Stowe Town Plan

ADOPTED BY THE STOWE SELECTBOARD

NOVEMBER 13, 2018

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Adopted by the Stowe Selectboard
November 13, 2018

Stowe Community Vision

Stowe is a small New England resort town that exhibits a pride of place and sense of community characterized by a healthy natural environment including forested mountains, an agrarian landscape and historic compact village settlements; a tradition of hospitality; a respect for historic precedent; a dedication to protect and enhance its scenic resources by maintaining the unique context, scale and visual patterns that define the landscape; a vibrant recreation-based economy which maintains the town's historic character and traditional standard of quality; a strong community spirit reflective of the town's sense of security and diverse population; and a wealth of educational, cultural and social opportunities which sustain an enviable way of life.

The 2018 Stowe Town Plan was prepared by the Stowe Planning Commission and staff.

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Arnie Ziegel	Adam Davis
Chuck Baraw	Neil Van Dyke
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Neil Percy	
Tom Jackman, Director of Planning	Charles Safford, Town Manager

Thanks to the staff of the Lamoille County Planning Commission for their assistance in the preparation of this plan.

Mount Mansfield cover photo credit: Jocelyn Hebert, Green Mountain Club

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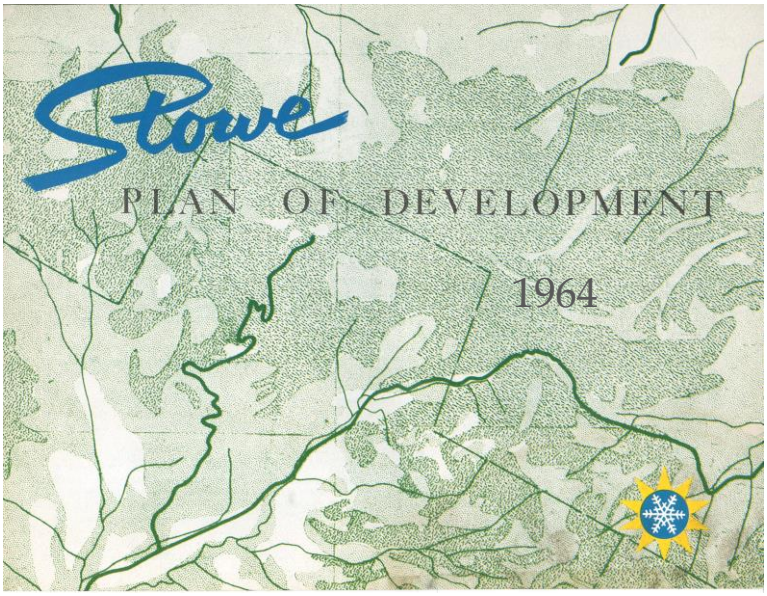
Chapter 1: Stowe's Planning Process



A. Introduction

The Town of Stowe has been actively engaged in planning for growth since well before the adoption its first Town Plan in 1964 (cover pictured above). The people of Stowe have long valued the town's scenic, rural and historic character. Stowe is widely recognized as an example of a popular resort destination that has managed to maintain that character over time as the population has grown and the town has developed. This is in large part do to the Town's commitment to land use planning. Planning is a process that helps a community prepare for change, rather than react to it and gives it the opportunity to retain those values that make a place special and unique. The Stowe Town Plan builds upon Stowe's past planning efforts to manage growth, protect scenic, historic and natural resources, and maintain a vibrant economy.

This plan contains all of the elements required by Vermont statute, which include: future land use, transportation, utilities and public facilities, natural resources, scenic and historic preservation, education, energy and housing.

The first four chapters provide the background and context that form the basis of the Stowe Town Plan. Chapter 5 is the actual plan, containing the Town's goals, policies and implementation tasks.

B. Purpose of the Town Plan

The purpose of the Town Plan is to reflect the Town's vision and goals for the future and to serve as a guide for growth and development. In Vermont, a municipal plan is

primarily a guidance document and not a regulatory document. The exception is that for development projects requiring a Vermont Act 250 Land Use Permit, the Act 250 District Commission reviews the plan to determine if the proposed project is in compliance with the plan. The primary regulatory tools for implementing the Town Plan are the Town's zoning and subdivision regulations. A municipal plan is required in order to adopt zoning regulations, a capital improvement program or impact fees and is required for eligibility for various state grant programs.

C. Public Participation in the Planning Process

Town planning in Stowe has matured over the years, and town residents expect considerable access to the Town's deliberative processes. The Planning Commission continues to seek public involvement on matters related to the Town's future. The Commission held 20 public meetings throughout 2014, many of which were well attended, and received a great deal of input from the Stowe Community that was incorporated into this plan.

Over the past decade, the Town has conducted a number of planning-related activities, all of which involved many public meetings. These activities have been integral to the Town's planning process and include:

- 2004 Route 100 Access Management Plan
- 2004 Update of Stowe Village Historic District
- 2005 Mayo Farm Management Plan
- 2005 Stowe 10-Year Recreation Plan
- 2005 Stowe Village Center designated
- 2006 Update of State Historic Sites Survey for the town
- 2006 Bicycle and Pedestrian Facility Improvement Plan
- 2007 West Branch River Corridor Management Plan
- 2007 Stowe Village Vibrancy Project
- 2008 Green Mountain Byway (Rte. 100) Corridor Plan
- 2008 listing of Moscow Village in the National Register of Historic Places
- 2008 Completion of a 3-year comprehensive review and update of the Stowe Zoning Regulations
- 2009 Comprehensive revision and adoption of Stowe Town Plan
- 2010 Memorial Park Master Plan
- 2010 Little River Corridor Management Plan
- 2012 Comprehensive review and update of Mayo Farm Management Plan
- 2012 The acquisition of Cady Hill Forest and development of the Cady Hill Forest Management Plan
- 2012 Comprehensive review and update of the Stowe Subdivision Regulations
- 2013 Comprehensive review and update of Sterling Forest Management Plan
- 2013 Comprehensive review and update of Sunset Rock Management Plan
- 2014 Comprehensive review and update of Cady Hill Forest Management Plan
- 2014 Stowe-Morristown Shared Use Path Scoping Study
- 2014 Comprehensive review and update of the Stowe Town Plan

D. Compatibility with the Region

The Town of Stowe shares a boundary with six towns and two neighboring counties. Its mountainous terrain and well-defined transportation corridors limit Stowe's interaction with most of the neighboring towns. Interaction is focused to the north (Morristown and neighboring Lamoille County towns) and Waterbury to the south. Stowe's efforts to coordinate its planning goals with those of neighboring towns and the region have therefore primarily been directed to the north and south.

Regional Coordination

To ensure that local planning programs and policies are coordinated with those of the region, Stowe is an active member of the Lamoille County Planning Commission (LCPC). Not only does the Town's involvement with LCPC provide a regional context for planning, it provides a forum for addressing issues of regional concern. In the past, the Town has participated in regional initiatives to address affordable housing, economic development, emergency management, Route 100 access management and natural resource protection. In drafting the Town's goals, policies and implementation tasks set forth in Chapter 5, careful consideration was given to the Lamoille County Regional Plan as well as the municipal plans of surrounding towns. Through such consideration, compatibility with the regional plan has been assured.

In 2007, Stowe partnered with the Town of Waterbury to prepare the nomination of Route 100 through the two towns for designation as the "Green Mountain Byway" under the Vermont Scenic Byways Program. A corridor management plan was developed containing many recommendations for enhancements of the byway corridor to benefit the traveling public. The two towns, with funding from the National Scenic Byways Program have been working together to develop interpretive waysides, brochures and a Byway website.

In 2013, Stowe partnered with the Town of Morristown in the development of the Stowe-Morristown Shared Use Path Scoping Study. The purpose of the path would be to promote non-motorized travel and generally create a better link between the two communities in a way that allows access for the widest range of ages and abilities of bicyclists and pedestrians as possible to the Lamoille Valley Rail Trail (LVRT), the Stowe Recreation Path, the village schools, the two village areas themselves, the numerous other destinations in between these two areas and the larger region via the LVRT.

E. Stowe's Land Use Regulations

Stowe's first permanent zoning and subdivision regulations were adopted in 1975 and have guided growth and development in town ever since. All land development in Stowe requires a local zoning permit. Some of more important tools in the regulations that have shaped development throughout the town include:

Planned Unit Development (PUD). This allows modifications in the dimensional requirements of the underlying zoning district (lot size, setbacks, etc.) to allow for clustering of units, flexibility of design and preservation of open space. This includes the Agricultural PRD, which preserves prime agricultural land. Stowe has 3 Agricultural-PRD's, two Ski-PUD's and two Resort PUD's. Each of the 2 Ski-PUD's (Stowe Mt. Resort and Trapp Family Lodge) contains well over 1,000 acres of permanently protected land.

Ridgeline and Hillside Overlay District (RHOD). The purpose of the RHOD is to protect the scenic and natural resources in areas of high elevation, steep slopes and visual sensitivity in a manner that allows for carefully designed, low-impact development. All development within the RHOD is reviewed to minimize visual and environmental impact.

Transferable Development Rights (TDR). In order to help concentrate development in targeted growth areas and limit development in sensitive natural or scenic areas, the TDR program allows the transfer of development rights from specific "sending zones" to "receiving zones". Although many communities in Vermont have a similar program, Stowe is one of very few that has actually seen it put into action.

Meadowland Overlay District (MOD). The purpose of the MOD is to protect open meadows, floodplains, wetland, and agricultural land along the Route 108 corridor through control of building location, site design and the transfer of development rights to appropriate "receiving zones".

Stowe Historic Overlay District (SHOD). The purpose of this design review district is to promote development in Stowe Village and the Lower Village that is aesthetically compatible with the existing historic character of these significant village areas, while allowing for flexibility in design and evolution of architectural styles. In addition, these regulations are intended to guide alterations to existing historic buildings throughout the Town of Stowe in such manner as to preserve their historic and architectural integrity.

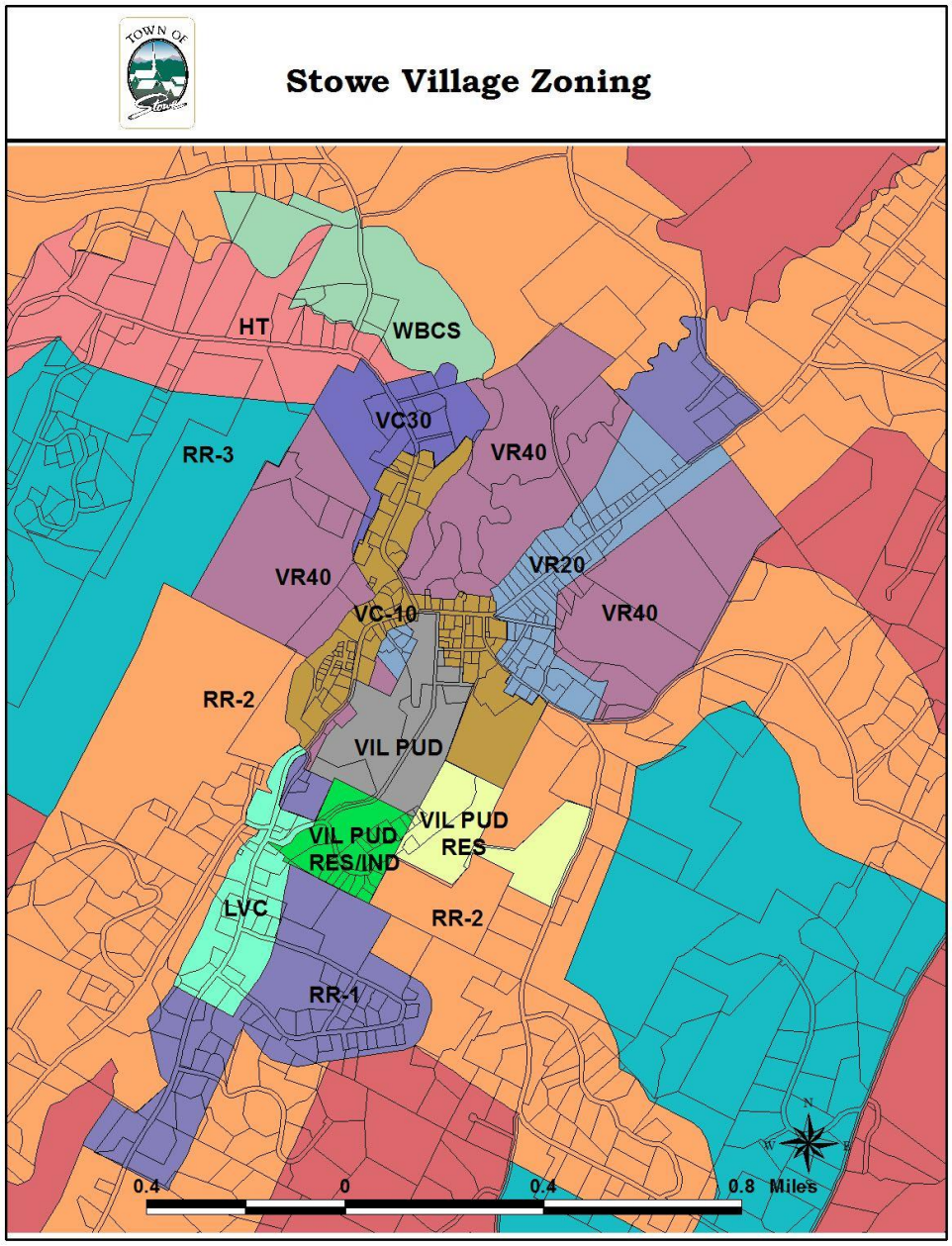
Flood Hazard District. Development within the 100-year floodplain is carefully controlled to ensure that no increase in flood heights or velocity occurs, that buildings in the floodplain are protected against flood damage and that individuals are protected from buying land in the floodplain that may be unsuitable for development.

Fluvial Erosion Hazard Overlay District. The purpose of the Fluvial Erosion Hazard (FEH) Overlay District is to control development in identified erosion prone areas; minimize property loss and damage due to erosion; prohibit land uses and development in

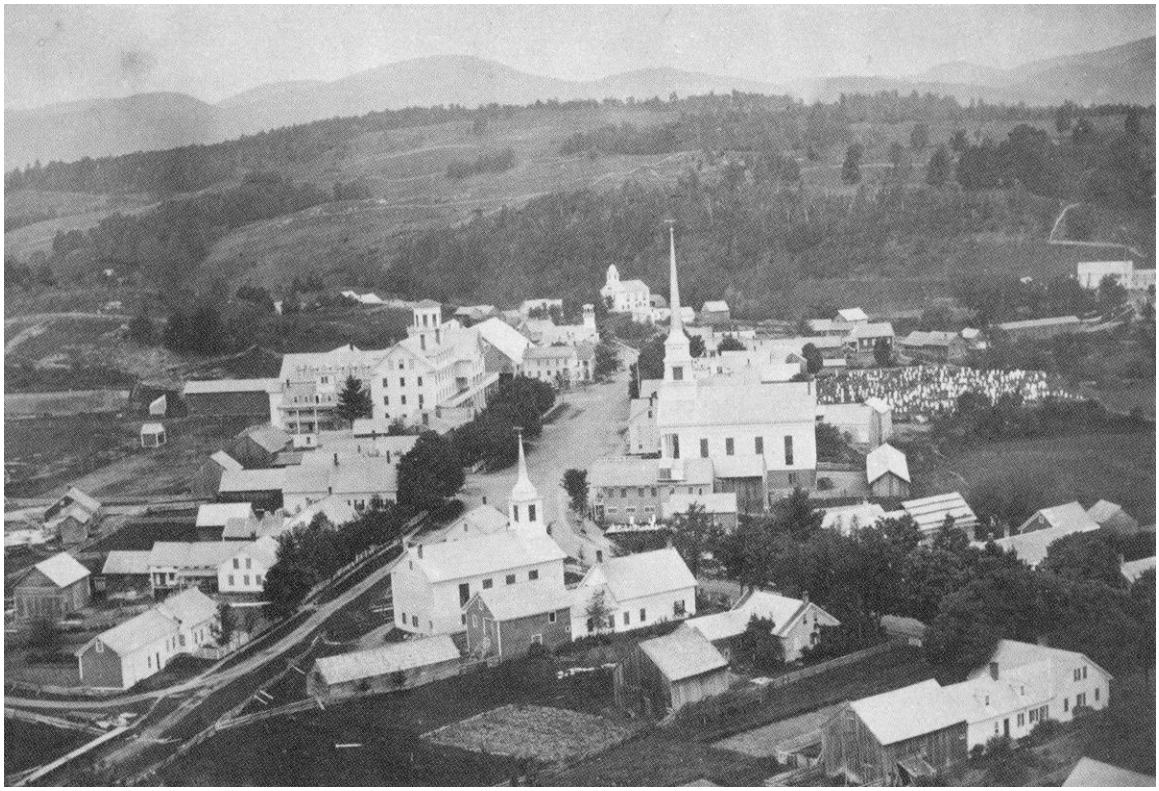
fluvial erosion hazards areas that pose a danger to health and safety; and discourage the acquisition of property that is unsuited for the intended purposes due to erosion hazards.

Subdivision Regulations. All proposals for the subdivision of land are evaluated under a set of 14 planning and design standards to ensure that the proposed subdivision does not cause any undue adverse impacts on public health or safety, the environment, neighboring properties or the rural and historic character of the community.

Other Regulations. Stowe also regulates outdoor lighting, landscaping for commercial properties, development near watercourses, stormwater management, access on to town and state highways and outdoor displays of merchandise.



Chapter 2: Stowe's Sense of Community



A. Historic Setting

Until late in the twentieth century, Stowe's development, economic resources and identity were closely connected to the forests of the Worcester Range to the east and Mount Mansfield to the west, as well as to the East and West Branches of the Waterbury River (now called the Little River).

Early Settlement
Chartered in 1763 as part of the New Hampshire land grant, Stow (the original spelling) contained 20,040 acres of mountain slopes, hillsides and two river valleys. Its first inhabitants, the Oliver Luce family arrived in 1794 from Hartland, Vermont. At the first town meeting, in 1797, highway districts were formed, a penny tax imposed for the maintenance of the town and the majority of the adult men were elected or appointed to various positions in the township. By 1800 the population had grown to more than 300 residents and a village that contained a hotel, a school and two shops was formed north of the "Village". South of the Village, surrounding the grist and sawmills, Mill Village (now the Lower Village) grew. It was here that the first post office opened in 1816, the first tannery was built and to which stores from the North Village moved. Further south along the Waterbury River, Moscow Village grew around the sawmill built in 1822.

Weekly postal service from Waterbury through Stow, Morristown, Hyde Park to Johnson via Gregg Hill from the south and Stage Coach Road to the north increased accessibility to neighboring communities. Other transportation improvements were the construction of Laporte Road (now Route 100) to Morrisville village in 1832 and the Plank Turnpike from Waterbury Center to the southern part of Stowe in 1852.

19th Century Expansion

During the first half of the nineteenth century, Stow's population grew between 300 and 600 people per decade which resulted in increased forest clearing, an increase in the number of district schools to ten, and an increase in the number of saw mills, roads and bridges. The town's acreage grew to more than 39,000 acres in 1848, when part of the township of Mansfield, which was settled in 1800 by Zimri Luce, Oliver's brother, was annexed to Stow. In 1822, part of the township of Sterling was annexed to Cambridge and in 1855 the rest was divided between the townships of Stow, Morristown and Johnson. Stow's land mass grew to 46,425 acres making it one of the largest townships in Vermont. Neither Mansfield nor Sterling had a civic or commercial center when the annexations took place.

