voted to discontinue providing education locally in 1968, closing their school in 1969. Over the next two decades, Pittsfield operated a joint contract elementary school with Stockbridge. In 1985, Pittsfield seceded from the Stockbridge joint contract and began offering school choice for all students, K-12. The Town of Pittsfield is one of only eighteen towns (based on information from the VT Department of Education as of July 1, 2009) in Vermont that have no schools of their own. As is indicated in figure 12, 63 school-aged children are attending 12 different schools. During the 2009-2010 school year, it is anticipated that the average tuition cost for Pittsfield students will be nearly \$9,000 for elementary school and \$11,300 for secondary schools. Schools that receive students from towns like Pittsfield set the tuition rate based on a number of factors including debt, special education costs and operating expenses. In order to pay for the costs of tuition, taxes are levied as part of the annual Pittsfield budget.

Anticipated Tuition Expense 2009-2010		
Elementary Tuition		
School	# students	Total Tuition
Sherburne (Killington)	22	\$195,800
Stockbridge	7	\$63,000
Barstow	5	\$45,675
Rochester	2	\$19,000
Rutland Northeast	1	\$7,000
Rutland Intermediate	1	\$7,000
Total Secondary	38	\$337,475
Secondary Tuition		
School	# students	Total Tuition
Woodstock	7	\$90,930
Sharon	5	\$54,605
Rochester	4	\$47,000
Rutland	4	\$40,800
Barstow	3	\$27,405
Whitcomb (Bethel)	2	\$22,000
Total Elementary	25	\$282,740

Figure 12: Source - Vermont Department of Education

In 2010, a subcommittee of the Pittsfield School Board completed a report on school governance options for the Pittsfield school district. The purpose of the report was to explore options for creating a formal governance system with elementary, middle and/or high schools in the Pittsfield region. The report researched and analyzed governance options that included selection of an elementary or designation of a secondary school, and creating a joining contract school, union, and/or unified union school district, and to compare the cost, quality, and efficiency of operations to the existing school choice options currently available. The report concluded that the costs of changing school governance did not significantly reduce school expenses and that the option of school choice exceeded any financial gains that might be made.

B. Act 60

Vermont is unique in the way it addresses the funding of schools statewide. With the passage of Act 60 in 1997 (subsequently amended), the state reformulated the way education funding was collected and distributed among its towns. In an effort to ensure equality amongst schools from town to town, education taxes are collected from each town at the same rate and redistributed to schools. The principle being that poorer towns were unable to provide their children with the same level of education as richer towns. Thus, Act 60 (and subsequently Act 68) redistributes money from the pool to the poorer towns in an effort to bring them up to par with wealthier schools.

For some towns this has meant an increase in the amount of education taxes that they have to pay into the general education fund. Because there is a direct correlation between property values and the number of students in a town's school system, a town with high property values and few students (such as Pittsfield) will put more into the education fund than they take out, making them a "sending" town. The effect of this situation is that Pittsfield's tax rate is comparatively high.

C. Childcare

According to the Two Rivers-Ottawaquechee Regional Commission's 2003 inventory of registered childcare facilities, Pittsfield has no registered or licensed childcare services. Most residents currently arrange for care with relatives, or take their children to childcare facilities beyond the borders of Pittsfield to neighboring towns like Killington or Stockbridge. Given the pronounced increase in residents aged 9 and under between 1990 and 2000 (outlined in Chapter II section C), the need for childcare in Pittsfield is becoming more urgent.

Goals, Policies and Recommendations

Goals

1. To provide a safe and secure learning environment where quality educational opportunities are provided to all students.
2. To provide the best education to our students at a reasonable cost to the Town's taxpayers.
3. To ensure that the town is fully able to budget for and afford tuition expenses and is prepared to handle any unexpected increases in costs.

Policies

1. Land development that is likely to result in large numbers of school children shall be phased or planned so as not to place an undue financial burden on the capacity of the Town to provide education services.
2. It is the policy of the Town to ensure sufficient and appropriate placement of students to meet their educational requirements.

V. Utilities and Facilities

A. Municipal Buildings

The Library and Town Clerk's offices were both housed in the old Pittsfield School Building which was built in 1883. The Town Clerk's office was temporarily moved into the Town Hall in September of 2009.

Library

The Roger Clark Memorial Library is located on the first floor of the Pittsfield Municipal Building and was dedicated in September, 1973. Since 1901 the Pittsfield Library has been managed and staffed completely by volunteers. The library offers a mix of fiction, non-fiction, Vermont themed, and children's magazines and books. Over the past two years the Library's collection of materials has been completely overhauled and hundreds of new titles have been added. High-speed internet access is available at one workstation, and book downloads are available from Listen-Up Vermont with a patron number supplied by the library. The library offers a wide range of programs for all ages year round. The status of the Library may be impacted by the health hazards in the basement of the Municipal Building.

Goal – to maintain and support a thriving and successful library that continues to serve the community

Town Clerk's Office

The Town Clerk's Office was located on the basement floor of the Municipal Building, providing an area for a modern system of public record keeping and research. The office was forced to move to the Town Hall in September of 2009 due to environmental health concerns. Presently, the Office is open three days a week.

There continues to be a shortage of vault space for permanent record storage in the Town Clerk's Office. The existing vault is old and undersized given that state laws regarding public records require that most records be kept for an extended period of time, some in perpetuity. Additionally, state policy has required an increasing number of records be persevered. The shortage of space means that many records are stored in corrugated boxes outside of the vault which are then susceptible to potential damage by fire or other hazard. The threat of water damage in the Town Clerk's office is also a concern. Water seeps through the foundation of the Municipal Building requiring wet-vacuuming and dehumidifying to keep mold and mildew away from paper records as well as Town staff who work in the office. Water also enters the building via the bell tower which is in poor condition. In September of 2009 the Pittsfield Health Officer declared the Town Clerk's

office to be a health hazard due to an excess of mold, forcing the office and all its records to be temporarily moved to the town hall. The move to the Town Hall brought issues of fire code compliance to light in the Town Hall, forcing the Town to make unexpected expenditures to bring the building in to compliance with state regulations.

The Pittsfield Building Committee has been actively working on solutions to the problems in the Town Clerk's office. The Committee, working with an architect, proposed three possible options for the town to consider:

1. A new 1440 square foot town office building including the costs of critical repairs to the current town office building and additional work required for preservation.
2. A new 2400 square foot multi-use building on the current site of the Municipal Building.
3. An addition to the current Municipal Building and required renovation to the existing building.

When surveyed, community members preferred the third option heavily. The town is always looking for grant opportunities to help fund renovations or the construction of a new Municipal Building, however many state and federal grant programs are tied directly to the level of poverty in a community. Because, by federal standards, the population of Pittsfield is not below those levels, it is not eligible for such funding.

Town Hall

The Pittsfield Town Hall (formerly a church) was built in 1830. It acts as the traditional place for all community activities. The Town Hall has a lift which was installed in 2002 that reaches all floors for handicapped accessibility. A new economical and fuel-efficient water heater was installed in 2008. The town hall has a small stage, a sizeable kitchen, all of which have been used for local functions. The town does rent the facility out for special events also the Town Hall and Town Office buildings are served by a common well which was drilled in 2000. The hall is temporarily acting as home to the Town Clerk's office, which may impact town use of the main level of the building for special functions.

B. Parks and Public Lands

Parks

Pittsfield owns two parks; the 5-acre field situated behind the Town Hall and the original park/common bounded by Route 100 and Park Street. The field is available for summer little league, basketball, and other playground activities. The park is used principally in the warmer months for band concerts, auctions, bazaars, and flea markets. Pittsfield residents take a great deal of civic pride in the upkeep and appearance of their park grounds, bandstand, and war memorial. In 2009, a farmers market began operating once a week.

Public Lands

Approximately 8000 acres of all land in Pittsfield (about 60%) is part of the Green Mountain National Forest (GMNF). Activities within the GMNF are controlled by the U.S. Forest Service. Parts of the GMNF are open to the public for recreation including hiking, biking, snowmobiling and camping.

C. Public Sewer Systems

To date, there are no publicly owned sewer systems in the Town. Homeowners and businesses presently provide their own disposal system, most frequently consisting of a septic tank-soil leaching arrangement. Private septic systems are regulated by the State of Vermont under the Potable Water and Wastewater permitting program.

D. Public Water Systems

There is no publicly owned water system in the Town. Because of the high costs associated with the construction, operation and maintenance of community water systems, even with the aid of federal and state funding, Pittsfield will likely continue to rely on individual and/or private water systems. It is therefore critically important that all private water sources be protected from existing or potential contamination.

E. Communication Facilities

Landline Communications - Most of the telephone related services in Pittsfield are still offered via the traditional telephone lines and poles (landline). Coverage over landlines in Pittsfield is provided exclusively by Fairpoint Communications, Inc.

Cellular Communications - There are no cell towers located in Pittsfield, but there is spotty coverage in some areas in town. Cell phone service in Pittsfield comes from towers located to the south in Killington. Pittsfield has a cell tower ordinance that would guide the location and design of any towers that might be developed.

High-speed Internet - There are presently three ways to access the internet in Pittsfield, they are: landline, DSL and satellite.

- **Dial-up** - Dial-up access is the most commonly available service to residents, but speeds over a telephone modem are very slow, and given the ever increasing need for bandwidth in day-to-day use of the internet, it is not practical for more than checking email. The faster and more stable options available to residents are via satellite modem and DSL.

- **DSL (Digital Subscriber Line)** - DSL is very similar to cable in speed. It is less subject to decreases in speed caused by heavy internet traffic because a certain amount of bandwidth is dedicated for each user. DSL is provided to those within the service area of Fairpoint Communications, but only within three line miles of the Fairpoint switching station in the village.
- **Satellite Internet** - Provided by companies such as Dish Network, Direcway and Wildblue, satellite internet is an option for residents who are unable to access the internet via cable or DSL provided they have a clear view of the southern sky from their location. Although bandwidth over satellite is on average three times faster than a dial-up connection, it is more expensive than other methods of access and it can be affected by heavy weather such as torrential rains and blizzards.

It is likely that as many as two-thirds of the households in Pittsfield have access to the internet only via landline or satellite modem. Because of the difficulties in convincing cable and DSL providers to extend their coverage areas, other towns have considered alternatives to those listed above. In some cases, wireless internet providers have placed towers in towns that provide wireless broadband access to those within line-of-sight.

In the past three years, East Central Vermont Community Fiber Network has approached towns in the Upper Valley and surrounding areas including Pittsfield. This organization has developed a long-term plan to extend fiber optic cable throughout the region. Fiber optic cables offer the fastest connection speed available. Although this project is still in the development and planning stages, it has the potential to benefit Pittsfield residents. Goal: Support efforts to expand high-speed internet coverage to all citizens in Pittsfield.

F. Municipal Solid Waste Management

The Town is a member of the White River Valley Solid Waste Alliance (WRVSWA) which was created in 1989 to provide waste management solutions for communities in the area. The WRVSWA includes the towns of Barnard, Bethel, Hancock, Granville, Pittsfield, Rochester, Royalton and Stockbridge. Under the provisions of Act 78, Vermont's Solid Waste Management Act, a Solid Waste Plan was jointly adopted by these communities and approved by the Agency of Natural Resources in 1991. In May of 2008, the Vermont Solid Waste Management Division accepted a revised and updated Solid Waste Implementation Plan written to replace the version adopted in 1991.

All waste collection services are provided by the Town under a contract with a private operator who uses the transfer/recycling facility located at the former Bethel/Royalton landfill off Route 107 in Royalton. The facility is owned and operated by the Towns of Bethel and Royalton in accordance with approvals and certifications from the Agency of Natural Resources.

In addition to paying for town-wide trash removal, Pittsfield makes annual payments to Bethel/Royalton Landfill for use of the facility and to the WRVSWA. In 2008, the total

cost of landfill charges and program management was \$46,463. The cost of removal 2008 (including recycling) was \$40,920 for a total of \$87,383.

