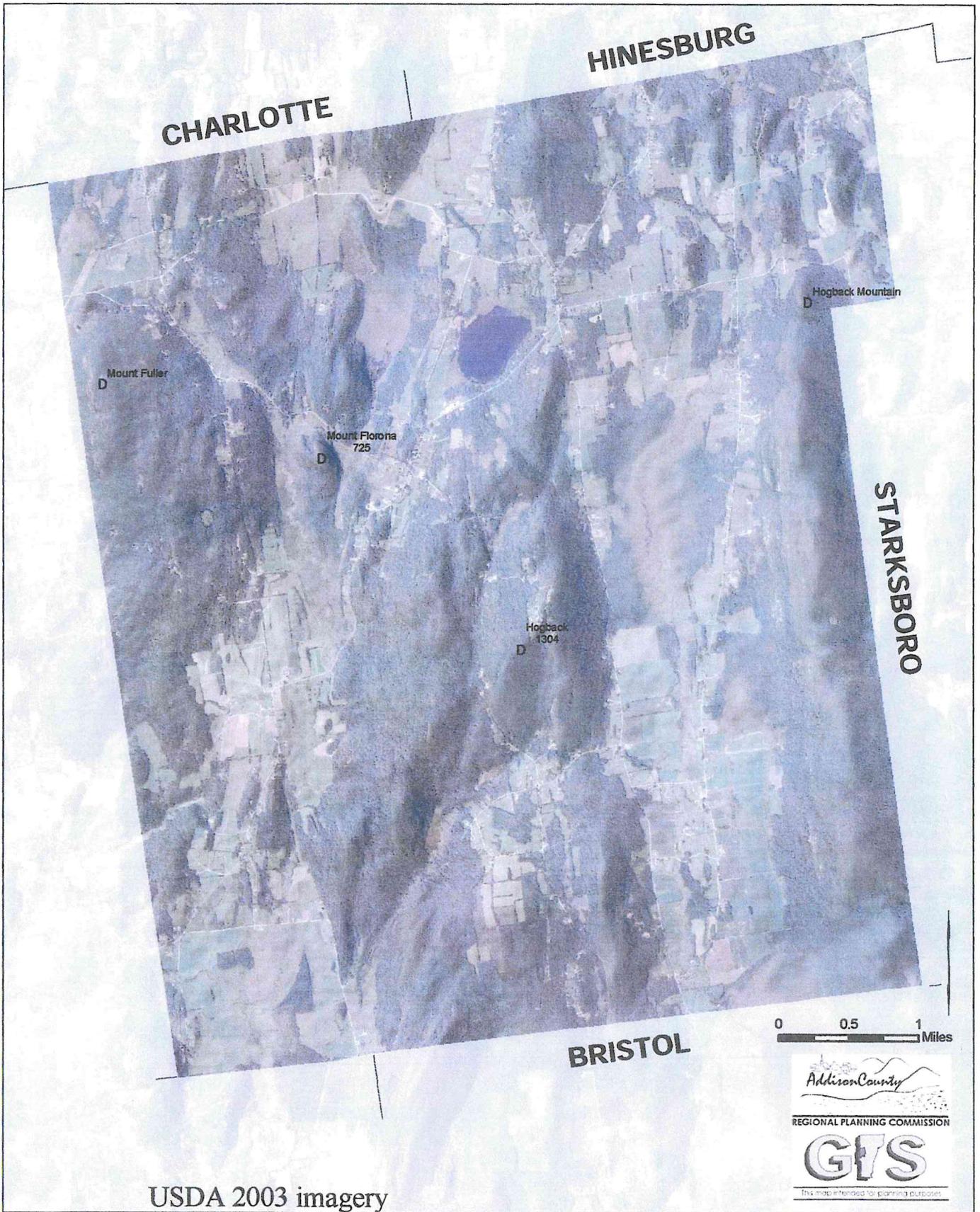


Monkton Development Plan

Printed February 2007
Adopted by Planning Commission
on 4/9/07
Amended by Selectbrd 8/2007
Adopted by Selectbrd 9/13/2007

Aerial View - Town of Monkton





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PURPOSE

The purpose of this Plan is to set forth the community's land use and planning goals for the next five years and to establish a framework for accomplishing those goals. While the Plan sets forth community goals and objectives, the policies and other means for achieving those ends are set forth in the town zoning and subdivision regulations, other town regulations and ordinances and in the day to day operation of the town Planning Commission and the Development Review Board.

A Town Plan is not a static document to be revised every five years and set aside, it is instead the reference for all planning and zoning decisions. As the town works to interpret existing regulations and develop new ones they will refer to the Plan to see how their actions further these goals. A Town Plan also exists to inform the regional and state government, neighboring towns and regions, and private companies and groups what Monkton requires of them. All private or governmental activity affecting Monkton should take note of the Town Plan and, where appropriate, be reviewed in light of the plan's goals.

Likewise, it is the responsibility of the town as it writes its Plan to take note of the obligations placed upon us by our neighboring towns. For this reason, the Town of Monkton has attempted wherever possible to look to its abutting towns for guidance and information regarding their goals. We have also attempted, wherever possible, to acknowledge these goals, such as where conservation zones abut adjoining communities, and to address these goals and draft policy accordingly.

INTRODUCTION

Monkton is a farming community undergoing the transition to a residential community. This Plan is an attempt to guide that change in accordance with the community's goals as set forth in the Plan.

Until early in the 1970's, Monkton was a rural community largely unchanged from the early days of the century. Farming, primarily dairy farming, was the major economic and social force in the town and was responsible for the land-use pattern we see today -- two village centers with some commercial development surrounded by a mixture of open farmland, working woodlands, and dispersed commercial activities.

Beginning in the 1970's, Monkton began to feel the influence of Burlington's growth as a regional employment center. More families with jobs in Burlington began to move into Monkton, seeking a rural living environment even though their job, shopping and leisure activities were oriented toward more urban areas to the north. Throughout the decade of the 1970's, land-use impacts of this change were slight. Farming continued as a strong industry and continued to dominate the land-use patterns. Homes for these new ex-urbanites were built on land split off from farms, generally on large-acreage tracts dispersed throughout the town.

In the early 1980's, changes in the Vermont and national economy began to be felt in Monkton. First, the national farm economy declined to the point where most producers -- including dairy farmers -- were operating below the break-even point. Many farmers in Monkton, as well as across Vermont left farming. In 1973 Monkton had 37 active dairy farms; in 1990 that number stood at 15, by 1997 the number was 6. As the decade of the 1990's progressed, despite government efforts at price control, milk and other farm product prices remained generally below the cost of production. Further farm losses occurred.

Despite continued contraction of the dairy industry, farms continue to be a major economic activity in the town of Monkton. The town now hosts a more diverse agricultural base including fruit and vegetable farms, nursery operations, livestock and even a farm that makes artisan cheese. Consolidation in the dairy industry has taken place as well as contraction, which has led to large fields farmed by landowners who live in adjacent towns.

At the same time the agricultural industry that shaped Monkton was on the decline, the demand for residential use increased. Throughout the 1980s Burlington enjoyed a period of unprecedented economic growth. Immigrants from across the United States came to the area not only for jobs, but also to enjoy a rural lifestyle. The suburban and ex-urban growth confined to Chittenden County began to move further away from Burlington and into Addison County as both the demand for land and land prices in Chittenden County rose.

Today in Monkton most residents work outside of town. Farmers faced with declining real incomes from their agricultural operations and sharply increasing land values -- and property taxes -- find selling some or all of their land for residential development an attractive and often necessary alternative. Local taxes are increasing rapidly to meet the needs of this increased population, and have reached the point that many landowners are unable to meet their tax obligations, as evidenced by an increasing number of tax delinquencies.

The dominant land-use pattern is changing as a result of this change in economic trends. Farmland along roads is being subdivided into building lots. Woodland, especially on hillsides with picturesque views, is being sold for residential use. Monkton Pond, once a rural vacation area, is now being developed for year round housing. Roads, the school and other public facilities are feeling the pressure of increased demand by new residents and by ever increasing non-resident through traffic.

As the Town faces new development pressures many new questions remain unanswered. Key among them is how will we maintain the critical balance between ecological functions and water resource quality and development?

GOALS AND OBJECTIVES

These are the goals - with relevant objectives -for the Town of Monkton. These goals are the result of compromise between competing interests within the town and represent our collective vision. All town policies and regulations should be developed and interpreted in a way that furthers these goals and objectives.

1.0 - TO RETAIN THE RURAL-RESIDENTIAL ATMOSPHERE OF THE TOWN

1.1 - To preserve the small town character of the village centers (Monkton Ridge and Monkton Boro) and of the rural areas.

1.1a - To encourage a sense of community.

1.1b - To preserve historic structures in the village and rural areas.

1.2 - To encourage the preservation of the landscape through the stewardship of open spaces, panoramic views and valuable natural resources.

1.3 - To promote and preserve a viable agricultural community within the town, while recognizing that the face of agriculture is shifting from the traditional Vermont dairy farm.

1.4 - To recognize social and economic diversity in the population.

1.4a - To make available a variety of housing types affordable to a variety of income levels.

1.4b - To encourage safe and sanitary housing in a range of types and prices and in a variety of locations which meets local needs and the town's fair share of the needs of Addison County for affordable housing.

1.4c - To encourage moderate and low income housing mixed with housing intended for upper income groups, emphasizing integration into the full life of the community, not isolation. Encourage creative ideas for multifamily and elderly housing.

1.4d - To promote job creation within the town and region that is appropriate for a rural location.

1.5 - To maintain and promote community involvement and volunteer services.

2.0 - TO DIRECT AND MANAGE GROWTH WITHIN MONKTON

2.1 - To maintain the historical development pattern of compact settlements surrounded by low-density agricultural, residential and other uses compatible with the open landscape and low level infrastructure of outlying areas.

2.2 - To direct residential and accompanying commercial development to defined areas so that the rural character and scenic beauty of the town are preserved.

2.3 - To guide Monkton's growth patterns in such a way as to be consistent with those of the rest of Addison County. This Plan has been written, whenever possible, to acknowledge our common principles and goals with the town plans of our neighboring towns as well as the County's master plan.

2.4 - To recognize property owners' rights to reasonable use of their land consistent with the general public good.

2.5 - To direct growth to areas that have suitable site conditions and adequate infrastructure, are consistent with existing development patterns and do not contain resources that are designated for protection -- such as agricultural land, natural heritage communities and conservation zones.

2.6 - To recognize that the existing town infrastructure can be a limiting factor on growth. As such the town shall not be obligated to provide infrastructure for developments. Accordingly, new development will be expected to pay their share of increased infrastructure needs and capital costs, through assessment of impact fees or other appropriate financing mechanisms.

2.7 - To encourage commercial, light industrial and home occupation uses that are compatible with the rural character of the town without creating a negative fiscal impact.

2.7a - These commercial and industrial uses shall also be compatible with the town's goals of preserving significant environmental features, conserving energy and minimizing adverse impacts on the environment as a whole.

2.8 - To guide the scale and character of development to harmonize with the rural nature of the town and its historic pattern and quality of settlement, recognizing that mixed use is both historic and compatible.

2.9 - To publicize, administer and enforce town regulations for the management of growth.

2.10 - To coordinate the Town Plan with those of adjacent towns, with the region and with those of adjacent regions; and to participate in the planning process where appropriate.

3.0 - TO ENCOURAGE AGRICULTURAL ACTIVITY IN MONKTON

3.1 - To promote an agricultural land base in the town.

3.1a - To foster the development of diversified agricultural uses of farmland.

3.2 - To encourage the stewardship and protection of prime agricultural lands in parcels of useful size, through participation in programs such as conservation trusts and transfers of development rights.

3.2a - To encourage development patterns that make efficient use of the land and are compatible with agricultural activity.

3.2b - To develop a system that allows owners of agricultural land to realize the increased value of land without conversion to nonagricultural uses.

3.2c - Develop a Transferable Development Rights system that would work to preserve significant agricultural lands and open space by transferring development rights to non-productive lands.

3.2d - Encourage land trust activities that compensate farmers for the preservation of their land and that keep land in private ownership wherever possible.

3.3 - To foster the growth of agricultural support services and markets for agricultural products in the town and region.

3.4 - Encourage and support use of Best Management Practices to protect water quality and the use of state funds or tax credits to help reduce costs to the farmer.

4.0 - TO ENCOURAGE SOUND CONSERVATION PRACTICES IN LAND AND WATER USES, AND TO PROVIDE A HEALTHY ENVIRONMENT FOR PEOPLE, PLANTS AND ANIMALS

4.1 - To identify, and to encourage the management of significant natural areas and wildlife habitat.

4.2 - To protect and manage the quality and quantity of surface and groundwater supplies.

4.3 - To identify and protect significant wetlands.

4.4 - To identify and protect threatened or endangered species and habitats.

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5.0 - TO ENCOURAGE MAXIMUM PUBLIC PARTICIPATION IN THE FORMULATION AND IMPLEMENTATION OF TOWN PLANNING POLICIES AND REGULATIONS

5.1 - Citizen participation may include newsletters, bulletin boards, neighborhood associations and public forums and/or meetings, as well as service on town boards and commissions.

6.0 TO ENCOURAGE TOWN WIDE LAND CONSERVATION POLICIES AND PRACTICES THAT IDENTIFY AND PROTECT THE WORKING LANDSCAPE, NATURAL AREAS OF SIGNIFICANCE, VIEWSCAPES, AND TRADITIONAL AND LOW-IMPACT RECREATIONAL AREAS.