The "Travel Experience" movement that was growing by mid 19th century was not lost on the entrepreneurs of Stow. City people seeking the benefits of mountain air and clean clear water began visiting Stow, staying at the Raymond Hotel or the Mansfield House in the Village and going by coach to Mount Mansfield. In 1851 the "Toll Road" was constructed to the Halfway House with a trail to the summit of Mount Mansfield. A few years later the trail was improved and the Tip Top House (Summit House) was completed.

Between 1861 and 1863 substantial construction took place in the Village. The first meetinghouse was moved to its current site (Vermont Ski Museum); the Universalist Church (Community Church) was constructed on the site of the first Meeting House; the Greek Revival Village School (Helen Day Montanari Memorial Library and Art Center building) was built; and the 200-room, four-story Mount Mansfield Hotel and Livery was constructed using local resources. The hotel integrated the Raymond Hotel and the Mansfield House and had a footprint of three blocks by two blocks on the south side of Main Street. Stowe (now with the "e" added) became known as "the Saratoga of Vermont".

Theater performances, literature and magazines, music and fashion came to Stowe along with the visitors each summer until 1889 when the hotel burned to the ground, the night after closing for the season. Notables such as Ralph Waldo Emerson and Admiral Dewey visited Stowe. The Summit House continued to be popular until the middle of the 20th century when it also burned.

The population of Stowe reached a peak of 2,049 in 1870. It lost about 200 people by 1880 and remained near 1,800 residents until 1903, when it dipped to 1,653. During this time, manufacturing butter tubs, and the packing and shipping of butter, became a major industry in Stowe, along with the manufacturing other wooden products. By the mid 19th

century farmers changed from raising sheep as a cash resource to raising dairy cows. Butter and maple sugar, shipped to Boston, from Waterbury, via the Central Vermont Rail, became a major source of cash. The Mount Mansfield Electric Railroad chartered in 1894, improved the access to the distant markets. Stowe pledged $40,000 of town funds and enlisted Boston investors to build the "Trolley" from the Waterbury Railroad Station to the Depot building next to the Green Mountain Inn. For 35 years, passengers and freight were carried on five cars to Waterbury Center then along the current roadbed of Route 100 to Stowe Lower Village. During this period, Stowe had as many as twelve mills, the most notable being the P.D. Pike Mill, which became the G.M. Culver Mill, and then Stoware, producer of domestic wooden products until 1978; the Smith's Mill and George W. Adams Mill in Moscow; and C.E. & F.O Burt Steam Mill in the Village (1891-1963).

By the 1894 Centennial Celebration the south side of Main Street looked much as it does today. Where the hotel once stood, three Victorian homes were built and one of the hotel's out buildings was moved to become Shaw's General Store. The Depot Building was constructed three years later.

Stowe Village was incorporated in 1896, permitting public financing of service and infrastructure improvements, including the 1904 installation of a municipal water system, the 1911 installation of electric lights, and village sidewalks by 1930. The Stowe Civic Club was active in the efforts to accomplish these efforts. The 19 district schools were consolidated into one district, a public high school created and housed in the Village School, changing education patterns in Stowe.

Throughout Vermont "Old Home Week" became a call to sons and daughters, who had moved west, to return home and renew connections with their roots and families. In 1903 Stowe's third "Old Home Week" recorded more than 2,000 people attending the dedication of the Akeley Soldier Memorial Building on the north side of Main Street. Leslie Shaw, a Stowe native and Secretary of the U.S. Treasury, was the keynote speaker.

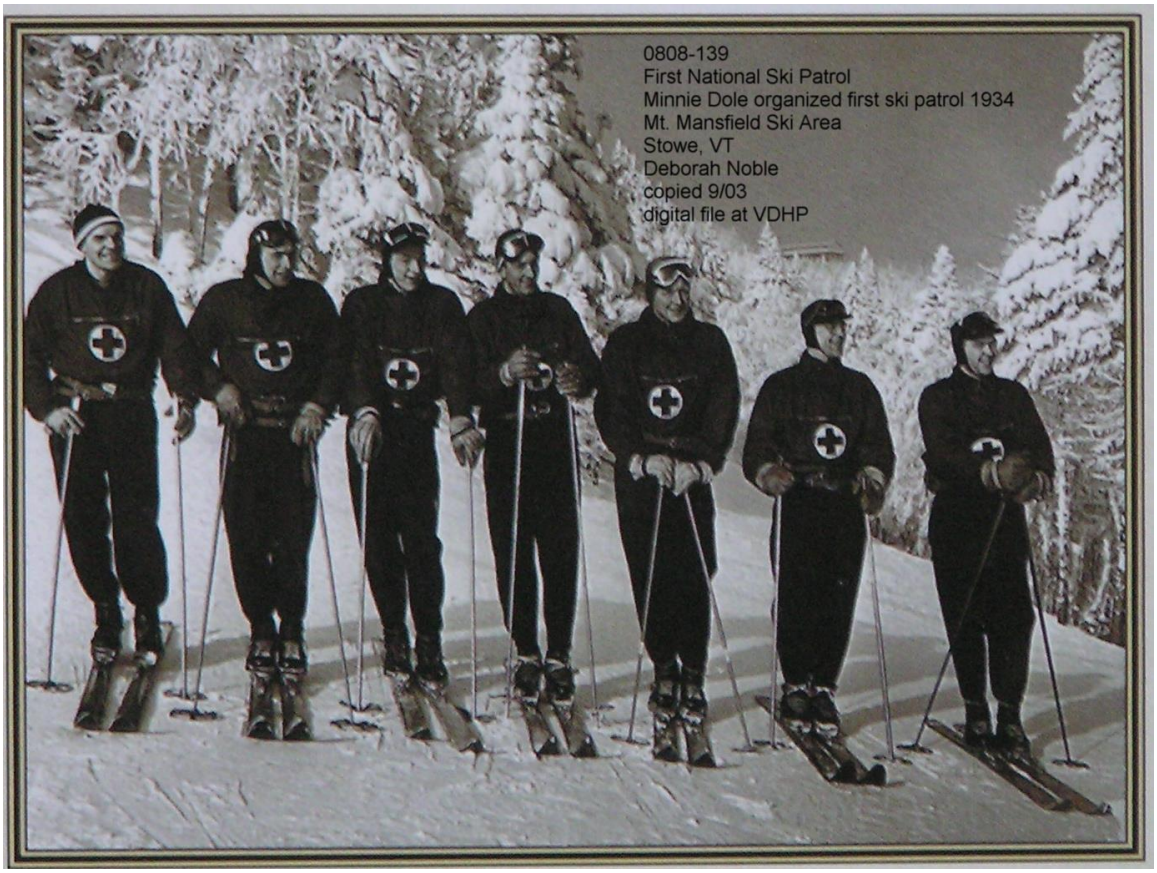
The Stowe Civic Club brought movies to the auditorium in the Memorial Building, published brochures extolling the virtues of Stowe, including the flora, fauna, and the clean air. It also supported the expansion of the 1896 wagon track through Smugglers Notch to accommodate the new form of personal transportation, the automobile. In 1916 Stowe and Cambridge were connected by a gravel road.

20th Century Changes

In 1911, a Swedish immigrant family introduced skiing to Stowe. Climbing Mount Mansfield and descending the Bruce Trail, a logging trail, in informal ski competitions became popular. In 1921, it sponsored the first Winter Carnival with ski jumping, toboggan races, and skating competition. At the second Winter Carnival ice sculpture was added. More than two thousand competitors and spectators are said to have attended the events.

Shortly after the beginning of the twentieth century, the demand for liquid dairy products replaced that of butter. Butter tubs and butter shipped from Stowe's farms diminished. Many upland farms were abandoned, causing the dislocation of many families and the closing of several mills. By 1930, many had left, but many of those who remained farmed in the summer and logged or worked the seasonal mills in the winter and spring. Governor F. D. Roosevelt visited Adams Mill in Moscow shortly before becoming president of the United States, liked what he saw, and recommended that other rural communities develop a similar economic system.

Because there were fewer mills, the logging camps were forced to close. Ranch Camp in the Ranch Valley and Barnes Camp near the Notch Road, both at the base of Mount Mansfield, were reopened in the mid 1930's as hostelries for skiers. In 1932, the road from Waterbury to Stowe became Route 100 and was paved, creating easier access by automobile, taxi, and bus. The Civilian Conservation Corps (CCC) began cutting trails on Mount Mansfield as part of FDR's work program of employment in 1932. In 1934 the Mount Mansfield Ski Club began promoting skiing in Stowe, first by sponsoring ski train excursions from New York City, then by sponsoring races against other ski clubs and university groups.



Beginning in the early 1940's, subsequent to the construction of the single chair lift on Mount Mansfield, ski enthusiasts made Stowe home, converting farmhouses and village

houses into small inns, building tourist cabins and opening retail shops that catered to visitors and community members. As the number of ski trails increased, more tourists came and local men and women found work in ski-related business in the winter and construction, and farming during other seasons. Changing tastes of automobile tourists were the impetus for entrepreneurial immigrants to build motels from the mid 1950's to the mid 1970's. The completion of Interstates 91 and 89 in the 1960's and the paving of Route 108 through Smugglers Notch in 1967 opened the natural beauty of Stowe to increased numbers of urbanites.

As Stowe's economy grew, so too did its population, as well as the need for increased community services. By 1950, the town's resident population was once again on the rise, a precursor to rural migration patterns that would substantially alter the town's social fabric over the years to come. In 1954, Stowe's remaining one-room schools were closed when Stowe Elementary School opened in the Village. By this time, all but one of Stowe's covered bridges had been replaced in deference to the automobile and truck, and the village was facing traffic congestion and parking problems that still exist more than a half century later. The Stowe Historical Society was founded in 1956 and the Stowe Reporter, the town's weekly paper, in 1958.

During the 1970's, the reliance on traditional sources of income, based on natural resources, diminished both nationally and locally. The same amenities that had long attracted seasonal visitors brought new residents to town and Stowe's population began to increase. During this time the population returned to that of the 1870 census. In the three decades since, the population has doubled. A new high school/middle school opened in 1973 outside the village on a former farm. The Jackson Ice Arena was built in the village in 1975 and cross-country skiing began its rise to popularity. With the addition of snowmaking on the ski trails, the winter experience of visitors and residents became more stable and predictable. The 5.3-mile long Stowe Recreation Path was completed in 1989, offering opportunities for walking, inline skating and biking.

The 2000's saw a number of physical changes to the Stowe landscape. The Stowe Mountain Resort expansion began in earnest in 2004. A new Public Safety Facility was completed in 2009 that combined the police, fire and emergency services departments. An addition to the rear of the Akeley Memorial Building, housing a new vault for the land records was completed in 2011. In 2013, the Jackson Arena was demolished and replaced with the new Stowe Arena.

1700s	1763	Charter granted by Governor Benning Wentworth of New Hampshire to 64 "Proprietors," none of whom settled in Stowe (June 8, 1763); original area 36 square miles.
	1791	Vermont becomes the 14th state.
	1794	First settlement; Oliver Luce arrived from Hartland, VT (April 16, 1794)
	1796	First saw and grist mill built at the falls of the Little River in Mill Village
	1797	First town meeting held at house of Lauden Chase
	1798	The Old Yard or Center Cemetery established on land donated by the Town Clerk following the drowning of his son; oldest in town
1800s	1800	First school house erected on land deeded by Oliver Luce in the Upper Village
		First established religious group (Methodist); first recorded church service
	1811	Steve Wright House built; oldest in Village
		First tavern erected in the Center Village; expanded to an inn in 1814.
	1817	First school established in what became Stowe Village
	1818	Old Town Hall built on the site of the present Stowe Community Church, later moved to its present location; oldest public building in Stowe in continuous public service; now the Vermont Ski Museum.
		First Church built
	1832	Stowe-Morrisville Road opened to traffic; Route 100
	1833	Green Mountain Inn built as a dwelling; later expanded into a hotel
	1838	"e" added to "Stow" in warned Town Meeting
	1840	Most of the Town of Mansfield added to Stowe
	1849	Rail service established in Waterbury
	1855	Part of the Town of Sterling added to Stowe
		McMahon House (Bashaw home) built; stop on the Underground Railroad
	1856	Toll Road up Mt. Mansfield to the Half-way House built; a saddle horse trail went from there to the summit
	1858	Summit House built under the nose of Mt. Mansfield
	1860	Planked toll road established between Waterbury Center and Stowe
		Road to Smugglers Notch was run up to the Big Spring
	1861	District #6 Village School (Stowe High School) constructed
	1863	Mount Mansfield Hotel constructed in the Village. It had three and one-half stories, 300 feet long with two rear wings; accommodated 450 guests, with livery for 200 horses;
		Stowe Community Church built for $12,000; most photographed building in town
	1866	Stowe Free Library established
	1870	Mt. Mansfield Toll Road completed to the summit
	1888	Mt. Mansfield Creamery began operation, first in Lamoille County
	1889	Fire; destroyed the Mount Mansfield Hotel
	1893	Neighborhood school districts consolidated into single town school district
	1894	Carriage Road to Smugglers Notch completed
	1896	Stowe Village incorporated
	1897	Mt. Mansfield Electric Railroad began daily service between Waterbury and Stowe; Depot Building constructed;
	1899	Mansfield Mountain Grange established
1900s	1900	Stowe High School organized; first graduating class in 1901
		Roman Catholic mission established in Stowe; services held in the basement of the Memorial Building
	1902	Akeley Memorial Building built, as a soldier's memorial; it has housed the post office, jail, bank and library
	1904	Municipal water system established to serve village
	1911	Village of Stowe Electric Light & Power System established
		Water mains constructed from Edson Hill springs to Village, Lower Village
		Stowe Civic Club established
	1913	Skiing first introduced by Swedish families living in Stowe
	1921	First Winter Carnival held; sponsored by the Stowe Civic Club; ski jump, toboggan slide and skating rink built

1900s	1931	Village Charter amended for construction of an electric plant, and service area expansion outside of village
	1932	Mt. Mansfield Electric Railroad service discontinued.
		Cement highway was built through Stowe, Route 100
	1933	First ski trails cut as part of Civilian Conservation Corps project
	1934	Municipal well developed to supply water system (abandoned in 1994)
	1940	First single chair lift constructed on Mt. Mansfield, ushering in modern commercial skiing
	1944	Covered Bridge on the West Branch, built in 1848, was rebuilt with no cover "in deference to changing times"
	1949	Mt. Mansfield Company established
	1954	Stowe Elementary School built; last one room schools closed
	1956	Stowe Historical Society founded
	1957	Summit House closed and dismantled
	1963	Stowe-Morrisville Airport established as first state-owned airport constructed in state
	1973	Stowe Middle-Senior High School Built on Barrows Road
	1974	Jackson Ice Arena completed
	1975	Winter Carnival resurrected
		Stowe Rescue Squad started Contract with Lamoille County Sheriff's Department for emergency dispatch services
	1978	Stowe Village Historic District nominated to National Register
	1979	Town Garage constructed
	1980	Stowe's first municipal wastewater treatment plan constructed replacing direct system discharge into the Little River
		Fire at Trapp Family Lodge destroyed main building; replaced by current lodge
	1981	Former Stowe High School renovated to house the Library Free Library and Helen Day Art Center
	1982	Art exhibitions began at the Helen Day Art Center
	1984	Stowe Recreation Path opened
	1987	Stowe Land Trust founded
		Renovation of public safety buildings on Route 100, a $688,000 construction project
	1989	Stowe Recreation Path completed to Top Notch Meadow
		Elementary school playground built
		Village sidewalks replaced
	1990	Mayo Farm purchased by the town for conservation, recreation and community-related purposes
	1992	Stowe Trolley System established
		Stowe Elementary School renovated and wing added to Stowe Middle-Senior High School
	1993	Mayo Connector Road constructed
	1994	Library building expanded
	1995	Wastewater treatment facility and service areas expansions are locally approved
	1996	Quiet Path on Mayo Farm is completed
	1997	Mayo Connector Road paved
		Ridgeline and Hillside overlay District is established
	1998	Moscow Ball Fields acquired
		Copley Woodlands Condominiums opened
	1999	Act 250 approval for sewer plant expansion
	2000	Moscow Stump Dump is closed
2000s		Sunset Hill and Bingham Falls are conserved by Stowe Land Trust
		Vermont Ski Museum is established in the renovated Old Meeting House building
	2001	Construction of expanded wastewater treatment plant and sewer and water lines commences
	2002	Development Review Board replaces Zoning Board of Adjustment
	2003	Historical Preservation Commission is established
	2004	Mayo Farm 25 year term easement is established and management plan developed
	2006	One percent local options tax on rooms and meals is established
	2007	Adams Camp is conserved by Stowe Land Trust
	2009	New public safety building is constructed at a cost of $7,200,000
	2012	Cady Hill Forest is purchased by Stowe Land Trust and acquired by the Town
	2013	Stowe Arena is constructed at a cost of $6,500,000 as a replacement for aging Jackson Arena

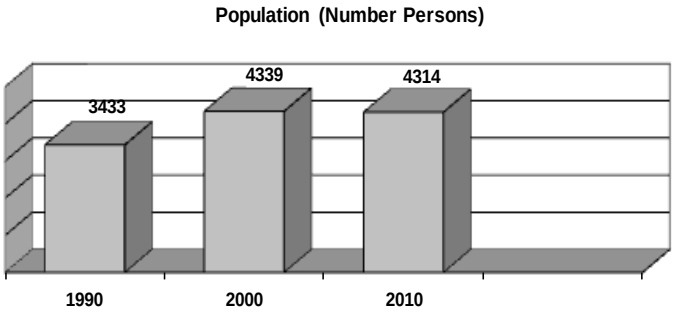
B. Community Profile

Geography

The Town of Stowe, located within Lamoille County, is the largest town in the state with a land area of 73.2 square miles. The Green Mountains and the Worcester Range form the western and eastern town boundaries respectively. Predominately located in the Winooski River watershed, the Little River and its tributaries drain most of the town. Approximately 85% of the land is forested, with the remaining areas being agriculture, open fields, and developed areas. The State of Vermont owns 12,094 acres, or 25% of the land area of Stowe. Thirty-five percent of the land, or 16,225 acres, is either public or conserved land. The 2010 population density was 58.9 persons per square mile.

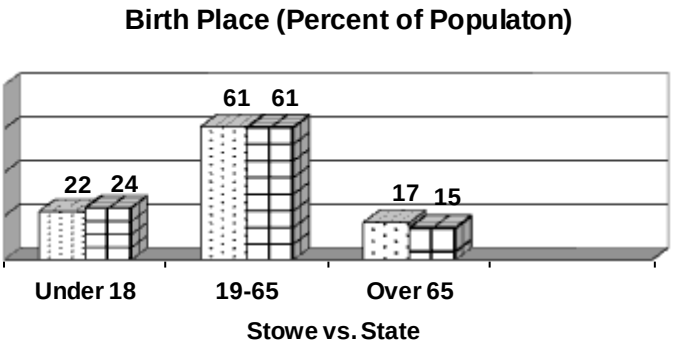
Population

Stowe's 2010 population of 4314 permanent residents (as estimated by the US Census) comprises 17.6% of Lamoille County's population. Visitor populations and permanent residents together are estimated to average about 8,000 persons. According to the Census, the permanent population decreased by 25 persons from 2000-2010. This is a noticeable change from the 2.64% annual average growth rate in the 1990's. Although this is consistent with other resort communities in Vermont, such as Killington, that lost population, it is unclear if this is an actual trend or a result of how the data has been collected over the years. Either way, it is apparent that Stowe’s population growth has slowed from past decades.



The year 2010 population was 97.3% white and had a median age of 44.9 years (compared to a state median of 41.5 and compared to a local median age of 41.4 in 2000). Only 35% of the 2010 Stowe permanent population were born in Vermont, which is lower than the statewide rate, while 91% were born in the United States.

In 2010, Stowe had a slightly smaller percent of the population less than 18 years old than the statewide percent and slightly more persons over 65 years old as indicated in the chart below.