It is in the long-term interest to continue to participate in the White River Valley Solid Waste Alliance and to coordinate waste management and recycling programs with neighboring communities and the private sector to reduce costs to Pittsfield's residents and businesses and assure sound management practices.

The general public needs to be continually educated as to the value of recycling of glass, newspapers, metals, plastic, cardboard, and other materials. Pittsfield has a mandatory recycling ordinance, which addresses source separation of trash. Pittsfield's current capacity to handle its solid waste is adequate for the short-term future.

Policies and Recommendations

Policies

1. It is the policy of the town to continue to participate in the WRSWA.
2. It is the policy of the town to encourage and facilitate as much recycling as possible in an effort to reduce the financial burden of solid waste removal.

Recommendation

1. The town should consider the development of a Capital Budget and Program for the purposes of planning for future municipal investments in utilities and facilities.

VI. Health and Emergency Services

A. Health Care Facilities

Health care facilities are essential in the prevention, treatment, and management of illness, and in the preservation of mental and physical well-being through the services that they offer. Rural locations such as Pittsfield are served by small facilities that can assist residents with general health care needs but are not suited for more complex acute care services that require specialized services and equipment.

The lower population density of Vermont's rural countryside and the larger the area over which the population is distributed can make providing adequate health care more difficult, particularly for the elderly who may not be able to drive themselves to major health care facilities. Likewise in rural areas, emergency care for severe trauma or major acute illnesses such as stroke and heart attack may take longer to arrive than in more populated locations, risking potential loss of life.

Because of Pittsfield's limited population, there are very limited options in terms of health care services. Most residents seek their health care services in other towns including Rutland, Randolph, Bethel and Rochester. . There is a large-scale community hospital in Rutland and a tertiary care facility in Lebanon, NH.

B. Pittsfield Volunteer Fire Department

The Pittsfield Volunteer Fire Department is a public organization that serves Pittsfield and is part of the mutual aid network. In 2009, the Pittsfield Volunteer Fire Department responded to 10 calls, which included structural fires, chimney fires and motor vehicle accidents.

Staff

The Pittsfield Volunteer Fire Department is staffed by XX volunteer firefighters. The department needs additional volunteers to serve as firefighters, but like many volunteer fire departments in Vermont, finding new volunteers is increasingly difficult. This is a common problem statewide. The effects of an aging population, many residents working outside the town limits, and the many State and Federal requirements for training have taken a toll on the pool of interested volunteers. While the town appreciates the efforts of the volunteers, the decreasing numbers of available and interested volunteers is a concern.

Fire Station

The Pittsfield Fire Station is located 3596 Route 100, in the village of Pittsfield. The station was built in 1977 and contains three bays for fire and rescue vehicles, an office for the fire chief, and a large meeting room equipped with a kitchen. The building itself is in excellent condition, needing only routine maintenance (painting, etc.). Storage however, is at a premium in the firehouse, and the department has plans to add some sort of structure for equipment storage.

Vehicles

The BVFD is making plans to replace the oldest vehicle, and buy a combination pumper/rescue vehicle. The BVFD would like the Town to establish a capital budget plan for the purpose of replacing vehicles on a six-year rotational basis.

Funding

The Pittsfield Volunteer Fire Department is a municipal department. The Selectboard appoints chiefs and officers upon the recommendation of the Fire Department. The Fire Department's budget is included as part of the annual municipal budget.

C. Police Protection Services

Pittsfield has two constables, each elected by town vote. In addition to the constables, the Town contracts with the Rutland County Sheriff's Department to provide expanded coverage throughout town. A portion of any traffic fines or tickets issued by the Sheriff's department in Pittsfield are returned to the town in order to offset the cost of the service. Supplemental police coverage in Pittsfield is provided by the State Police out of the Pittsford barracks.

D. Emergency Medical Services

Pittsfield FAST Squad

Emergency medical calls are answered initially by the Pittsfield Fast Squad, which (as of 2008) has only three members trained in handling situations of a medical nature. The purpose of the fast squad is to provide immediate response to emergencies while White River Valley Ambulance is en route to the accident or situation. EMTs in Pittsfield respond to calls using the Rescue truck and are trained in vehicle extrication skills. Like the Fire Department, the FAST squad is a town organization receiving funding through the annual municipal budget.

There are concerns that the lack of staffing on the Pittsfield FAST squad may lead to deterioration in the quality of EMS coverage in town. Because most residents work outside of town, it is possible that there might not be coverage during the day in the event of an event that requires FAST squad attention. Periodically, trainings in First Response are available to potential members, but the cost for this training is expensive.

Upper Valley Ambulance

White River Valley Ambulance, Inc. (WRVA), is a not for profit emergency ambulance and rescue service composed of paid full-time, part-time and volunteer staff. Emergency medical service is provided to a geographical area encompassing 280 square miles and approximately 10,000 residents. In addition to Pittsfield, WRVA covers Barnard, Bethel, Braintree, Brookfield, Granville, Randolph and Stockbridge. The Town of Pittsfield pays WRVA for its services. In 2008, the Pittsfield budget reflected a cost of \$22,585 for ambulance coverage. It should be noted that those who use the ambulance will be charged for WRVA's service on an individual basis in addition to the fees paid by the town. WRVA is located in Bethel about 17 miles away from Pittsfield which may cause critical delays in services to citizens in need.

DHART

The Dartmouth-Hitchcock Advanced Response Team is based in Lebanon, NH at Dartmouth-Hitchcock Medical Center. DHART crews provide both air medical transportation services to the medical communities of Northern New England. In addition, DHART flight crews respond to public safety agency requests for medical evacuation of trauma patients from scenes of injury, and will transport to the closest Trauma Center in the region's five states. Operating 24 hours a day and seven days a week, DHART Crews transport adult, pediatric and neonatal patients to ANY appropriate medical facility in New England.

Goals, Policies and Recommendations

Goals

1. High quality medical care should be available to all Pittsfield residents.

Policies

1. It is the policy of the town to support and encourage the development of local health care facilities and counseling services to help residents obtain health care as close to home as possible.

2. It is the policy of the town to support programs that expand medical coverage or improve medical services for Pittsfield residents.
3. It is the policy of the town to support the development of assisted living or other facilities or services dedicated to supporting the elderly in Pittsfield.
4. It is the policy of the town to support efforts to provide residents with access to high quality physical and mental health care through local providers.
5. It is the policy of the town to support efforts to decrease response times for emergency services.

Recommendation

The town should consider alternative providers of medical transport in an effort to reduce costs and improve response time and quality of care.

VII. Transportation

A. Introduction

The Vermont Agency of Transportation and the Pittsfield Board of Selectmen jointly determine our road classification. There are four road classifications used by the State of Vermont. The classification determines the rate of State financial aid in the repair and maintenance of Town roads (there is no State aid for Class Four roads). The classes are:

- Class 1: town highways that form the extension of a state highway route and that carry a state highway route number.
- Class 2: important town highways, often paved, with the primary purpose of linking towns and high traffic areas such as village settlements and state highways.
- Class 3: all traveled town highways other than Class 1 or Class 2 highways that are negotiable under normal conditions, all seasons of the year by a standard manufactured pleasure car.
- Class 4: all other town highways on which public use is limited.

B. Town Roads and Road Maintenance

Pittsfield has a total of 14.77 miles, excluding Class 4, of Town roads, consisting exclusively of Class 3 roads. This does not include the 4.87 miles of Vermont Route 100 that runs through Pittsfield and is maintained by the State. The total mileage of town maintained roads (including class 4 roads) in Pittsfield is 50% less than the average of 44 miles per town in Rutland County.

Class	Mileage
1	0
2	0
3	14.77
4	7.3

Figure 13 - Source: VT Dept. of Transportation

Most of Pittsfield's residential properties are on Class 3 roads. There are about 20 residential properties on Class 4 roads in Pittsfield, half of which are either full time residences or second homes. In general, it is the policy of the Town to limit the amount of maintenance that occurs on Class 4 roads. Plowing does not occur on Class 4 roads.

The quality of Town roads and their level of maintenance affect not only the Town tax rate, but also the type and rate of Town development. Road improvements may make Pittsfield a more attractive place of residence and increase the commuter population.

This, in turn, may increase demand for Town services and thus additionally raise the tax rate.

Overall the condition of the roads in Pittsfield is good. In 2008, the Town of Pittsfield worked with staff of the Two Rivers-Ottawaquechee Regional Commission and completed an inventory of culverts on class three roads, as well as a drainage capital plan. At that time there were approximately 230 culverts. This inventory will be continually updated and allows the road crew to track the condition and changes to any culverts. In an independent evaluation of the town's culvert and drainage system in 2008, it was acknowledged that "Pittsfield has one of the best systems of Town culverts and drainage facilities in the region."

The age of Pittsfield's road maintenance equipment is of growing concern. As of 2009, the grader was 30 years old, the town's bucket loader 28 years old. The Town's dump trucks are about 10 years old. The creation of a Capital Budget and Program that focuses on reserving funding to replace aging equipment would allow the town to continually upgrade equipment without requiring a large one-time investment from the citizens of Pittsfield.

C. Ancient Roads

The legal status of so-called "ancient roads" has become increasingly contentious in many Vermont towns. Points of view diverge sharply on the access rights to these hard-to-locate roads. To some, these roads should remain a public asset even though they have not been maintained or used as a road over many decades, even centuries. To others, the town should no longer retain public rights to lands that are not in active use and have been presumed by landowners to be privately held.

In 2006, the Vermont General Assembly passed H.701, now Act 178, which establishes a process for towns to determine the legal status of their roads. The Act allows towns the opportunity and incentive to identify and add to their town highway map all town highways and trails that it decides to retain as a public right-of-way. It also establishes a public discontinuance process that a town's legislative body determines are no longer desired as public rights-of-way. The legislation includes a funding source and grant program to assist towns with research and mapping of town highways.

A town has until July 1, 2010 to add unmapped town highways that are not observable by physical evidence of their use onto their town highway map in order to retain those roads as town highways. After that deadline, those unobservable town highways become *unidentified corridors*. A municipality is not required to maintain an unidentified corridor, and it may be used by the public in a manner consistent with its use within the last ten years. On July 1, 2015 all *unidentified corridors* (that is, all properly laid-out, but unobservable and unmapped town highways) are automatically discontinued. Between 2009 and 2015, a town may reclassify an unidentified corridor as a class 1, 2, 3, or 4 town highway or a trail, and must follow the current process as contained in statute (19 V.S.A. Chapter 7). This process may include landowner compensation. If an unidentified

corridor or any other highway or trail does not appear on a town highway map by July 1, 2015, it will be considered discontinued and will legally belong to the owners of the adjoining lands. (from Ancient Roads Research and Mapping Grant Program FY07)

The Pittsfield Ancient Roads Committee believes that these roads are an important part of our local history and that the community will share their interest in knowing where they are. The project is being approached with the understanding that there must be balance between respect for landowners who presume ownership of these rights-of-way, and the manner in which the public may want them to be used in the future.

D. Public Transportation

Pittsfield, like most Vermont Towns, lacks public transportation. Stagecoach, Inc. offers limited public transportation in the form of special requests for individuals who need transportation for medical reasons, etc.

Given that much of Vermont is aging, the need for an affordable source of public transportation that can bring the elderly to major medical facilities like Rutland Regional Medical Center and Dartmouth Hitchcock and larger commercial centers for day-to-day shopping needs is important.

E. Pedestrian Transportation

During previously held public forums, residents have indicated that they would like to see the village be more walkable. This would require the addition of sidewalks, which would most likely be difficult for the town to fund out of their own budget. However, the State of Vermont's Transportation Enhancement Program, when active, may offer a percentage of the funding to build sidewalks.