Town of Monkton

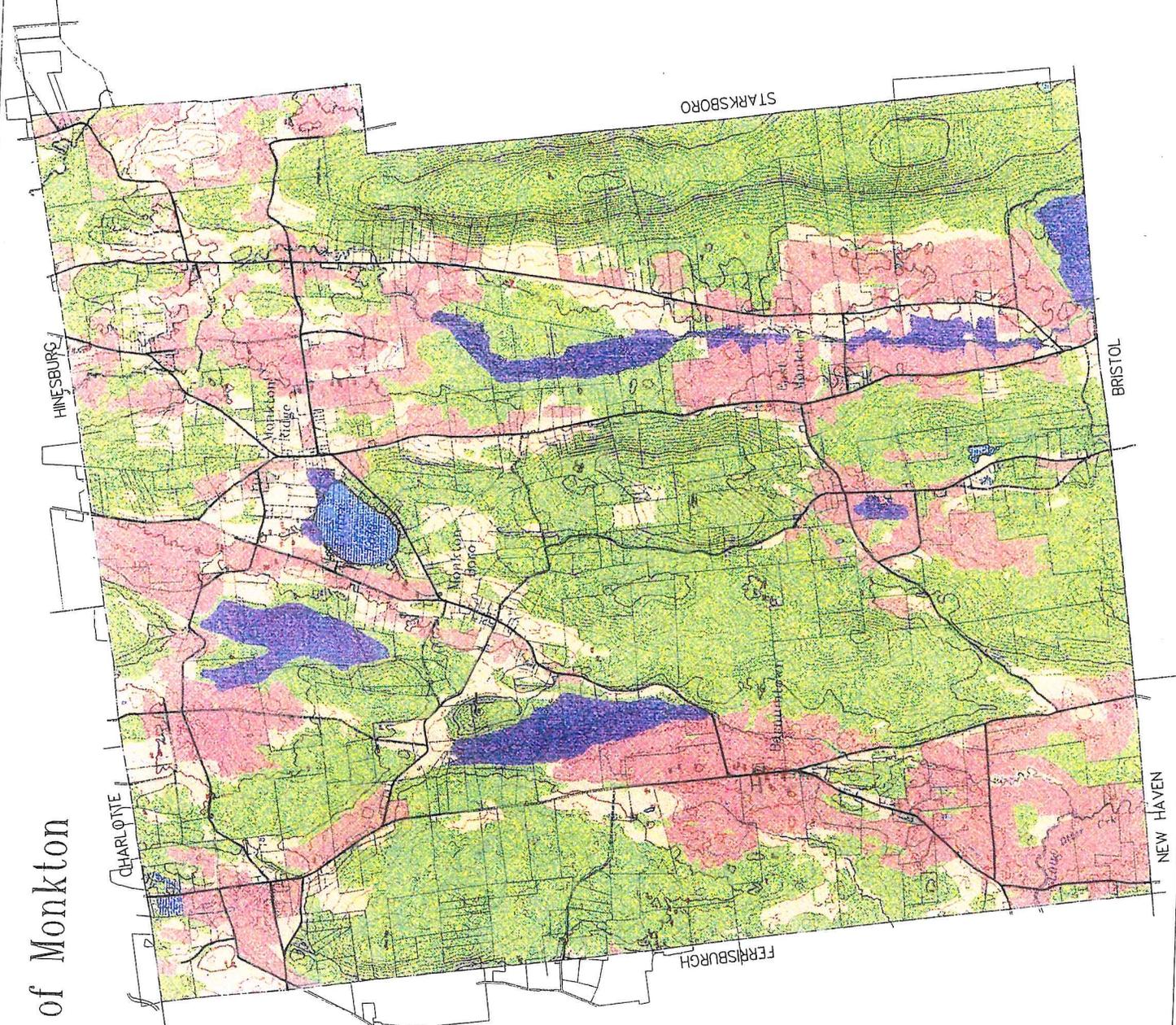
Generalized Land Use

(property boundaries may not be current)

Legend

-  Agricultural/Cropland
-  Open, Brushy, Transitional
-  Forestland
-  Wetland Area

-  U.S. or State Highway or
-  Class 1 Town Highway
-  Class 2 Town Highway
-  Class 3 Town Highway
-  Class 4 Town Highway
-  Private



Source:
 Town boundary digitized from USGS 7.5' quad maps
 Surface water interpreted from Vermont Mapping
 Program orthophotographs (2000-2016)
 Roads from VT ADT road centerline data (2010)
 ADEP interpreted bog cover data from Vermont
 orthophotographs (2000-2016)
 Generalized 50 ft contours generated from USGS
 Digital Elevation Models, 7.5', NAD 83
 Top parcels digitized from 1992 town tax maps.
 Please contact the Town Clerk for current information.
 Middlebury College, Digital Assets Center, Summer 2017



GIS
 MIDDLEBURY COLLEGE
 100 COLLEGE AVENUE
 MIDDLEBURY, VT 05753
 This map prepared for planning purposes.

1500 Feet 0.25 Miles



TOWN HISTORY

Monkton was chartered by Governor Wentworth of New Hampshire in 1762 and was organized as a town in 1786. The history of the town closely follows that of neighboring towns in Addison County. Settlement of the town was sporadic before the Revolutionary War, and many of the early settlers left their homes during the course of the war, seeking safety elsewhere. The overall settlement of the town began after the war.

While many of the early settlers were farmers, there was also early exploitation of mineral deposits found in the town. Monkton's iron provided metal to the American fleet built at Vergennes during the War of 1812. Yellow ochre was also found, but the most abundant mineral was high-grade kaolin, used primarily in ceramics.

With the gradual rise and predominance of agriculture, greater settlement and development of farms took place. During the 19th century the sheep industry led, and in 1840, there were approximately 6200 head of sheep in town, as compared to only 1200 cattle.

By the middle of the 19th century, Monkton was established as a self-sufficient, agrarian community. In 1880, for example Monkton had (6) manufacturers, (8) blacksmiths and wheelwrights, (3) physicians, (12) carpenters (architects), (3) dressmakers, (10) teachers, (3) butchers as well as farmers, ministers, cattle dealers, and farm machinery dealers.

In the latter part of the 19th century, however, Monkton's population began to decline. The lure of free land and the promise of better fortunes in the west attracted many, especially as the sheep industry in Vermont began to decline. Whole families from Monkton moved westward across the northern tip of New York State and into the Ohio Valley and beyond. Many of the old-name families in Monkton trace ancestors to many western population centers.

The population decline continued steadily throughout the first half of the 20th century, reaching its lowest point in over 150 years during the 1950s. As indicated by census data, however, there has been a dramatic increase in Monkton's population from the late 1960's through the 1990's. This increase has followed the increases in Chittenden and Addison Counties and has been facilitated by the modernization of the road system during this period.

Monkton has changed substantially as a result of the population increases. It is no longer a self-sufficient community, as it was during the 19th century. Although the town has retained its agrarian character, the majority of residents are now commuters who are dependent upon other communities for employment as well as most goods and services.

Since 1985, development in Monkton has been almost exclusively residential, with some recent marked increase in cottage industry and small businesses. The residential development that has occurred has been predominately single-family homes scattered randomly throughout the town.

POPULATION AND HOUSING

INTRODUCTION

Population data and analysis are essential components of all land use plans. Information on population provides information about our community and its people. It suggests community needs, problems and strengths. It indicates how best to address those needs and problems and how to capitalize on the strengths of the community.

This section of the Town Plan presents a wide range of information about the population of the Town of Monkton. It describes Monkton's current population level and long and short-term historic trends. It identifies the components of population change, identifying the changes attributable to residents' births, deaths and migration. It addresses the general characteristics of the population such as, gender, age, income, etc. It presents population projections for the Town and the impact those projections may have on the growth and development of the Town.

CURRENT AND HISTORICAL POPULATION

Monkton is experiencing a period of rapid population growth. According to the U.S. Census Bureau, Monkton's population in 1990 was 1,482. In 2000 the Census reported that Monkton had a population of 1,759, a growth of 16%. Much of Monkton's growth can be attributed to the growth of the greater Burlington area. The Burlington area saw accelerated development starting in the late 1960s. During the 1970s growth in Monkton occurred at a dramatic rate. In 1970 the Town's population was 765, by 1980 the population had increased by 57% to 1201. During that same time the Monkton region increased by 35.1%. Between 1970 and 1990 Monkton grew more than twice as quickly as the Addison County region (93.7% versus 38.9%) and more than three times as fast as the entire state (93.7% versus 26.5%).

COMPONENTS OF POPULATION GROWTH

Population decline in the years following the decline of the sheep industry through the end of the Great Depression occurred as a result of out-migration.

Population growth during the 1950s and 1960s occurred as a result of natural increase (birth of new Town residents) and in-migration. Much of Monkton's growth in population over the last two decades has been a result of in-migration. Between the 1990 and 2000 Census there was an increase of 277 new residents.

POLICY IMPLICATIONS

The statements below highlight the main policy implications of Monkton's current and projected population characteristics.

Population is growing at a greater than average rate - Monkton will continue to grow and suburbanize. Demands for municipal services (schools, highway, general administration) will increase. The face of the community will continue to change. The rate of growth is in part dependent on the southward expansion from Chittenden County.

Population is aging rapidly, with a large increase projected in the population of those 75 years of age or older. Within the next ten years there will be more of a demand for facilities and services for the elderly. Particularly important needs will include those for specialized housing, health care and transportation. Additionally, fewer existing homes will be made available for sale as people live longer.

Population of persons age 25-34 is increasing only slightly in absolute terms and decreasing as a percentage of total population. In the future, there will be only a slight increase in the number of person's of "first time home buyer age", meaning that demand for housing among this group may stagnate.

Population of people ages 5-19 is increasing only slightly in absolute terms and decreasing as a percentage of total population. The rapid growth in the number of school age children will slow as "baby boomers" exit childbearing years and the trend towards fewer children per family continues. The absolute number of school age children will increase as the general population increases. The demand for new facilities and educational services will continue to increase accordingly. In 1970 the average household size was 3.9 persons. In 1980 the average size was 3.14 persons and by 1990 had decreased to 2.95 persons.

Monkton has little in the way of capital expense. There is no public water or sewer system within the town and their creation is not anticipated during this planning period. Any development that requires the creation of these types of community services should be expected to pay for the construction and on-going maintenance of these systems.

HOUSING PROFILE STATISTICS

Local Housing Supply:

Total Housing Units	1970	1980	1990	2000
	247	434	565	642

CHARACTERISTICS OF HOUSING STOCK:

<u>2000 Housing Units by Structure Type</u>	<u>Units</u>	<u>%Total</u>
Total	642	100%
Single Family	508	79%
Attached Housing	10	2%
Multi-unit Attached	-	-----
Mobile Homes	61	10%

Most of Monkton's homes are currently single family/owner occupied units. Monkton's zoning regulations allow housing units no larger than two family and this severely limits the number of available rental units. Changes should be considered in the Zoning Regulations to encourage the development of apartments and condominiums. Development of multi-family units should be considered a positive step towards creating affordable housing and maximizing the development of the Town Center.

The Town Plan contemplates the implementation of inducements (bonuses) for the building and maintenance of quality affordable rental and homeownership opportunities. Planned communities are encouraged and shall have buffer zones, green corridors and public use areas, as well as affordable housing and rental units. Planned communities should comprise all levels of the economic spectrum. Quality design and construction that keeps in tact the rural and small town nature of the Town of Monkton will be welcome. The Town will encourage the development of housing that is sensitive to the character of the Town.

In order for Monkton to continue as a vibrant community with engaged citizens it is important for the Town to also consider the possibility of enhancing the development of the number of primary residences over the number of vacation homes.

Monkton's affordable housing plans must include the needs of people who are elderly and people who are disabled who reside in our community. The mix of population from the very young to the most elderly is part of what affords us our sense of community and maintains the diversity of our town. The population of the State of Vermont is aging; Monkton's population is also aging. We must provide housing and services in such a way that our elder population can continue to be an integral and vital part of the community. We must also find ways to attract and maintain young families just starting out. Affordable housing options should be considered as resources for both the elderly and the young.

AFFORDABLE HOUSING

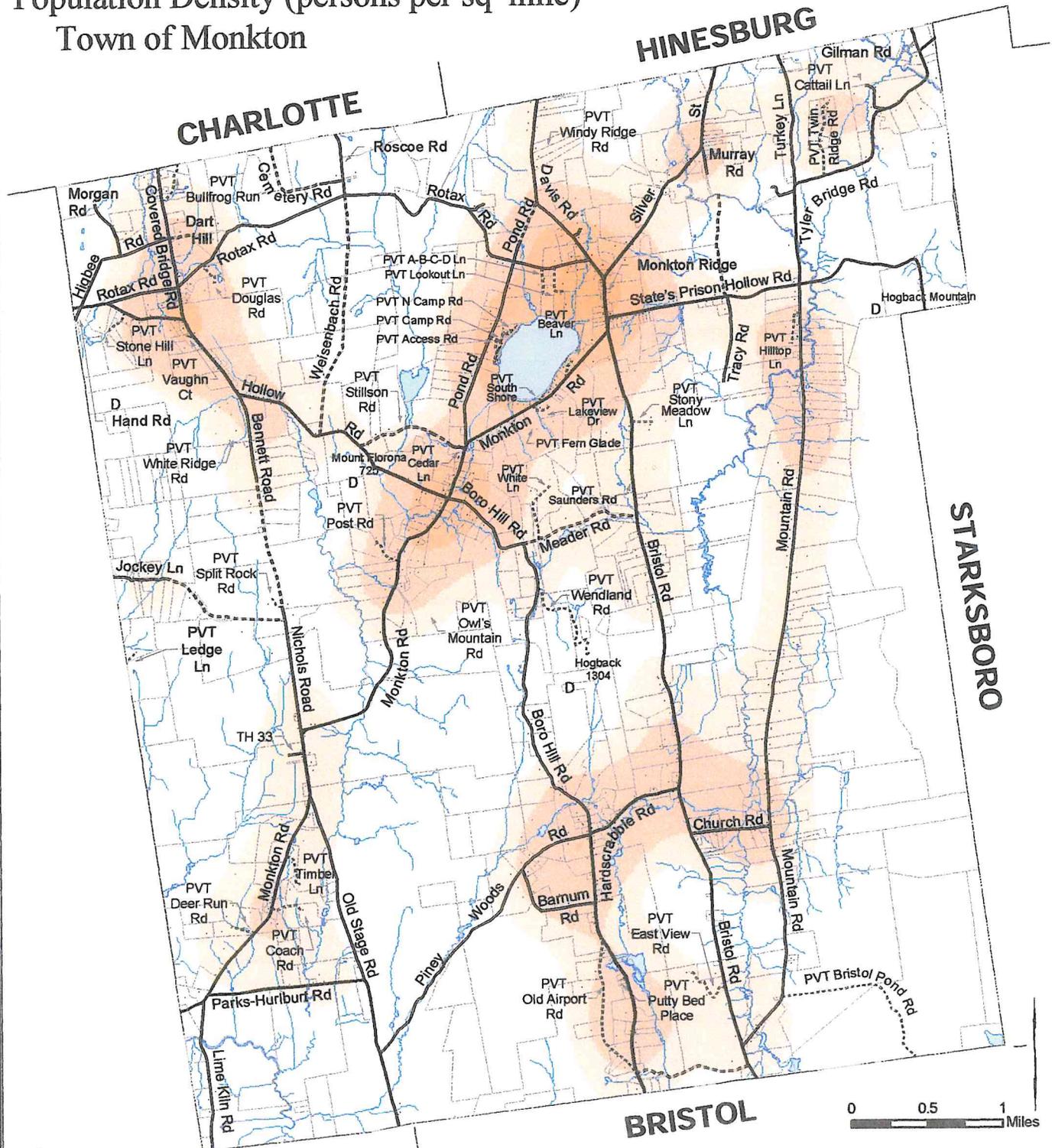
Historically, Monkton has attracted households comprised of a wide spectrum of income groups. Today, affordable housing, as defined by Vermont Housing Finance Authority, (VHFA), holds the key to preserving the varied mix of housing types which continues to typify the village center and surrounding areas. The desirable character of Monkton as a welcome community to all who would call it home can be maintained if we plan for the future to include sufficient affordable housing.

In 2004 the median purchase price for a home in Vermont rose to \$165,000, a 67% increase since 1996 and a 10% increase over 2003. In 2004 the median price for a single family home in Monkton was \$179,000. The median price of a single family home in Addison County was \$160,000.

Our task in future planning for new home construction must take into consideration the needs of those who by necessity must seek to build in a community where affordable housing is both plentiful and welcome. Currently, the number of existing homes in Monkton that would qualify for VHFA reduced interest rate financing by virtue of meeting the affordable home test is severely limited. In the development of new housing regulations the Town of Monkton should not impede the creation of affordable housing.

As Monkton grows and develops we must be mindful of the right to farm and insure that housing that adjoins agricultural areas (whether they be working farms or managed forest) be sited in an unobtrusive manner and be limited in number. The town encourages the incorporation of right to farm covenants in deeds.