Income

In 2010, the median adjusted gross income (AGI) per Stowe family was $86,888, which is 114% of the median for Lamoille County. A total of 2,739 income tax returns were filed in 2013. Twenty-one percent of the returns had an adjusted gross income of over $100,000 and13% had an adjusted gross income of over $150,000. The 2013 Median AGI per return was $88,776 (according to Vermont Department of Taxes returns).

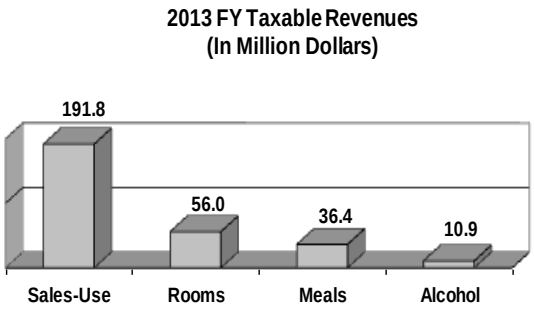
In 2013, Stowe ranked 11th among Vermont municipalities in total adjusted gross income.

2013 Vermont Personal Income Tax Returns Dollars by Town		
Town Name	**Total Adjusted Gross Income**	**Vermont State Income Tax Collected**
Burlington	604,292,222	24,357,715
South Burlington	478,978,544	19,491,464
Shelburne	478,375,735	26,433,160
Colchester	382,799,600	14,032,610
Williston	302,814,344	12,602,731
Essex Town	302,035,131	11,613,558
Essex Junction	230,798,935	6,972,721
Milton	221,076,881	6,847,021
Charlotte	216,117,838	9,988,904
Rutland City	209,855,137	6,174,726
Stowe	**205,314,332**	**11,576,190**
Hartford	192,629,664	6,050,456
Bennington	189,403,085	4,916,352
Brattleboro	185,674,418	6,373,440
Norwich	177,411,329	8,086,276
Barre Town	169,676,992	5,528,086
Montpelier	158,566,037	5,614,255

Economy and Tourism
Tourism and tourist related services currently drive the Stowe economy. There are approximately 45 lodging facilities providing nearly 1,450 rooms. The Stowe Area Association reports an average year-around occupancy rate of 45%. In addition, many condominiums and homes are available for rent at least part of the year.

The Stowe area is home to many festivals and community events. Numerous shops and restaurants serve both the seasonal homeowners and the weekend visitors. Three community theaters in the region present numerous summer productions. Two major and two smaller cross-country ski areas offer over 150 km of groomed trails and 100 km of backcountry trails. Stowe Mt. Resort (SMR) offers 40 miles of skiing and snowboarding on 116 trails covering 485 acres. SMR is currently undertaking a major, multi-year facility expansion. A golf course, hotel, a performing arts center and base lodge were all constructed over the ten years. Luxury attached and detached dwellings have been built and continue to be built. Under construction are three retail buildings and an adventure center. Further development includes additional condominiums and more summertime recreation facilities.

In 2013 FY, taxable revenues from sales, rooms, meals, and alcohol were over $295 million.



Stowe ranked first in the state in the total taxable room revenues; second in alcohol receipts and fourth in meals tax receipts. The following three tables compare these revenues with the other leading Vermont municipalities.

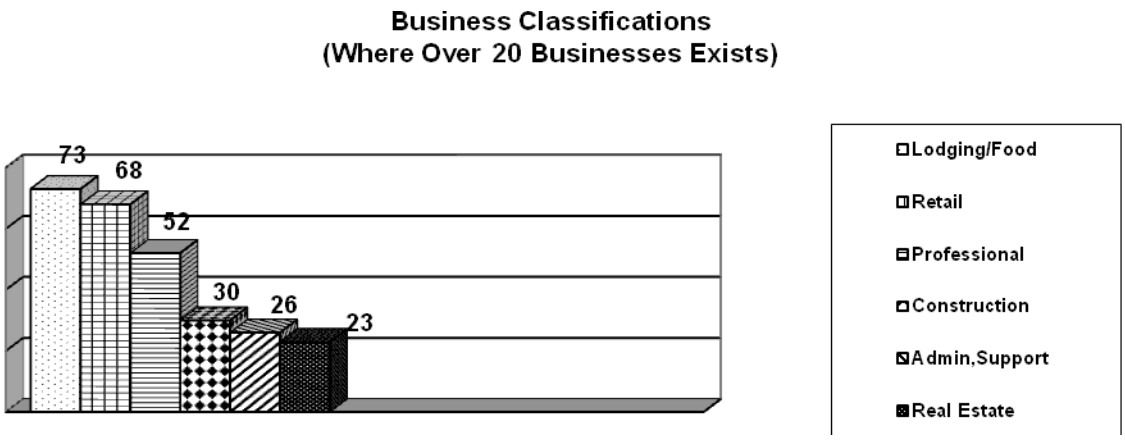
2013 FY Vermont Rooms Receipts Municipality With Over $10 Million	
Municipality	**Receipts (in millions)**
Stowe	**$56.0**
South Burlington	42.6
Killington	22.4
Jay	19.6

Manchester	19.1
Burlington	23.5
Ludlow	13.4
Colchester	12.9
Woodstock	12.0
Dover	11.5

2013 FY Vermont Alcohol Tax Receipts Municipality With Over $5 Million	
Municipality	**Receipts (in millions)**
Burlington	**29.7**
Stowe	**10.9**
South Burlington	9.0
Killington	7.9
Manchester	5.1
Rutland City	5.0

2013 Vermont Meals Tax Receipts Municipality With Over $20 Million	
Municipality	**Receipts (in millions)**
Burlington	87.9
South Burlington	73.8
Rutland City	41.4
Stowe	**36.4**
Brattleboro	32.6
Essex	29.2
Williston	30.3
Manchester	22.8
Bennington	24.8
Montpelier	21.3
Barre	20.9

The 2006 Business Census counts 386 businesses in Stowe with a total of 4,301 employees. Stowe ranks 15th in the state in both the number of businesses and the number of employees. These businesses provide employment for persons from throughout the region. In 2006, the annual payroll was over 98 million dollars. Ninety percent of the businesses employed less than 20 persons. These statistics do not include businesses not located in Stowe, but doing business in Stowe including contractors, service providers, and similar types of businesses.

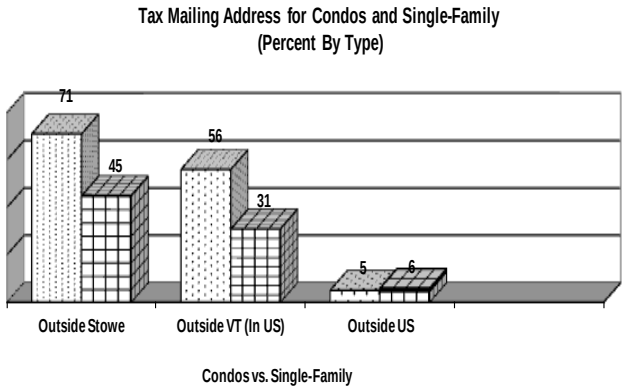


Housing

The 2010 Census counted 3,526 housing units in Stowe. Thirty-three percent were listed as rentals although this may be questionable given the seasonal nature of much of the housing units. Fifty-four percent of the 2014 grand list had tax mailing addresses not in Stowe.

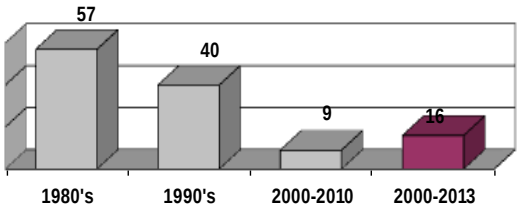
The 1007 condominium units make up 26% of the grand list. The recently constructed Stowe Mountain Lodge comprises 10% of these condominiums. Seventy-one percent of the condominiums listed have mailing addresses outside Stowe.

There are 2150 parcels on the grand list with single-family houses, or 54% of the grand list ownership and approximately 78% of the actual number of parcels. As indicated in the chart below, persons not residing in Stowe own many of the single-family houses. The use of mailing addresses to determine residency of owners is subject to error since some non-Stowe persons may still use a local tax billing address or may consider Stowe their permanent address, but only reside in Stowe for part of the year.



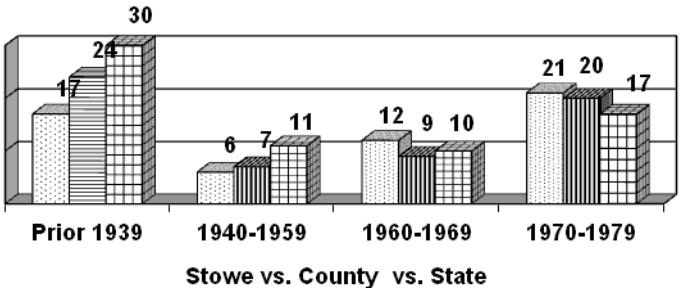
Construction of single-family dwellings has declined over the last three decades. Although single-family construction is down from the 1980's and 1990's, construction of new single-family dwellings has increased over the last three years.

Average Annual Number Single-Family Dwelling Permits



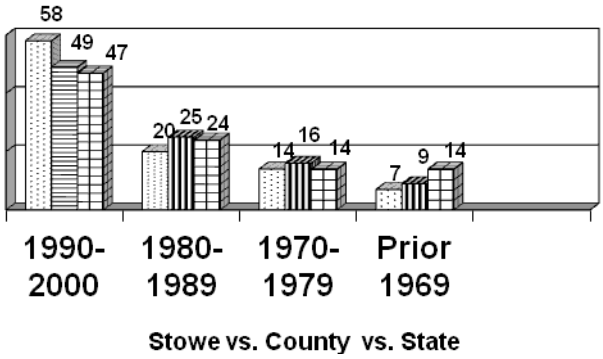
Housing stock in Stowe is newer than Lamoille County and statewide rates. However, Stowe does include 306 parcels, or 11% of the grand list, with buildings either listed on the National Register of Historic Buildings or on the State Survey of Historic Sites.

Percent Housing Structures Built



The 2000 Census indicates that Stowe residents living in owner-occupied housing are more transient than the county and state averages with 58% of the residents occupying the unit within the last 10 years compare to a state rate of 47%. The median year the householder occupied the unit was 1996 for Stowe and 1993 for the state.

Year Householder Moved into Owner-Occupied Unit in 2000
(Percent of Units)



In 2014, 48 single-family homes were sold and 16 condominiums were sold. (according to Vermont Dept of Taxes – www.housingdata.org).

HOUSING AFFORDABILITY

Housing affordability has been a local planning concern since the 1980s, and is becoming increasingly a business concern as well. Local employers, including town and school government, have long relied on the larger regional market to house local workers. Providing local housing opportunities for local workers offers other community benefits associated with a diverse population, including a broad pool of citizen volunteers for civic and service organizations, and a year-round population to support local businesses and services. .

The average sale price for a single-family home to be used as a primary residence in 2013 was $410,388 or 160% higher in Stowe than the Lamoille County average. The median sale price for a Stowe single-family home to be used as a primary residence in 2014 was $318,000.

In 2013, 86 vacation homes were sold which consisted of 40 single-family homes and 46 condominiums. The 2013 average sale price for a single-family vacation home was $686,509 and the average sale price for a condominium was $347,820.

There are approximately 882 renter-occupied units in Stowe. The median renter household income for 2007-2011 was $45,454. During that time period, on the average, 57.5% of the rentals cost were more than 30% of the household income and 24.5% were more than 50% of the household income. In recent years there has been an increase in the construction of and conversion to long-term rental units including:

- 311 Mountain Road – inclusion of 3 units as part of mixed-use development
- 504 Mountain Road - inclusion of 6 units as part of mixed-use development
- 2619 Mountain Road – conversion of an older motel into 4 units
- 4968 Mountain Road- conversion of seasonal housing into 24 units
- 2625 Waterbury Road – conversion of an older motel into 7 units

Stowe's current stock of affordable housing includes three units of affordable rental housing developed by the Lamoille Housing Partnership (LHP) in 1999. In addition, a

there is a 49-unit subsidized elderly housing project and 19 units of FHA-financed low-income rental apartments in town. The Stowe Zoning Regulations allow for a 50% density bonus in Planned Unit Developments where at least 50% of the units will be perpetually "affordable". LHP, along with Housing Vermont, took advantage of the density bonus in the development of Sylvan Woods, a 36-unit affordable housing development that was completed in 2007 on Sylvan Park Drive. The project includes 13 duplex and triplex buildings, which contain 8 condominiums and 28 rental units and was designed to fit the surrounding village scale.

With high land values and the cost of construction, it is very difficult for private developers to build new affordable housing in Stowe. In the past several years, some of the larger resorts in town have started leasing or buying smaller lodging facilities and using them for seasonal workforce housing. In addition, in 2009 three former lodging facilities, Fosters, L J's Lodge, and The Pines, were in the process of being redeveloped into multi-family residences, with a total of 23 dwelling units. These will provide year-round housing for people with moderate incomes. Given the difficulties in building new affordable housing in Stowe, these trends are likely to continue.

TOWN OF STOWE STATISTICS

Population

	2000	2010
Year round population:	4,339 (2000 census)	4,314 (2010 Census)
Seasonal population:	8,000 estimated average day	8,000 estimated average day
Percent of Lamoille County population (2000)	18.7% (County Population 23,233)	17.6% (County: 24,475)
Median age (2000)	41.4 years (Vermont 37.7)	44.9 (Vermont 41.5)
Percent population change	1990-2000: 26.4% 2000-2007: 13%	1990 – 2010: 26% 2000- 2010: -0.6%
Estimate absolute population change	2000-2007: 547 persons 1990-2000: 906 persons	1990 – 2010: +881 persons 2000 – 2010: -25 persons
Percent population white only (2000)	97.5%	97.3%
Age of Population (2000)	Under 18: 21% 19-65: 65% 65 and Over: 14%	Under 18: 22% 19 – 65: 61% 65+: 17%
Born in United States (2000)	91%	91%*
Born in Vermont	30%	35%*
Percent 25 years and older with bachelor's degree (2000)	37%	40%*
Percent 25 years and older with graduate degree (2000)	18%	20%*

Housing

Total Housing Units (2000)	2728	3526
Total Households (2000)	1905	1948
Percent households with individuals under 18 years (2000)	27%	25%
Households with individuals 65 years and over (2000)	23%	28%
Average family size (2000)	2.83	2.83
Percent age of housing structures by year (2000)	Built before 1939:17% 1940-1959: 6% 1960-1969: 12% 1970-1979: 21% After 1979: 44%	1970 – 1979: 14%* After 1979: 51%* (all others stayed same)
Total grand list (includes parcels and condominiums)	3750	3758
Total number parcels (does not include condominiums)	2853 (76% of grand list)	2751(73% grand list)
Total Condominiums	897 (24% of grand list)	1003 (26% grand list)
Total Condominiums at Stowe Mt Lodge	107 (12% total condos)	102 (10% total condos)
Condominiums with mailing address outside US	54 (6% total condos)	55 (5% total condos)
Condominiums with mailing address In US, but outside Vermont	464 (51% total condos)	572 (56% total condos)
Condominiums with mailing address outside Stowe	585 (65% total condos)	716 (71% total condos)
Total parcels with single-family dwellings	2096 (56% of grand list)	2150 (54% grand list)

Single-family dwellings parcels with mailing address outside us	132 (6% of total single-family parcels)	136 (6% grand list)
Single-family dwellings parcels with mailing address in us, but outside Vermont	616 (29% of total single-family parcels)	625 (31% of total single-family parcels)
Single-family dwellings parcels with mailing address outside Stowe	960 (46% of total single-family parcels)	988 (45% of total single-family parcels)
Percent grand list value with mailing address outside Stowe	48%	54%
Number parcels with listed historic buildings	306 (11% of parcels)	306 (11% of parcels)
Construction of new single-family dwellings per year	2006: 34 2007: 18 2008: 20 Average: 2000-2007: 33 Average Annual: 1990-1999: 40 Average Annual: 1980-1989: 57	2010: 33 2011: 17 2012: 9 2013: 17 2014: 20 (as of 11/12/14) Average: 2000-2010: 9 Average 2010-2013: 16
Percent householders moved into owner-occupied units within last 10 years (2000)	58%	Since 2010: 15% 2000 – 2009: 55% 1990 – 1999: 17%
Number primary residences sold (VT Taxes)	1988-2007: 42 2007: 37 2008: 35	2011: 60 (inc. mobile homes), 52 condos 2013: 108, 58 condos
Average primary residence sale price 92007) (VT Taxes)	Single-family: $410,000 (Lamoille County: $202,794) Condominiums: $213,271	2011: $451,238 Condominiums: $444,510
Number vacation residences sold (VT Taxes)	1988-2007: 71 2007: 73 (45 single-family, 28 condominiums)	2011: 25 2013: None
Average vacation residence sale price (2007) (VT Taxes)	Single-family: $791,811 Condominiums: $464,884	2011: $741,509 2013: None
2013 Residential < 6 acres – avg price 2013 Residential > 6 acres – avg price 2013 Condo – avg sale price		93 sales; $480,978 15 sales; $778,763 58 sales; $333,366
Lamoille County averages, 2011		Residential sale price: $259,082 Condo sale price: $205,670 Seasonal sale price: $467,115 Mobile Home price: $49,731
Lamoille County averages, 2013		Residential sale price: $288,250 Condo sale price: $328,564 Seasonal sale price: $177,131 Mobile Home price: $60,986

Economy

Median adjusted gross income per family (2005) (VT Taxes)	$76,769 (154% of median for Lamoille County)	$86,888* Lamoille: $76,654*
Total taxable retail receipts (FY 05) (VT Taxes)	$55,286,973	$66,433,388 (FY13)
Families in poverty (1999)	42 (3.7% of families)	8% of all families (970* families … so 78 families)

Households receiving food stamps (2005) (VT Human Services)	84 (4.4% of households)	54 (3% of households)*
Taxable revenues (2007) (VT Dept Taxes)	Sales & Use: $142.2 million Rooms: $41.0 million Meals: $30.0 million Alcohol: $8.1 million	Sales & Use: $191.8 million Rooms: $56.0 million Meals: $36.4 million Alcohol: $10.9 million (FY13, VT Taxes)
Number business establishments (2006 Business Census)	386	348 (2011 Business Patterns); VT Dept of Labor: 372 (2012)
Number businesses by type (Where over 20 businesses exists) (2006 Census)	Lodging/food: 73 Retail: 68 Professional: 52 Construction: 30 Administration, support: 26 Real estate: 23	Accommodations/ Food: 63 Retail: 56 Construction: 30 Professional / Technical Services: 59 Administrative and Support services: 22 Real Estate & Leasing: 24 (VT Dept of Labor, 2012)
Number of employees (2006 Census)	4301	4328 (2011); VT Dept of Labor: 4068 (2012)
Annual payroll (2006 Census)	$98 million	$114,410 ($1,000)
Percent of businesses with less than 20 employees	90%	??