Goals and Policies

Goals

1. To maintain a transportation system that is safe, efficient, meets the needs of residents, and complements the other goals and policies of this Plan.
2. To ensure that future development does not unnecessarily or unreasonably impact the public investment in Town and regional transportation systems or facilities, including highways, bikeways, trails and rail.
3. To support local, regional and statewide efforts to provide public and private transportation systems that meet the needs of all population segments and not just those who use automobiles.

4. To minimize transportation energy consumption by encouraging carpooling and creative alternatives for sharing transportation resources.
5. To provide pedestrians with safe areas to travel within the Village of Pittsfield.
6. To provide regular maintenance and upgrades to road equipment and facilities, provided that the costs do not put an undue burden on the people of Pittsfield.
7. To recognize the importance of balancing the need to have safe roadways with the desire to maintain appropriate widths and the health of existing vegetation in its role as a structural component of the roads.

Policies

1. Prior to a final decision to proceed with a major capital transportation project, policy makers should first analyze the project against reasonable alternatives and include public input. In examining the alternatives, investigation should focus on the environmental, energy, social and investment costs and the extent to which such costs meet the goals and policies of this Plan.
2. Any new access, new construction, change of use, and any development of a land parcel that would create impacts on Pittsfield's road system shall be reviewed by the Town. Where such development requires improvements to Town highways, such costs shall be borne by the developer, in consultation with the Selectmen, and the Selectmen shall have sole power to change the classification of the road.
3. It is the policy of the town to minimize curb cuts to insure the proper function and performance of a town highway.
4. It is the policy of the town that the design of access roads and related facilities provide for proper alignment of new or relocated driveways along a roadway.
5. Any new residential or commercial development or changes of existing use must provide adequate off-road parking.
6. The Town shall seek public input in any decision to substantially change the maintenance level or surface treatment of any town road.
7. The Town, as written in V.S.A. Title 19 Section 310, does not maintain Class 4 Highways, excepting bridges and culverts. The policy of the Selectboard is that before the town would consider adopting a new road or upgrading an existing highway, the abutting property owners shall be responsible for the cost of improving and/or building the road to Town specifications. Final decision regarding the nature of the improvement rests with the Selectboard.

8. Given the interest in and benefits from biking, hiking, snowmobiling, cross-country skiing, and similar outdoor recreational activities, the Town should, as an alternative to complete discontinuance of a highway, give full consideration to preserving Class 4 roads for recreational use by downgrading their status to a legal trail and thus retaining the public's interest in them.
9. An integral scenic element of the rural countryside is the network of back roads comprising the town's highway system. These byways are both visually and economically important to the Town. If improvements are needed to accommodate increased traffic, the Town shall consider the relationship of the road to the surrounding features of the landscape.
10. Strip development is discouraged as a land use pattern. Such development occurs in a linear path along a right-of-way which often restricts visual and physical access to interior lands.
11. The health of trees along town roads shall be periodically reviewed. Trees that are unhealthy or otherwise pose a substantial risk to travelers shall be removed

VIII. Economic Development

A. Background

Pittsfield's economy is indicative of small rural towns in Vermont. There is a post office, gas station, two small stores and some small businesses, all of which are located in the village. In general, these businesses supply only the essential needs to the residents of Pittsfield, leading most to go elsewhere for goods and services. The nearest destination for goods and services is the City of Rutland which is about 20-25 minutes away. The remaining businesses in Pittsfield are outside the village, many of which are on the scale of a home occupation.

In Chapter 1, the economic data indicated that Pittsfield is a "bedroom" community, where most residents commute elsewhere for employment. Pittsfield's largest single employer, Stanley Tools, Inc., closed its doors in 2007 forcing residents to look elsewhere for work. Although it is unlikely that Pittsfield will become a hub of commerce like larger towns or cities in Vermont, it certainly can have a viable economy and can encourage continued economic development in town.

B. Encouraging Economic Development

During a series of forums held by the planning commission, residents indicated that they would like to have a greater variety of small businesses in Pittsfield; with a focus on "clean industry". "Clean industry" is a term commonly used to describe industries that have little impact on the environment or aesthetics of a town. Such businesses might include information technology, wood pellet production facilities, etc. New businesses in Pittsfield would offer more localized employment opportunities to residents. Having more businesses in town would likely result in a greater need for more services, which would further add to the number of businesses.

Encouraging economic development in a small rural town like Pittsfield is somewhat difficult. Because of its location and small population, Pittsfield is unlikely to become a hub for commerce similar to larger towns like Randolph or Killington. Although there is a small core of vacation and recreation related businesses in town, its proximity to Killington means it will most likely remain a pass-through destination for tourists on their way there.

However, it is certainly possible for a small town to become a destination that encourages businesses to develop. The key is to utilize niche markets that are not being filled elsewhere. Small communities like Pittsfield must take advantage of local resources such as their location, physical setting and citizens. To identify niche markets and determine

how to leverage the town's assets, a comprehensive planning effort must be implemented to guide growth and improve the community.

Leadership is essential to this process as economic development cannot be willed. Only through a consensus can the town form a coordinated economic development effort. This is, of course where the citizens of Pittsfield have the most to offer. Key figures in the community, including small business owners, representatives of town government, realtors can join forces with active citizens to help create a vision for the economic future of Pittsfield. But, because economic development takes time, all who participate in the process must be committed to a common vision of what the town wants to be.

In order to begin the process of economic development planning, citizens will have to determine what and who the town's assets are. Likewise, it will need to identify what the key needs in town are and whether or not they can be realistically offered locally. Using this information, the town should develop a mission that will help guide those involved toward the ultimate goal of encouraging economic development in Pittsfield.

The GMNF represents a value for the Town of Pittsfield as it is a prime recreational area. Local businesses offer nature tours and various outdoor activities including hiking and biking. Campers utilize camp sites within the GMNF in Pittsfield. In winter, snowmobilers have access to a wide range of trails throughout Pittsfield and the GMNF. All of these tourists bring dollars to local businesses and should continue to be supported. In addition to tourism, there is a substantial amount of wood material that, with the permission of the GMNF, could be sustainably harvested to support local wood manufacturing facilities should they be developed.

Most economic development in Pittsfield should center on the village center, which is the most accessible and concentrated area of development in town. The Pittsfield green offers an excellent opportunity to bring people into town as a location for special events such as farmer's markets and bazaars. The value of Pittsfield's Village Center is further bolstered by the availability of high speed internet. In 2005, the village of Pittsfield was granted Village Designation status by the State of Vermont. The Downtown/Village Designation program offers tax credits to commercial developers for the substantial redevelopment of structures located within a downtown or village center, as well as priority consideration for a number of state grant programs. The former Stanley Tools plant is also located within walking distance of the village, which makes it an appealing location for some sort of commercial venture.

Goals, Policies and Recommendations

Goals

1. To encourage the creation of new and improved job opportunities while maintaining the rural character and natural environment in Pittsfield.

2. Support the maintenance of existing businesses and the development of new businesses in Town including home-based businesses.
3. To nurture a strong and diverse regional economy that provides satisfying and rewarding employment opportunities for residents while maintaining environmental standards.
4. To strengthen and maintain the Town's agricultural and forest economies and to ensure continuance of small town village and rural character.

Policies

1. Maintain and enhance natural, historic, cultural, and recreational resources that provide an outstanding quality of life to attract new businesses, employees and tourists to town.
2. Protect the long-term viability of natural resource based industries by preserving rural open spaces and through good stewardship of the land.
3. Economic development activities shall occur in harmony with the Town's historic physical environment, and traditional development pattern of a densely developed center surrounded by rural countryside.
4. Development shall be directed away from prime agricultural to marginal soils.
5. The town should maintain the Village Designation status of Pittsfield's village.
6. It is the policy of the Town to cooperate with neighboring towns, regional planning commissions, and economic development groups to plan for and maintain a balance between the type and number of jobs created and population growth in the region.
7. It is the policy of the Town to support the development of local enterprises that create markets for locally produced goods and services.
8. It is the policy of the Town to encourage new business development in appropriate locations where services such as roads, fire protection, and power supply are available or planned.

Recommendations

1. Pittsfield should consider the creation of a local economic development committee that would encourage the growth of appropriate.

2. Encourage the development of a local farmer's market.
3. The town should conduct a simple inventory of local businesses to determine what goods and services are available in town.

IX. Energy

A. Background

Concerns about the sustainability of our nation's dependence on oil produced in foreign countries have grown greatly since the oil crisis of the mid 1970's. As prices of oil-related fuels continue to rise, everyday activities such as home heating and travel by car become increasingly more burdensome for the average Pittsfield resident.

While the Planning Commission recognizes that energy supply and demand are directed largely by economic forces at the state, federal, and international levels, the manner in which Pittsfield plans for future growth can have an impact on energy. For example, a highly dispersed and unplanned pattern of land use can waste both land and energy resources. By planning the location of jobs, public services and housing in close proximity to growth centers, the consumption of fuel and the needs for additional roads can be reduced. The siting and design of buildings and the selection of energy systems can influence efficient use and conservation of energy.

Theories such as the Hubbert Peak Theory (a.k.a. Peak Oil), suggest that at some point – perhaps sooner than later – the worldwide consumption of oil will outpace the existing supply. Although new technologies may enable energy providers to extract oil from locations that were previously impossible to reach, there is most likely a finite amount of oil available. Oil producers have created websites specifically to engage in a public discussion about how the nation will handle the decline in oil production in the future.

Given the predictions of Peak Oil, Pittsfield, like the rest of the world, should prepare for a very different future. Principles of energy, energy conservation, stewardship and energy independence, as well as global climate change, underscore the need for good planning and active discussion about energy alternatives.

B. Energy Demands

Vermont currently gets about one third of its electrical energy from the nuclear power generated at the Vermont Yankee plant in Vernon, VT. Another third of the power used in Vermont comes from Hydro-Quebec, a large-scale hydro-power facility in Canada. Contracts with both facilities are scheduled to expire in 2012. About 7-10% of state power comes from renewable generating plants, with the remaining energy being provided by traditional coal fired plants. Statewide energy consumption has been increasing progressively over the past decade. According to “Fueling Vermont's Future: Vermont Comprehensive Energy Plan and Vermont Greenhouse Gas Action Plan”, a 1998 report by the Department of Public Service, the increase has been attributed to low oil prices, economic growth, and rising transportation energy use due to increasing miles traveled and the absence of gains in the average fuel efficiency of the vehicle fleet.

According to the 2000 U.S. Census, the major heating fuels consumed in Pittsfield are oil (45%), wood (18%), LPG and gas (31%) and electric (less than 3%). Per capita energy

consumption for residential and transportation purposes is about the same as in the northeast. About 76% of all energy used is for these purposes. Almost 80% of residential energy is dedicated to space heating and domestic hot water. State energy officials estimate that simple conservation measures incorporated in new housing could result in a 20% to 30% reduction of energy usage statewide.

According to the 2000 U.S. Census, more than 80% of Pittsfield residents drive to work. Transportation represents the largest single use of energy in Vermont. Because public transportation in Pittsfield is nearly non-existent there are few alternatives, if any, to the automobile if a resident needs to work outside of town.

C. Energy Efficiency

Energy efficiency is considered one of the key elements to sustainable energy use. It focuses on using less energy to provide the same level of energy service. For example, insulating a home allows a building to use less heating and cooling energy to achieve the same temperature. Another example would be installing fluorescent lights and/or skylights instead of incandescent lights to attain the same level of illumination. A 13 watt fluorescent light bulb outputs the same amount of visible light as a 60 watt incandescent bulb, so you are getting more light for less energy. Energy efficiency can also be achieved by changing the behavior of the user. Turning of lights when not in use can have a marked impact on energy use in the average home, for example. Making homes, vehicles, and businesses more energy efficient is seen as a largely untapped solution to addressing global warming, energy security, and fossil fuel depletion.