Population Density (persons per sq mile) Town of Monkton



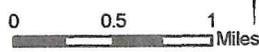
Sources:

Each single family residence is multiplied by the Monkton median household size, 2.74 persons in 2000. (includes homes, mobile homes, and seasonal dwellings)

Each multi-family residence is multiplied by 3 times the median household size, or 8.22 persons. (includes multi-family and other residential)

Persons per Square Mile

- 0 - 50
 - 50 - 100
 - 100 - 200
 - 200 - 300
 - 300 - 500
 - Over 500
- Residential Structures (2007)





EDUCATION

HISTORY

Public primary schools have been an integral part of Monkton from the earliest settlement days. Two school districts were formed, each with a one-room school encompassing all grades. Later the number of districts and schools was expanded to ten. As the population decreased from its high point in the mid 1880's, the number of schools and school districts shrunk to four located, one each, on the Ridge, in the Boro, in Barnumtown and in East Monkton.

Education evolved in a manner similar to the rest of the state. As the population increased, the need for larger facilities, and more teachers brought about an increase in expenses. The state began to assume a larger role in the education process, establishing numerous standards in a variety of areas such as the number of days of attendance, teacher certification, curriculum and facilities specifications. At the same time, the state began sharing with the towns the cost of education. An education structure gradually evolved, which now includes a State Department of Education, State Education Commissioner, and regional school districts that encompass the local schools found in each town.

CURRENTLY

The elementary school in Monkton, called Monkton Central School, is part of the Addison Northeast Supervisory Union (ANeSU). The supervisory union headquarters, with its superintendent and staff, located in Bristol, is comprised of five towns; Bristol, Lincoln, Monkton, New Haven and Starksboro, each with its own elementary school (kindergarten to 6th grade). Monkton and the four other ANeSU towns have also voted to become a union high school district and passed a bond to construct Mount Abraham Union High School in Bristol. MAUHS provides middle school (grades 7 -8) and high school (grades 9-12) for the five district towns.

Within the supervisory union, each individual town elects a school board for its elementary school and adopts a budget funded by local property taxes and state aid. For the union high school district, each town has representation on the middle and high school board of directors. Towns are assessed operating and capital expenditure costs based on the number of students from each town.

MONKTON CENTRAL SCHOOL

The current elementary school in Monkton provides a public education in grades kindergarten through the sixth grade. The school, located between Monkton Ridge and Monkton Boro, was built in 1960 and was expanded in 1986. In 1997 there were major renovations to expand the number of classrooms from 10 to 12. The school represents the consolidation of all the elementary schools and school districts within the town. It is a one-story concrete block

construction encompassing approximate 15,000 square feet. There is currently a trailer used as storage, which in the past, was used as a temporary classroom. There continues to be a gymnasium that doubles as a cafeteria and classroom as well as a kitchen and administrative office. In the most recent renovations, the heating system was upgraded to two oil-fired furnaces, which provide forced hot air heating. Water for the school is pumped from a drilled well. A mound septic system adjacent to the school building handles sewage.

In 1993, the State of Vermont granted the school a variance to permit the installation of a new septic system. In granting this variance, the state set a cap of 200 students and staff in the school. This upper limit has been exceeded, with a student population of 216 at the end of the 1994/95 school year. The town and the state have implemented a plan that will allow for continued use of the present school as well as the proposed school expansion by allowing an off-site septic system. In 1997 the off-site septic system was completed on the Morse Park property. With this new septic addition, the school has adequate sewage disposal.

Monkton Central School provides local bus transportation. Four buses are used to transport all students to the elementary school, where the middle and high school students consolidate into two buses for the trip to Mount Abraham Union High School in Bristol. While this practice economically utilizes four buses to transport students to two locations 13 miles apart, it results in long school days.

In the fall of 2005, the staff and faculty consisted of a principal, a secretary, 39 teachers, and support staff including regular program assistants, special education assistants, custodians and food service personnel. In addition, there were part-time positions including counselor, music and art teachers, and school nurse.

The school board for the elementary school consists of a chairperson and four directors. Members are elected by Australian ballot on Town Meeting Day, whose terms of service vary from one to three years.

The current student census of the elementary school is 196 as of 09/06/05 (the first day of school). The capacity of the school is 225 students. This maximum has not been met yet, but estimates suggest it will in the next 10 years. With the septic system installed on the Morse Park property, the school has what it needs to handle the current and future demand.

Technical and vocational educational opportunities are available to Monkton students at the Patricia Hannaford Career Center in Middlebury.

EDUCATION SOCIOECONOMIC CHARACTERISTICS:

	1980	1990	2000
Percent with less than a high school education:	30.0	14.4	13.5
Percent with high school diploma or equivalent:	38.0	34.9	32.4
Percent with Associate degree or some college:	13.1	19.9	24.6
Percent with Bachelor's degree or higher:	18.9	30.8	29.4

A goal of the next planning period is to work closely with both the town and school administration to assess the current and projected needs of the 21st century school system.

FACILITIES AND SERVICES

RECREATION

Public recreation facilities create a sense of community and are a very visible and direct benefit to the town. An active Recreation Committee in Monkton has worked in recent years to purchase land for public use and plan recreation activities for the community. In addition to the facilities currently available within the town of Monkton, additional recreational opportunities exist. As a community with large areas of open land it is easy to feel that setting aside land for future enjoyment is not important, but in reality, now is the time to begin planning for the future.

Green ways, bike paths and trails should be created. Town roads not currently used for vehicular traffic could be used to form the backbone for pathways throughout the town. Consideration should be given to planning future development to ensure that areas of the town are designated for the creation of green ways and paths. Town agencies and boards should work together to ensure that public access to public lands is maintained. The Town should work with interested parties in the creation of green ways, trails and limited use paths and support their efforts through appropriate regulations. Regional coordination should occur to ensure that Monkton becomes part of the growing series of trails linking communities throughout the state.

Areas of wildlife and significant bio-diversity need to be identified and designated as Wildlife Management Areas. Monkton contains some rare plant species, large areas of wetlands and significant deer wintering areas. Protection of these areas will ensure future generations their enjoyment. Hunting and fishing are recreational activities that most people take for granted. As growth in Monkton continues, areas that need protection for open hunting and fishing to continue will need to be identified. Working with large landowners, both private and corporate, the Town should seek to support the concept of open lands for public enjoyment. Consideration should also be given to the identification of land that may be of interest to the Town for the creation of public hunting and fishing areas.

The Town, through appropriate regulation, can also support private recreational industries. Open land suitable for nordic centers, equestrian and camping facilities exist throughout the town. Combined with a series of Town supported trails these industries can be nurtured and grown. Support for this type of business will allow Monkton to maintain open lands, protect its rural character, and at the same time avoid placing an undue burden on the current town infrastructure.

The town of Monkton has two public park areas. The first area is in Monkton Boro located off Hollow Road, which is considered the town recreation park. Known as the Recreation Field, the park is 6.2 acres and contains multi-use facilities including parking, playground, athletic fields, open areas and a covered pavilion. The facilities and field maintenance is administered by the recreation committee. This committee also plans and schedules improvements to the grounds and any future expansions

Morse Park is located between Monkton Ridge and Monkton Boro and borders both Monkton and Pond Roads. It is adjacent to the Monkton Central School and the State of Vermont Fish and

Game Access Area on Monkton Pond. The parcel was acquired by the Town in 1996, and consists of 37.1 acres of open fields, wetlands and woods. In 2005, a walking trail was added through the parcel that is over a mile long. The recreation committee has more plans in the future for this site and is committed to making sure the area is available for the people of Monkton to enjoy.

The State of Vermont maintains an access area on Monkton Pond. The area is comprised of 1.8 acres and is located on Access Road and has facilities for boat and canoe access to the pond.

The Monkton Central School has outdoor as well as indoor facilities used by the community for recreation. Playgrounds and limited playing fields, as well as a multipurpose room are available. Soon there will be an archery range at the school for the students and possibly outside groups to use. The Recreation Committee currently uses space within the school for community volleyball.

CULTURAL RESOURCES

Early cultural activities revolved around the various church groups in Monkton. Earliest were the Baptists and Congregationalists, followed shortly by the Methodists and later by the Friends Society, all organized in the late 1790's or shortly after 1800. Over the years, these groups built and sold to one another various church buildings in Monkton Boro and Monkton Ridge. The church built in 1879 by The Society of Friends on Monkton Ridge is still currently in use by the Methodists. It replaces a meetinghouse built by the Quakers in 1798. In 1866, the Methodists built the church still standing in East Monkton. At that time it was part of a thriving settlement of many homes and shops that are now gone.

In addition to these Church organizations, Monkton was host to Modern Woodsman of America whose chapter was founded around 1900 but was inactive by 1960. The Fiona Grange, founded in the late 1800's, remains an active part of Monkton's community fabric and at one time owned the old Baptist Church structure in Monkton Boro. This federal style church was built in 1811 and modified with changes to its steeple in 1854. It shares with the 1806 Congregational Church in Middlebury the distinction of being the two oldest churches in Addison County to retain their nearly original appearances¹.

The original Town Hall was located in Monkton Boro, but it eventually became too small and fell into disrepair. The Monkton Ridge residents seized this opportunity and offered to build and give to the town a new Town Hall if it was located on the Ridge.

The efforts of these early residents have left a heritage that today accounts for several beautiful and architecturally significant structures. A publication of the Vermont Division for Historic Preservation, The Historic Architecture of Addison County devotes a section to Monkton's early architecture. A pamphlet containing Monkton's section is available for purchase at the Town

1 Vermont Division for Historic Preservation - The Historic Architecture of Addison County

architecture. A pamphlet containing Monkton's section is available for purchase at the Town Hall.

Cultural resources refer to the dedication and involvement of the community members within that community. Public buildings and lands provide avenues of community development. The town should encourage the evolution of our cultural resources in the process of creating a more involved and effective community. Knowledge regarding historic and educational resources is imperative to this objective. The Region has defined several regional and supra-regional cultural resources, such as the Addison County Field Days, dairy co-ops, local newspapers and radio stations, and offices of public works. Through the increased and continued support of these institutions, the town can aid in the creation of a stronger community.

The Town of Monkton's unique rural character is in part due to its scenic landscape and unpaved gravel roads. The 33 miles of unpaved gravel roads reflect the town's agricultural heritage. Today these unpaved rural roads, often tree lined with historical stone walls and old foundations, are recognized by many residents as a fundamental asset that should be preserved. Unpaved rural roads have a natural traffic calming effect that permits shared use for horseback riding, bicycling, and walking that contribute to the quality of life sought by rural residents. Favorite walking areas include Pond Road Loop with the area around Monkton Pond, and the Five Mile Loop, which includes Turkey Lane and Gilman Road. The beauty of the landscape with its gravel roads is recognized as a natural resource that visitors seek, which stimulates the economy. Some unpaved gravel roads are still used for moving agricultural equipment. The Town of Monkton encourages the preservation of existing scenic unpaved gravel roads in their present state with the exception of enhancements for essential safety upgrades; these roads are a part of the rural character, cultural and historical heritage of the town. Transportation systems are encouraged that respect and protect local environmental, cultural, and historical resources.

RUSSELL LIBRARY

The Russell Library, named in honor of Albert P. Russell, (one of the first and most significant benefactors of the library) is located on Monkton Ridge directly across from the Town Hall. The library is open on Tuesday from 3:00 P.M. to 8:00 P.M., on Fridays from 9:00 A.M to 1:00 P.M. and Saturday from 9:00 A.M. to 2:00 P.M.

The Library's staff is comprised of two librarians and the assistance of volunteers. The primary function of the library is to serve children and adult popular reading. In the summer of 2005 a computer was purchased and connected to the Internet. The computer is available to the public and can be used any time that the library is open. The facility, which contains approximately 3,000 volumes and periodicals also offers a collection of books on tape and CD. The Library also offers a number of children's programs including story hours.

There are a small number of reference documents including town reports from over a hundred years ago and the Russell collection of old Vermont history books. The Russell Library participates in the Vermont Interlibrary Loan Program and is open to all county residents without

The building and land for the library were provided by a trust established by Dr. George Russell, in honor of his father, Albert Russell. A board of trustees, elected by the town, oversees the operations of the library. Should the building, for any reason, cease to operate as a library, both the building and land would revert to ownership by the Russell estate.

CHILDCARE & SERVICES

The Town of Monkton recognizes the need for affordable and locally available childcare services. These services may range from informal unregistered or unlicensed day care facilities serving 6 or less children to state registered/licensed daycare facilities serving 6 or more children, as well as early education preschools with a more formalized curriculum.

The ANeSU offers an Early Essential Education (EEE) program through the union school district and based at the district offices in Bristol.

Other resources include:

Middlebury District Addison County Community Child Care Support Services: Phone: 802-388- 4304 Fax: 388-388-3068

Headstart: Targeted to low income families and based on a partnership between parents and providers, a Headstart Program is offered by the Champlain Office of Economic Opportunity (CVOEO), this program based in Middlebury offers in home educational programs to children.

A goal of the next planning period should be to complete a town wide inventory of all child care programs offered in town and to locate any licensed providers on the town's Utility Facility Map. The Town encourages all childcare providers to receive State certification.

Monkton also recognizes the need for after school programs that reflect the needs and interests of all its children. These programs will often be the result of public and private partnerships and should not be treated as enhanced daycare services, but rather as an opportunity to open horizons and engage young people of all ages in safe and age appropriate activities.

UTILITIES

The following utilities presently serve the Town of Monkton:

Natural Gas	None
Electric	GMP, CVPS
Telephone	Champlain Valley Telecom, Verizon
Cable TV	Comcast
Cellular Telephone	Local service available through regional providers.
Internet Access	Local access available through regional providers.

At the present time electrical distribution within the Town of Monkton, is provided by Green Mountain Power Corporation and Central Vermont Power and Service. In addition to local distribution lines, a transmission line owned and maintained by VELCO currently runs from north to the south along the western edge of the town.

The Town of Monkton believes that the existing distribution and transmission facilities serving Monkton are adequate to meet the current utility requirements. As the Region's electrical needs grow we believe that small localized power sources which encourage alternative fuel sources and are located to meet the need are preferable to wide scale transmission and distribution projects.

In order to protect the rural – residential atmosphere of the town, as stated in Goals Section 1.0 of this plan, any new distribution or transmission facilities or upgrades to the facilities currently in place within the town shall be done in such a way as to not adversely affect the rural nature of the community. Any such project shall be necessary for the delivery of an adequate and consistent supply of electrical power and of direct benefit to Vermonters.

Understanding the importance of tourism to the town, the surrounding Addison County Region and the State of Vermont, all necessary efforts shall be taken to limit the visual impact of both distribution and transmission facilities. As stated in Goals Section 1.2, efforts shall be made to promote and preserve panoramic views within the Town. For this reason any changes to the existing distribution configuration must include mitigation when deemed necessary by the Town. Such mitigation may include (but is not limited to) modification of design and additional landscaping.

Also of concern to the Town are the possible health concerns of electromagnetic fields as well as the use of herbicides or other environmental hazards. It shall be incumbent upon the utility provider to demonstrate the absence of any health issues. Any effects must be minimized or eliminated entirely, keeping in mind the effects upon property values of abutting property owners. When necessary affected landowners should receive compensation for these effects or any related loss of property values. New zoning regulations should call for the underground installation of new or upgraded or enhanced facilities.

TELECOMMUNICATION TOWERS

Recognizing the importance of advanced telecommunications, the Town has granted a conditional use permit to a company providing tower rental and services, located on Boro Hill. The existing facility is restricted by permit in regards to the erection of additional towers.

The Town of Monkton believes that this facility, serving both Monkton, and the surrounding region, is adequate to meet the Town's current telecommunications requirements. Preservation of remaining hilltop locations from further development is a goal of the Town. It is the town's policy that the present site be designated as the sole location for telecommunications towers. Therefore, co-location of providers is required.