Stowe Schools

		2012 School Report
Average class size (2007 School Report)	Elementary: 16.44 Middle School: 19.56 High School: 14.82	: 19 : 20 : 15
Percent teachers with Master's Degree (2007 School Report)	73%	78%
Years of faculty teacher experience (2007 School Report)	Under 9 years: 33% 10-24 years: 40% Over 25 years: 27%	: 32% : 43% : 25%
Student /Teacher ratio (2007 School Report)	Elementary: 9.94 Middle School/High School: 12.95	Not identified in report
Student Population	Elementary School 1999: 282 Elementary School 2008: 251 (-10.9% drop) Middle/High School 1999: 390 Middle/High School 2008: 400 (2.5% increase)	El 2013–2014: 386 Middle /High 2013–2014: 409

Town of Stowe

Incorporated	1763
FY 2014 Budget Expenditures	$10,184,121
FY 2015 Grand List Value	$20,491,908
Homestead Tax Rates, FY 2015	$0.3950 Town General Fund Tax $1.4886 State and Local Education Taxes $0.0049 Voter Approved Tax Exemptions **$1.8885 Total Homestead Tax Rate**

Non-Residential Tax Rates, FY 2015	$0.3950 Town General Fund Tax $1.5205 State and Local Education Taxes $0.0049 Voter Approved Tax Exemptions **$1.9204 Total Non-Residential Tax Rate**
Zoning Ordinance Adopted	12/9/1975 Last revision 6/25/12
Subdivision Ordinance Adopted	7/1/1974 Last revision: 6/25/12
Total Highway Miles (VRTANS and GIS)	1: 1.549 miles 2: 14.41 miles 3: 65.92 miles 4: 13.32 miles State highway: 13.904 Per VTrans map dated 10/2013

Geography

Land area	73.2 sq. mile (46,848 acres)
Water area	0.1 sq. mile
Population density (does not include seasonal population)	59.7 person/square mile
Total private and public conserved land	16,225 acres
Percent conserved land	35%
Total state-owned land	12,094 acres
Percent state-owned land	25%

Sources:
American Community Survey, 2008 – 2012
Other data from U.S. Census, 2010
2012 Stowe School Report
VT Department of Taxes
VT Department of Labor

All data from US Census or 2014 grand list unless otherwise indicated.

Sources for further Stowe data
Vermont Indicators On Line (Census data and mapping):
http://maps.vcgi.org/indicators/
Vermont State Data Center (Census data):
http://crs.uvm.edu/census/
US Census American Fact Finder (Census data)
http://factfinder.census.gov/home/saff/main.html?_lang=en
Vermont Dept of Taxes (Tax statistics):
http://www.state.vt.us/tax/statistics.shtml
Vermont Housing Data (Detailed housing data):
http://www.housingdata.org/
Stowe School District 2007 Report:
http://www.stowe.k12.vt.us/lssu/StoweSchoolReport.pdf
Vermont Agency of Transportation (Road data):
http://www.aot.state.vt.us/planning/Documents/Mapping/Publications/mapping_pubs.htm

Chapter 3: Stowe's Sense of Place

A. Natural Setting

Stowe is a mountain town, situated between Mount Mansfield, Vermont's tallest peak at 4,393 ft. to the west, and the Worcester Range to the East. In the shadow of the Worcesters is Stowe Hollow, a rolling plateau that sits above the broad valley of the Little River. North of Stowe Hollow, separated by Taber Ridge, the plateau continues into Brush Hill and Brownsville.

The Little River valley runs north/south through the center of town, forming a natural passage between the watersheds of the Winooski and Lamoille Rivers, two of Vermont's largest rivers. While most of the town is contained within the Winooski drainage, some small streams flow north into the Lamoille.

Several streams drain Mount Mansfield and adjacent mountains, forming three distinct valleys flowing east into the main stem of the Little River. The largest of these, the West Branch, originates in Smugglers Notch and forms the broad valley that is at the heart of Stowe's resort industry. Nebraska Valley, drained by Miller Brook, lies south of the West Branch and Luce Hill. Sterling Valley, drained by Sterling Brook, is located to the north along the Morristown boundary.

Stowe's rugged mountains and broad river valleys form a stunning natural landscape. This landscape, and the location of natural resources within it, have shaped 200 years of human settlement and continue to exert a heavy influence on land use and development.

B. Natural Resources

Stowe boasts an abundance of natural resources and a relatively healthy environment. The features that contribute to the town's environmental quality, and issues likely to affect those resources in the future, are addressed briefly below.

Geology & Earth Resources
The composition of the bedrock that underlies the Green Mountains has been formed and re-formed during various geologic eras dating back hundreds of millions of years. Soil conditions and the physical terrain familiar to modern residents, however, were largely shaped during the most recent period of widespread glaciation, which receded some 11,000 years ago. Several exceptional and unique geologic features are found in Stowe. These include:

- **Smugglers Notch** (noteworthy for its dramatic scenery, cultural history and the presence of geologic and biological resources).
- **Moss Glen Falls** (highest cascade in Vermont).
- **Bingham Falls** (scenic gorge and popular swimming area located on state land). Pictured to the right.
- **Millers Cirque**, at the head of Nebraska Valley (among the finest glacial cirque complexes in Vermont).
- **Sterling Falls Gorge** (deep mountain gorge that is home to rare luminous moss).

In addition to these dramatic examples of the forces tha
the composition and distribution of soils and other earth resources are of particular importance to many land use activities.

Soils
Stowe's soils are generally comprised of glacial till. Details regarding the distribution of soil types, their characteristics and suitability for a variety of land uses, is provided in the Soil Survey of Lamoille County, published by the United States Soil (now Natural Resource) Conservation Service (NRCS).

Historically, most development outside of Stowe Village has relied upon on-site septic systems for waste disposal. Thus, soil conditions are a critical factor in determining the location and intensity of development outside of areas served by the municipal sewer system.

Agricultural Soils
Soils best suited for farming are classified as "prime" and "statewide" agricultural soils. Soils in the prime (or high) category possess the highest potential productivity and the fewest limitations for agriculture. Soils of statewide significance have good potential for growing crops, but also one or more limitations that will restrict the choice of crops and/or require more intensive management. Both prime and statewide agricultural soils have been designated a state resource (defined as "primary" agricultural soils by the Vermont Natural Resources Board).

An estimated 2,670 acres of prime and 7,450 acres of statewide agriculture soils have been identified in Stowe. The relative abundance of good agricultural soils are concentrated within the town's river valleys, high in the Sterling Brook basin, in Stowe Hollow, and on level terrain found on West, Edson, Brush and Luce Hills.

Climate & Air Quality
Climate represents the average weather conditions characteristic of an area over time. Weather patterns are an important planning and design consideration because of their affect on such things as soil erosion, plant growth, air quality, storm water runoff and flooding, groundwater supplies, road maintenance, energy demand for cooling and heating, access to alternative energy sources and the viability of weather dependent industries such as skiing.

Winters in northern Vermont typically are cold and dry, while summers are warm and moist. Weather patterns vary locally with topography and relief. Located on the eastern side of the state's highest mountain, Stowe experiences slightly lower average winter temperatures and higher rates of precipitation than other parts of Vermont.

Annual precipitation, measured as rainfall, averages almost 40 inches a year. This includes approximately 114 inches of snowfall. Again, because of the influence of topography, snowfall on Stowe's highest elevations, such as Mount Mansfield, is considerably higher than elsewhere in town. Because of frequent thaws during those same months, however, natural snowfall does not provide consistent snow cover for alpine skiing without the addition of man-made snow.

Weather patterns, especially wind, impact air quality. Like most of Vermont, Stowe's air quality is exceptional. The Town lies within a Class II "attainment" or "clean air" region as defined by Vermont's Air Quality Implementation Plan. As such, moderate changes in existing air quality are permissible, allowing for additional growth. However, a maximum level of pollution, as defined by emissions, cannot be exceeded.

Given the lack of industrial development, local air quality concerns are limited mainly to emissions from traffic, heating systems (e.g. woodstoves) and some agricultural practices. While no existing problems have been identified, the cumulative effect of these sources may increase with additional growth and may have a greater impact on air quality in the future. Of more immediate concern are impacts on air quality resulting from out of state

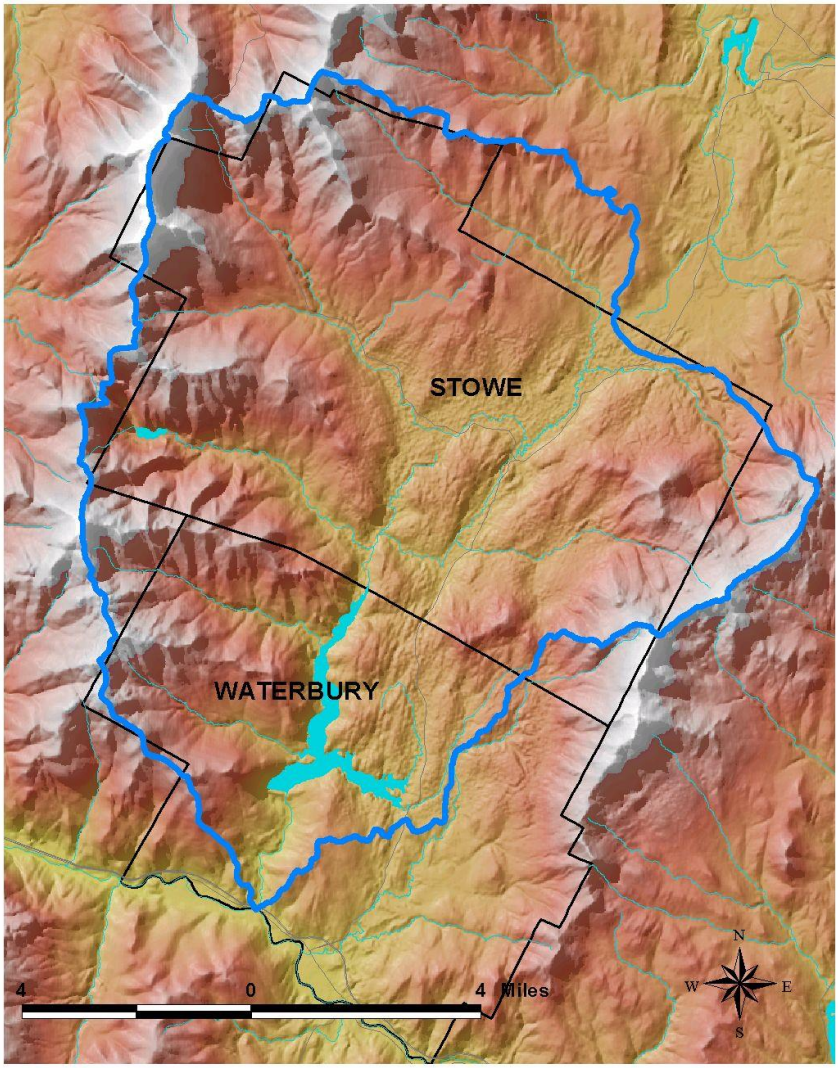
activities that pose a serious threat to fragile, high elevation ecosystems. In particular, acid rain, caused in part by coal-fired energy plants operating to the west of Vermont, has damaged plant communities in the vicinity of Mount Mansfield.

Surface Waters

Most of Stowe's rivers and streams originate in town, providing a unique opportunity to maintain local water quality, as well as a responsibility to protect the quality of streams downstream of the town.

Located in the Winooski River watershed, the Little River and its tributaries (including Miller, Sterling and Gold Brooks and the West Branch of the Little River) drain much of the town. A small area in the north of town is located within the Lamoille River watershed.

Little River Watershed



Two streams, an unnamed tributary to the West Branch located northwest of Topnotch Resort and the upper reaches of Thatcher Brook adjacent to the Waterbury boundary, serve as public water supplies. These streams have been designated as Class A waters by the ANR.

A stretch of the Little River below Stowe Village is designated as a waste management zone by the ANR, allowing the direct discharge of treated wastewater from the municipal sewage treatment plant. The waste management zone was extended to 3.1 miles in anticipation of the upgrade and expansion of the wastewater treatment plant.

Groundwater

Most Stowe residents and businesses obtain drinking water from groundwater sources. Presently, 59 separate public water systems operate in the Town of Stowe, including the municipal water system. A public water system is defined as any water supply serving 10 or more service connections or 25 or more individuals at least 60 days a year.

The largest concentration of these systems is in the vicinity of Stowe Village and in the West Branch Valley from Stowe Village to Stowe Mountain Resort. Additional public systems serve residential development throughout the town. Those residences not served by a public system, including a majority of single-family dwellings in rural neighborhoods, are typically served by on-site wells or springs.

The municipal system is supplied by two sources, the Edson Hill Well and the Village Green Well. The two water supplies meet all state and federal water quality standards. Two sources yield a combined 500,000+ gallons per day adequate capacity to meet projected needs for the next five years.

Groundwater is susceptible to contamination from the discharge of waste, chemicals and other contaminants within recharge areas. Federal clean water standards require that a source protection plan be prepared for every public system to guard against contamination. Such plans should be considered when developing local land use regulations to ensure that water supplies are not imperiled by future development activities within recharge areas.

Designated Natural Areas

The Vermont Agency of Natural Resources (ANR) has designated four natural areas of statewide significance. These are:

- Mount Mansfield Summit;
- Worcester Ridgeline;
- Molly's Bog; and
- Moss Glen Falls.

Several rare and/or endangered species of plant and animals may be found within some of these areas, especially the summit of Mount Mansfield. Each of the four is owned by the state and managed for resource preservation.

Additional habitats for threatened or endangered plant and animal species may be found in Stowe, including in Smugglers Notch and on land owned and operated by the Mount Mansfield Trout Club. The ANR maintains an inventory of significant habitat, which is updated annually.

Other significant natural features include Sterling Falls Gorge, which is located on two parcels owned by the Sterling Falls Gorge Natural Areas Trust and the Town of Stowe, Stowe Pinnacle, located in the Putnam State Forest, Sunset Rock, which was acquired by the Town in 1999; and, Bingham Falls, which was purchased by Stowe Land Trust in 2001 and transferred to the State of Vermont.

Wetlands

Wetlands enhance water quality through natural filtering, augment flood retention, and provide wildlife habitat. Wetlands also are characterized by severe development constraints associated with poor drainage and high water tables.

The National Wetlands Inventory (NWI), conducted by the U.S. Fish & Wildlife Service in the 1970s, identified 695 acres of upland wetlands in Stowe. This estimate is likely low, as not all significant wetlands in the Town are identified by the NWI. The NWI does, however, give a general indication of the distribution and concentration of wetlands.

The largest concentration of identified wetlands is located adjacent to the Little River in Stowe Village, stretching north beyond Stagecoach Road. Additional large wetland complexes are associated with Molly's Bog near the town's northern boundary; east of Pond Street in Stowe Village along Depot St.; and contiguous to the Little River in the Cotton Brook area.

Although all wetlands provide an important purpose, the ecological function of wetlands differs from site to site. Molly's Bog located near the Morristown boundary, supports rare plant species and are of statewide significance.

Floodplains

Floodplains are vital to the quality of Stowe's surface waters and the health and safety of the community. By retaining runoff during periods of heavy rain and spring thaw, floodplains reduce the velocity of rivers and streams. They also present severe limitations for development due to potential hazards resulting from periodic flooding; harmful effects on channel capacity and downstream properties resulting from filling; and improper functioning of sewage disposal systems caused by typically high water tables.

The Federal Emergency Management Agency (FEMA) has identified 1,140 acres of 100-year floodplain in Stowe, and an additional 165 acres of 500 year floodplain. The largest concentration of floodplain stretches along the Little River north of Stowe Village and the lower stretches of the West Branch. Significant areas of floodplain may also be found along the Little River south of Stowe Village and adjacent to Miller Brook.

Stowe currently administers flood hazard regulations as part of the town's zoning bylaws. These assure that floodplain landowners are eligible for insurance the National Flood Insurance Program.

Ridgelines & Hillsides

Stowe's rugged terrain contains extensive areas of steep slope and exposed ridgeline. Over 50% of the town is characterized by land with an average slope of 15% or greater, and large areas exceed a gradient of 25%.

Steep slopes pose several land use and development challenges. They are more susceptible to erosion and high rates of runoff, particularly when cleared for construction, agriculture or forestry, and pose a risk to water quality when used for in-ground septic disposal.

Development on steep slopes and exposed ridges and knolls can adversely impact the Town's scenic landscape. Such development, especially at higher elevations, tends to stand out from many vantage points in town, diminishing the forested backdrop to many of Stowe's most important scenic vistas.

In 1996, the Stowe Planning Commission sponsored a visual assessment of Stowe's hillsides and ridgelines to identify those upland areas most visible from heavily traveled local roads and highways. Highly visible areas, combined with areas characterized by severe slopes, were designated as the "Ridgeline and Hillside Overlay District" within the town's zoning regulations. Development within this district is subject to review by the Development Review Board to minimize environmental and visual impacts.

Wildlife

A variety of game and non-game wildlife species reside in Stowe, including whitetail deer, black bear, moose, coyote, mink, otter, fisher, bobcat, turkey, ruffed grouse and a variety of songbirds. No comprehensive inventory of species or their habitat needs has been undertaken in Stowe. Several natural features, however, are recognized as being critical to the protection of a wide range of species. These include:

- Large tracts of undeveloped forest;
- Wetlands;
- Riparian corridors, especially those connecting large tracts of forest;
- Travel corridors, including road crossings;
- Vernal pools;
- Open meadows;
- Habitat for specific species, such as rare and endangered species and deer wintering areas.

Habitat Blocks and Wildlife Corridors

Two vast, forested habitat blocks in on either side of Stowe, located along the northern Green Mountains and the Worcester Range, provide thousands of acres of wildlife habitat and ecological connectivity to the region. The Shutesville Hill Wildlife Corridor provides a vital connection between these two large blocks of forestland and habitat. If this connection is protected and improved, native species will be able to move freely between these two mountain ranges for suitable habitat over the course of a year, individual lifetimes, and generations. This linkage will help ensure genetic diversity across the region and the broader northern forest, and increase landscape resilience to climate change through much needed connectivity.

The northern Green Mountains and the Worcester Range have been identified as vital components of this northern ecosystem by countless analyses, including by the Staying Connected Initiative (SCI). SCI, a program of Two Countries One Forest, is a visionary partnership working to restore and enhance landscape connections for the benefit of people and wildlife across the Northern Appalachian/Acadian region of the eastern U.S. and Canada. The initiative covers a region including 80 million acres in Massachusetts, Maine, New Hampshire, New York and Vermont and in the Canadian provinces of New Brunswick, Nova Scotia, and Quebec. The SCI Region extends from northern New York's Tug Hill Plateau to Nova Scotia. SCI has identified nine regional-scale, priority "linkage areas": geographically defined places where—if landscape connectivity is lost—bear, moose, bobcat and other wide-ranging mammals will be limited in their ability to move between core habitat areas and across the region. Two of these nine priority linkages are the "Northern Green Mountains" and the "Worcester Range to Northeast Kingdom." The SCI describes these two geographies:

"The Northern Green Mountains may be among the wildest, yet least protected landscape in the Northern Appalachian/Acadia region. Ranging from Mount Mansfield, Vermont's highest peak, in the south to Mount Orford, Québec, in the north, these mountains and their slopes are remarkably diverse, containing all the major ecosystem types of the Northern Appalachians. The Northern Green Mountain linkage area encompasses 722,183 acres (2,923 km^2) and is centered on the spine of the Green Mountains."

"The Worcester Range to the Northeast Kingdom covers roughly 1 million acres from the Northern Green Mountains and Worcester Ranges northeastward through the Northeastern Highlands of Vermont. Within this area there are three distinct biophysical regions, each one contributing to the sense of identity of regions within the linkage. These are the Green Mountains, the Piedmont, and the Northeastern Highlands of Vermont. Many watersheds are involved, from the Winooski and Lamoille in the west to the St. Francis, Passumpsic and Connecticut River systems in the east."

The SHWC is the only viable ecological connection between the Green Mountains and the Worcester Range for over 20 miles along Vermont's Route 100. "Absolutely irreplaceable," is how ecologist Jesse Mohr described the Route 100 crossing in the

SHWC after conducting a 2011 National Wildlife Federation analysis of critical wildlife crossings in the area. With primarily north-south running mountain ranges in Vermont, east-west connections between the ranges are limited and vital. The SHWC has been identified by the Vermont Department of Fish & Wildlife as one of the highest priority connectivity blocks in the state.