Municipal Role in Energy Efficiency

Although Pittsfield is unlikely to have an impact on energy consumption on the global level, it can have an impact locally. The town can encourage energy efficiency in a number of ways. Many towns in Vermont have created energy committees. An Energy Committee, which acts as an advisory board to the Selectboard and Planning Commission on all things energy related. It is this board that would take an active role in auditing town buildings for energy use or creating an energy strategy for Pittsfield, much of which could help the Planning Commission draft the Energy Chapter of the town plan.

Municipal Energy Use

The most obvious way to reduce energy use on the municipal level is to ensure that all municipal buildings are audited and that energy use in each building is properly tracked. Because of the age of many of the town's buildings, there are issues that impact energy efficiency. Insufficient insulation, inefficient cooling and heating systems and out-of-date lighting systems all result in higher energy use and thus cost the taxpayers of Pittsfield more in operating expenses.

Pittsfield should consider conducting energy audits on specific town buildings to determine what areas need improvement and are costing the most money to taxpayers. Once an audit has been conducted, the Selectboard, or an energy committee, can determine what improvements are feasible. There are a number of grant sources that offer grant funding or rebates for energy efficiency improvements including the Clean Energy Development Fund and Efficiency Vermont.

While the primary issue with energy efficiency improvements is generally financial in nature, another issue that often arises when attempting to upgrade the efficiency of older buildings using grant funding is “Section 106” compliance. Section 106 refers to the federal requirement that any upgrades that utilize federal funds (whether distributed directly from the federal government or by state government) must not compromise the historic character or significance of the building. In some instances, this regulation may require a more substantial financial investment in order to comply to the law. The State of Vermont’s Historic Preservation Officer is available to work with towns to determine what changes may be made to historic buildings (over 50 years of age) without violating Section 106 regulations.

In addition to auditing, the town could consider implementing policies that would require energy efficiency to be considered when purchasing or planning for other town investments. For example, purchasing Energy Star rated equipment is a well-documented way to increase energy efficiency. Energy Star is an international standard for energy efficient consumer products. Devices carrying the Energy Star logo, such as computer products and peripherals, kitchen appliances, buildings and other products, generally use 20%–30% less energy than required by federal standards. While these devices may cost slightly more than the same products without the Energy Star rating, the savings over time offset the expense of the initial investment.

Pittsfield could also implement policies designed to reduce municipal fuel usage. Through a process of monitoring and analyzing past and present fuel usage, it is possible to identify areas of waste and inefficiency. For example, the idling of municipal vehicles has been proven to be an expensive waste of fuel. It is possible that a policy requiring that town vehicles (such as dump trucks and other road maintenance equipment) must not be idled could lead to a substantial savings in money spent on fuel on a yearly basis.

It is important to recognize that all energy efficiency strategies and projects should be assessed, monitored and reported so that the Selectboard is able to recognize when they are or are not working effectively. Taxpayers should be made aware of the benefit provided to them through such policies, particularly when the resulting energy efficiency improvement also results in a financial savings.

Residential & Commercial Energy Use

Residential and commercial energy use make up a substantial part of Vermont’s overall energy consumption, with heating and electricity consuming almost 70% of the state’s total energy consumed. One of the most reliable ways to reduce energy use in these two

areas is to be sure that buildings are built to be energy efficient. The significant ways to reduce energy use in the home or commercial building are:

- Insulate with modern insulations and technologies
- Use high efficiency windows
- Install energy efficient appliances like refrigerators, freezers, front loading washing machines, gas heated clothes driers and heating systems without blowers.
- Use high efficiency compact fluorescent lighting
- Use gas and/or solar hot water heaters
- Site building to encourage solar gain, wind blocks and natural cooling patterns.

Pittsfield can also take an active role in energy use that occurs beyond the scope of municipal government, such as during an Act 250 review of new developments.

D. Renewable Energy

For the individual or small group of homeowners, the key to the decentralized model of energy generation will be renewable energy. The term “renewable energy” refers to electricity supplied by energy sources that are naturally and continually replenished, such as wind, solar power, geothermal (using the earth’s heat to create power), hydropower, and various forms of biomass (trees, crops, manure, etc.).

Although initial set up costs for renewable energy generation systems can be high, these systems can save users money over the long term, and they reduce the consumption of carbon-based fuels, which helps to protect our environment and reduce our reliance on centralized energy.

In Vermont, some of these energy sources are more readily available than others and some are more cost effective for the individual energy producer.

The types of renewable energy found in Vermont are:

- **Solar Power** - Solar power is a viable source of energy for home heating and hot water in Vermont. It can be captured in several ways, passively with siting of the house and construction, and through the use of solar panels, or photovoltaics.

Passive solar techniques make use of the steady supply of solar energy by using building designs that carefully balance their energy requirements with the building's site and window orientation. The term "passive" indicates that no additional mechanical equipment is used, other than the normal building elements. Solar gains are brought in through windows and captured.

Generating power with solar panels works well in Vermont, provided that panels can be located facing south with a good view of the sun. It is generally considered reliable, and after the initial investment of installation, it will save the user money.

Solar technologies can be used for both generating electricity and heating water.

- **Wind Power** – Power generated from wind is done through a wind turbine, which is installed on top of a tall tower, collects wind energy and converts it into electricity. Towers for home use are generally 80-100 feet in height and are far less obtrusive than larger, commercial “wind farms” that have become a subject of great debate throughout Vermont.

Similar to solar, wind energy is an intermittent resource and its generation fluctuates in response to environmental conditions. The amount of energy produced by a specific wind tower can depend greatly on location, height of the tower and proximity to other obstructions. Nevertheless, most modern wind turbines when properly sited, are able to generate electricity 95% of the time.

The roads that are needed to serve wind towers can negatively impact aesthetics, wildlife, water and other resources, and should be carefully considered before being allowed in otherwise roadless areas.

- **Biomass** - Biomass is generally used for heating and generating of energy. Typically, wood chips are burned to create heat and to produce steam which operates a generator to create electricity. Wood is an abundant renewable energy resource in Vermont, and virtually all of Vermont’s wood chips comes from mill wastes or sustainably harvested chips from low-quality trees. Biomass is not limited to wood chips, but can include hardwood and other plant material.

The 2000 Census reports that 44% of Pittsfield’s households use wood as a fuel source for heating. The Vermont Department of Public Service estimates that the average household burns between 3 and 4 cords of wood each year during the heating season. Given that the total number of homes in Pittsfield heating with wood was 36, it is estimated that between 108 and 144 cords of wood were burned in 2000.

- **Biofuels** - In addition to using biomass for heating, the use of biofuels, particularly Biodiesel, is becoming an increasingly popular option for municipalities attempting to cut costs and reduce the environmental impact of vehicle emissions.

According to the Vermont BioFuels Association, Biodiesel is a clean burning alternative fuel, produced from domestic, renewable resources such as soybeans, sunflowers, canola, waste cooking oil, or animal fats. Biodiesel contains no petroleum, but it can be blended at any level with petroleum diesel to create a Biodiesel blend which is often used in colder weather. It can be used in compression-ignition (diesel) engines or oil-fired boilers or furnaces with little or no modifications.

Growing biomass to use in biofuels may be a viable way to encourage farming in

- **Micro Hydropower** – Many locations in Vermont, including Pittsfield, once depended on hydropower to grind grain, run mills and even supply electricity to homes. But, with the onset of centralized power, most of these small-scale power generation facilities have been replaced by massive hydro facilities such as Hydro Quebec.

While large hydro facilities are more common, advances in technology are making it far more viable for an individual homeowner to utilize the energy created by moving water. Micro hydropower has the potential to generate enough electricity to power a home, provided that the essential ingredients – water and vertical drop – are available. Hydro can be an excellent compliment to a solar system, because water flow is often greater during the winter season when solar is less effective. At all times, the health and stability of the river ecosystem needs to be prioritized above the generation of energy.

- **Cow Power (Biogas)**

Another alternative energy source that is emerging in Vermont is “Cow Power”. This system capitalizes on Vermont’s farming industry by utilizing “biogas” (methane) that is created using cow manure. An anaerobic digester is built on a farm where the manure is collected. The digester holds the farm waste at roughly 100 degrees for more than 20 days. In the process gas is produced by the bacteria in the digester, which is delivered to a modified natural gas engine. The gas is then burned to generate electricity. “Cow Power” is a logical source of power for small scale farms similar to those in Pittsfield. There are a few farms in Vermont that utilize “Cow Power” to offset their power costs.

One of the key advantages to this system is the reduction of methane released into the environment. Methane is approximately 20 times more potent as a greenhouse gas than carbon dioxide.

E. Goals, Policies and Recommendations

Goals

1. To encourage a continued pattern of settlement and land use that uses energy efficiently.
2. To promote the design, siting and construction of buildings and structures that are energy efficient and minimize the need for costly sources of energy.
3. To encourage the responsible development of local renewable energy sources and to reduce dependence on outside energy sources.

Policies

1. Major public investments, such as schools, public recreational areas, and municipal facilities, as well as major commercial or residential developments need to be situated within or in close proximity to the village.
2. The rehabilitation or the development of new buildings and equipment should use proven design principles and practices with the lowest life cycle costs (cost of owning, operating, maintaining, and disposing of a building or a building system over a period of time):
 - a. Where land development or subdivisions are proposed, design plans shall reflect sound energy conservation principles, such as solar and slope orientation and protective wind barriers. An example would be the cluster planning concept, which is an approach that encourages energy conservation and efficiency; and
 - b. Visual effects of electrical generation, transmission, and distribution facilities shall be minimized whenever feasible.
3. Generation, transmission, and distribution facilities or service areas shall be encouraged only when they complement the recommended land use patterns set forth in this plan.
4. To reduce commuting, the development of broadband services, energy efficient home occupations and small-scale home business is encouraged.
5. To promote energy efficient commuting, the community supports state and regional transportation programs serving Pittsfield.

Recommendations

1. The Town should work to increase public awareness and use of energy conservation practices through educational efforts and consider alternative energy sources in public facilities.
2. The Town should explore the potential for a commuter shuttle and appropriate parking.

X. Natural Resources

A. Wetlands

Background

Wetlands are ecologically fragile areas and how these lands are managed have a direct bearing on the quality and quantity of water resources. The State of Vermont defines wetlands as:

“Wetlands shall mean those areas of the state that are inundated by surface or ground water with a frequency sufficient to support significant vegetation or aquatic life that depend on saturated or seasonally saturated soil conditions for growth and reproduction. Such areas include but are not limited to marshes, swamps, sloughs, potholes, fens, river and lake overflows, mud flats, bogs, and ponds, but excluding such areas as grow food or crops in connection with farming activities.”

The Vermont Water Resources Board estimates that wetlands comprise less than 5 percent of the surface area of Vermont. In addition to being Vermont's most productive ecosystem, wetlands serve a wide variety of functions beneficial to the health, safety and welfare of the general public, including the following:

- Retaining storm water run-off, reducing flood peaks and thereby reducing flooding;
- Improving surface water quality through storage of organic materials, chemical decomposition and filtration of sediments and other matter from surface water;
- Providing spawning, feeding and general habitat for fish;
- Providing habitat for a wide diversity of wildlife and rare, threatened or endangered plants; and
- Contributing to the open space character and the overall beauty of the rural landscape.

In 1986, Vermont adopted legislation for the protection and management of wetlands [10 V.S.A., Chapter 37]. Determination of whether a wetland merits protection is based on an evaluation of the extent to which it serves the general functions outlined in the bulleted list above.

Under the Rules, if land development can be expected to impact a protected wetland, such activity cannot commence unless the Vermont Agency of Natural Resources first grants a Conditional Use Determination (CUD). A CUD will be granted when the

proposed use will not have an undue adverse impact on the function of the wetland. In many cases, such approvals are granted with conditions to mitigate impacts and to more readily protect wetlands.

For Pittsfield, as well as the State, the most significant wetlands have been mapped and are included as part of the National Wetlands Inventory (NWI) prepared by the U.S. Fish and Wildlife Service. These wetlands have been delineated on USGS topographic maps, and by reference are made a part of this Plan (see Map 3, Natural Resources). Other smaller wetlands often do not show on these maps, so a field determination by a qualified biologist is needed for most activities that involve state permits.