SOLID WASTE MANAGEMENT

Monkton is a member of Addison County Solid Waste Management District. The Town provides a recycling facility at the Town Garage twice a month for mandatory household recycling. The District collects hazardous wastes generated by households at the Middlebury Transfer Station. These wastes include items such as paints, cleansers, poisons, contaminated fuel, and antifreeze. Residents can also take advantage of commercial curbside pickup.

All businesses in town generating hazardous wastes make individual arrangements for their disposal.

ENERGY

The Town of Monkton should be a model of thoughtful environmental design. As the town grows there will be an increase usage of energy. With the increased demand for energy, we should look to our natural resources around us to supply some of this demand. Some of these natural and very low polluting resources are wind, solar and possibly bio-digestion of farm manure. These alternative energy resources should be promoted in the Town's future expansion by all possible means. As a community and society, we should look to curb our dependency on fossil fuel. The town facilities and schools should be models of energy conserving engineering and utilize the latest technology to take advantage of alternative and renewable resources. The technology to utilize these natural resources has come a long way in recent years. The efficiency and cost effectiveness of using this technology has made it possible for more people and communities to use them. Using these local resources would make us less dependent on outside resources and their fluctuating costs

As noted above, the town has no exploitable natural energy resources except forested lands. All energy sources must be obtained from outside.

Principle Fuel For Home Heating, 1990: (Occupied Housing Only)	2000	
Percent Utility Gas:	0.0	12.1
Percent Bottled, Tank, or LP Gas:	15.7	14.1
Percent Electricity:	1.0	4.7
Percent Fuel Oil, Kerosene, etc.:	44.9	58.6
Percent Coal or Coke:	1.8	0.2
Percent Wood:	36.6	9.4
Percent Solar:	0.0	0.0
Percent Other Fuel:	0.0	0.3
Percent No Fuel Used:	0	0.1

During the next planning period the town should undertake a study of alternative energy sources. The Town supports the energy conservation element found in Act 250 and will work towards local implementation during the next planning cycle by including appropriate regulations in the building approval and occupancy process.

All Town purchases are to conform to a plan of efficient and conservation energy use and maintenance. An audit of existing Town facilities and municipal equipment should be undertaken followed by the development of long term conservation and maintenance goals.

TOWN ASSETS

The Town owns the following facilities:

- Town Hall
- Town Garage
- Monkton Fire Station
- Monkton Elementary School
- Monkton Recreation Field
- Morse Park

The Town owns the following municipal Highway Department equipment:

- 1988 International Dump Truck
- 1990 John Deere Bucket Loader
- 1994 John Deere Backhoe
- 1995 Case Tractor
- 1996 International Dump Truck
- 1998 International Dump Truck
- 1999 Ford F350 Small Dump Truck
- 2003 International Tandem Dump Truck
- 2005 John Deere Grader
- 2005 Diamond Roadside Mower

SERVICES

Monkton's fire services are provided by the Monkton Volunteer Fire Department. (A private organization, the Town does not own the department.) Monkton is part of a mutual aid network providing and receiving auxiliary support as required. The Fire Department has 6 trucks including a brush truck, equipment truck, 2 tankers, a mini-pumper and a mainline pumper. The Fire Department is supported by private donations and an allocation voted by the town at town meeting. Monkton First Response, Bristol Rescue and Vergennes Area Rescue Association provide emergency medical services.

Regional health care service providers serve the Town of Monkton. Porter Medical Center in Middlebury and Fletcher Allen Health Care (FAHC) in Burlington serve as major medical providers.

The Town of Monkton has no police department. Law enforcement is provided by the Vermont State Police and contracted as needed through the Addison County Sheriff's Department. In addition, a constable is elected. Increased population growth may necessitate the creation of a local law enforcement agency, leading to additional town capital expenditures

Presently no extended care facilities are located within the Town of Monkton. Various county and regional organizations provide in-house and community services. The Town recognizes the importance of these services and provides support through its annual budget. Future growth within the town, and particularly among older members of the community, will lead to the need for the promotion of such facilities within the town.

Among the many organizations providing additional community services identified in the town's annual report are:

- Addison County Community Action Group
- Addison County Hospice
- Addison County Home Health Care Agency
- Community Health Services
- Elderly Services
- Have A Heart Food Shelf

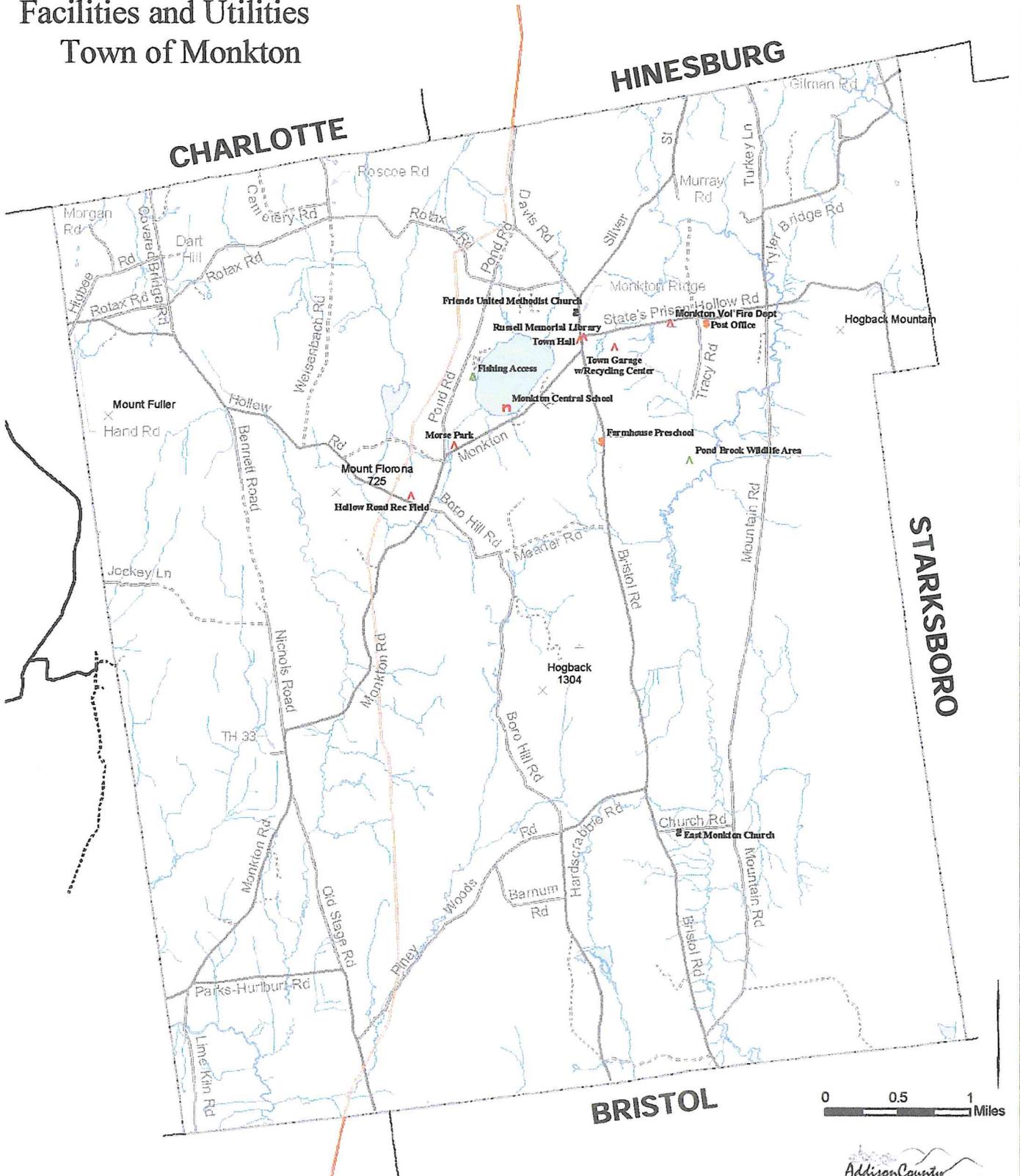
The Town Clerk and Treasurer at the Town Hall provide Town administrative services. A three member Select Board elected by Australian ballot governs the Town. Volunteers appointed by the Select Board serve on other boards and commissions.

Additional regional services, such as Addison County Community Action Group, Social Services, Courthouses etc. are located in Middlebury.

Addison County Transit Resources (ACTR) have provided public access to these services in Addison County since November 1992. ACTR is a 501(c)(3) organization eligible to receive federal public transit funds via the Rail, Air and Public Transit (RAPT) section of the Vermont Agency of Transportation. Funds must be matched by a 20% local contribution. ACTR currently provides transportation under Ride Match, Reach-Up, Champlain Valley Agency on Aging, Medicaid and Ride Share (car pooling) programs as well as providing transportation for special needs at area schools. ACTR also provides the Middlebury Shuttle Bus and has been working with Vergennes to secure a shuttle service there as well. ACTR has recently purchased a lift-equipped van to serve specialized transportation needs. ACTR also provides transportation on a fee basis to Middlebury College and to special events such as the Addison County Home Show, the Vermont Symphony Orchestra, etc.

Predicted Town growth will exceed the capacity of existing services. Planning must be undertaken to establish required levels of services and facilities as Monkton grows; the Town should study the necessity of expanding the Town's capital budget.

Facilities and Utilities Town of Monkton



-  Town Hall - municipal facilities
-  Communication Facility
-  VELCO Transmission Line



Addison County
REGIONAL PLANNING COMMISSION
GIS
This map intended for planning purposes



TRANSPORTATION

The town of Monkton faces ever increasing vehicular and truck traffic due to intensified regional development and changing traffic patterns. Through the next planning period, in a coordinated effort with both the Addison County Regional Planning Commission and our neighboring towns, Monkton must design and implement measures to manage this increased traffic.

The town has the potential for more input into regional and state efforts at traffic control because of the Federal Intermodal Surface Transportation Efficiency Act (ISTEA). The Addison County Regional Planning Commission has completed several studies of the problems the town faces as it attempts to handle an increase in high speed vehicles using town roads as thoroughfares on their way to other destinations. Future plans may include more of an emphasis on bikeways and pathways to enhance opportunities for safe pedestrian and equine traffic, as well as enhanced safety for all vehicular traffic.

The Town of Monkton, as it looks at its transportation needs, has eight objectives in mind:

First, to recognize that the town is the best architect of the development of its road system. This ensures that regional transportation issues do not negatively affect the rural character of the town. Enhancement of through traffic routes should meet the needs of the Monkton community first.

Second, implement the growth center concept throughout the town of Monkton, placing services where population growth is planned.

Third, discourage new strip development and, where possible reduce existing strip development along all arterial highways and major collectors in Monkton. Strip development is development characterized by highway oriented land uses, multiple automobile access points, and an unattractive appearance. Strip development typically displays multiple poorly delineated driveways, portable signs, lack of landscaping, removal of trees and shrubs from the roadside, and a generally uncoordinated system of public and private improvements.

Fourth, reduce the number of curb cuts, and where feasible consolidate redundant curb cuts in the town of Monkton.

Fifth, identify and designate scenic roads in the town, and encourage development consistent with the natural and culture resources.

Sixth, work with developers during the planning phase to determine whether or not new development in town would impact our overburdened existing or planned transportation facilities and storm water runoff.

Seventh, examine current road class designation in the town and prepare recommendations for

changes so that the town gains maximum state financial support.

Eighth, to recognize the importance of alternatives to automobile transportation through the creation of bike paths, green ways, horse trails and sidewalks.

EXISTING CONDITIONS

From the Regional Transportation Plan Map, it is evident that the State Aid Highway #3 (Bristol Road) has become a direct route and throughway from Middlebury and Bristol to points north through Silver Street. State Aid Highway #1 (Monkton Road) has become a direct route from Middlebury and points south as well as New York and Vergennes through Monkton (over Monkton Ridge) and on to Silver Street towards Hinesburg, Burlington and points north.

State Aid Highways #2 (Hollow Road) and #4 (State Prison Hollow Road) have seen an increase in traffic as well, related to development of the Mountain Road and Tyler Bridge Road areas, though not to the extent of State Aid Highways 1 and 3. With the population growth in Monkton and the surrounding area, these highways will continue to bear a greater burden over time. State Aid Highway #2 has been greatly improved over the past five years. The town can expect increased capital expenses for road improvements and maintenance in coming years.

As Monkton has grown, Class 3 roads have seen a greater flow of traffic. There are no current plans for these roads to change significantly and most have been widened and graded to drain surface run-off. A need may exist to reopen some previously closed class 4 roads in order to create alternative routes. The town should explore with Hinesburg, Charlotte and Starksboro respectively, the possibility of improving Davis Road, Covered Bridge Road and Tyler Bride Roads to create alternatives to Silver Street.

The Town of Monkton currently has two bridges over twenty feet. One bridge crosses Little Otter Creek (Bridge 21) on Lime Kiln Road, the second crosses Lewis Creek (Bridge 22) on Tyler Bridge Road. Both bridges are currently rated OK with no deficiencies noted.

In addition, the Town of Monkton has 15 short town bridges, ranging from 6-foot culverts to 18-foot long bridges. Detailed information on the condition of these bridges is available through AOT.

SHORT TERM TRANSPORTATION GOAL

Transportation projects within the short term (two to five years) include the following:

First, determine if improved or reopened north/south corridors are in the best interest of the town of Monkton; and if so which corridors will serve the Town's local transportation needs most efficiently.

Second, work with ACRPC and adjacent towns to identify traffic calming strategies for our town centers, specifically the Ridge and the Boro; develop appropriate town center growth guidelines,

and locate funding sources for these improvements.

Third, redesign the intersection of State Prison Hollow Road and Monkton Ridge, to slow traffic on the Ridge, to make the intersection of the two roads and the ingress and egress from the general store safer and enhance parking for the library. The redesign could also include the addition of a sidewalk on Monkton Ridge.

LONG TERM TRANSPORTATION GOALS

Moving beyond the next planning period, within the next five to ten years additional projects should include:

Implement traffic calming recommendations. Among these might be the redesign of both the north and south approaches to Monkton Ridge. To the north, the narrowing of Silver Street as it approaches its intersection of Monkton Ridge and Davis Roads. A redesign on this intersection to allow for only one 90 degree intersection instead of the current 'Y' configuration off of Davis Road.

To the South a redesign that might include the addition of a second stop sign either at the intersection of Bristol Road and Monkton Ridge, or the intersection of States Prison Hollow Road and the Ridge. Another possibility is to find a means to regulate southbound traffic on Silver Street as it approaches the Ridge.