Recognizing the importance of this wildlife corridor, the Town of Stowe has formed a partnership, known as the Shutesville Hill Wildlife Corridor Partnership, with the Town of Waterbury, Stowe Land Trust, Vermont Land Trust, The Nature Conservancy, the VT Department of Fish and Wildlife to develop a strategic plan for the corridor. The purpose of this strategic plan is to identify the activities and approaches to be used to protect and enhance the ecological function and habitat connectivity of the Shutesville Hill Wildlife Corridor to ensure the permeability of this corridor for all organisms into the future, and to maintain and enhance the associated benefits to people who live in, or visit, the region.

Goals and Strategies:

The SHWC partners have identified the following goals and strategies to achieve them.

Goals

- A sufficient network of forested and open lands maintained into the future to sustain the corridor's habitat and connectivity functions.
- Informed land-use planning and policy decisions that minimize threats to the Corridor's ecological function from various forms of conflicting development and uses.
- An educated community of landowners and residents with a long-lasting, local ethos of protecting the Corridor's function.
- Thoughtful, private lands stewardship that sustains and enhances the Corridor's ecological connectivity and the ability for wildlife to move freely through it.
- A Route 100 corridor that allows wildlife to travel safely between the Mt. Mansfield Forest Block and the Worcester Range.

Strategies

- Increase the amount of permanently protected forested and open land in the Corridor through conservation easements and/or fee title acquisitions, targeting the highest priority parcels and areas, to provide lasting protection for the Corridor's habitat and connectivity functions.
- Provide information about the SHWC and technical assistance to the municipalities of Stowe and Waterbury and the Regional Conservation Commissions.
- Provide information to the general public and local landowners about the regional and local importance of the SHWC and ways in which they can maintain and enhance its function.
- Provide technical assistance to landowners in the SHWC to help them manage their properties in ways that support and enhance functionality of the Corridor.

- Work with transportation officials to identify and implement any improvements to Route 100 that would enhance the safe passage of wildlife.

In 2012, the Stowe Selectboard adopted the following provisions in the Stowe Subdivision Regulations to minimize forest fragmentation and promote the health, viability and ecological function of forested areas and other natural areas:

1) Natural and Scenic Features: All subdivisions shall be designed to prevent undue adverse impact on: brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property. In order to preserve natural and scenic features, the DRB is authorized to:

    a) Establish or limit the building site or other improvements to avoid the parcelization, isolation, or destruction of natural features;
    b) Require setbacks from property boundaries or identified natural features greater than specified in the Zoning Regulations in order to create buffer zones and prevent degradation to significant natural features;
    c) Establish preserve areas where development is restricted or prohibited and specific land management techniques are employed to protect or enhance significant natural features

2) Protection of Significant Wildlife Habitat and Natural Communities: All mapped significant wildlife habitat areas shall be shown on subdivision site plans. If any portion of a proposed subdivision is within an identified significant wildlife habitat area the DRB may require the submission of a wildlife habitat assessment, prepared by a wildlife biologist or comparable professional, to identify potentially impacted habitat and provide recommended management strategies. Vermont Fish and Wildlife Department staff may also be consulted to provide guidance with this review. In order to prevent undue adverse impact on significant wildlife habitat areas, the DRB is authorized to:

    a) Require the preservation of open space, preferably in contiguous blocks or linear corridors for the protection of identified significant wildlife habitat areas.
    b) Establish or limit the building site or other improvements to avoid the parcelization, isolation, or destruction of identified significant wildlife habitat areas;
    c) Require setbacks from property boundaries or identified significant wildlife habitat greater than specified in the Zoning Regulations in order to create buffer zones and prevent degradation to identified significant wildlife habitat areas;
    d) Require other land management strategies recommended in a wildlife habitat assessment study to protect the identified significant wildlife habitat areas.

In 2017, the Stowe Selectboard adopted a new primary zoning district called the Forest Reserve District. The purposes of this new district are:

1. To maintain existing land uses on the slopes of the Green Mountains and Worcester Range in a manner that preserves fragile features associated with high elevations, including steep slopes, soils unsuitable for on-site septic disposal, large areas of intact wildlife habitat, headwater streams and associated water supplies and scenic resources;
2. To prevent undue financial burden on town services including emergency services, utilities and road maintenance, by discouraging scattered development in areas with poor or limited access;
3. To protect the health, welfare and safety of Town residents by limiting development in areas characterized by poor site conditions and the lack of public access or services;
4. To encourage traditional land uses, such as forestry, outdoor recreation, and wildlife management, to continue in the district while limiting incompatible uses; and
5. To minimize fragmentation of forestland and wildlife habitat.

Despite the lack of a comprehensive habitat inventory, the specific needs of several species have been identified in Stowe to varying levels of detail. These include the following:

Deer

Eastern whitetail deer are common in Stowe. The Vermont Department of Fish & Wildlife has estimated that approximately 2.58 deer per square mile may be found in town, indicating the presence of a healthy and stable deer population.

Deer are arguably Vermont's most important game species. Despite their relative abundance and adaptability to human activity, deer have specific habitat needs. Most important are adequate wintering areas (deeryards) to ensure survival during severe winter conditions. Deeryards are characterized by coniferous forest on predominately south or west facing slopes, typically below elevations of 2,000'. Not only are such areas critical to deer populations, but nearly half (169 species) of Vermont's vertebrate wildlife species rely on coniferous forests for at least part of their life needs.

Over 3,600 acres of deeryard have been identified and mapped in Stowe. Large expanses are located in the vicinity of Moss Glen Falls, on Birch Hill and Shaw Hill, on steep slopes east of Route 100 between Waterbury and the lower Village, and on Luce Hill between Barrows Road and Trapp Family Lodge.

Black Bear

Because of the large land-area required to sustain viable populations of black bear, they serve as an "umbrella" species for Vermont wildlife. This means that if habitat for black bear is maintained, habitat for other species also will be maintained.

Generally, bears require large tracts of undeveloped forest, which are found in abundance on state and municipal lands and contiguous land subject to conservation easements. Black bear also have some specific habitat needs, however, that are susceptible to damage or destruction from inappropriate development and land management activities. Stands of beech trees provide critical autumn food supplies, several of which have been identified on Mount Mansfield State Forest land. Additional areas may exist on other state or municipal land in Sterling Valley or in the Worcester Range.

The fragmentation of large tracts of forest by road construction and development serve to isolate bear and other animal populations, undermining necessary genetic diversity of the species. Travel corridors are an important means with which bear can travel between habitat, and access low elevation wetlands that serve as an important food source in the early spring. An important bear travel corridor has been identified which links habitat in the Sterling Range with Ranch Valley, crossing Route 108 in the vicinity of Bingham Falls.

Rare & Endangered Species

Endangered species in town include the Bicknell's thrush, Long-tailed shrew, Pygmy shrew, and several plant species. Peregrine Falcons may also be found in Smugglers Notch and are often seen high above Stowe. Current nesting sites are located in neighboring Cambridge.

Fisheries

Stowe's streams and rivers support moderately healthy fish populations. Native brook trout populations are found in many upper watersheds, including the West Branch and its tributaries, Gold Brook and Sterling Brook. Wild, naturalized brown and rainbow trout populations are also found in Stowe, including in Miller Brook, the lower reaches of the West Branch and the Little River. Limited stocking of rainbow and brown trout occurs in the West Branch.

Maintaining riparian vegetation, stormwater management and proper waste disposal are critical to the long-term health of local fisheries. In larger streams, high water temperature and sedimentation associated with unstable stream banks are a significant impediment to healthy fisheries.

Strategies to protect and improve Stowe's water quality should also enhance the town's fisheries. Maintaining or reestablishing riparian vegetation and addressing the structural deficiencies in the West Branch are especially important.

C. Stowe's Working Landscape

Stowe has retained important vestiges of its traditional working landscape. Open farmland remains an important visual, economic and cultural feature of Stowe's landscape, especially along the well-traveled Route 100 corridor, on West Hill, and along the Route 108 corridor.

Large tracts of productive forest also help to define much of the landscape, and managed forest is still a principal land use in Nebraska and Sterling Valleys, along Ranch Brook, and on many important ridges and knolls including the Worcester Mountain Range, Roundtop Mountain, the Sterling Range and the length of the Green Mountains.

Fewer Stowe residents than ever are directly dependent upon farming and forestry for their livelihoods, and the direct economic importance of farm and forest products has steadily declined in past decades. The indirect benefits of the working landscape, however, are highly valued in Stowe. The scenic qualities of Stowe's remaining open spaces enhance tourism, property values and the local quality of life. Stowe's working landscape, along with the architectural heritage of Stowe's villages provides an important cultural reminder of the town's past.

Agriculture

Five working dairy farms remain in town. Following a steady decline in the number of farms and farmland through the 1980s, the number of active farms and the total acreage under farm management have stabilized during the past decade. This is due, in part, to farm consolidation, local and state protection efforts and, perhaps most important, the dedication and resilience of Stowe's remaining farmers. Conserved farmland in Stowe includes Nichols Field, Landmark Meadow, Bouchard Farm, the Stonybrook Agricultural PUD and the Tinker and Ware Farms.

In addition to commercial dairy farms, other commercial and non-commercial farming enterprises also exist in Stowe. These include several maple sugaring operations, at least two small commercial vegetable farms and several small-scale agricultural enterprises involving horses, llamas, beef cattle and sheep. While the commercial value of these smaller operations is limited, they contribute to the agrarian landscape.

The long-term viability of Stowe's rural, agrarian landscape is dependent upon a dwindling number of farmers. In addition to the economic pressures of an increasingly competitive global market, local farmers are beset by additional difficulties. These include high land costs, the potential for farm-management conflicts with a growing residential population and the difficulty of finding farm labor in Stowe's tight labor market.

In the mid 1970s the Town enacted a tax stabilization program for working farms. Currently, owners of over 1,800 acres of farmland receive a reduction in property tax assessment in return for continued farm management.

The tax stabilization program and land conservation efforts are important means of protecting the remaining land base for agriculture. Such efforts, however, will not ensure that farmers will continue to manage protected farmland for agricultural purposes. The town may need to explore additional incentives to support farming in Stowe, and to maintain the remaining agrarian elements of Stowe's landscape.

Forestry

Approximately 85% of Stowe is covered by forest. This contrasts with the mid-1800s, when it is estimated that 50% of the town was cleared for farming. This historic figure is lower than the pattern that existed in many Vermont communities, likely due to Stowe's steep slopes and high elevations, which were inhospitable to agriculture and development.

Of the large tracts of forestland that are under active forest management, over 11,000 acres are in state ownership and over 1,600 acres are owned by the Town. Most public forestlands are managed for recreation, wildlife and timber production.

State Forests

Stowe contains two state forests, Mount Mansfield (7,600+- acres in Stowe) to the west and Putnam (2,230+- acres in Stowe) to the east. Unlike farming, which requires intensive day-to-day management, maintaining active forest management is well suited to public land ownership. In Stowe, much of the logging that takes place on state forestland is conducted by private contractors from throughout the region under the supervision of state foresters.

A management plan for Mansfield State Forest was completed in 2002. Unlike previous planning efforts, which focused on timber resources, the new Mansfield plan addresses a broader range of issues, with special emphasis being placed on the protection of natural communities and managing growing demand for recreational use of the public land.

Town Forests

Town forestland consists of the 1,530+/- acre Sterling Forest in Sterling Valley, Cady Hill Forest (320 acres) and several smaller forest parcels, including Downer Forest (59 acres) and the Waterworks land on Maple Street (52.5 acres).

Timber management in Sterling Forest has been guided by three-phase timber harvest plan developed by Michael Snyder, former Chittenden County State Forester and currently the Commissioner of the Vermont Department of Forests, Parks & Recreation (FPR). The Phase 1 harvest was completed during the winter of 2002 and included an area along the Catamount Trail north of the Sterling Forest Parking lot (see following map). Phase 2, which involved the area around the Split Rock Trail, was completed in 2007. The first two phases generated approximately $14,000 in revenue which has been used for ongoing trail improvements in Sterling Forest. Sterling Forest has been widely cited as a demonstration forest in terms of how timber management can successfully coexist with recreational uses while improving the quality of the timber stock and improving wildlife habitat, particularly for forest songbirds.

The Commission is currently working with FPR, Vermont Land Trust (VLT), and Audubon Vermont to plan and implement Phase 3 in a roughly 100-acre area in the southeast section of the Forest, between Maple Run Lane and the Catamount Trail. The intention is to conduct the harvest during the winter of 2014.

Audubon VT and FPR, through the "Foresters for the Birds" project, have created a timber management strategy that includes options for integrating timber and bird habitat management. The general plan for Phase 3 is to create a number of "patch cuts" ranging in size from ½ acre to as large as 5 acres with the intention of creating songbird habitat as well as browse for moose and deer. Audubon VT will coordinate monitoring both pre-harvest, post-harvest and into the future, to track the effects of the harvest. Pre-treatment bird monitoring began in June 2012. Dan Kilborne, the VLT Stewardship Forester, in collaboration with Michael Snyder, has developed the actual harvest plan and will work directly with the logger.

Private Forests

There are a significant number of private forest holdings in Stowe. As of 2014, there were over 100 properties totaling approximately 10,710 acres enrolled in the state's current use forestland program. In order to be enrolled in the program, each property must have an approved forest management plan.

D. Open Space Conservation

With the Town's decision to purchase the 235-acre Mayo Farm in 1989, Stowe entered a new era of farm, forest and open space conservation. Through the combined efforts of the Stowe Conservation Commission, Stowe Land Trust, Vermont Land Trust, Sterling Falls Gorge Natural Area Trust, Vermont Housing & Conservation Board, and many private foundations and landowners, over 5,500 acres has been permanently protected in Stowe, in addition to the existing state forestland. Total combined public and conserved land in Stowe amounts to over 16,500 acres, or approximately 35% of Stowe's land area *(See Map 2: Public and Conserved Land in the appendix).*

The Town's strong support for land conservation is well documented. When asked to identify the five most important strategies for improving Stowe, 79% of local residents and 85% of second home-owners responding to the 2007 Community Survey indicated "that preserving additional open space to maintain the rural landscape" is the top priority. In 2003, the town voted by a 3 – 1 margin to bond for $150,000 to conserve the Nichols Field on Route 100 and in 2006 voted 2 –1 to bond for $450,000 to conserve the Trapp's Adams Camp property. The Adams Camp property was conserved primarily to conserve and enhance the recreational resources of the property.

Cady Hill Forest

Stowe Land Trust, in partnership with the Town of Stowe, began an intensive year-long process in 2011 to acquire Cady Hill Forest, raising nearly $1.5 million to make the project a reality. The project garnered huge support from the Town of Stowe, the Town of Waterbury, the Vermont Housing and Conservation Board, the Open Space institute and the local community. Funding for the project included:

- $350,000 from the Vermont Housing and Conservation Board
- $288, 000 from the Town of Stowe
- $100,000 from the Open Space Institute
- Approximately $800,000 from private donors

The project goals were:

1. To provide permanent, year-round public access to the properties for all forms of non-motorized recreation and specifically incorporate this property into the Vermont Ride Center, a series of mountain bike trails in Stowe and Waterbury;
2. Assist in the protection of prime deer wintering habitat;
3. Provide for sustainable timber harvesting to enhance the deer wintering habitat and provide revenue for ongoing maintenance of the property; and
4. Provide viewshed protection from the Route 100 corridor (the Green Mountain Byway).

Stowe Land Trust closed on the property on May 31, 2012 and immediately donated it to the Town of Stowe and now holds a conservation easement on the property. The Town in turn immediately began the process of increasing access to the property and making it

easier for residents and visitors to navigate the trail system. By the end of the summer of 2012 the following projects had been completed:

- The construction of a 20-car parking lot;
- The construction of a new access trail from the parking lot (Cady Hill Climb);
- The installation of a property sign and trailhead kiosk;
- The installation of over 60 trail signs;
- The installation of 11 permanent "YOU ARE HERE" maps at key intersections.

Cady Hill Forest has become extremely popular with residents and visitors including mountain bikers and walkers. The new parking lot has typically been at near capacity on weekends. The SMBC has developed a 2-phase trail development plan for the property to ensure that the trails will be sustainable for the anticipated increase in use. Phase 2 was substantially completed in 2014. Because of the extensive network of existing trails on the property, the Town of Stowe has developed a management agreement with the SMBC to maintain the trail system.

The Town of Stowe owns five properties with conservation easements on them:

- Mayo Farm (235 acres)
- Sterling Forest (1,530+/- acres)
- Moscow Recreation Field (5 acres)
- Sunset Rock (23 acres)
- Cady Hill Forest (320 acres)

In addition, the Town co-holds conservation easements with Stowe Land Trust on four other conserved properties:

- Bingham Falls (73 acres)
- Trapp's Adams Camp (513 acres)
- Nichol's Field (37 acres)
- Burnham Farm (107 acres, public access easement)

Since its creation in 1987, Stowe Land Trust has completed 30 conservation projects, totaling over 3,500 acres. In 2008, SLT in partnership with the Town of Stowe and the Agency of Natural Resources, entered into a new phase of land conservation with the purchase of a River Cooridor Easement on a 2,000-foot stretch of the Little River along River Road. In addtion to prohibiting development, the easement restricts landowners from rip-rapping the river banks and other encroachments that may affect the river's ability to meander naturally in its floodplain. This was the first stand-alone River Corridor Easement in Vermont.

Given the support for land conservation in Stowe, it can be expected that additional conservation projects will be brought before the Town in the coming years. To maximize the use of financial resources, future conservation efforts should be based upon clear community objectives. The ability for the public to access conserved properties is a

primary consideration for the use of Town funds. The Stowe Conservation Commission, working in concert with Stowe Land Trust and other interested parties, has identified the following conservation priorities:

- Productive farmland, especially lands comprised of primary agricultural soils and adequate parcel size and terrain that is well suited to farming.

- Productive forestland, especially large parcels characterized by reasonable access and good forest soils that are appropriate for long-term forest management.

- Wildlife habitat, identified travel corridors and natural areas.

- Water resources, including riparian corridors, headwater streams and important wetlands.

- Scenic resources, especially farmland that is easily viewed by motorists, and forestland located on ridgelines and high-elevation hillsides.

- Recreational resources, including parcels with existing or potential trails, river accesses and hunting areas, and potential playing fields and recreation areas.

Phase 1 Trail Building in Cady Hill Forest (2013)

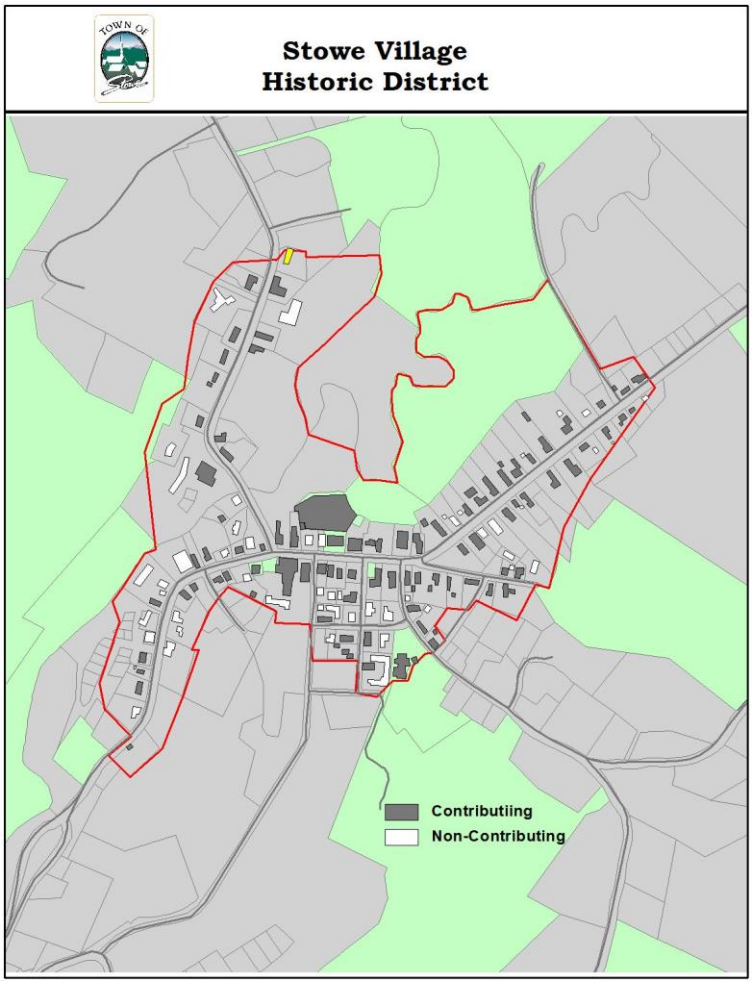
E. Historic & Archeological Resources

The concentration of historic structures in Stowe's villages and the scattering of historic homes throughout rural areas are important features of the town's heritage and landscape. Stowe contains three designated historic districts. Stowe Village and Moscow Village are listed on the National Register of Historic Places and the Lower Village is listed on the Vermont State Historic Sites Survey for the town of Stowe. Moscow Village was listed on the National Register in the summer of 2008.