In those towns that have zoning or subdivision regulations, final approvals cannot be granted for projects involving wetlands unless the Agency of Natural Resources has first had an opportunity to evaluate the effect of the project on the wetland [24 V.S.A., Section 4409]. It is important to note that future investigations of wetlands within Pittsfield may result in additional areas being determined as significant or important for conservation.

Goals, Policies and Recommendations

Goal

1. To identify and encourage land use development practices that avoid or mitigate adverse impacts on significant wetlands.

Policies

1. Structural development or intensive land uses shall not be located in significant wetlands or within buffer zones (the areas contiguous with a significant wetland which serves to protect those values and functions sought to be preserved by its designation) to significant wetlands.
2. Developments adjacent to wetlands should be planned so as not to result in undue disturbance to wetland areas or their function. Mitigating measures to protect the function of a wetland are an acceptable measure.

Recommendation

1. The town should conduct an inventory of wetlands to determine where, if any, wetlands that have not been mapped by the State of Vermont are located.

B. Flood Hazard Areas and Floodplains

Background

There is a general scientific consensus that our climate is experiencing a warming trend that has been induced by human activity. According to the U.S. Global Change Research Program, changes in climate extremes may not result in more rain overall, but in an increase of extreme weather events. Flood frequency and amplitude may increase in

some regions while other areas may experience drought.

Floods are inevitable and uncontrollable natural events which occur sporadically and affect lands adjacent to watercourses. It is therefore in the public interest to plan for floods, and to implement land use strategies which will protect these areas and minimize the risks to public health, safety, and property as well as natural and wildlife resources.

Floodplains, lands adjacent to watercourses, are periodically inundated by heavy rains or during spring thaws. They are porous and can absorb considerable water before reaching flood stage. Floodplains make excellent agricultural land but are poorly suited for development, both because of their propensity for flooding and because of their proximity to watercourses, which creates the potential for pollution.

Vermont has experienced thirteen statewide and regional floods since 1973. All but one of these were declared federal disasters, and economic losses were significant. Damage was not limited to designated floodplains, but often occurred along unstable river systems and steep streams. In some cases, recovery costs to the public sector alone amounted to several million dollars per flooding event. Public interest dictates that every reasonable attempt should be made to avoid or reduce such exposure to flood damage.

White River Corridor Management Plan (WRCMP)

In April of 2008, the White River Partnership, as part of the Vermont Department of Environmental Conservation River Corridor Management Program, conducted a community-based river corridor management plan for the Tweed River basin including portions of the river and its tributaries in Pittsfield as well as neighboring Stockbridge and Killington. The result of the assessment indicated that due primarily to extensive straightening and channelization, much of the Tweed River has lost access to historical floodplains and that those floodplains have subsequently been developed. Loss of access to floodplain means greater flows are contained within the river channel at high flow events, making the flow of water much more capable of damaging the surrounding area. This increased stormwater, combined with frequent ledge and bedrock outcrops has elevated the impacts during flood events.

The study recommends a “passive restoration” approach to managing excessive flooding along the Tweed River. Passive restoration allows the stream to return to a natural equilibrium primarily by the removal of human constraints within the river corridor. Over an extended time, the stream will regain meanders and access to its floodplain by use of its own energy and watershed input. Active buffer revegetation, along with long-term protection of the river corridor, is essential to this approach. This alternative is less expensive than active restoration, but often requires a longer time period to achieve equilibrium conditions.

Additionally, the WRCMP recommends that Pittsfield (and its neighbors) adopt Fluvial Erosion Hazard (FEH) language as part of their flood hazard ordinances. FEH is discussed in detail below. Other options include setbacks, buffers and zoning overlay

districts designed to limit development in the floodplain and encourage passive restoration of the Tweed River.

National Flood Insurance Program (NFIP)

Under the provisions of the National Flood Insurance Act (1968), the Federal Emergency Management Agency (FEMA) has conducted a series of evaluations and hydrologic engineering studies to determine the limits of flood hazard areas along streams, rivers, lakes, and ponds expected to be inundated during the 100-year base flood, meaning that the flood level has a 1% chance of being equaled or exceeded in any given year. The calculations do not take into account the impact of ice dams or debris, and may, therefore, actually underestimate the areas which are subject to flooding damage.

FEMA has prepared a Flood Hazard Boundary Map (See Map 2 – Current Land Use, Flood Plain “FEMA FIRM”) for the Town of Pittsfield, which includes flood hazard areas for the First Branch of the White River and for major streams and ponds. This map is on file at the Town Office (on the official flood hazard maps as well as the Future Land Use Map of this plan) and at the Regional Commission. The topography of Pittsfield is such that there are few areas low enough to be in the FEMA Flood Hazard Area. The designated area runs through town along route 100 adjacent to the Tweed River and along the portion of the White River that is in Pittsfield. If in doubt when developing, contact the Pittsfield Planning Commission or the Town Office.

FEMA also administers the National Flood Insurance Program, which provides flood hazard insurance at subsidized rates for property owners in affected areas. In order to qualify for federal insurance, towns must adopt and retain a by-law to control land development within these areas. Minimum standards must be included and approved by FEMA.

The Town of Pittsfield adopted an updated Flood Hazard Bylaw in 2008, and is recognized as a participating community in the National Flood Insurance Program. Flood insurance coverage is only available to landowners in town if a town elects to participate in the program.

Two Rivers-Ottawaquechee Regional Commission has determined that approximately twenty-four buildings in Pittsfield are presently located within the mapped flood hazard areas. Mortgage lending institutions require as a prerequisite to financing that flood insurance be purchased on property subject to flooding. Homeowners who do not have a mortgage can still get flood insurance through the NFIP.

Fluvial Erosion Hazards

Much flood damage in Vermont is associated with stream channel instability, also known as the fluvial erosion hazard (FEH), as opposed to inundation related losses. This is a reflection of Vermont’s natural geography and its man-made landscape consisting of

steep, relatively narrow valleys with agricultural land uses, highway infrastructure, private residences and commercial properties located in close proximity to stream channels. River channels that are undergoing an adjustment process as a result of historic channel management activities or floodplain encroachments oftentimes respond catastrophically during large storm events.

Historically, landowners and local government have relied on the standards and the flood hazard boundary maps provided by the Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program (NFIP) to determine areas within river corridors susceptible to flood damage. The maps are also used to delineate the allowable (floodway) limits of river corridor encroachments and human land use investments. However, the NFIP maps address only inundation issues by applying a water surface elevation based standard. For this reason the NFIP maps are often inadequate as an indicator of flood hazards, especially erosion. The NFIP standards do not recognize the danger present in unstable channels which may be undergoing a physical adjustment process. The stream bed may be eroding or it may be actively aggrading due to erosion occurring upstream.

The NFIP standards often allow for significant encroachment within floodplain areas and river corridors that may prevent the stream from ever reestablishing its stability. Special mapping and geomorphic assessments can identify FEH areas along rivers, more comprehensively defining high-hazard areas.

In 2006 and 2007, the White River Partnership, in concert with Vermont River Management Program mapped the dangers of fluvial erosion hazards (sideways erosion) in the White and Tweed rivers. This process, known as fluvial erosion hazard (FEH) mapping, produced data that can be used in addition to FIRMs to more fully recognize flood dangers. The resulting reports from the White and Tweed River Corridor Management Programs indicated that due primarily to extensive straightening and channelization, much of the Tweed River and parts of the White River have lost access to historical floodplains and those floodplains have been subsequently developed. The Reports recommend passive restoration (as opposed to active floodplain or meander restoration, armoring or further channelization) to help reduce conflicts between land use and river evolution processes.

Future development in Pittsfield should be prohibited from locating any closer than 50 feet to any stream or river, in particular the Tweed or White Rivers.

C. Flooding and Land Use

Floodplains, as with wetlands, are fragile areas which are part of the land and water interface between lakes, ponds, rivers and streams. How these lands are managed has a direct bearing on the quality and quantity of water resources, as well as the safety of the town. Flood hazards can be exacerbated by poor development practices, specifically this includes allowing development in the floodplain without accounting for “no net fill”, channelizing or straightening river segments and eliminating buffer areas next to rivers

and streams.

The potential for flooding can be reduced by adopting the following policies:

1. Structural development or intensive land uses are discouraged from locating in Class I and Class II wetlands. (See Map 3 – Natural Resources.)
2. Developments, and their associated stormwater discharges, that are adjacent to wetlands should be planned so they do not cause undue disturbance to wetland areas. Maintenance of naturally vegetated buffer strip between a wetland and the project site is encouraged to prevent ground water pollution and direct discharges into a wetland.
3. Structural development and placement of fill within the limits of the 100-year floodplain is discouraged. Where careful planning at the local level accepts development within the floodplain, the development should be designed to achieve no-net-fill, and located so they do not impede the floodwaters and endanger the health, safety, and welfare of the public. No structural development, except bridges, should be located within the limits of a floodway.
4. Natural areas, non-structural outdoor recreational and agricultural uses are the preferred land uses within floodplains. Commercial, industrial, and residential uses are discouraged, except as noted above.
5. Development outside of existing or planned settlement areas should not be located closer than 50 feet adjacent to watercourses, lakes, ponds or shorelines. Such areas shall principally be maintained in a natural vegetative state for environmental and aesthetic purposes.
6. Public and community water supply watersheds shall be protected by limiting development to low densities and by encouraging forest and agricultural best management practices including high standards for erosion control and measures to minimize runoff.

Goals

1. To enhance and maintain use of flood hazard areas as open space, greenways, non-commercial recreation and/or agricultural land.
2. To ensure no net loss of flood storage capacity in an effort to minimize potential negative impacts. These impacts include the loss of life and property, disruption of commerce, and demand for extraordinary public services and expenditures that result from flood damage.
3. To maintain maps that reflect as accurately as possible the flood hazard areas to assist in appropriate land use decisions.

4. To recognize that upland areas adjacent to unstable rivers and to steep streams may be at risk of erosion during floods.

Policies

1. It is the policy of the Town that the preferred uses for flood hazard areas shall be for open space, greenbelts, and agricultural uses or non-commercial recreational.
2. Any land use activity (filling, or removal of earth or rock) within flood hazard areas which would result in a net loss of flood storage or increased or diverted flood levels or increased risk to adjacent areas shall be prohibited.
3. Utilities or facilities serving existing development (e.g. water lines, electrical service, waste disposal systems, roads, and bridges) may be located within these areas only when off-site options are not feasible and provided that these utilities or facilities are relatively protected from flooding damage.
4. Flood hazard regulations should be extended to areas identified as at risk to flood erosion.

D. Water Resources

Background

Water resources include aquifers (groundwater) and surface waters. Sustainable yields of quality water are necessary for the lives and livelihood of citizens of Pittsfield.

The continued availability of clean, high-quality drinking water is a concern for all Vermonters. Because of this, in 2006 the Groundwater Management Act was passed by the Vermont Legislature and signed into law by Governor Jim Douglas. This Act [10 V.S.A. chapter 48 (5)] is designed to help define the groundwater system, enable greater scrutiny of commercial water extraction operations and provide for the study and mapping of groundwater resources throughout the State. Hopefully, this legislation will bring Vermont “up to speed” with neighboring states regarding groundwater protection and mapping. Pittsfield has no mapped groundwater information.

The process for mapping groundwater is complicated. It involves multiple scientific methods including using technology to create a detailed picture of groundwater situations and use patterns, analysis of well data provided to the state by well drillers and site specific analysis. Unfortunately, there is no easy method.