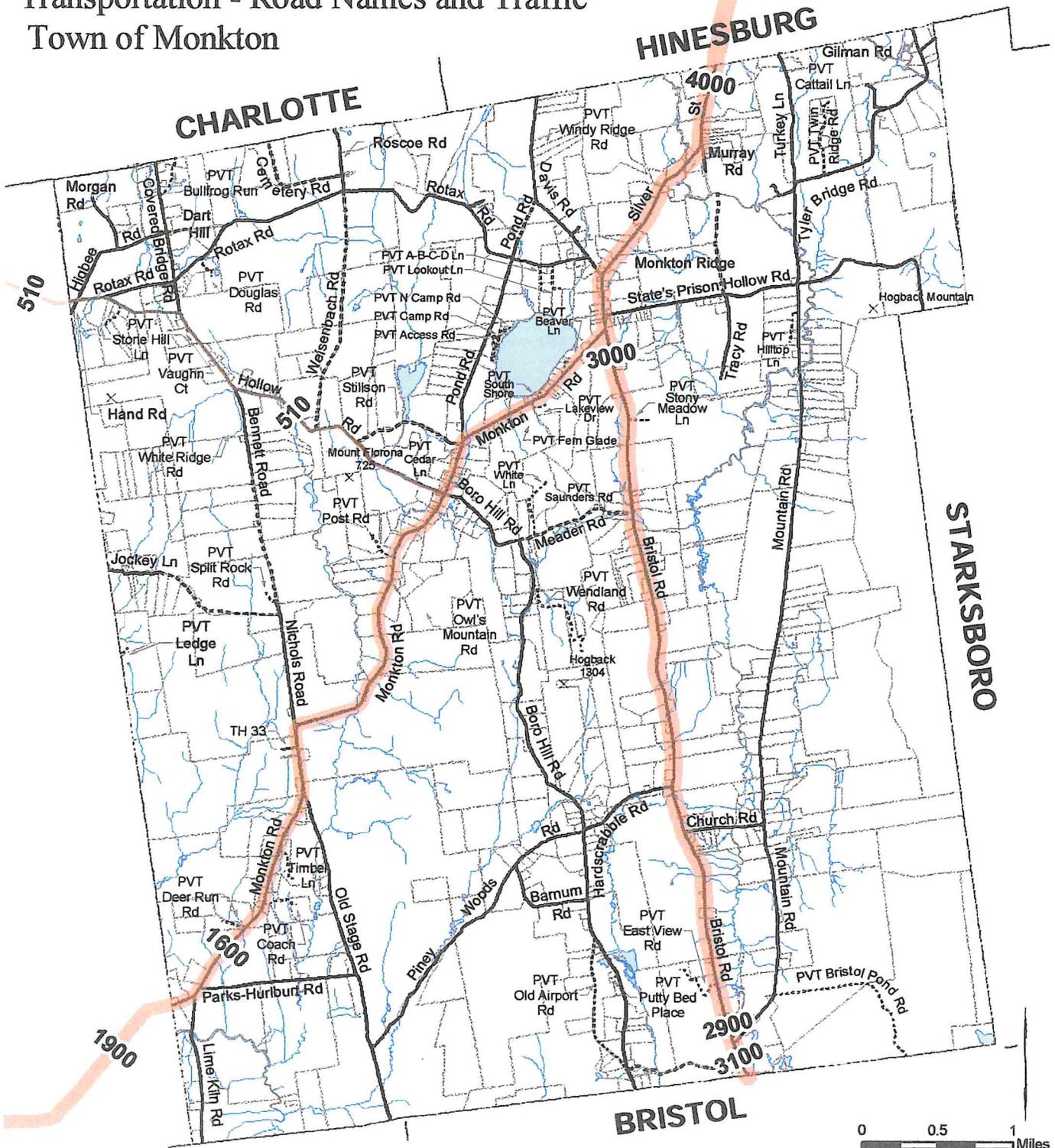
Assess the impact that regional proposals and improvements have in regards to traffic flow and patterns. Create an inventory of hazardous intersections, roads and corridors outside of the town centers. Information from this inventory should be used to guide the subsequent revision of relevant portions of the town Plan.

The Town will identify and take steps to preserve scenic roads in Monkton.

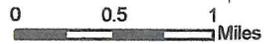


Transportation - Road Names and Traffic

Town of Monkton



Road Class	Average Annual Daily Traffic 2003
— US Highway	0 - 740
— State Route or Class 1	741 - 1400
— Town Class 2	1401 - 2500
— Town Class 3	2501 - 4200
— Town Class 4	4201 - 7800
— Legal Trail	
— Forest Rd	
— Private Rd	





ECONOMY

Monkton has a citizen population of 1,927 in approximately 600 housing units. Most residents own their own dwelling, as the availability of residential rental units is very low. There are 986 workers over sixteen, of which 839 are employed outside of town. Monkton is largely a bedroom community to Chittenden and Southern Addison County. Median household income in 1999 was \$53,807 (most recent data available) and is anticipated to have increased 3% annually.

Monkton has experienced housing growth in the recent past. During the 1980's, data indicated that each new residence added 1.5 pupils to the educational system resulting in a net added tax burden to existing properties in town. Interestingly, data over the past 5 year period, prior to the 2005 property tax appraisal, shows a change in this trend. Monkton's grand list valuation increased from 86 million in 2000 to 98 million in 2004. Student population, the main tax component dropped slightly from 189 (K-6) in 2000 to 183 in 2004, which is the main driver for the majority of each tax bill.

Changing population demographics contribute to this paradigm shift. On average, across Monkton's population, families are having fewer children, thereby taxing the educational system to a lesser degree. Additionally, the average age of Monkton's population has increased, resulting in a lower academic student load per capita. Citizens without school-aged children own a majority of the most highly taxed residences in town. Continued aging of the "Baby Boomer" population indicates that this trend will continue for the next quarter century.

Taxes have not, however stayed even or lowered, even with the increase in the grand list tax base of the town. Taxes raised during the past five year period have increased from \$2,224,987 in 2001 to \$3,159,053 in 2006.

KEY ECONOMIC ELEMENTS AND PLAN GOALS

The town operating budget including administration, road improvement and maintenance has increased over time at a normal rate of inflation. This cost trend is likely to continue and accelerate somewhat given the increased cost of energy. Maintenance and improvement in our highway system is key to safety and maintaining property values for the citizens of Monkton.

The goal of our town plan regarding highways should be to improve the efficiency of our highway system via investment into redirecting traffic flow and additional paving where appropriate. To do so in the long term decreases maintenance costs, as well as optimizing our road system and traffic flow as suggested in the Transportation section of this plan.

EDUCATION

The cost of education per student over the past ten year period is the key economic driver of the

tax rate. Costs of education are rising at a rate of 10-12 % per year and account for 80% of the tax money collected. Key costs contributors are buildings, teacher's salaries and health benefits, and federal and state mandates. While there is little that a Town Plan can do to control the cost of education per student, the Town should undertake the study of a school choice and/or a voucher system, which if enacted, could potentially lessen the burden on our municipal schools. The town's goal should be to increase it's Grand List so as to spread the cost of education over a larger base reducing the average cost burden to each family.

HOME OCCUPATION / LIGHT COMMERCIAL

Monkton is home to a small number of businesses, a mixture of both home occupation and conditional use. A home occupation is defined in Monkton's zoning regulations as an *"Accessory use of a service character conducted within a dwelling by the resident thereof, which is clearly secondary to the dwelling used for living purposes and does not change the character thereof."* Examples of a home occupations include: a seamstress or bookkeeper, telecommuting, meeting employee work requirements while working at home, and communicating via high speed Internet.

Town zoning (section 803) currently defines a conditional use as *"Uses recognized in these regulations as Conditional Uses are those which are not, by their nature, incompatible with the Town Plan. They represent desirable community facilities and services, or compatible commercial and industrial uses."* Current or recent examples of conditional use businesses include vehicle repair garages, and commercial woodworking operations.

It is apparent that these businesses, continue a longstanding tradition of both living and working within the town boundaries. The businesses referenced above are generally benign entities with little or no drain on the environment and town resources. Unfortunately, such businesses provide little economic boost to the town and have a minimal impact upon the tax structure or rate. As the town faces continued growth it is imperative that we re-examine our attitude about business growth and its impact upon the town.

Zoning regulations should be amended to provide a by-right provision for light commercial in all zoning districts of town to the extent that such a business does not negatively impact overall property values or quality of life in the surrounding community and does not create a hazardous waste environment. (A by-right use is a use that is absolute within a zoning district. These uses must meet the minimum zoning requirements for the district in which they are located such as setbacks, parking etc.)

In addition to by-right commercial business support, the zoning regulations can provide for conditional use review and support for business that do not meet the by-right criteria, in all zoning districts. Economic benefits of local businesses include an expanded tax base, less burden on our local infrastructure, increased local employment, and a decreased use of fossil fuels for daily commutes.

Key to the economy of Monkton, and the protection of our tax base, is maintaining the value of properties in Monkton. To do so, Monkton must maintain its country charm and beautiful working landscape, while at the same time, allowing orderly growth and a return on property investments. Our task through this and future planning cycles is to create a community conducive and receptive to light commercial business activity and orderly balanced residential growth.



NATURAL RESOURCES

GENERAL POLICIES

- To promote land use practices and techniques that protect threatened/endangered species, natural/fragile areas, and water resources such as surface waters and wetlands.
- To encourage measures that maintain or regain the health of all water resources (including streams, open waters, wetlands, and groundwater) for the recreational, agricultural, and provisionary (for both flora and fauna) roles that they play.
- To develop and maintain techniques to encourage natural resource conservation, such as proper zoning, conservation easements, tax incentives, and enrollment in the State's Current Use Program.
- To support the town's agricultural community and forests while promoting conservation.
- To increase public knowledge regarding the town's natural resources and their maintenance.
- To identify and encourage the acquisition of lands with conservation value.

RARE/THREATENED/ENDANGERED SPECIES AND NATURAL/FRAGILE AREAS

The town supports the protection of rare species, significant natural communities, important habitat areas, and other natural/fragile area, based on, but not limited to, state and regionally determined definitions. Conservation efforts such as maintaining wildlife corridors and buffer zones as later described in the wildlife habitat section are encouraged.

In Monkton, several of these resources exist. Three areas of rare/endangered plant species are present, as well as three areas of rare/threatened/endangered animal species. Additionally, a portion of the marsh/bog vegetation surrounding Bristol Pond, (Lake Winona) defined by the Region as an area of special value, extends into the southeast corner of Monkton.

The Eastern rat snake, a large but harmless black snake, was state-listed as threatened in April 2005. This snake is a constrictor that specializes in hunting small rodents such as mice and rats, and is also a good climber. The northern most population in Vermont inhabits woods and edges in the Monkton-Bristol area in the vicinity of the Waterworks property. This species is compatible with humans and will sometimes share barns and outbuildings with people. Mowing fields so not to encircle snakes, but rather mowing furthest from the wood's edge is encouraged. For more information please contact the Monkton Conservation Committee.

Grassland birds, as a group, are of conservation concern. Since grassland habitat in Vermont is largely artificial, landowner awareness and cooperation should be encouraged. When possible,

fields with nesting birds should be left uncut until August. Even on land actively managed for agriculture, some fields may be less valuable as forage and could be cut later in the year. Raising the mowing bar is a technique that could protect some nests and animals (e.g., wood turtles; baby Eastern cottontail rabbits). Upland Sandpipers, a state-endangered bird that is found in large grasslands, are known to nest in Monkton. If known, nest locations should be left undisturbed. Maintaining pasture and fields within a large open habitat matrix will benefit all grassland birds.

Note: Goldfinch nest in old field habitat with shrubs through September. Although not rare, landowners may want to consider late nesting goldfinch when cutting old fields and brush hogging.

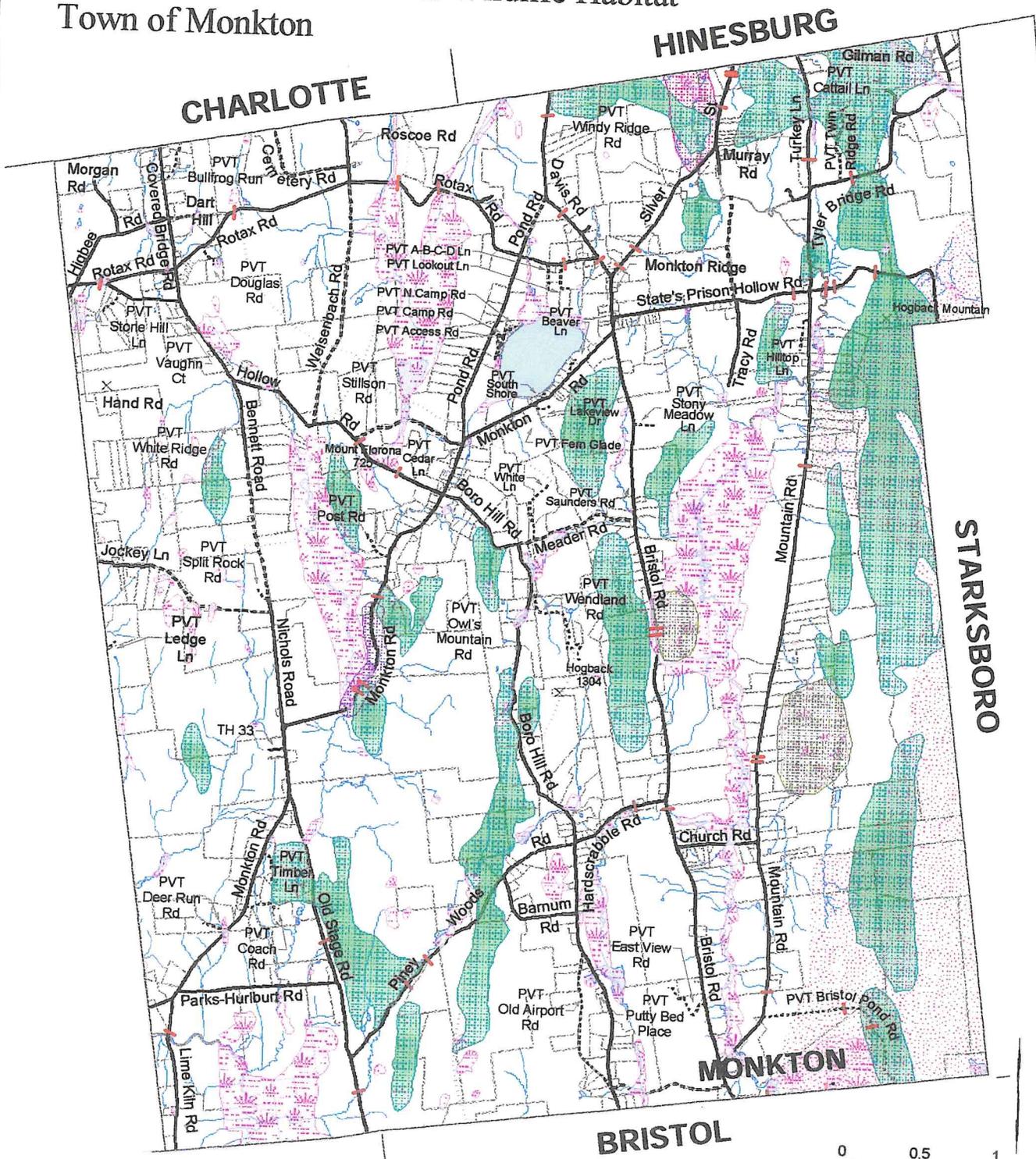
The uncommon wood turtle is a moderate-sized stream turtle of regional conservation concern and possibly worthy of federal listing consideration. This long-lived species is believed to be under threat throughout its range, and Vermont is core to that. This species travels well away from its home stream during summer (max. 1400' recorded in Monkton, and elsewhere reported up to 2000', but 1000' likely to contain most individuals). Discouraging road construction and other development within 1000' of wood turtle streams would assist their long-term persistence. In general, maintaining 300' of riparian habitat along each side of a stream would benefit many species of wildlife.

Some species of frogs and salamanders make seasonal movements between uplands and spring breeding pools. When a road is located between these areas road kill can be quite dramatic. Over 1000 deaths of four species in a single night have been estimated at one crossing in Monkton (wood frog, spring peeper, spotted salamander, and blue-spotted salamander). When roads are undergoing upgrades, crossing structures in conjunction with habitat protection should be considered. A similar situation can occur with snakes crossing roads when returning to den sites in the fall.