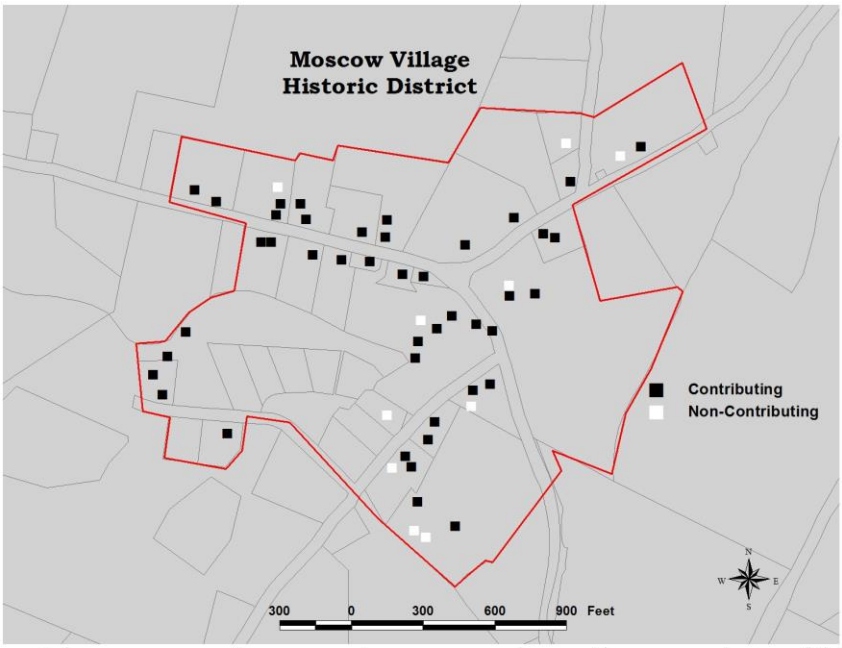
Stowe Village Historic District

The Stowe Village Historic District was listed on the National Register of Historic Places in 1979. The town hired a consultant to update the district in 2003. The district contains 102 contributing historic structures. Most notable of these are:

- Akeley Memorial Building (c.1902)
- Green Mountain Inn (1833)
- Stowe Community Church (c.1863)
- Stowe Free Library/Helen Day Arts Center (c.1861)
- Bloody Brook School (c.1840)
- Vermont Ski Museum (1818)
- Lackey's Variety Store (c.1830)
- Old Yard Cemetery



Moscow Village Historic District
Moscow Village was designated as a State Historic District in 1982 and then listed on the National Register of Historic Places in 2008. The district contains 41 contributing historic structures.



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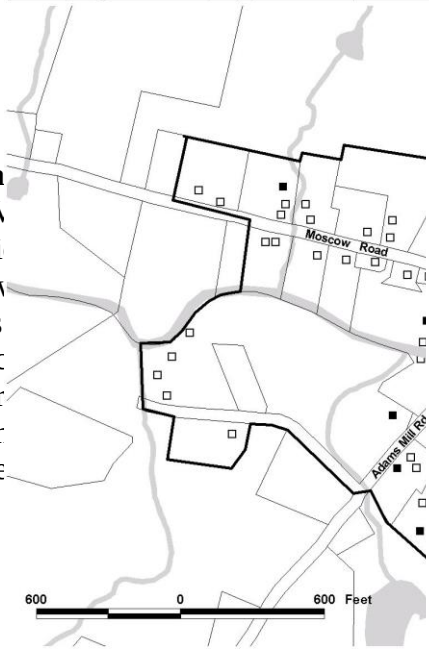
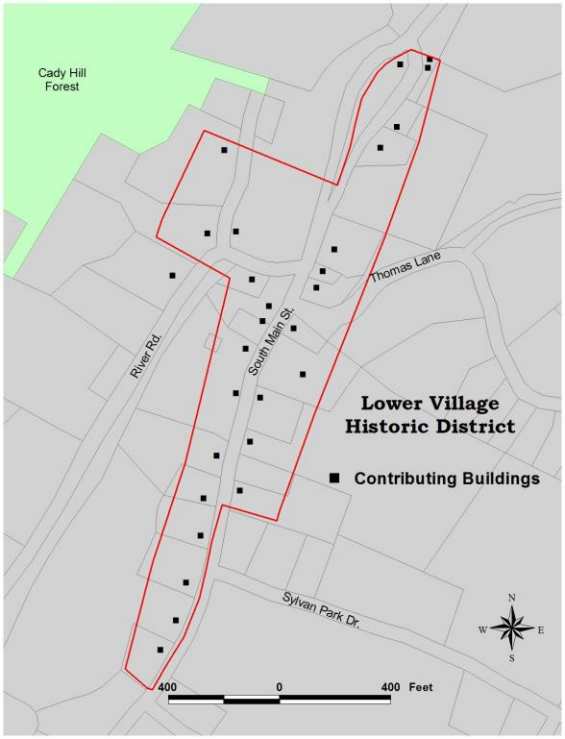




State Historic Sites Survey for Stowe
In 2006, Stowe completed a comprehensive update of the State Historic Sites Survey for the entire town outside the Stowe Village Historic District. The total number of historic buildings listed in the survey is 222.

Archaeological Resources
Less obvious, but also providing an important link to the past, are archeological resources found in Stowe. These include more recent archaeological sites such as old cellar holes and remains of old sawmills. These resources have not been well documented, but some of the areas of town where these remains from Stowe's early modern history can be found include:

- Sterling Forest Historic Area
- Brownsville
- Old County Road
- Stowe Land Trust's Mill Trail property

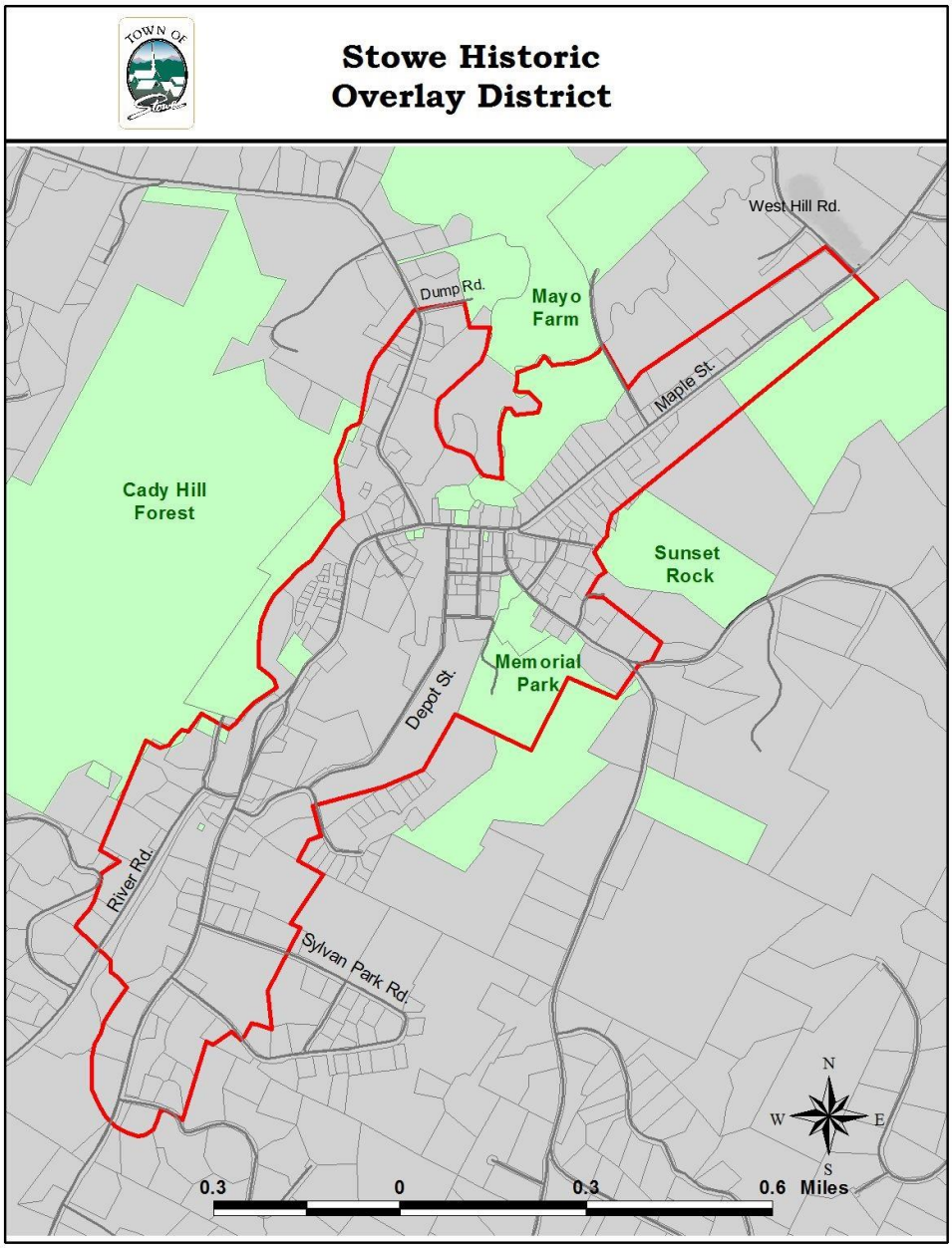
Archaeologically sensitive areas that may include prehistoric sites are typically found within 200' of rivers and streams. For large projects subject to Act 250 review or projects involving state or federal funding, a preliminary archaeological site assessment is often required. No prehistoric sites have been identified at this point in Stowe.

Sterling Forest Historic Area

In 2012, the Town of Stowe received a Certified Local Government grant to identify and map historic sites, mostly cellar holes, in Sterling Forest. Seven former homesteads and farm houses have been identified in Sterling Forest as well as a schoolhouse and the original Pike/Shaw Mill site and Boarding House, located on adjacent private conserved land with public access.

Historic Preservation

In recognition of the value of preserving Stowe's historic character, the Stowe Historic Preservation Commission (SHPC) was formed in 2000 and the Town adopted its first historic preservation ordinance in 2002. This was expanded in 2005 with the adoption of the Stowe Historic Overlay District (SHOD) (see map below). The SHOD includes Stowe Village and Lower Village. Any new construction or alterations to existing buildings within the district, or to any historic buildings outside the district, must go though a design review process before a zoning permit is issued. The SHPC serves as the Design Review Advisory Board and reviews all projects within the SHOD and all alterations to historic buildings town-wide.



F. Settlement Patterns and Land Use

Stowe has long supported land use policies intended to maintain compact villages surrounded by open countryside and continues to work towards implementing these policies through the town's zoning and subdivision regulations.

Steady growth since the 1970s has changed the town's physical character in several respects. While Stowe Village remains the commercial, cultural and civic core of the community, other areas such as the Mountain Road Village and, more recently, the base of Spruce Peak, have emerged as commercial centers, and will continue to develop.

Scenic Gateways
Stowe has three major scenic gateways or entrances into the town. From the south, the area near the intersection of Route 100 and Moscow Road, where views across open fields west to Mount Mansfield first open up, serves as the first and most critical gateway.

Approaching Stowe along Route 100 from the north, the open farmland and distant views provides the rural contrast to Stowe Village. The transition from rural countryside to village center occurs in the vicinity of the intersections of Route 100 and Brush Hill Road and Route 100 and West Hill Road.

The western gateway, located along Route 108, opens up when exiting Smugglers Notch at the entrance to Stowe Mountain Resort. This gateway has been enhanced with parking improvements and the construction of a small information kiosk at Barnes Camp, a historic structure constructed by the Civilian Conservation Corps in the 1930s.

Smaller, localized gateways also serve to define distinct neighborhood or districts from surrounding areas. Examples include the Moscow Road bridge across the Little River which marks the eastern edge of Moscow Village; the steep slopes and exposed ledge adjacent to Route 108 that mark the edge of the Mountain Road Village to the north, as well as the Route 108 bridge over the West Branch that mark that same district's southern boundary.

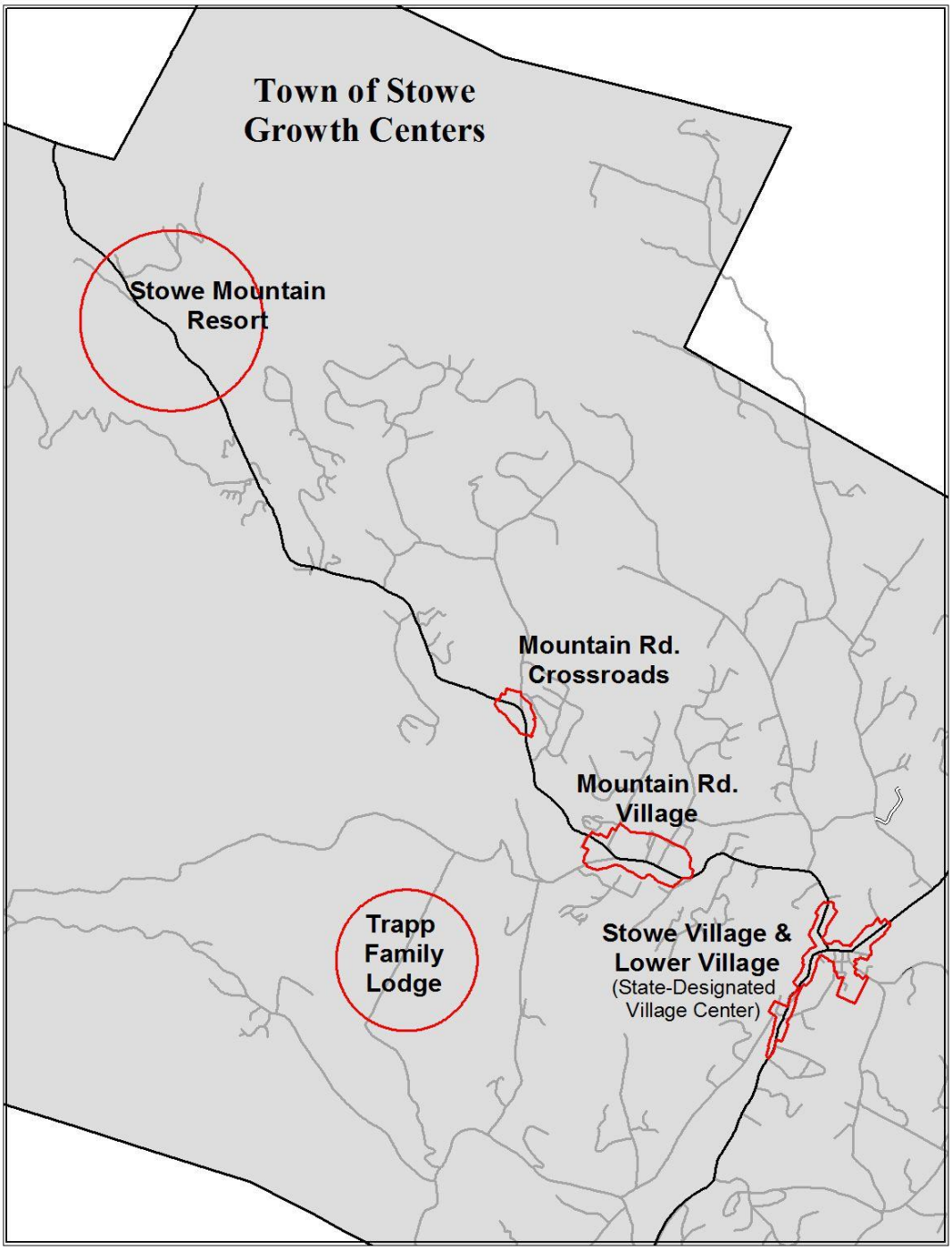
Growth Centers
In an effort to concentrate development in a manner that reinforces the town's historic settlement patterns, the Town has identified five growth centers of varying size and function. These centers include:

- Stowe Village and the Lower Village, which historically have served as the town's residential, commercial and cultural centers and now comprise Stowe's State-designated Village Center.

- Two "Ski-PUDs", Stowe Mountain Resort and Trapp Family Lodge, which are intended to support resort development within one or more concentrated areas while maintaining large tracts of undeveloped surrounding land.

- Mountain Road Village and Mountain Road Crossroads, two areas along Mountain Road that have been designated as an alternative to continued strip development along this well traveled roadway.

All the town's growth centers are served by the town's sewer system and are designed to support higher densities surrounding areas.



Stowe Village
Stowe Village is a vital symbol of Stowe's historic character and charm. More than just a quaint scenic village however, Stowe Village continues to serve the cultural, civic, commercial and residential needs of residents and visitors. Many of the services necessary to support Stowe's resident and tourist populations, such as grocery and hardware stores, personal services and professional offices, are located in the Village. In addition, the Village houses the Town Hall, Elementary School, Library, Helen Day Art Center, Vermont Ski Museum, Post Office, Stowe Arena, Memorial Park, the Gale Recreation Center and the Public Safety Facility. Due to this mix, the Village is an important meeting and gathering place that ties members of the community together.

Efforts to maintain Stowe Village as the civic, cultural and economic core of the town have been ongoing for many years. Some of the recent activities include:

- A 2003 update of the Stowe Village National Register District;
- The 2005 adoption of the Stowe Historic Overlay District;
- Village Center Designation, approved by the Vermont Downtown Board in September 2006;
- Federal transportation funding to construct sidewalks along South Main St. (Rte 100 South) to Sylvan Park Drive;
- The installation of new street lights on north side of Main Street;
- The relocation of the former St. John's Church to a site next to the library to be used as the home of the Stowe Historical Society;
- The rehabilitation of the Stowe Free Library/Helen Day Arts Center;
- A master plan for Memorial Park;
- The construction of the new Stowe Arena; and
- Street tree planting
- Downtown Designation for Stowe Village in 2016
- Village Center Designation for the Lower Village in 2016.

Stowe Village was listed in the National Register of Historic places in 1982.

Stowe Village Center Vibrancy Project
In 2006, the Town of Stowe received a Municipal Planning Grant from the Department of Housing and Community Affairs to design a number of actions that would improve the viability of downtown businesses and strengthen the community as a whole. The town hired Crane Associates of Burlington, Vermont to complete an assessment of the strengths and weaknesses of the village, determine the market demand of the town's residents and visitors, and make recommendations on improving village vibrancy. The Selectboard appointed a Village Center Committee to prioritize the recommendations of the project and the work is ongoing. Some of the recommendations of the Village Vibrancy Project include:

- Marketing Stowe to Vermonters;
- Establishing a permanent village center organization;
- Improved parking and parking management;

- Streetscape improvements including new sidewalks, benches, trash and recycling containers;
- Improved way-finding signs;
- Hiding the power lines on Main St.; and
- Expanding the number of special events in the Village

The Stowe Village Vibrancy Project resulted in the formation of Stowe Vibrancy, Inc. whose mission is to increase the vibrancy of the Town of Stowe through the enhancement of social, recreational, cultural, economic and physical characteristics of the Village.