The Vermont Agency of Natural Resources, in cooperation with federal and other state agencies, has evaluated aquifer recharge areas serving systems involving 10 or more connections or 25 or more people. These recharge areas are acknowledged and are recognized as important for protection. Land developments that are potential threats to water quality and significant aquifers are discouraged from locating in these areas. There are several private wells in Pittsfield that have been designated a Source Protection Area

(The former Stanley Tools Plant and Wintergreen Condos) by the State of Vermont, but none of them are for public use.

Goals, Policies and Recommendations

Goals

1. To maintain or enhance the quality and quantity of drinking-quality resources.
2. To allow use of groundwater resources by new development in such a manner to protect the public right to adequate quality and quantity of the resource.
3. To consider surface water and groundwater impacts and effects related to proposed or existing uses of land.
4. To maintain or improve surface water quality and quantity.

Policies

1. Land use activities which potentially threaten groundwater quality or water available to the public should be carefully reviewed and monitored to prevent undue loss of groundwater quality and supply.
2. Maintenance or enhancement of water resources for recreation, fisheries, necessary wildlife habitats and quality aesthetics are high priorities. Water resource policy and practices shall be designed to protect these uses.
3. The location, sizing and density of on-site sewage disposal facilities should be determined by the capacity of the soil, the natural limitations of the site, and underlying substrata conditions, such as depth to bedrock and seasonal high water tables. For the most current information regarding permitting, see <http://www.anr.state.vt.us/dec/ww/rules.htm>.
4. Preservation of the natural state of streams should be encouraged by,
 - Protection of adjacent wetlands and natural areas;
 - Protection of natural scenic qualities; and
 - Maintenance of existing stream bank and buffer vegetation including trees, together with wildlife habitat.

Recommendations

1. Support the White River Partnership water quality monitoring and watershed planning efforts for the Tweed and White Rivers.
2. Investigate maintaining and improving public access to the river for recreational use.
3. Conduct a mapping study of groundwater resources in Pittsfield.

E. Wildlife Resources

Background

Wildlife is one of the popular attractions to the area and provides some citizens of Pittsfield with direct and indirect livelihoods from sports, tourism and direct harvest of wildlife. Additionally, the interconnection of wildlife with their environment has an impact on the natural environment.

Wildlife management requires management of human activities around animals as much as management of animals around human activities. Managing for specific species is not as desirable as managing for the entire ecosystem supporting the species. A diverse system of wildlife is a sign of a thriving ecosystem and Pittsfield wishes to maintain and enhance the health of this system.

Pittsfield's fields, forests, wetlands and streams are home to a diverse and healthy wildlife population that includes bear, bobcat, moose, deer, otter, geese, ducks and mink, to name only a few. Nearly all open space provides habitat for game and non-game species. There are, however, some areas in Pittsfield which provide critical habitat that should remain intact. These areas include wetlands, deer wintering areas, bear mast stands, and edge (the transition zone between two cover types, such as field and forest). Development or logging in or adjacent to these areas should consider wildlife implications during the planning process.

Wintering areas are an important habitat requirement for deer during the critical winter months when snow depth and climate are limiting factors to survival. Typically these areas consist of mature softwood stands, at low elevations or along stream beds, which provide cover and limit snow depths. Southerly facing slopes are also beneficial due to good sun exposure and may be utilized even in areas of limited softwood cover. More specific factors, such as percent canopy closure, species of softwoods, and stand age, also figure into the quality of the wintering area.

Most important when considering development and its impact on wildlife is the concept of habitat fragmentation. Albert Todd, the Environmental Protection Agency liaison, in the February 1999 issue of *Journal of Forestry*, summed up the impact of forest fragmentation: "Forest fragmentation affects water quality and quantity, fish and wildlife populations, and the biological health and diversity of the forest itself. When many small habitat losses occur over time, the combined effect may be as dramatic as one large loss. Forest fragmentation can disrupt animal travel corridors, increase flooding, promote the invasion of exotic vegetation, expose forest interiors, and create conflicts between people and wildlife. Habitat loss reduces the number of many wildlife species and totally eliminates others."

To help mitigate the effects of human population growth and land consumption, many scientists and conservationists urge governments to establish protected corridors, which connect patches of important wildlife habitat. These corridors, if planned correctly, allow wildlife to move between habitats and allow individual animals to move between groups,

helping to restore or maintain genetic diversity that is essential both to the long-term viability of populations and to the restoration of functional ecosystems.

Some studies focusing on wildlife fragmentation have been conducted in Vermont, but only on a limited basis. At some point, it may be wise for Pittsfield to attempt to study this important element of wildlife preservation.

It should be noted that the majority of lands in Pittsfield are part of the Green Mountain National Forest (GMNF), and therefore are under the control of the Federal Government and are out of Pittsfield's jurisdiction to regulate. The GMNF plan is updated every 10-15 years, the last update occurring in February of 2006. During the update period, Pittsfield will be given an opportunity to comment on forestry management policy. There are also specific projects outlined in the 2006 plan which allow additional public input, such as the Forest-Wide Non-Native Invasive Plant Control Project.

Goals, Policies and Recommendations

Goals

1. To maintain or enhance the natural diversity and population of wildlife, including natural predators, in proper balance.
2. To restore stable populations of endangered or threatened wildlife in appropriate habitat areas.
3. To maintain or improve the natural diversity, population, and migratory routes of fish.
4. To allow sport and subsistence hunting of ecologically sound intensities to provide continued success of the species.

Policies

1. Wildlife populations and natural diversity should be maintained or enhanced.
2. Long-term protection of major habitats through conservation easements, land purchases, leases and other incentives is encouraged.
3. It is the policy of the Town to protect deer wintering areas from developments and other uses that adversely impact them.
4. Development other than isolated houses and camps shall be designed so as to preserve continuous areas of wildlife habitat. Fragmentation of wildlife habitat is discouraged. Effort shall be made to maintain connecting links between such areas.

5. Preference shall be given to development that utilizes existing roads and field lines.

Recommendations

1. Encourage owners of necessary habitat for threatened species to contact the State for assistance in developing a management plan for these sites.
2. Identify wildlife corridors in Pittsfield.
3. The Town should take an active role in the next revision of the Green Mountain National Forest Plan revision.

F. Mineral Resources

Background

The use and management of Pittsfield's earth and mineral resources are matters of public good. Maintenance of sustainable quantities of gravel, sand, crushed rock, and other materials are essential for business development, as well as state and local highways. In spite of this, public and private interests are oftentimes in conflict over use of the resource. It is in the interest of the Pittsfield business owners and residents to enable utilization of these resources when such uses do not significantly inhibit or conflict with other existing or planned land uses, or are in conflict with other stated goals in this Plan.

Goals, Policies and Recommendations

Goal

1. To support extraction and processing of mineral resources only where such activities are appropriately managed and the public interest is clearly benefited.

Policies

1. Existing and proposed mineral extraction and processing facilities shall be planned, constructed, and managed,
 - So as not to adversely impact existing or planned uses within the vicinity of the project site;
 - To not significantly interfere with the function and safety of existing road systems serving the project site;
 - To minimize any adverse effects on water quality, fish and wildlife habitats, viewsheds and adjacent land uses; and
 - To reclaim and re-vegetate sites following extraction.
 - To minimize noise impacts on adjacent uses including residential areas.

- To minimize any potential health and safety impacts that may occur as a result of extraction, processing and transport of materials.

G. Plant Communities

In Pittsfield, there is a broad range of plant communities that exist in the older forests, early successional forests, open fields and valley floors. The breadth and diversity of wildlife and plant communities indicate a healthy, thriving ecosystem. Yet, plant communities are usually strongly affected by the surrounding environment. Plants respond to soil structure and chemistry, hydrology, and climate. The effects of unmanaged development can have a negative impact on plant communities, which in turn will harm the overall ecosystem in the area affected. Good management practices, such as requiring developers to locate their projects in less sensitive areas, maintain buffer areas and protect against silt runoff from excavating, are a few of the ways that these communities can be maintained.

Invasive species are a growing problem in Vermont. Invasive species are defined as those species which spread from human settings (gardens, agricultural areas, etc.) into the wild. Once in the wild, invasive species may continue to reproduce and displace native species, causing biodiversity to suffer and throwing entire ecosystems out of alignment. Both Federal and State governments have guidelines in place for handling invasive species, and there are resources available to interested parties through the University of Vermont. While the list of invasive species in Vermont is extensive, the most common invasive plants in Pittsfield seem to be Wild Chervil and Wild Parsnip.

Recommendation

The State of Vermont should be encouraged to adopt procedures for the removal and elimination of invasive species.

XI. Land Use

A. Introduction

In terms of planning, one of the most complex discussions is about how land will be used in the future. How a town uses its land and plans for future land development can affect a wide range of issues including the town's character and its ability to provide services adequately and at a reasonable price. In order to ensure that the impacts of future development in Strafford does not have unintended consequences, the town's growth must be managed to reflect the vision of this plan.

This section discusses both current and future land use patterns and provides goals, policies and recommendations for future implementation. V.S.A. Title 24, §4411(a) authorizes towns to implement land use regulations, such as zoning, subdivision and site plan preview, provided that those regulations are in conformance with this plan and §4302 of Title 24, which addresses the state's planning goals. In 2004, the state legislature passed Act 115 to define more clearly "conformance with the plan". It states that:

"All such regulatory and nonregulatory tools shall be in conformance with the plan, shall be adopted for the purposes set forth in section 4302 of this title, and shall be in accord with the policies set forth therein." [§4411(a)]

A wide range of tools are available to town planners for the purposes of implementing the town plan. These tools include subdivision regulations, zoning bylaws, capital budget and programming, as well as other ordinances (see chapter XX for more information). . All of these tools must conform to the policies of the Town Plan and once drafted, the Planning Commission is required to issue a report on how the newly drafted tools implement the plan.

B. Current Land Use

Pittsfield remains much as it has been for centuries, with a relatively densely populated village surrounded by sparsely populated countryside. The Green Mountain National Forest takes up such a substantial amount of land in Pittsfield that the Town has one of the smallest physical areas of Vermont's towns and cities. Most of its easily accessible land lies within the narrow valley that is transected by Route 100. This reality creates some difficulty for Pittsfield. With a limited amount of developable land, it is complicated for Pittsfield to maintain the same type of rural character while allowing a natural level of growth.

Goals

1. Continue Pittsfield's historical land use pattern of dense development within the village and sparse residential development in the countryside.
2. Maintain rural the character of Pittsfield through balance of developmental pressures, natural resources, agricultural activities and home based occupations.

C. Land Use Regulation

Historically, the citizens of Pittsfield have generally taken a “no regulation” stance when zoning has been considered. Previous drafts of zoning have far fallen short of the votes needed for adoption, to the point that it is clear that citizens are not interested in such land use regulations.

This “no regulation” stance makes it difficult for Pittsfield to ensure that the current pattern of land use will be maintained because there is little control over how, where or what type of development occurs. Towns without land use regulations are always at risk when a large-scale development is proposed. Because of this, State regulators have designated all towns without land use regulation as “1 Acre Towns” for the purposes of review under Act 250. This designation means the following:

- Any commercial or industrial developments involving over one acre of property triggers a review under Act 250.
- The subdivision of land into six or more lots within a continuous period of five years triggers a review under Act 250.

Under Criterion 10 of Act 250, any proposed project must conform to all duly adopted local and regional plans. It seeks to ensure that new development respects the wishes of Vermont citizens about the future of their town and region.

The Environmental Board has often found it difficult to interpret town plans in a regulatory proceeding because of their inherently vague and non-specific language. Town plans are generally considered visionary documents, and though not intended to be the word of law, will be used by the Environmental Board for direction if zoning laws do not exist. Considering that Pittsfield does not have land use regulations at this time, the town must specify the standards it expects a developer to meet if it wants the Town Plan to have controlling weight under Act 250. To that end, Pittsfield's planners have chosen explicit language to ensure that the Town Plan gives a clear message to an environmental board if the need arises.