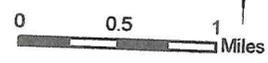
The Town encourages the compilation of a comprehensive wildlife and significant habitat inventory by the Monkton Conservation Committee and other interested citizens, placing emphasis on rare species and natural communities, such as Meader White Cedar Swamp. In recognition of these features Monkton has established the Pond Brook Wetlands conservation area that protects rare species, a portion of an expansive emergent marsh, and a wildlife travel corridor.

A preliminary inventory of wildlife habitat within the Town shows patterns of wildlife travel corridors. Species included in the inventory included bobcat, bear, moose, white-tailed deer, and various small game. A map of this inventory showing significant habitat and travel corridors follows and is included as a point of reference.

Important Resource Areas and Wildlife Habitat Town of Monkton



- Natural Heritage Sites
- Bobcat Migration Corridor
- Wildlife Crossing
- Deer Wintering Areas
- Vermont Significant Wetlands
- Bear Habitat
- Turtle Habitat
- Reptile Migration Area
- White Cedar Community



Addison County
REGIONAL PLANNING COMMISSION
GIS
This map intended for planning purposes



WILDLIFE MAINTENANCE

The Town encourages the protection of significant wildlife habitat and the maintenance of the full array of native species, while considering agricultural and forestry needs. Responding to a congressional mandate, the State of Vermont in conjunction with many partners has generated a Vermont list of Species of Greatest Conservation Need (SGCN-see appendix), and has suggested strategies for their maintenance. Many species mentioned in this Town plan are SGCN and, when appropriate, Monkton should act in concert with the State to conserve our wildlife heritage.

WILDLIFE MAINTENANCE PLANNING CONSIDERATIONS

- Buffer zones/riparian habitat -- Minimum buffer strips surrounding water bodies are crucial to wildlife movement. Suggested widths, as recommended by the Department of Fish and Wildlife will be encouraged.
- Stream quality can be maintained through adherence with Department of Fish and Wildlife recommendations as shown below.
- Wetlands support great numbers of plant and animal species, particularly marsh birds, waterfowl and amphibians. For this reason, these areas are of significance and should be protected.

Riparian Buffer Corridors:

Slope of Adjacent Land	Suggested Widths Seasonal Streams and Permanent Streams less than 10 feet (at high water mark)	Requires Width Lakes, Ponds, Rivers and Streams Greater than 10 feet.
1-10%	25 feet	50 feet
11-20%	45 feet	70 feet
21-30%	65 feet	90 feet
31-40%	85 feet	110 feet

Add 20 feet for each 10% slope.

Fisheries -- These habitats (ponds, streams, wetlands) crucial for both wildlife and recreational

use, suffer from impoundments and poor water flow, removal of shady vegetation, silt build-up and invasive species. Measures should be taken to minimize these effects particularly through the use of proper Accepted Management Practices (AMPs) and Best Management Practices (BMPs).

Forest Habitat – Deer wintering areas, bear, bat, and (song) bird habitat are the most prominent concerns in this category, but a diversity of plants and animals are also part of a forest system. Wintering areas are the most crucial element in defining the health of the deer population.

Deer wintering areas need to be available every year in the event that stressful winter conditions require their use for health and survival. Wintering areas not only affect the deer population, but also the quality of recreational activities such as hunting. It should be a priority to encourage private landowners to evaluate their land, recognize wintering areas, and protect them. In the future, incentives may be provided to landowners for incorporating protection of deer wintering areas and other important wildlife habitat into their Current Use Plan or other landowner conservation programs.

The federally endangered Indiana bat has been located in Monkton roosting under the loose bark still attached to a standing dead tree. Forest management guidelines for bats and other species are available (for more information contact the Monkton Conservation Commission).

Travel Corridors – Black bear and bobcat are two species that require large territory for their seasonal and foraging movements. These species are sometimes referred to as “umbrella” species, indicating the belief that if sufficient habitat is maintained for them, many smaller species will also benefit.

Bear habitat, while present, has been less obvious as most of the town is not currently used by bears. The eastern-most portion of Monkton, especially the Pond Brook area adjacent to Starksboro, does serve as a travel corridor to early spring food sources located in wetlands and a few bears are now denning for the winter in Monkton.

Bobcat travel corridors exist throughout a large portion of the town, ranging from the Vergennes Watershed region in Bristol, on the high elevations of Boro Hill, Mt. Florona and Mt. Fuller, and north to the Charlotte and Hinesburg town lines. The bobcat travel corridors have numerous road crossings that need to be maintained for the corridors to continue to function. Landowners are encouraged to take wildlife habitat and travel corridors into consideration in their land management practices.

Land Acquisition - the state and various land trusts acquire or protect with easements lands determined to have high value as natural or fragile areas, as well as those with recreational use potential. On the local level, habitats or areas that are important to the town should be identified and protected for future generations. The Monkton Open Land Committee is developing a report describing options on this issue for the Town.

WATER RESOURCES

Water resources must be considered and are generally divided into four levels: surface water, wetlands, groundwater, and aquifers. Maintenance or improvements as needed must be made in order to assure water health, safety, and quality. The effects of effluent, or wastewater, can be minimized through treatment technologies, which help protect the quality of groundwater, lakes and ponds. Locally, invasive species such as Eurasian Water Milfoil are a concern to the community and must be evaluated.

Surface Water -- Monkton is part of the Little Otter Creek and Lewis Creek Watersheds, which both flow into Lake Champlain. The health of these bodies, and Pond Brook, is not only locally significant for health and recreation, but also of importance to stream dependent species such as otter, wood turtle, fresh water mussels, stream fish and insects. Stream condition also effects Lake Champlain and therefore influences its health as well.

Shorelines effect the health of lakes and ponds. For this reason, the Town regulates the development of these areas through sewage disposal ordinances, definition of buffer strips and implementation of erosion controls.

Regulations should be developed to minimize the affects of run-off, erosion and leaching. Land use activities directly affect the health of surface water. Surface water health can be impacted by activities that lead to run-off and erosion into surface water and leaching through soil to shallow groundwater or the water table. Shallow groundwater feeds surface waters. Landfills, septic systems, and storage tanks can leach pollutants through soil into water. Pesticide, fertilizer and manure use, if improperly managed, can result in leaching to the water table and runoff into surface waters polluting them. Pollutants can kill or injure aquatic plants and animals, impact the quality of drinking water, and diminish recreational opportunities.

Eurasian Water Milfoil continues to pose a threat to the recreational use of ponds and lakes -- particularly Monkton Pond (Cedar Lake). The key to stopping this problem is early treatment before large spreading occurs. Therefore, support for local efforts to slow or stop Water Milfoil spread is crucial, as state funds are generally very limited.

Wetlands -- Wetlands are defined in the Vermont Wetland Rules as 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 to seasonally saturated soil conditions for growth and reproductions. The federal wetland definition under Section 404 of the Clean Water Act similarly emphasizes hydrology, soil, and vegetation as the criteria for determining the presence of a wetland.

Wetlands include such areas as marshes, swamps, bogs, fens, and shallow water ponds. Wetlands are known to provide many important functions that maintain ecological integrity and values that provide human benefits including temporary storage of flood waters, surface and ground water

quality protection, ground water recharge, wildlife and migratory bird habitat, fisheries habitat, threatened and endangered species habitat, and open space and aesthetics.

The Vermont Wetland Rules, implemented by the Water Quality Division of the Department of Environmental Conservation, protect Class One and Class Two wetlands. The State rules describe certain activities that are allowed uses and may occur within these wetlands and identify other uses that are conditional uses and which may only be approved if it can be shown that the use will not adversely affect the function and values of the wetland.

The general locations of Class Two wetlands in Monkton are shown in the National Wetlands Inventory maps, copies of which are kept in the town offices. It should be noted that not all Class Two wetlands are mapped due to limitations of aerial photography, and smaller wetlands connected to Class Two wetlands may not be mapped.

Class Three wetlands are generally small wetlands and are not identified on the National Wetlands Inventory maps. Class Three wetlands are not initially protected under the Vermont Wetland Rules, although they may provide significant function and value and may be protected under Act 250.

There are currently no Class One wetlands in Monkton.

Ground Water --Groundwater resources provide water for personal, agricultural, commercial and industrial needs. Groundwater consists of surface water which has percolated through the soil to the water table and recharges deep groundwater aquifers. The speed of this process fluctuates with the type of soil and bedrock. Presently in Monkton, groundwater appears to be plentiful, but as growth continues it will become scarcer, in which case measures must be taken to preserve it. The point at which the degree of development affects water quality and quantity is undetermined. The Town encourages the use of low flow faucet and toilet fixtures in all new construction to minimize its impact on groundwater.

Aquifer/ Wellhead Protection -- Generally, aquifers serve as geologic storage tanks for large volumes of water, which originated as surface water. These sources and their recharge areas must be protected, especially gravel deposits on hillsides, which must be reviewed as much for their water recharge and purification qualities as for their septic carrying capacity. As defined by the Region, no aquifers serving public water systems presently exist in Monkton. All drinking water sources are private.

Drinking Water Quality --The quality of Monkton's groundwater is dependent upon bedrock geology, proper land use practices, and waste disposal. That is why the Vermont Department of Health (VDH) recommends three tests to determine drinking water quality. The VDH recommends yearly testing for coliform bacteria as a positive test indicates the water is polluted by animal or human waste. The inorganic chemicals test and gross alpha test are recommended

every five years by the VDH. The inorganic chemicals tested include nutrient pollutants such as nitrate, and naturally occurring pollutants such as arsenic, lead, and uranium. The gross alpha test measures radioactivity from radionuclides in the water.

Bedrock geology can affect the chemistry and quality of drinking water. The Champlain Valley contains several rock layers or strata that can negatively affect groundwater quality with naturally occurring pollutants. Some contain inorganic chemicals and/or radionuclides. Aerial reconnaissance of the northeast part of Monkton showed promise for uranium extraction in 1976; bedrock testing determined that not enough radioactivity occurred for profitable mining. Some bedrock strata in the Champlain Valley, like the Clarendon Springs formation, are known to contain radionuclides. Several others are suspected. Although the Clarendon Springs formation does not exist in Monkton; it occurs in Hinesburg, Charlotte, Ferrisburg, New Haven and Bristol. Underground cracks of many miles in length allow water to move from one rock formation to another. Radionuclides can be removed from well water by different filtering systems. Children, the elderly, and infirm people are especially vulnerable to these pollutants. From the benefit of public health the Town of Monkton highly recommends that residence test their drinking water following the guidelines set by the VDH. Many of these pollutants are easily treated if you know your water contains them.

Common sources of contamination from human activities include storage tanks, municipal landfills, illegal dumps and dumping, septic tanks, road salting and runoff, and some agricultural activities. Prevention of contamination by human activities is critical, as treatment of groundwater is extremely difficult. The State has a grant program for the removal of underground storage tanks (UST) with 1000 gallon capacity or less (e.g. home heating fuel tanks).

AGRICULTURAL LANDS

Agriculture has been a significant part of Monkton's landscape, rural character, economy, and land use. Currently, there are 11 commercial agriculture operations in Monkton. A total of 4750 acres, which is 20.5% of the land, are in commercial agriculture operations. Likewise, 6000 acres, which is 25.8% of the land, are in commercial forestry operations. Based on the 2005 town survey, preservation of working farms and open land is a priority for Monkton residents. The continued consolidation of dairy farms will dramatically change the Town's character. For this reason, the Town of Monkton recognizes the farmer's right to farm. Agricultural polices are very important to protect land and water resources. The use of Acceptable Agricultural Practices (AAP's), Best Management Practices (BMP's), and Acceptable Management Practices (AMP's) by the farmer are strongly encouraged.

Dairying has been the primary form of agriculture in Monkton. The number of dairy farms, however, has declined to 5 in recent years, while direct marketing operations such as market vegetable gardens, Community Support Agriculture (CSA) farms, berry and tree fruit farms, and specialty cheese-making operations have been successful as well as wholesale landscape nursery operations and forestry operations for lumber and firewood. Dairy farm operations are eminently suitable for other pasture-based livestock operations (e.g. beef cattle, small ruminants, horses), because of their barn facilities and acreage. The Town of Monkton encourages diverse farming operations, pasture or grass-based animal production systems, and specialty farms.

There are several measures that can be taken to encourage economic viability for farmers together with the preservation of the valuable resource of good quality agricultural and forest land. These include taxing agricultural and forest land at a lower tax rate based on their actual use, the purchase of development rights or the outright purchase of agricultural lands by the State or Town, and zoning and subdivision regulations that minimize the impact of development on agricultural land.

The Vermont Land Trust will buy farmers' development rights, thus providing farmers with a monetary benefit while using conservation easements to preserve the land for agricultural uses. In 2005, 1096 acres of agriculture and forest land in Monkton were held in trust.

Providing tax relief for farmers is a priority. The State's Current Use Program provides tax relief by taxing land based on its actual current use. The Current Use Program is an example of how the State allows farms and forest lands to be taxed at use value rather than development value. At the current time 10,120 acres of agricultural and forest land in the Town are enrolled in this program. State mandated Current Use programs should be supported through Statewide funding sources.

The 2005 town-wide survey showed a high level of support at 60.5 % for the concept of the Town of Monkton allocating town funds to purchase the development rights as well as the outright purchase of agricultural and open lands in order to preserve and maintain the rural character of the Town, and to protect open land and view sheds. At the 2006 Town Meeting, the

Town voted 2 cents on the grand list to purchase land or the development rights of land to protect open land and agricultural lands.

Zoning and subdivision regulations by the Town should encourage development that minimizes its impact on agricultural land to support agricultural operations and their infrastructure. In development, encouraging the use of "cluster housing" methods or Planned Unit Developments (PUD's) will help keep good quality agricultural land free for agricultural and forestry uses while still allowing development and economic resources to exist. On farm parcels or land contiguous to farm parcels, housing should minimize its impact on the farm land and farming operations. Town residents that choose to build or buy houses near farm or forestry operations or farm land must respect the farmer's right to farm.

SOIL RESOURCES

Monkton sits at the interface between soils formed in the Green Mountains to the east and those formed in the Champlain Valley to the west. The Town's soil resources include significant areas of silty and clayey valley soils that have primary agricultural classification, and forested ridge-lines with shallow-to-bedrock soils and soils formed on deep sandy deposits, which are important for groundwater recharge. Wetland soils provide surface water renovation, minimize flood damage, and plant communities growing there provide food and habitat for wildlife. Monkton also has some deep well-drained soils suitable for septic systems and development.

Monkton's rural character is influenced by its large tracts of primary agricultural soil. (All soils that have an important farmland rating by the Natural Resource Conservation Service (NRCS) as either prime or state wide.) Criterion 9B of Act 250 outlines the State's desire to keep primary agricultural land undeveloped unless specific guidelines are met or a special case exists. For this reason and residents' desire to preserve working farms and open land, developers and planners should work with specialists in the region to minimize the reduction of agriculture potential in subdivisions or developments through community planning. Developments containing 10 or more housing units fall under the State's Act 250 criterion for primary agricultural soil, which is specified in 9B.

Monkton's rural character is also influenced by its forested ridge-lines and working landscape. The forested foot-hills of the Green Mountains in Monkton have soil that is shallow to fractured bedrock. There are also sandy deposits in these areas and at lower elevations in Town. All are important groundwater recharge areas as it is here that rain water can percolate through overlying materials into the bedrock for groundwater storage. These forested areas of groundwater recharge are crucial for a town, like Monkton, whose water supply is only from wells. For this reason, developers and planners should work with specialists in the region to protect groundwater and groundwater recharge areas.