Lower Village
Originally known as Mill Village, the Lower Village serves as an extension of Stowe Village. Dominated by commercial establishments fronting upon Route 100, the Lower Village retains much of its historic character. The mix of historic buildings, most of which sit on small lots, forms an eclectic and appealing village which is both contrasting and complimentary to Stowe Village. The Lower Village is listed as a State Historic District.

The Lower Village has seen a great deal of private investment over the past 10 years, both in the form of new construction and extensive renovations to existing buildings. This has resulted in the creation of a great deal of additional office space, most of which is fully occupied. The Town has funding in place to construct a sidewalk along Rte. 100 from River Rd. to Sylvan Park Drive to increase pedestrian safety and provide a direct link to Stowe Village.

Designated Downtown and Lower Village Designated Village Center
In 2006, Stowe received Village Center Designation from the Vermont Downtown Program. The designated Village Center included Stowe Village and the Lower Village). The designated Village Center was the geographic focus of the Stowe Village Vibrancy Project and is the focus area for the work of Stowe Vibrancy. Since the 2005 adoption of the Stowe Historic Overlay District and the subsequent Village Center designation, the Town has been extremely focused on enhancing the entire area within the designated Village Center as the civic, cultural, historic and economic core of the town. In 2016, with the approval of Stowe as a Designated Downtown, the original Designated Village Center was spit into the Designated Downtown and Lower Village Designated Village Center.

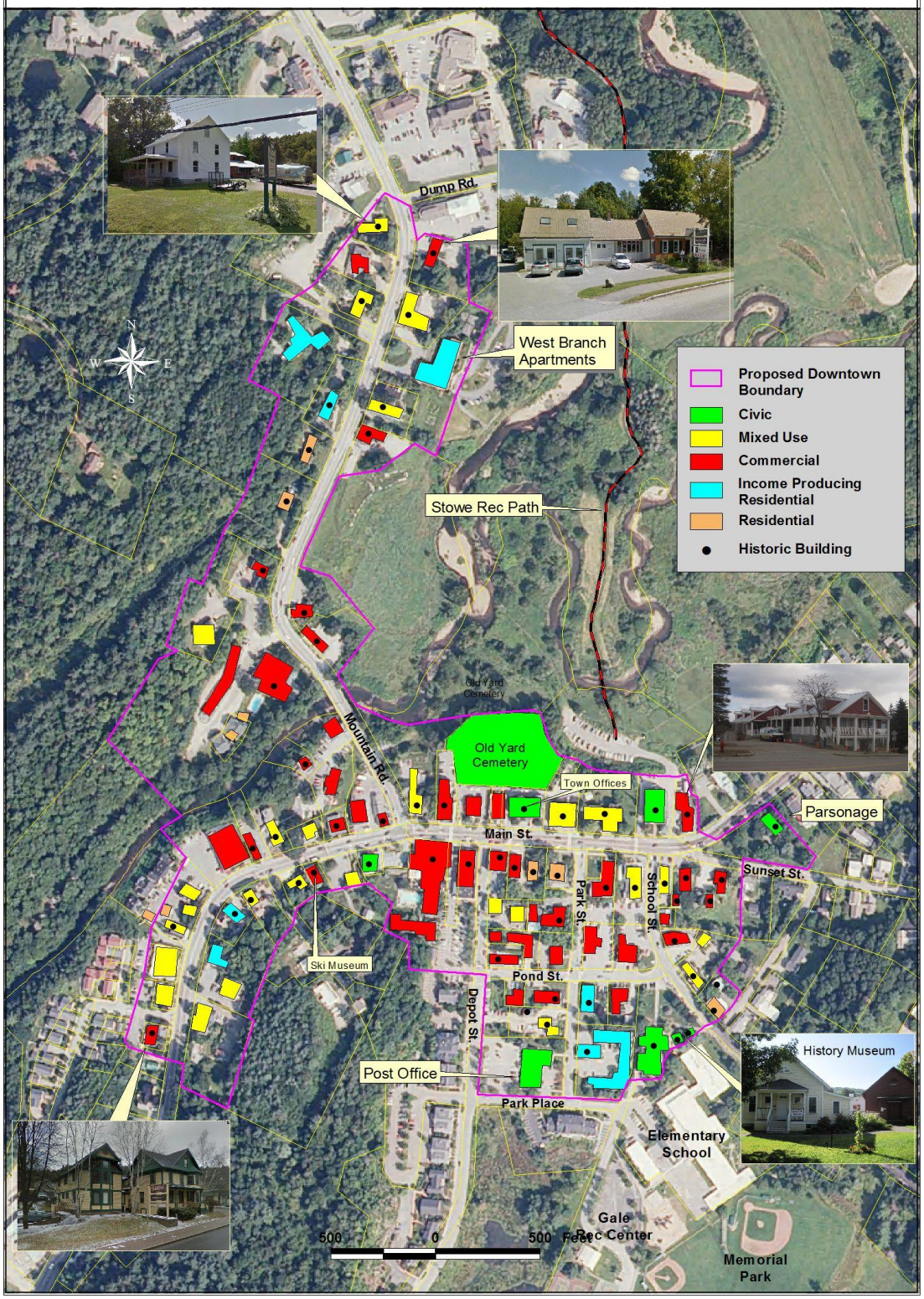
Downtown Designation serves to deepen the Town's already substantial commitment to its Village Center, furthering the Settlement Pattern Goal and Polices of this Plan as identified in Chapter 5 and furthering the statewide planning goal of 24 VSA, Section 4302(c)(1): *To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.*
In 2017 Stowe saw approximately $130,000 in private investment and $205,000 in public investment in the Designated Downtown. Five new businesses opened up, creating an estimated 10 new jobs. The total residential vacancy rate was 0% and the total commercial vacancy was less than 5 %. Stowe Vibrancy, which is Stowe's official

downtown organization, consists of a 15-member board which contributed nearly 1,000 hours of volunteer time in support of the Designated Downtown.

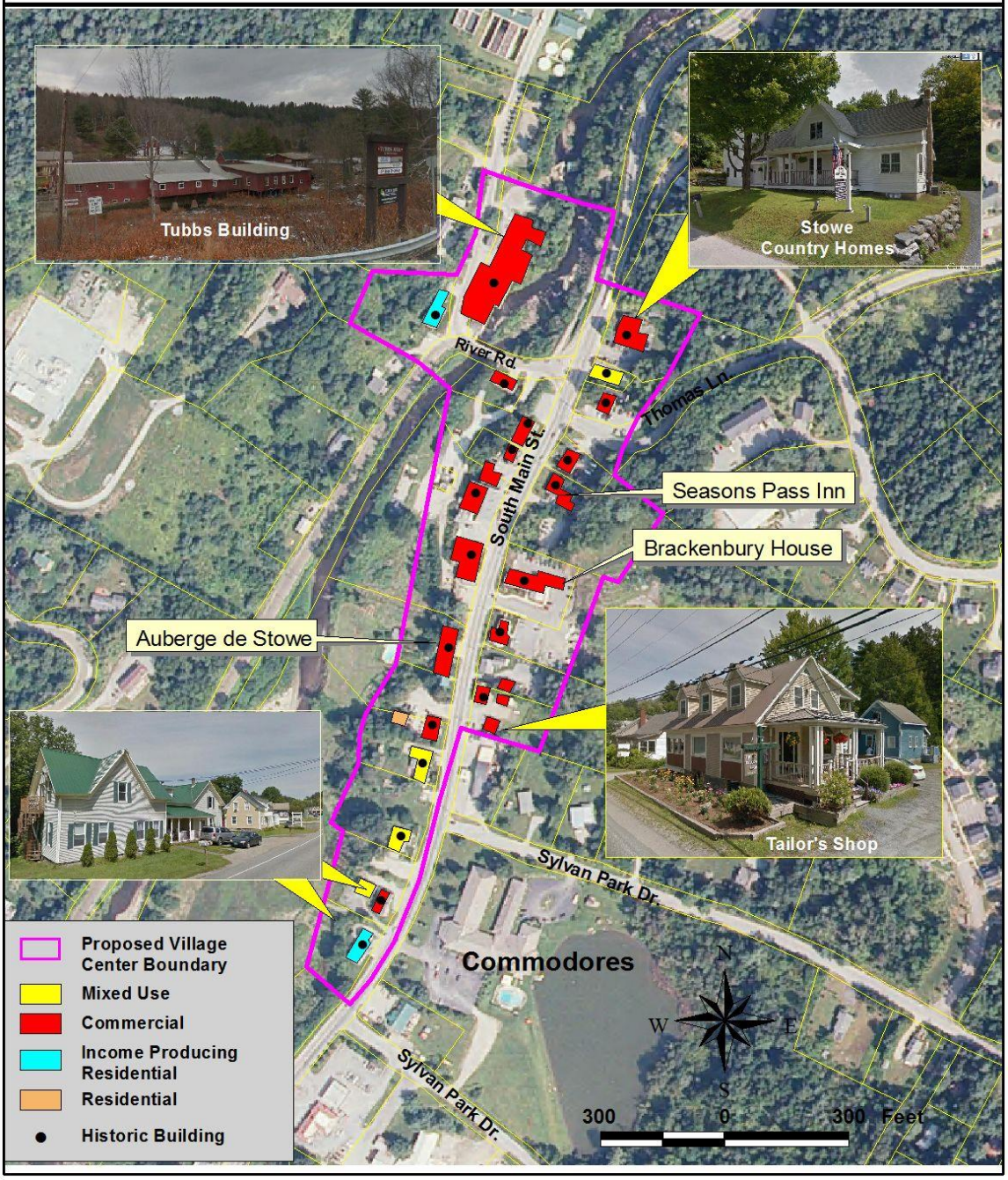
Every year, Stowe Vibrancy produces between 20 and 25 free and open-to-the-public community events, either independently, or in partnership with other festivals and event organizers as value-added events. These events have enlivened historically “dead” tourist weekends during the summer months and have helped establish Stowe as a true four seasons resort destination. In fact, we now have more visitors to Stowe in the summer months than we do during prime winter ski season.

Through a partnership with Stowe Cable Systems and Stowe Web Marketing, Stowe Vibrancy was able to complete its goal of bringing free Wi-Fi to the Village. Free Wi-Fi signs were put up all around Main Street to notify guests of this amenity.

Town of Stowe
Designated Downtown
Approved 4/25/16



Town of Stowe
Lower Village Village Center
Approved 4/25/16



Mountain Road Village and Mountain Road Crossroads
Stowe's Mountain Road (Vermont Route 108) extends from Stowe Village, along the West Branch, to Stowe Mountain Resort and on through Smugglers Notch to the Town of Cambridge. Mountain Road has been the focus of much of the commercial development in town over the past thirty years. This led to growing concern over the emergence of strip development patterns along the Mountain Road, especially between Stowe Village and Luce Hill Road. In 1998 the road was re-zoned from Stowe Village to Notchbrook Road. Mountain Road Village and Mountain Road Crossroads were established

It is hoped that those improvements, coupled with the 1998 zoning changes, will enable Mountain Road Village to develop as a compact center that caters to Stowe's tourist industry. To further support this role, moderate to high development densities and a mix of commercial, residential and recreational land uses should be encouraged. Future development should also reflect traditional village patterns and scales.

To maintain the town-wide goal of compact villages surrounded by rural countryside, the potential for commercial development and increased residential density along the upper Mountain Road should be avoided, with the exception of Topnotch Resort, which is designated as a Resort PUD under the Stowe Zoning Regulations.

Ski-PUD's
Two of the town's growth centers are designated as Ski-PUD's under the Stowe Zoning Regulations, Stowe Mountain Resort and Trapp Family Lodge. The Ski-PUD designation allows for a full mix of residential, commercial lodging, recreation and commercial amenities associated with the operation of a four-season resort. Total allowable density is based upon the total number of acres designated as a Ski-PUD. This allows for the total density to be concentrated within one or more growth "nodes", in keeping with the town's historic settlement pattern.

Stowe Mountain Resort
Stowe Mountain Resort (SMR) is well along in the process of implementing a long-term development plan for the resort. This plan, known as the SMR 2000 Community Master Plan, focuses on both mountain improvements as well the development of mixed-use residential and commercial activities at Spruce Peak. The new residential units are addressing the historical lack of an on-mountain bed base at the resort.

Spruce Peak at Stowe, when completed, will include a total of 423 "development units" (a mix of hotel rooms, condominiums, townhouses and single family lots), approximately 25,500 sq. ft. of commercial space, a performing arts center and a community pool complex. The newly completed "Spruce Camp" base lodge contains an additional 38,000 sq. ft. of commercial services. The Master Plan is now in its 10th year of construction. Improvements finished to date include four new lifts, the Mansfield Vehicle Maintenance Facility, the Stowe Mountain Club Golf Course, including the Starter Cottage and Turf Care Maintenance Center, Stowe Mountain Lodge and Spa, all of the single family homes and "Mountain Cabin" townhouses, a 111-million gallon snowmaking water reservoir, new snowmaking on Spruce Peak and trail improvements, the Spruce Camp

Base Lodge, the first of three free standing retail buildings (to be temporarily used for the Stowe Mountain Club), and installation of underground utilities, roadways and the first phase of the Spruce pedestrian plaza. The 430-seat Spruce Peak Performing Arts Center was completed in 2010 and provides a variety of entertaining public events and activities. Between 2013 and 2014 the resort invested nearly $10 million in new state of the art snowmaking equipment.

An important feature of the Spruce Peak at Stowe development is its dense, compact character. Careful attention has been given to architectural designs that are sensitive to the natural setting and cultural heritage of the surrounding area.

Trapp Family Lodge

Trapp Family Lodge was established on Luce Hill in 1948. As a Ski-PUD, it is anticipated that additional development related to the operation of a four-season resort will occur in future years.

Past development, including the construction of an 73 room lodge, 20 room annex and 100 time-share condominium units and 40 fractional ownership units built immediately surrounding the lodge, has respected the town's goal of fostering compact settlements surrounded by undeveloped countryside. This goal was reinforced in 1996 when a conservation easement on 1,110 acres west of the Lodge was donated to the Stowe Land Trust. In 2004, an additional 513 acres, known as the Adams Camp property, was conserved by easement. The Adams Camp easement is co-held by the Town of Stowe, Stowe Land Trust and the Vermont Housing and Conservation Board. These easements ensure that a large portion of the designated Ski-PUD will not be developed and will be left as open space.

Moscow Village

Moscow Village is an unincorporated hamlet straddling the Little River at the approach to Nebraska Valley. Settled in the early 1800s as Smiths Falls, Moscow is an excellent example of a historic, working New England mill village. Moscow Village was officially listed in the National Register of Historic Places in the summer of 2008.

Among its most prominent features is the residential character, which results in a strong sense of community identity. This character has been strengthened in recent years by the closing of the Adams Mill. The property was subdivided into 15 lots and is in the process of being developed as a new neighborhood. In 2007, Moscow saw the loss of its post office along with the Moscow General Store, which has been converted to residential use.

Rural Countryside & Residential Neighborhoods
For most of Stowe's history, local villages were surrounded by rural countryside and undeveloped mountains. Several areas of town retain this historic character – the working landscape described above – although residential subdivisions and neighborhoods now characterize much of the town's countryside.

The transition from a rural to suburban landscape has been occurring steadily over the past several decades. Unlike the village centers, which have experienced most of the commercial development of the past thirty years, the rural areas of Stowe have experienced the majority of the residential development.

Since zoning and subdivision regulations were first enacted to guide development in Stowe, most of the town has been included in one of four "Rural Residential" zoning districts. Within these districts, three issues – development density, land use and land subdivision – deserve consideration.

Over 80% of the town's total land area is presently zoned Rural Residential (RR) 5. This limits residential development to one dwelling per 5-acre lot. Other rural residential districts include RR3 (3 acre minimum lot size); RR2 (2 acre minimum lot size; and, RR1 (1 acre minimum lot size).

Within the RR2, RR3 and RR5 districts, land uses are generally limited to residential development, recreational and civic uses, farming and forestry. The RR-1 District also allows for limited commercial and office use. The two primary commercial uses allowed throughout the rural districts, outside of traditional resource activities (e.g. farming and forestry), are home occupations and Resort PUDs. Presently, occupants of residential dwellings are permitted to use a minor portion of a dwelling for occupations that are customary in residential areas.

The dominant development activity in the RR districts is land subdivision for single-family dwellings. The configuration of building lots and layout of public and private utilities and services has shaped existing settlement patterns in the rural areas, and will continue to determine how the town's landscape changes in the future.

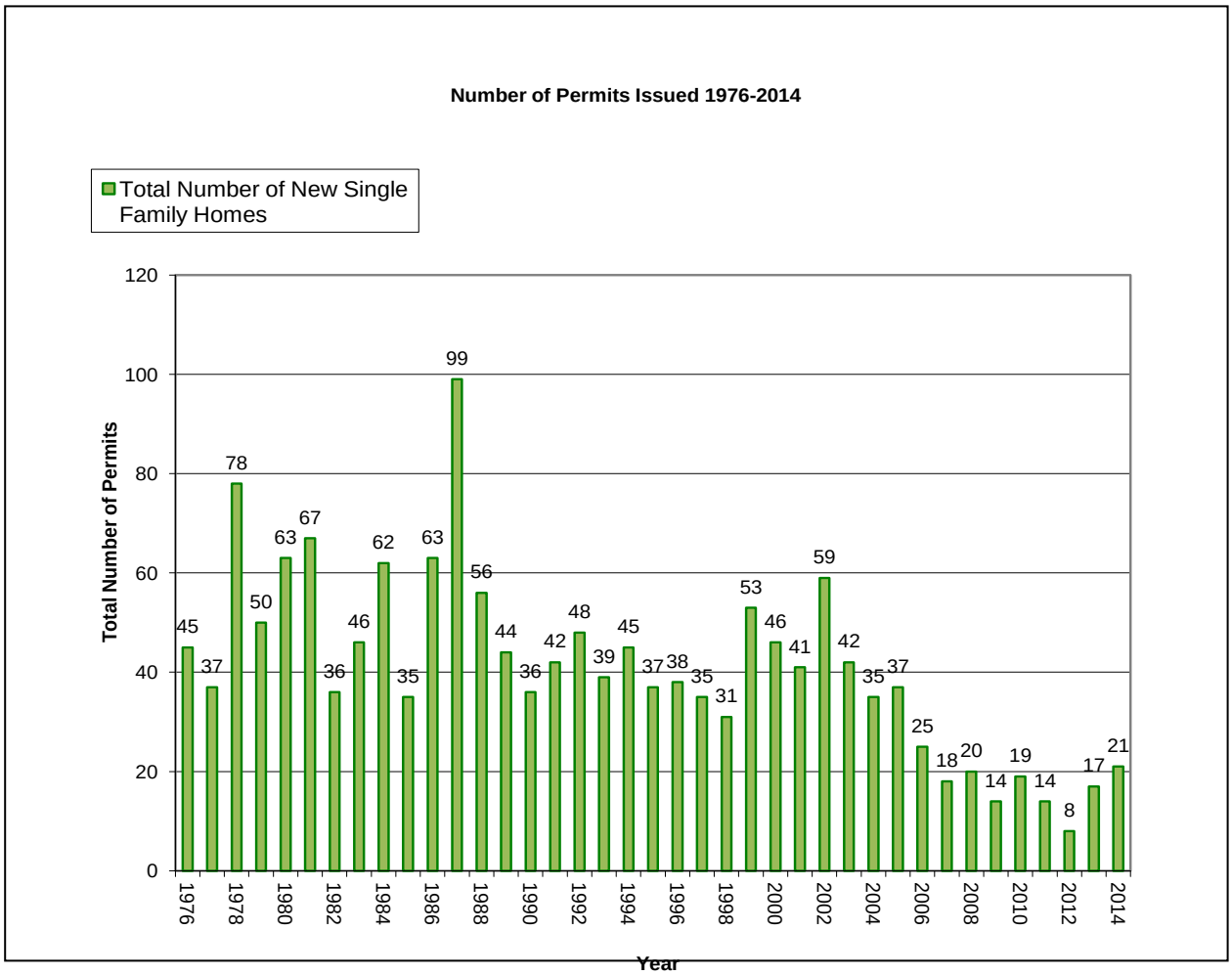
The town's current subdivision regulations include standards for development in sensitive areas. An important consideration of the subdivision process is the identification of areas suitable for future development, such as house sites, driveway locations and septic disposal areas. Such locations should be sited with careful consideration to other landscape features, including open meadows, steep slopes and exposed hillsides, and streams and wetlands. The careful configuration of lot lines, placement of house sites and design of other development activities can have a significant impact on the town's ability to accommodate residential development without sacrificing many rural landscape features.