General Land Use Goals

1. Continue consideration of the pros and cons of land use regulation (i.e. ordinances or zoning).
2. Recognizing that each property is not isolated from others and to encourage responsible development and resource management within the community.
3. Strengthen the town plan with direct and clear language in order to give the District Environmental Commission and Vermont Environmental Board has a clear understanding of the town's desires in the event of an Act 250 hearing.

D. Future Land Use

When surveyed by the Planning Commission, residents have indicated that they would like to maintain the present-day aesthetics of Pittsfield. Residents confirmed that they want to maintain the existing settlement patterns, but are unwilling to regulate how land should be developed.

This document recognizes that not all land is equally suited for all types and intensities of development and that certain areas of Pittsfield have unique characteristics that are worthy of protection. It is the basic premise of this Plan that future land uses be sensitive to both the physical limitations of a site and to the overall rural character of the Town. Accordingly, four separate geographical areas have been defined in this section and the physical boundaries of each are defined (for planning purposes, only) on a proposed Land Use Map. For each area below (Village Center Area, Route 100 Corridor Area, Flood Hazard Area and Residential Area) the purpose is stated and policies are offered in terms of the compatible types of development, intensity of use, and the conservation of natural resources.

While existing use of land and structures may not be entirely consistent with these proposals, it is the goal of this Plan that all future land development be in conformance with these policies.

E. Village Center Area

Pittsfield's Village Center Area covers the more densely developed Pittsfield along route 100. The purpose of the Village Center land use area is to provide for the continuation of Pittsfield's village center as a social and physical center of community services; to enable higher density residential and non-residential uses in the traditional village setting and to protect and enhance its character and quality in the future.

The scenic village of Pittsfield is a distinct and dynamic entity, the historic commercial center and focal point of the community's social life. Future development should respect this traditional settlement pattern, its architecture, building proportions and land capability as well. . A mix of uses is appropriate, including small-scale commercial, residential or public uses. Large scale development (buildings over 10,000 square feet) is not consistent with existing development and shall be prohibited. Efforts to disperse

services, such as the Post Office, should be discouraged, as well as commercial activity in excess of the availability of parking or the ability of the village to absorb the additional people and traffic.

Goals and Policies in the Village Center Area

Goal

1. It is a goal of the town to maintain a viable village center through good planning and subsequent development.

Policies

1. The density of development in this area should reflect existing settlement patterns, land capability, and the availability of utilities for expansion.
2. Shops, services, professional offices and public facilities should be developed at a scale and design appropriate to existing characteristics.
3. Rehabilitation and renovation of structures and older buildings of historic merit is encouraged to enable new and more economical uses of property and to avoid obsolescence.
4. Where new development is being planned, efforts should be directed to ensure that such development is complementary and compatible to the configuration of existing buildings and streetscape. Development should respect traditional scales, proportions, and shapes of the surrounding village.
5. Major public investments, such as improvements to Route 100, should be encouraged and endorsed only on finding that they will not have an undue adverse impact on the character or function of the Village Center. Prior to the commencement of plans, state planners should consult with the Town and affected property owners regarding these types of activities.
6. The Plan supports pedestrian enhancements that will promote walkability and safety.

F. Route 100 Corridor Area

Vermont Route 100 parallels the Tweed River and its branches along the valley floor, running through the Southeast corner of Pittsfield. This valley floor is a key component of Pittsfield's rural character. The value of much of the Route 100 corridor area stems mainly from its scenic and agricultural qualities. These lands are highly visible from Route 100, the major road through Pittsfield. Therefore, these open meadows and fields that make up this area are seen and enjoyed on a daily basis by local residents and may present the only image of Pittsfield to those who are merely passing through. It is this

area, with its open views to distant hills and peaks, which contribute to the beauty of the Route 100 corridor. Most of the open space in the Route 100 corridor area still retain some agricultural value. That is, they can still be used for hay, small crops, and small pasturing. The Town of Pittsfield believes that the Route 100 corridor area should continue to be able to be used for agricultural, open space, and scenic purposes and that new development must be sited and designed in such a manner as to be compatible with existing land use.

There is little commercial development along this road, with the obvious exception of what lies within the Village Center Areas. Any development that occurs in this highly visible area should be designed so as to minimize the impact on the rural character of this area, while allowing for some future growth. (See Map 4 - Future Land Use Map) The Route 100 Corridor Area is an appropriate location for light industrial development, provided that developers make all efforts to protect the visual character of the area through use of screening, locating structures on the edges of open fields or away from roads, etc. Commercial development that is not agricultural in nature is better suited for the Village Center Area. Development should only be allowed if it does not have an undue adverse impact on the existing character of the Route 100 Corridor Area. In all cases, development that would be commonly considered to be urban sprawl is prohibited. This includes such development as gas stations, convenience stores, etc.

Due to the constant ebb and flow of the Tweed River, the Route 100 valley floor has the most concentrated amount of prime agricultural soils in Pittsfield. Prime Ag land is defined by the National Soil Conservation Service as land that is well suited for the production of food, feed, forage, fiber, and oilseed crops, with the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when properly treated and managed. This definition, although one dimensional (focused only on growth of products and not taking into account aesthetic values), does point out the value these soils represent to farmers. Therefore, any development in this area must carefully consider the potential negative impacts on Prime Ag soils, and attempt to mitigate them.

The Tweed River is also a center for recreational opportunities in Pittsfield. Access to the river allows for swimming, fishing and other activities. Plus, it is a thriving riparian ecosystem that would likely be upset if development were allowed to occur in this valley uncontrolled.

The route 100 area is to remain largely open and scenic and retain the recreational, agricultural and ecological value of the land. Large-scale developments, such as condominiums and industrial developments are inappropriate in this area.

Goals and Policies in the Route 100 Corridor Area

Goals

1. It is the goal of the Town to maintain the distinct scenic value of the Route 100 corridor by allowing only well-planned, carefully designed, low impact development.
2. It is the goal of the Town to protect the availability of Prime Agricultural Farmland in the Route 100 corridor.

Policies

1. The density of development in this area should reflect the existing and diffuse settlement patterns, which are diffuse.
2. If more than one building is to be included in a development, the buildings should be clustered to avoid impact on the rural character of the Route 100 Corridor.
3. Buildings and roads should be located at the edges of woodlands and fields, along hedgerows, etc., in an effort to preserve tillable units, whether or not in the same ownership.
4. Commercial development in this area should be limited to low-impact light industry, and agricultural businesses that are located in clusters, properly screened and set back from the highway in order to avoid an undue adverse impact on the visual character of the area.
5. Land use activities which potentially threaten groundwater quality should be carefully reviewed and monitored to prevent undue loss of quality to groundwater.
6. Development on prime agricultural soils is discouraged.
7. Development that is commonly considered to be urban sprawl is prohibited.

G. Flood Hazard Area

The Flood Hazard area follows the major rivers in Pittsfield, including the Tweed River and its branches and The White River as well. For more information on Flood Hazard Areas, see the Natural Resources chapter of this Plan and the Pittsfield Flood Hazard Bylaw.

Floodplains are often excellent agricultural land due to the thick layers of river-borne soil deposited there. Floodplains also provide natural storage of floodwaters resulting from snowmelt or severe or prolonged rainstorms. Floodplains are poorly suited for structural development. It is prudent Town policy from a public safety standpoint to discourage structural development and substantial investment in floodplain areas.

Goals and Polices in the Flood Hazard Area

Goals

1. Agricultural use is encouraged on the high-quality soils of the floodplain.
2. Recognizing and maintaining the flood plain functions of the valley particularly sediment storage and nutrient retention.

Policy

1. New development within the limits of the 100-year floodplain is discouraged. Improvements to existing structures in the floodplain are acceptable, provided that careful planning and engineering is done to insure against unnecessary loss of property or public endangerment.
2. Development within the floodplain should take into consideration the inevitable changes that will occur in the river's location over time and make all possible efforts not to interfere with this natural process.

H. Residential Area

The Residential Area encompasses all areas in Pittsfield not designated in the land use areas previously discussed in this chapter. Its primary purpose is to protect the natural landscape while allowing a reasonable mix of low-impact uses that perpetuate the pattern of development which has occurred in Pittsfield.

The Residential Area is a mix of residential and agricultural/recreational development. Appropriate uses in this area include farming, forestry, supporting retail and service providers, residential development, home occupations, recreation, agriculture- and cottage industries. Residents in this area should expect to encounter the sights, sounds, smells and activities typically associated with a working landscape.

Home occupation within the Residential Area should not be used to allow someone to establish an otherwise commercial use in a residential neighborhood. Some uses might be considered to be customarily carried on in a home, others might be so unique in nature that they could not have as yet established any custom, but nevertheless not change the character of the residential area in which it is proposed.

Some uses should be excluded because they involve too much traffic in the way of customers, deliveries, or visitors. Others should be excluded because they involve too many employees, too much noise, late hours, or some other aspect offensive to residential uses. Home Occupations can be a legitimate means for Pittsfield residents to maintain their homes as places from which they can conduct their business without infringing on the rights of their neighbors to enjoy their homes, or conflict with the primarily residential character of the area.

The Home Occupation should be a discreet, inoffensive, and basically invisible business use of a residential property. A beauty shop with a stream of customers, or a doctor's

office with a stream of patients does not constitute a legitimate Home Occupation. All parking or service needs should be limited and confined to the property involved.

Commercial and industrial uses should only be allowed if they are designed to minimize their impact on the rural character of the area. Development that would constitute an undue adverse impact on the visual and natural character of the area is prohibited. Large-scale commerce is inappropriate. Likewise, "right-to-farm" ordinances, and other measures designed to protect and encourage agricultural uses should be included in any future land use ordinances. Larger industrial and retail uses would not allowed in this area.

Goals and Policies in the Residential Area

Goals

1. It is a goal of the Town to encourage agriculture of all varieties throughout Pittsfield.
2. It is a goal of the town to support new agricultural developments provided that they continue to maintain the rural character of the Town.

Policies

1. Maintenance of a working landscape is the primary goal for the Residential/Agricultural Area. Projects which adversely affect the rural setting and conflict with the existing working landscape should not be located in this area.
2. Agricultural and residential uses are to be the primary and dominant land uses in the Residential/Agricultural Area. Commercial or industrial projects in this area should be designed so as to not adversely affect the rural character of this area.

I. Wind Generation Facilities

New highly efficient technologies are now available to harness wind power, making it a viable alternative to more traditional sources of power. While there are benefits in capturing renewable energy, the location, design and access and maintenance road locations for wind generators can adversely interfere with scenic and historic resources. In Vermont, ridgelines are the favored sites for large-scale commercial generators due to prevailing wind patterns and topography. Locations between 2,000 and 3,500 feet in elevation are considered ideal for "on the grid" generation. For Pittsfield, this means that there are unlikely to be any sites that are available for commercial generation.

In spite of this, wind energy offers possibilities for on-site generation of electricity for home consumer use. Generally, these are considered accessory uses or structures,

subordinate to primary uses such as residences or farms. On-site/off-grid generation facilities are not subject to state permitting as is the case for commercial generators that are required to obtain approval from the Vermont Public Service Board [24 V.S.A. Section 248]. Local planning and land use regulation should consider the potential impacts associated with small-scale, private-use wind towers and provide guidelines for the development of these facilities in Pittsfield. Wind tower generators need to be high to capture the wind which can raise issues of visual impact. Other considerations include noises emitted from the generator and possible effects on birds and other wildlife.

Goals

1. Wind projects shall be designed to protect the visual and natural sensitivity of the area in which they are located, including access roads.
2. Accommodate appropriate scale wind generation as part of a broad based, decentralized energy approach.

J. Act 250 Requirements

All projects requiring an Act 250 permit shall conform to the following Guidelines. Conformance with these Guidelines is required for being in conformance with the Pittsfield Town Plan under Criterion 10 of Act 250. These Guidelines are in the nature of recommendations for all other projects.