Monkton's rural character is influenced by its large tracts of wetland or hydric soils. Wetlands are defined as those having hydric soil, hydrology and plants (Vermont's Wetland Law SS 905). Most Vermont wetlands are defined as Class 2, and thus, require a 50 foot protective buffer from any development. Wetlands are protected because they are areas of groundwater discharge that retain water to slow flood events and stabilize banks. They renovate water quality by adsorbing nutrients and sediment. They provide fish and wildlife habitat and are areas for rare plant species. They also provide for traditional recreational opportunities. For these reasons, developers and planners should work with specialists in the region to protect wetland resources in the town as specified in Vermont's Wetland Law.

Monkton has limited large tracts of soil suitable for conventional in-ground or mound septic systems. However, within large unsuitable tracts of soil small inclusions of suitable soil often can be found that allow for septic systems. Vermont's Environment Protection Rules that govern septic system placement are designed to prevent health hazards and pollution, and contamination of drinking water supplies to ensure adequate supplies of potable water. Development in

Monkton follows State regulations for the treatment of septic system wastewater.

Current rules require two septic system leachfield sites ; one for the home being built and a replacement site. Septic system leach fields last about 25 years. The replacement site allows the home to have septic system leach field capability for the lifetime of the house. When the first leach field fails, the replacement leach field can be built and used for 25 years; then the home can go back to using the first site. Homes built before the replacement site leach field requirements that do not have suitable soil will require the Town of Monkton to work with the State to find a suitable solution.

No commercial gravel or sand pits currently exist in town.



Agricultural Soils and Earth Resources Town of Monkton

HINESBURG

CHARLOTTE

STARKSBORO

BRISTOL



Sources:

Agricultural Soils: USDA soils data

Aggregate Resources: VT ANR

Agricultural Soils

-  Prime Value
-  Statewide or Local Value

Aggregate Resource Potential

-  Sand Potential
-  Sand and Gravel Potential





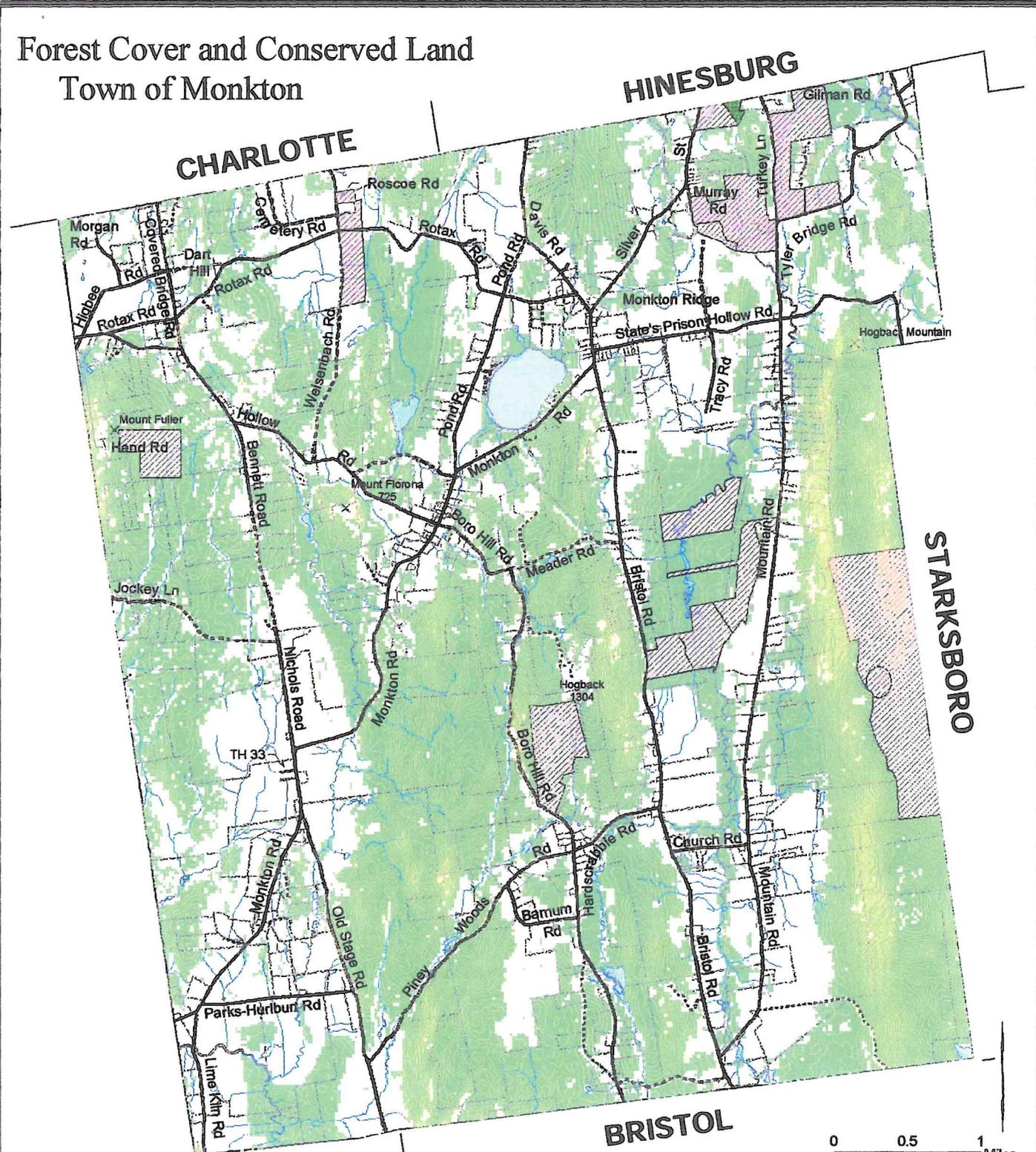
FOREST RESOURCES

Forest land provides many services, both economic and ecological. Wise use and management of forested lands can enhance its economic value and can be sustainable. Forest land has made a remarkable comeback from the 1800's when much of the state was clear cut and converted to other uses. With that comeback came the return of forestry as a major industry within Monkton and the State of Vermont. As with our agricultural resources, the use of AMPs, BMPs and Forest Management Plans are strongly encouraged. These management plans should take note of the economic contribution of forest related industries to the Town and region, as well as the importance of the preservation and maintenance of ridge lines and riparian areas, shorelines, vernal pools, and seeps.

The forested areas in Monkton provide a wide range of products, flood control and ground water recharge, erosion control and hillside stabilization, as well as wildlife habitat and recreational opportunities. As of 1998, 8 acres of Monkton forest were publicly owned and 5305 acres were enrolled in the forestry section of the Use Value Program. The large majority of Addison County forests are well stocked, and therefore the continued proper management of these areas should prove economically beneficial.



Forest Cover and Conserved Land Town of Monkton



Legend

Conservation Type

-  Fee Ownership
-  Conservation Easement (general)
-  Partially Protected thru current land use

Conservation Agency

-  Federal
-  State
-  Municipal
-  Private Organization

Wooded Areas (2002 imagery)





AIR QUALITY

Given the rural nature of our town issues regarding air quality are seldom expected. Current Zoning regulations have in place Use restrictions that support maintaining clean air. Quality of air issues will continue to be among those factors considered during any Conditional Use Application process. Challenges to air quality in Monkton include tire burning at the Ticonderoga Paper Mill, Midwest coal-fired power plants, illegal burning of trash, and motor vehicle emissions as traffic on Monkton roads continues to increase. Forested areas play a key role in the maintenance of air quality in the Town and region.

LAND USE

The Land Use section of a Town Plan provides the foundation upon which Zoning Regulations created and Planning decisions are judged. With this in mind the Town of Monkton should:

- Recognize the importance of the village district areas of our town and identify strategies to maintain their integrity, while furthering their development as centers for more dense development and providing more opportunities for affordable housing. Growth in these areas should include the goal of building and maintaining a sense of community.
- Recognize the importance of maintaining the environmental stability of the town and its resources. These strategies create the structure to protect wildlife areas, environmentally sensitive areas, and wetlands, as well as maintaining Monkton's continued existence as a rural town rather than an extension of the strip and suburban development that is moving south from Chittenden County.
- Recognize the right to farm. The farms in Monkton provide a large economic base although they are few in number. When a farm ceases to operate significant land use impact may result if a neighboring farm does not purchase the land and retain it in agriculture. The people of Monkton have demonstrated through a town wide survey that they prefer that as much of this land as possible remain open and available for new forms of farming and to preserve the rural character of the town.

The same survey indicated that the people of Monkton encourage the development of commercial and light industrial activity in appropriate areas while retaining as much land as possible in an open or rural state.

Farms not only provide an economic base with a minimal demand for town services, but also provide a large amount of open lands. It is often forgotten that there is a town based forestry industry which depends on the maintenance of wooded lands. Open lands are used primarily for the raising of crops or as pasture for livestock. Additional benefits of open land are freedom of movement for wildlife and recreation for hunters, sports, and outdoor enthusiasts.

The forests are economically and ecologically important. The forests are grown for lumber and other by-products of the forest industry. The forest also provides wildlife habitat and recreational opportunities for hunting, hiking, snowmobiling and other recreational activities.

In the everyday activities of farming and forestry, there are some necessary side effects which may include: dust, noise, odors, outside storage of equipment, an occasional stray animal, large equipment on roads, delivery and product transport trucks. This Plan recognizes the Farmer/Foresters right to operate and manage their land in an economically and environmentally sound manner. Use of Best Management Practices and Accepted Management Practices is strongly encouraged.

Becoming the neighbor of a farm includes recognition that these side effects are all necessary aspects of rural life.

LAND USE PLANNING REGIONS

This part of the Plan describes the patterns of Monkton's current land uses and the Town's vision of how the land should be used in the future to protect and enhance its planning goals. It is meant to be used in conjunction with the Land Use Map. The descriptions that follow will draw in large part from the various physiological, demographic and traditional settlement patterns of their respective areas.

The Land Use Map divides Monkton into the "Village/ Residential Planning Region," and the "Rural Residential Planning Region." The "Village/Residential Planning Region," encompasses the two traditional settlements of Monkton Ridge and Monkton Boro, and areas between them on the north and south sides of Cedar Lake. The "Rural Residential Planning Region" encompasses all areas of Monkton not in the Village region.

VILLAGE/RESIDENTIAL PLANNING REGION

One of the central aspects of the traditional Vermont landscape is an identifiable village district. The Town of Monkton recognizes this fact and accepts the challenge of joining the historic centers of the Boro and Ridge with the emerging village center created by the elementary school and the new Morse Park into the Village Center Planning Region.

Integral to the creation of a new village center will be the elements of:

- Traffic movement including sidewalks, pedestrian and bike paths, overall traffic calming and the possible redesign of some roads;
- Diversity of activities that includes commercial, recreational, municipal and educational as well as residential uses; and
- A gradual increase in the housing density and affordability with the inclusion of multi family units, PUD's (clustered housing with associated green ways together with density bonus) and assisted living facilities.

Monkton Pond serves as a focal point of the community. An Overlay District (an area superimposed over existing Zoning Districts for creating a more definable Land Use area) for the Pond has been created to preserve the existing scenic, aesthetic qualities of views of the Pond and access to the Pond for the residents of the Town and their guests.

RURAL RESIDENTIAL PLANNING REGION

Moving outside of the Village Center Planning Region, the town needs to reassess the advances in septic technology and alternative septic systems in relation to existing soil conditions and quality, and to assess this impact upon zoning regulations. Re-evaluation and re-alignment of the town's zoning districts based on this assessment must take into consideration the needs and value of our prime agricultural and forest lands.

Recognizing the changing nature of home occupations and the greater reliance on telecommuting the present zoning restriction that keeps conditional uses off our dirt roads will be eliminated. Issues regarding the impact of traffic will continue to be scrutinized during the conditional use application process.

The identification of growth areas that in the future may require rezoning to support emerging commercial services is critical. Residential development outside of the village district should be encouraged to follow cluster development and PUD (Planned Unit District) techniques. Zoning regulations should be rewritten to offer incentives to encourage this form of development. Examples of incentives may include density bonuses scaled to achieve the Town's goal of maintaining as much open and wooded land as possible. The use of master plans, green belts, buffer zones, land trusts and similar strategies are encouraged.

Increased understanding of the nature of our environmentally sensitive areas including the ridge lines and steep slopes of hills in town requires a reevaluation of our present conservation districts. These districts should include all areas where development is inappropriate due to topographic, soil, geologic and ground water recharge conditions. In addition, sensitive plant and wild life communities should receive appropriate protection via overlay district zoning. At a minimum this overlay district would include areas designated as significant by the Vermont Department of Fish and Wildlife, and may be expanded to encompass other areas based on local knowledge and expertise.

As part of the process the Town should identify unique public viewsheds of special significance and develop standards to protect them in order to preserve the unique character of Monkton.

Many recreational uses are appropriate within a conservation district.

DESCRIPTIONS OF PROPOSED LAND USE DISTRICTS

Land Use Districts, such as those defined below, will be used in the various planning regions and will be included in the development of new Zoning Regulations. These categories in large part are similar to those used in the Zoning Bylaws amended through 1987, and are meant to reflect historical land use patterns as well as appropriate land-use capabilities.

The proposed Land Use Districts are as follows:

RA-.5V	High Density Village District
RA-2	Medium Density Rural District
RA-5LD	Low Density rural areas
CON-P	Conservation District – Prohibited
POND	Monkton Pond Overlay District
NAT	Natural Heritage Protection Overlay District (as specified by the state)
FLHD	Flood Hazard Overlay District

HIGH DENSITY VILLAGE DISTRICT (RA-.5V)

This district is comprised of the areas where the Town has determined the “town center” should be located, and where it is appropriate to continue limited expansion of commercial uses traditionally associated with rural “villages”. The soils can accommodate concentrated development. , A compatible mixture of residential, commercial and other complementing uses shall be permitted in the district.

MEDIUM DENSITY RURAL AGRICULTURAL DISTRICT (RA-2)

This area has reasonably good soil for development but is not located in the same geographic areas that warrant inclusion in one of the rural centers. The purpose, therefore, is to limit uses to agricultural, residential, limited light commercial and other compatible and complementing uses at the designated densities.

LOW DENSITY RURAL AGRICULTURAL DISTRICT (LD-5)

These areas are outside the Village Planning Region, and have soils with varying potential for residential development. This land is typically well suited for agricultural uses, and other compatible uses such as open spaces, conservation, and outdoor recreation. It forms much of the landscape that gives Monkton its character.

Maximum average residential density should be based upon overall dwellings per number of acres, not on minimum lot sizes, to encourage Planned Unit Development (PUD's) and other forms of development which will enhance the goals of this Plan. An average density of one dwelling per 5 acres is proposed; if, however, as part of a subdivision master plan, a landowner is willing to create smaller lots, while simultaneously placing deed restrictions on the remaining acreage for residential or commercial use, than the overall density on the proposed development may be increased.

Because the people of Monkton have demonstrated their intention that this land remain as open as possible, both to preserve the open appearance of the town and to preserve open land that may be used for agriculture and recreation, the Monkton zoning regulations should vary the density bonus based on the percentage of land that is left open, or the provision of affordable housing units. The higher the percentage of land left open, the greater the potential density. The primary tool to achieve this goal is the use of PUD's which include clustered development. Soils may not support traditional development in these areas but are manageable with new technologies, including pockets of perkable soil which can be utilized by clustered development strategies.