Lot Layout – All Uses

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- The amount of frontage and building position shall be varied from lot to lot to avoid a suburban pattern of repeated houses or other buildings situated at or near the middle of adjacent lots one after another.
- Lots shall be laid out to take advantage of and preserve desirable features, such as stone walls, hedgerows, fields, natural clearings, and land contours.
- Locating buildings at the top of ridgelines or at the brows of hills where land is open and sites would be highly visible from nearby public roads is strongly discouraged.
- Excavation for roads or buildings where excessive erosion will be likely is prohibited.
- buildings and other construction shall be located so that that they will not have an undue adverse impact on natural or scenic features s.
- In the case of multiple unit projects, buildings shall be clustered.

- On developments involving adjacent buildings or lots road access points shall be shared.
- Light industrial and commercial uses shall be located so as not to be prominently visible, or screened to minimize detrimental impacts on neighboring uses.
- Noisy, toxic, or noxious uses shall be located where they will not be detected from public roads or neighboring uses, (especially housing), and shall take all reasonable means to screen or lessen any detrimental impacts of such uses. This provision does not apply to agricultural uses.

Construction in Pittsfield Village

- Proposed construction shall be of a size and scale consistent with that of other buildings in the Village Area.
- Traditional building massing, forms and materials shall be used within the Village Area.
- Any development within the Village Districts may have an impact on the existing water supplies. Developers must prove that their development will not have any negative effects on public or private water supplies within this area.
- All noisy, toxic, or noxious uses shall be located where they will not be detected from public roads or neighboring uses, (especially housing), and/or take all reasonable means to screen or lessen any detrimental impacts of such uses.

Commercial Development Along Route 100

- Development shall be located in clusters and set back from the highway for minimal visual impact.
- Large parking or delivery areas shall be located at the sides or rear of such buildings away from Route 100 and appropriately screened and landscaped. Where feasible, parking areas shall be shared between adjacent uses.
- A landscaped buffer (using native plants and trees) shall be part of any new construction adjacent to Route 100.
- Paved or impermeable areas shall be kept to a minimum.

XII. RELATIONSHIP TO OTHER PLANS

Pittsfield is bounded by the towns of Chittenden, Rochester, Stockbridge and Killington. All of these towns have planning programs and planning commissions. All but one of these towns have plans in effect or are in the process of re-adopting them: Rochester (2007), Stockbridge (2005), Killington (2005). Likewise, all but Chittenden have zoning ordinances in effect.

Pittsfield shares numerous activities and services with surrounding towns, including school services, rescue squad and fire protection. The town is also a member of the Two Rivers-Ottawaquechee Regional Commission (TRORC).

TRORC's regional plan covers 30 towns including Pittsfield. Since the preparation of the Pittsfield Town Plan was done with the assistance of the Regional Commission, no conflicts between the two have arisen. In fact, the two plans have similar policy statements regarding the need for development that does not overburden services. In addition, no specific development goals in this Plan conflict with any regional goals.

The neighboring plans have been read in the context of the proposed Pittsfield Town Plan. Once again, no conflicts exist in either general philosophy or specific development proposals along town borders.

Recommendations:

1. To encourage continued communication and cooperation between Pittsfield and its neighboring towns.
2. To continue participation in the Two Rivers-Ottawaquechee Regional Commission.
3. To exchange planning information and development data with neighboring communities.

XIII. Implementation

A. Putting the Plan Into Action

The character of Pittsfield, its people, and landscape has been created over the years through the individual and collective decisions of its citizens and public officials. The efficiency, attractiveness, and well-being of the community is determined, in part, by the ability of the Town to plan for its needs and to find a mechanism to put planning goals into action.

Previous elements of this Plan have been centered on existing conditions, probable trends and policy development which, when combined, represent a vision for the kind of town Pittsfield desires for the future. One thing is certain – the community will change. The opportunity is that citizens and town officials together can direct this change consistent with their desires, using a variety of mechanisms.

The following sections describe the tools and techniques that could be used to implement the Pittsfield Town Plan.

B. Adoption of the Plan

Adoption of the Pittsfield Town Plan by the Selectboard, in accordance with the procedures outlined in the Vermont Planning and Development Act [24 V.S.A., Chapter 117], is the first step in putting this Plan into action. Through its adoption, the town accepts the principles and policies as set forth in this Plan as in the public interest and as a guide for the future growth and development decisions affecting Pittsfield.

C. Ongoing Planning

Planning for change is a continual process for Pittsfield and will require the involvement of the Planning Commission and the public to ensure that the goals and policies of the Plan are integrated into the decisions affecting land use, taxation, and public investments in Pittsfield.

The quality of a Town Plan is reflected in the amount of public involvement in its creation. Regular community meetings, held by the planning commission, that discuss important issues relevant to the Town plan will ensure that the document truly reflects the vision of the residents of Pittsfield.

The Pittsfield Town Plan is a dynamic document reflecting the community's visions and values. By statute [24 V.S.A., Section 4387] the plan must be revisited at least every five years to be kept relevant. The Planning Commission is responsible for the maintenance and amendment of the plan. Within the next five years following adoption of the plan, the Planning Commission will need to evaluate the plan in light of new conditions and needs. Re-adoption of an updated plan will require notice to the townspeople and action by the Selectboard.

At any time following adoption of the plan, the Selectboard may request the Regional Commission to approve the Plan or amendments to a plan. Before approving a plan, the Regional Commission shall find that the plan meets four basic tests [24 V.S.A., Section 4350(b)].

Approval of the plan provides an improved legal standing for Pittsfield to influence and integrate its planning policies with State agency planning affecting land use.

D. Implementation Tools

Vermont law enables Pittsfield to implement the adopted Pittsfield Town Plan through a variety of ways. Regulation of land use and development through rules adopted by the voters is one possible method. Because these regulations are susceptible to legal challenge and must clearly benefit the public, discretion must be used. Well recognized and utilized means include, but are not limited to, zoning bylaws and subdivision regulations. Examples of potential implementation tools include:

Zoning Bylaws - Zoning bylaws are a commonly used method for guiding development at the local level. Zoning may regulate,

- Uses of land,
- The placement of buildings on lots,
- The relationship of buildings to open space, and
- The provision of parking, signs, landscaping and open space.

Zoning generally involves partitioning the town into districts or zones that have a different set of uses, densities, and other standards for development. Zoning districts must be reasonably consistent with the Town Plan. As an alternative to conventional methods, Pittsfield may opt to implement a set of measurable performance standards for specific uses as opposed to dividing the Town into districts. This technique, referred to as "performance zoning", is designed to be more flexible and to recognize the specific conditions of each site proposed for development.

Subdivision Regulations - Pittsfield does not currently have subdivision regulations. These regulations, if adopted, would be administered by the Planning Commission. Such regulations govern the division of parcels of land and the creation of

roads and other public improvements. Furthermore, subdivision regulations can ensure that land development reflects land capability and that critical open spaces and resources are protected from poor design or layout.

Flood Hazard Bylaws - Under Vermont law [24 V.S.A., Section 4412], the Town of Pittsfield may regulate the use of land in a defined flood hazard area adjacent to streams and ponds. These bylaws can be established to ensure that design and construction activities within the limits of the 100 Year Flood Plain are designed so as to minimize potential for flood damage and to maintain use of agricultural land in flood-prone areas. As noted in the Natural Resources section of this Plan, property owners are eligible for federal flood insurance on buildings and structures at relatively low federally subsidized premium rates. However, such insurance cannot be obtained for properties in Pittsfield unless the Town has in effect a Flood Hazard Bylaw which, at present, Pittsfield has.

Highway Ordinances - Pittsfield has in effect a Highway Ordinance setting forth the standards and conditions for the maintenance, improvement, discontinuance, laying out and acceptance of Town highways. In addition, the ordinance includes provisions related to the reclassification of town highways (Classes 2, 3 and 4).

Lastly, Pittsfield does have, through its Selectboard, the ability to regulate private access to municipal roads through the issuance of "curb cut" permits to landowners. "Curb cuts" are places where a private driveway or road connects to a town highway. In granting a cut onto town roads, the Selectboard can give consideration to safety issues such as adequacy of sight distance and proximity to intersections as well as conformance with this Plan.

Capital Budget – A capital budget and program is a financing approach that benefits the town greatly in the selection, prioritization and costing of capital projects. Under the capital budget, a project is selected (e.g. bridge refurbishment), a funding source determined (e.g. general taxes, and general obligation bonds) and a priority year given for each activity (e.g. construction in 2006). Collectively these capital projects make clear when public facilities will be placed to accommodate projected growth. When used in conjunction with the Town Plan and local bylaws, it can be a powerful mechanism for limiting the rate of growth in accordance with the fiscal capacity of taxpayers and other funding sources.

In addition, it is noted that under Vermont's Act 250 law, in granting a Land Use Permit for a major development or subdivision, the District Environmental Commission must first find that the project is in conformance with the town's capital budget. [See 10 V.S.A., Section 6086(a)(10).] Accordingly, this mechanism gives the town an indirect method of implementing its policies and priorities as set forth in the Plan.

While Pittsfield has an informal system of capital programming, it is recommended that a Capital Budget Committee be established to work with the Select Board in the

development of a list of capital needs and expenditures, and to formally present a Capital Budget and Program for adoption.

Vermont Community Development Program - Since the mid-1970's, the Vermont Community Development Program (VCDP) has made grant funds available to towns for community projects. Historically, the major focus of the program has been on housing rehabilitation and affordable housing projects benefiting low and moderate-income families.

Pittsfield should investigate the Vermont Community Development Program and its potential to assist the community in addressing its housing needs. The Regional Commission and the Vermont Agency of Commerce and Community Development are resources available to assist. (PH: 802-828-3217).

Act 250 - Since 1970, Vermont has had in place a statewide review system for major developments and subdivisions of land. Exactly what constitutes a "development" or "subdivision" is subject to a rather large and involved set of definitions. However, generally, commercial and industrial projects on more than one acre of land; construction of 10 or more units of housing; subdivision of land into 6 or more lots; construction of a telecommunication tower over 20 feet in height; and development over 2,500 feet in elevation qualifies.

Prior to these activities being commenced, a permit must first be granted by the District Environmental Commission. In determining whether to grant a permit, the Commission shall evaluate the project in relation to ten specific review criteria.

These criteria relate to the environmental, economic, and social impacts of the proposed project on the community and region. Parties to Act 250 proceedings include Pittsfield, through the Planning Commission and Selectboard, the State, and the Regional Commission. One criterion that needs to be addressed is whether the project is in conformance with the Pittsfield Town Plan. If a project were determined not to be in conformance with the plan, the District Environmental Commission would have a basis to deny a permit. As such, Act 250 reviews can take into consideration protection of those types of resources considered important to the well-being of the community. Accordingly, it is in the interest of the Town to evaluate Act 250 projects affecting Pittsfield and to offer testimony, as appropriate.

Coordination of Private Actions - Citizens and private enterprise have a vested interest in the well being of Pittsfield. The actions of the private sector, such as the construction of homes and businesses, land conservation, and the use of land for recreation and agriculture, should relate positively to the goals and policies as set forth in this Plan.

It is in the interest of Pittsfield, through the Planning Commission and Selectboard, to develop a cooperative relationship with private investment activities that may have a significant impact on the community values and policies set forth in the Plan. By

working together in a cooperative venture early in the process of planning for a project, an adversarial relationship can be avoided.

Conservation Activities - Conservation programs are an effective means of securing protection of valuable farm and forestland or significant natural resources. Techniques available involve voluntary direct work between non-profit conservation organizations and affected landowners such as donation of conservation easements, bargain sales of land, and limited development schemes.

The land trust movement has grown immensely during the past twenty years, particularly in Vermont. Land trusts offer viable means of bringing together the needs of property owners with the community interests. The Vermont Land Trust and the Nature Conservancy are particularly well-recognized organizations. Several organizations are also involved in water quality protection. It is the intent of this Plan to implement its policies through coordination and the involvement of these organizations and others dedicated to public purposes.