CONSERVATION DISTRICT - PROHIBITED (CON-P)

This district includes areas deemed unsuitable for development due to topographical, soil, or wetland conditions. Uses on this land will be limited to agriculture, forestry, public outdoor recreation, and wildlife refuge. Due to the scale and filters of the maps used to identify these districts, there may be areas within these zones, which are not restricted by the factors for which the zone was established. Upon proof of that, the town shall consider whether a conditional use can be granted if sufficient acreage for building lots is found which is not restricted by the above mentioned factors.

Contained within this district are the ridge line areas in which development is restricted. In order to provide a consistent method of determining the upper boundary of a buildable zone, the following method shall be used. All measurements shall be taken from the top of the ridgeline downward to determine the boundary of the absolute no build zone. Specifically, the measurement shall be taken from the closest public highway to the top of the ridge. When this figure has been determined, the number of feet equal to 42% of the measurement will be measured down from the ridgeline and will establish the upper boundary of a buildable zone.

MONKTON POND OVERLAY DISTRICT (POND)

This area includes the areas surrounding Monkton Pond, bounded on the inside by Pond, Rotax, Baldwin, and Monkton Roads, and by Monkton Ridge. Any building development within this zone shall be by conditional use, and shall not adversely impede the view of the Pond from these surrounding roads.

NATURAL HERITAGE PROTECTION OVERLAY DISTRICT (NAT)

These areas have been identified as containing critical wildlife migration corridors, or fragile or endangered plant or wildlife communities by the state or other experts. All development within these areas shall be by conditional use only, and planned in such manner as to mitigate potential adverse impact upon these plant or wildlife communities.

FLOOD HAZARD OVERLAY DISTRICT (FLHD)

These include areas throughout Monkton designated by the Federal Flood Insurance Administration, as designated on the Flood Hazard Boundary Map, most recently amended. Agricultural and recreational use is permitted, but any development beyond subdivision, such as the creation of building lots or structures, shall be classified as conditional use, and as such, shall be reviewed by the Development Review Board.

TOWN WIDE LAND TRUST/GREEN ACRES PROGRAM

As a supplement to state and federal land trust programs, the Town may wish to consider establishing its own mechanism for preserving land, scenic views and historic buildings from development/alteration from their current state. As part of this process, a registry of candidate parcels needs to be established, to include a ranking of overall value to the town and risk of development in the near future. Those parcels that do not appear likely candidates for other land trust programs should be earmarked for the town land trust.

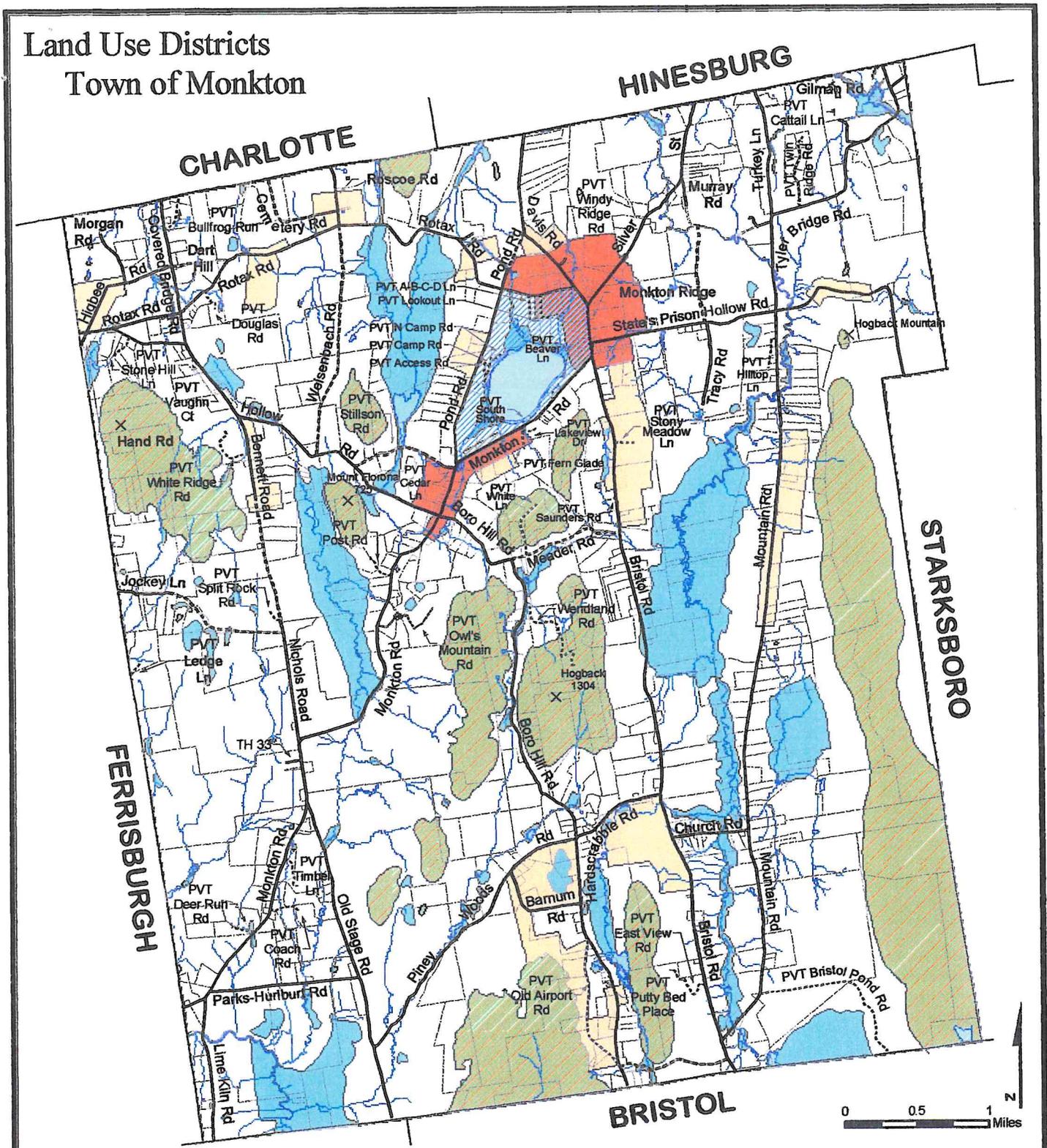
There is a variety of options that the town may wish to pursue to fund this trust. Beyond the use of grants, they include (but are not limited to):

- Requests for charitable donations to the town for inclusion in the trust.
- Tax abatements/adjustments now on property to be donated later.
- Utilization of a portion of the town property taxes for the purpose of purchasing both development rights or property.

Through the next planning period, the Town should undertake a study of the process necessary to establish such a land trust and begin the implementation process. Land Trust Board members should include as broad a spectrum of community members as possible.



Land Use Districts Town of Monkton



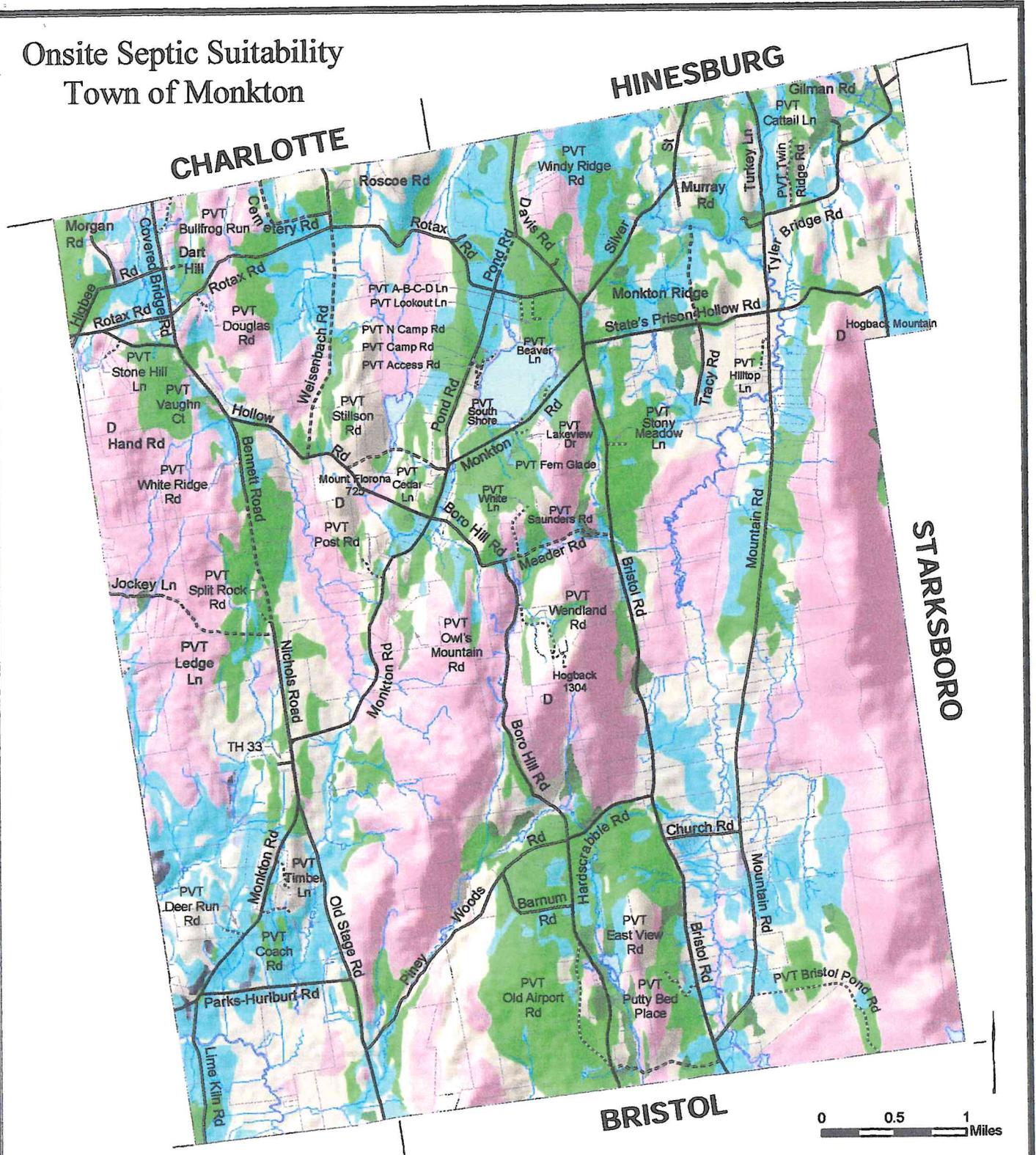
Land Use Districts (proposed)

- (RA-0.5-V) High Density Village District
- (RA-2) Medium Density Rural Agricultural District
- (LDAD) Low Density Agricultural District
- (CON-P) Conservation District - Prohibited Hilltops
- (CON-P) Conservation District - Prohibited Wetlands
- (POND) Monkton Pond Overlay District





Onsite Septic Suitability Town of Monkton



Sources: Soil Suitability Ratings for On-Site Septic;
NRCS, USDA, 2005.

- Onsite Septic Suitability Ratings**
- WELL SUITED
 - MODERATELY SUITED
 - MARGINALLY SUITED
 - NOT SUITED
 - NOT RATED

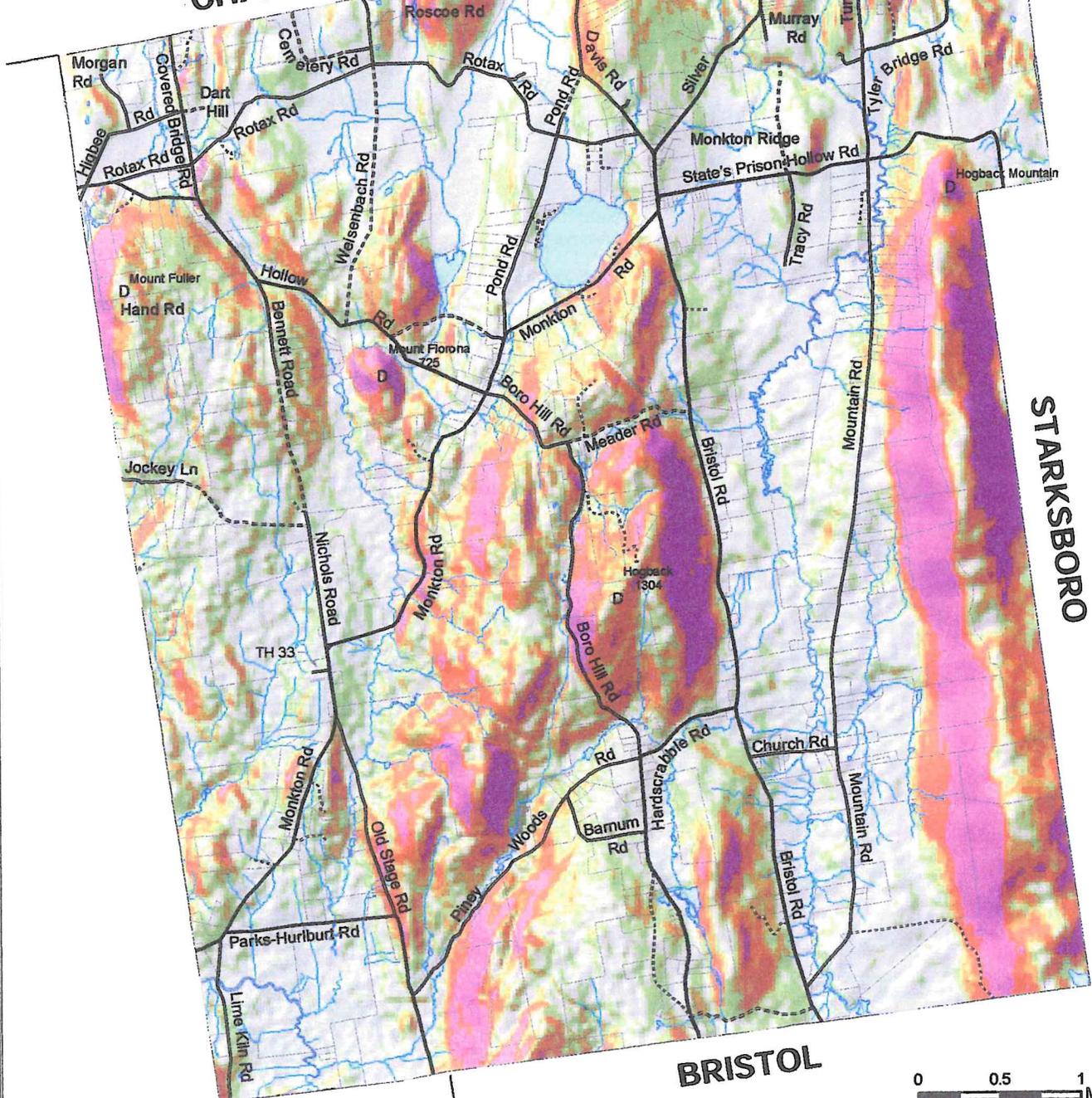




Landscape Slope Town of Monkton

HINESBURG

CHARLOTTE



STARKSBORO

BRISTOL



Slope in percent

- 0% - 8%
- 9% - 15%
- 16% - 20%
- 21% - 30%
- Over 30%

Sources:

Slope Classes: Generated from USGS
Digital Elevation Model, 7.5 minute Quad