Existing PUD standards allow for the clustering of residential development on lots that are smaller than the minimum lot size for the zoning district, providing other land is

permanently set aside as open space. Often referred to as conservation, or cluster, subdivisions, this type of development does not necessarily result in any increase in the total number of dwellings developed. In 2002, the town adopted an affordable housing density bonus to allow up to a 50% density bonus for residential PUD's that will contain at least 50% affordable housing units.

Development Trends

Overall, Stowe has experienced a steady, moderate rate of residential development for the past 30 years with a decrease in that rate over the past 8 years. From 1976 to 2006, Stowe averaged about 35 new homes each year. From 2006 to 2014, the average dropped to 17 new homes per year. As illustrated in the chart below, the number of new homes peaked in 1987 at 99 and then dropped off significantly by 1990. The years 2011 and 2012 have seen the lowest number of new homes built since the adoption of zoning. This is no doubt due to the "Great Recession" that began in 2007. With the improving economy over the past 2 years, the number of housing starts has begun to slowly increase. It is anticipated that the rate of residential development will remain slow and steady over the next 5 years.



The chart below illustrates the overall development trends in Stowe since 1980 by showing the change in the number and types of parcels. Residential development, whether primary homes or vacation homes, is clearly the primary type of land development in Stowe. For the past three decades, commercial development has consisted primarily of the redevelopment of existing commercial parcels. The total number of commercial parcels has remained relatively unchanged.

Number and Types of Parcels 1980 – 2014

	1980	1985	1990	1995	2000	2008	2014	% Change 1980-2014
Residential 1(up to 6 acres)*	535	644	719	897	973	1077	1608	
Residential 2 (6 or more acres)*	111	157	190	229	276	309	529	
Mobile Homes	39	40	42	33	24	20	13	
Vacation 1 (up to 6 acres)*	331	439	490	459	434	510	*	
Vacation 2 (6 or more acres)*	71	96	114	125	177	199	*	
Combined R1 and V1*	**866**						**1608**	
Combined R2 and V2*	**182**						**529**	**377%**
Seasonal 1**							9	
Seasonal 2**							7	
Commercial	184	195	200	200	194	201	244	33%
Commercial apartments	N/A	N/A	N/A	15	16	26	28	87%
Industrial	4	7	7	5	5	3	3	-25%
Utilities	5	6	6	8	4	9	18	260%
Farm	17	12	12	11	11	8	8	-53%
Woodland	13	5	4	8	22	18	19	46%
Other (condos)	230	389	466	513	588	901	1007	338%
Miscellaneous (vacant land)	522	548	511	477	366	299	265	-49%
Total Parcels	**2062**	**2538**	**2761**	**2980**	**3090**	**3580**	**3759**	**82%**

*Residential and Vacation are now combined under Residential
**New categories for seasonal dwelling that are not suitable for year round use

Future Land Use

The Stowe Zoning Regulations are the town's principal tool for guiding future land use and maintaining the desired settlement patterns as described above. In 2008, the Stowe Planning Commission completed a 3-year comprehensive review and update of the zoning regulations. This included an update of some of the zoning districts, particularly within Stowe Village. In 2013, the Commission completed a comprehensive revision of the Stowe Subdivision Regulations. The land use plan for Stowe is illustrated in Map 3 in the appendix.

An examination of Stowe's historic and more recent development suggests a number of factors that remain relevant to current planning efforts:

- Stowe's development remains largely dependent on its physical setting, and the quality of its natural environment.

- Stowe's past success has been predicated on economic growth and diversification, and sustained public and private investment in the larger community.

- The transition from a resource to a tourist and service-based economy has supported renewed growth and prosperity, but has also reduced the diversity of the town's economic base.

- As a tourist destination, Stowe's growth and development are increasingly tied to larger regional and national economic and demographic trends.

- The same amenities that have drawn visitors to Stowe also attract new residents and new wealth to the community, which over the years have changed the town's social fabric.

- Residential development has by far out paced other forms of development in the community, but may not be adequately meeting the needs of Stowe's low and moderate income residents, or many of its local employees.

- Stowe continues to be successful in defining, developing and enhancing the town's community character, both to maintain and market Stowe as an attractive tourist destination and, as importantly, to enhance the quality of community life for local residents.

Chapter 4: Serving the Community

A. Local Government

After existing as separate governments for over 100 years, the Town and Village of Stowe merged in 1996 after receiving voter approval. As a result, the Village no longer exists as a separately incorporated legal or geographic entity.

The Town of Stowe provides a full range of municipal services including police and rescue services, volunteer fire services, road maintenance, comprehensive recreation services, library services, and water and sanitary services (for portions of the town).

In 2007, the town switched from a Town Administrator to a Town Manager form of government. The Town Manager is appointed by the elected, five-member Selectboard and is responsible for the day-to-day operations of the town, preparing the annual budget and hiring and supervising town staff. Other elected positions include:

- Town moderator;
- Town clerk/treasurer;
- Town constable;
- Three listers;
- Three auditors,
- Five school directors; and
- Local justices of the peace.

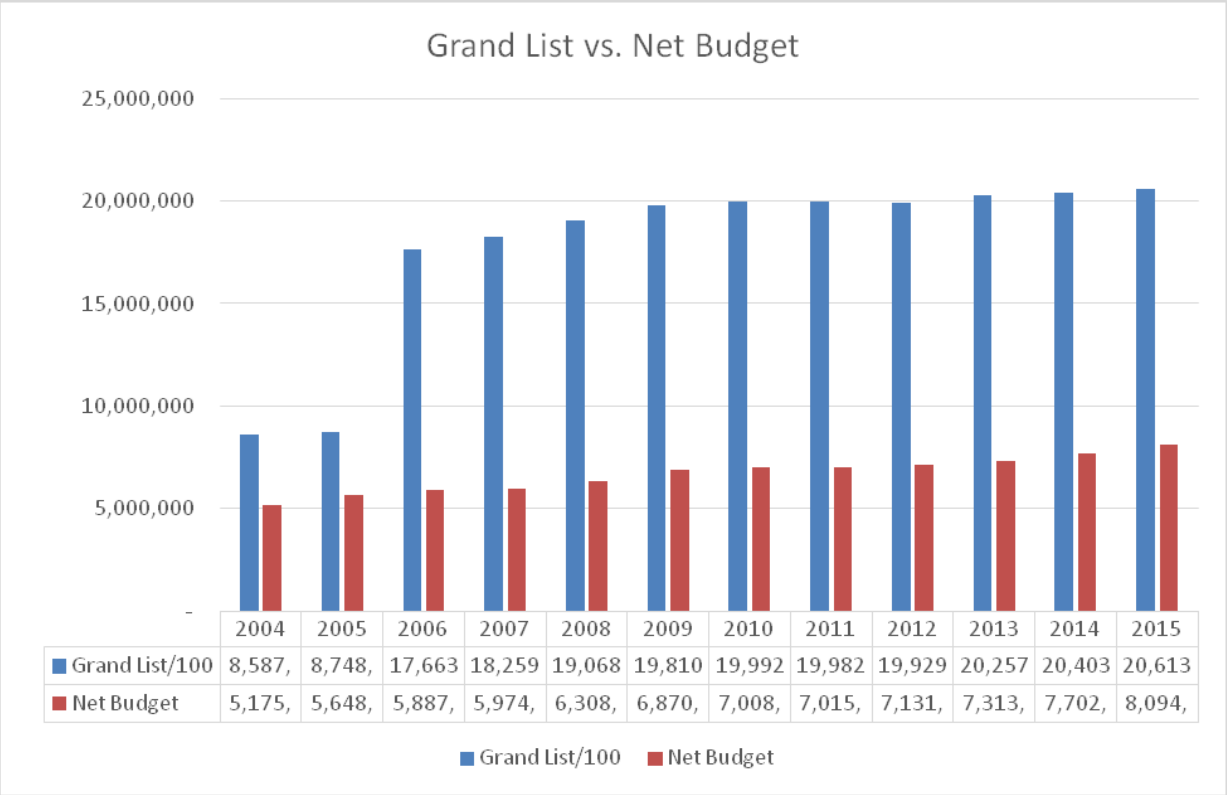
Town boards appointed by the Selectboard include:

- Planning Commission (7 members);
- Development Review Board (7 members);
- Conservation Commission (7 members
- Recreation Commission (7 members);
- Historic Preservation Commission (5 members):
- Cemetery Commission (7 members);
- Library Trustees (7 members); and
- Stowe Electric Utility Commission (3 members).

The increasing responsibilities and complexities of local government also have required the hiring of qualified staff to help manage the daily affairs of the town. Staffing levels have increased significantly since the 1980s, and now include 66 full and part-time employees, not including school employees. As such, town government is a significant local employer.

Financing Town Government

Stowe has long benefited from a relatively strong and stable local tax base, supported by growth in the grand list, and a history of public and private investment in the community. In 2014, the Town's equalized municipal Grand List was $2,071,315,875, which ranked it third in the state of Vermont after Burlington and South Burlington.



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Grand List/100	8,587,	8,748,	17,663	18,259	19,068	19,810	19,992	19,982	19,929	20,257	20,403	20,613
Net Budget	5,175,	5,648,	5,887,	5,974,	6,308,	6,870,	7,008,	7,015,	7,131,	7,313,	7,702,	8,094,

Because of the combination of its high grand list, low number of students and relatively high cost per pupil, Stowe contributes the largest net payment to state education fund of

any municipality in Vermont. The table below shows the top ten municipalities in the state contributing to the education fund in 2014.

Municipality	Net Payment
1. Stowe	**$19.4 million**
2. Ludlow	$17.4 million
3. Stratton	$11.3 million
4. Dover	$10.6 million
5. Killington	$9.6 million
6. Woodstock	$9.5 million
7. Waterbury	$8.6 million
8. Williston	$8.3 million
9. Shelburne	$8.1 million
10. Castleton	$6.2 million

Net payments include funds paid to towns for "Homestead Tax Adjustments". As a result, total payments to the Education Fund by towns are reduced by this amount resulting in the "Net Payment". The percent of total net payments indicates the percent that town contributed towards the sum of all net education payments statewide. The EEGL includes all property values included on the education grand list. Certain properties are included on the municipal grand list but are exempt from inclusion on the education grand list. The percent state EEGL indicates what percentage that town's education grand list is of the total statewide grand list. For example, Stowe contributes 13.5% of the total education payments, but is only 3.0% of the total statewide education grand list.

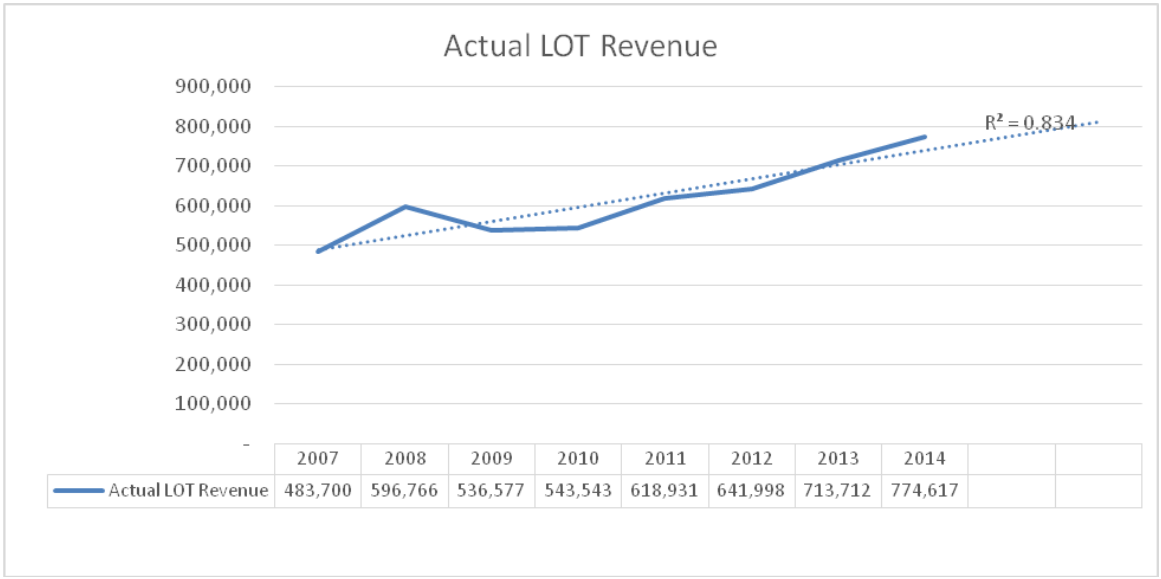
Stowe had a common level of appraisal ratio in FY'15 of .9852. The following are the FY' 2015 property tax rates:

FY'2015 Property Tax Rates (p/$100)	
Town General Fund Tax	0.3950
State and Local Education Taxes	1.4886
Voter Approved Tax Exemptions	0.0049
Total Residential Tax Rate:	**1.8885**

Town General Fund Tax	0.3950
State and Local Education Taxes	1.5205
Voter Approved Tax Exemptions	0.0049
Total Non-Residential Tax Rate	**1.9204**

With the exception of larger projects funded through bonding, Stowe's capital expenditures have ranged between $250,000 and $1 million per year since 1990, averaging approximately $500,000. In 2008, the town voted to establish an equipment reserve fund, so that each new piece of equipment would not have to be voted on separately at Town Meeting.

At the March 2006 Annual Town Meeting, the Town adopted a 1% local options tax on rooms and meals. The revenue is used to finance the Town's capital program. The chart below shows the steady increase in Local Option Tax revenue from $483,700 in 2007 to $774,617 in 2014. At the 2013 Annual Town Meeting, voters approved a measure to earmark $350,000 per year from the LOT revenue to go towards the bond payment for the Stowe Arena.



	2007	2008	2009	2010	2011	2012	2013	2014
Actual LOT Revenue	483,700	596,766	536,577	543,543	618,931	641,998	713,712	774,617

Town Administrative Facilities and Services

Most of the administrative functions of town government are housed in the town offices in the Akeley Memorial Building on Main Street. This historic building was constructed in 1902 as a soldier's memorial, and in the past has housed the post office, a jail, the Union Bank, and the Stowe Free Library.

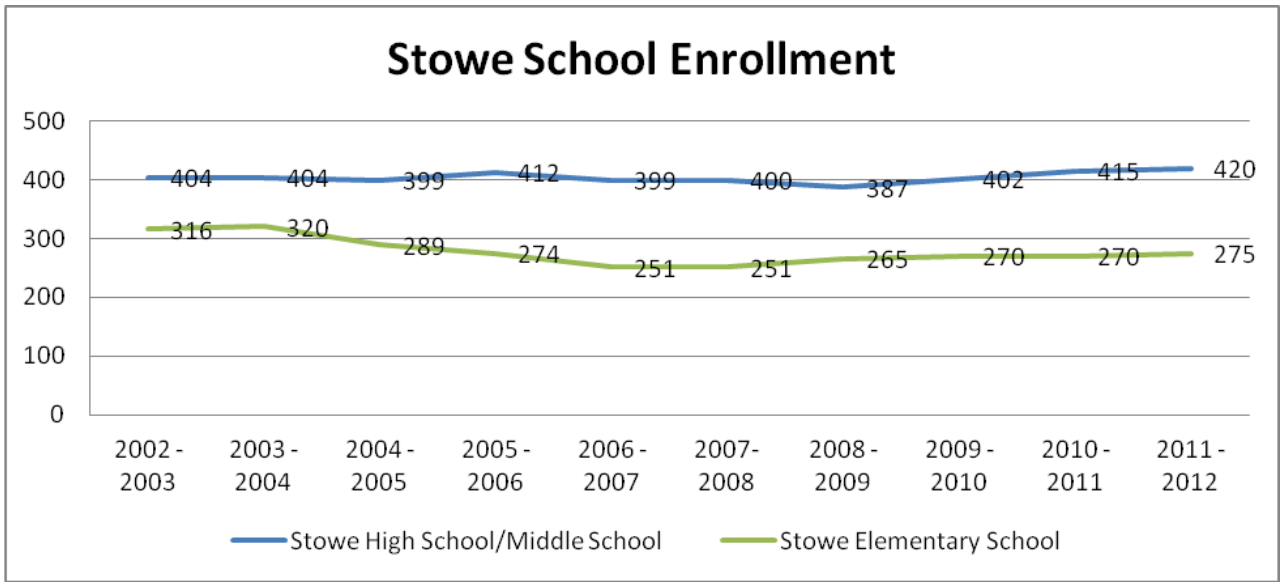
Since 1986 the Selectboard's office has had at least two full-time staff, including the Town Manager. All other administrative departments, except for the Cemetery Commission, now have at least one full-time staff person.

B. Education

The public education of local children has been and remains a high priority for Stowe residents. Stowe's first public school, a log structure located in the Upper Village, was built in 1803. One-room neighborhood schools continued to be built to serve a growing school population, generally within walking distance of the children they served. By 1882 there were 19 schools, overseen by 19 independent school districts, scattered throughout town. This district system was abolished in 1893 with the consolidation of neighborhood districts into a single town-wide district. It was not until 1954, however, with the construction of the Stowe Elementary School in Stowe Village, that the last of the town's one-room schools was closed. The elementary school has since been updated and renovated, last in 1992, to meet the needs of the community and state educational standards.

Secondary education took longer to arrive in Stowe. A tuition high school was established by the Village School District in 1863, and took in students from other districts and surrounding communities. Following local district consolidation, the Stowe High School was reorganized to provide publicly supported secondary education, and graduated its first class in 1901. Both high schools were located in the Village District's Village School, built in 1861, which now houses the Helen Day Art Center and Stowe Library. The present Stowe High School was built on the Barrows Road in 1973, and a middle school wing was added in 1992. A regret expressed in town planning forums was the siting of this important community facility outside of Stowe Village. It is not within easy walking distance of the village, and remains physically unconnected to the town's community center.

The Stowe School District provided Kindergarten through High School education for 695 students in 2012. Slight fluctuations in enrollment over a 10-year period are indicated by the chart below:



Average student/teacher ratios in 2013 were 18.84 for elementary education, 19.67 for middle school education, and 13.84 for high school education. Of the 67 teachers employed in 2013, 73% had at least a Master's Degree and 67% had over 10 years of teaching experience.

In 2013, the high school had a graduation rate of 100%, far exceeding the statewide rate. Eighty-eight percent of the students plan to attend two- or four-year colleges compared to a statewide rate of 71%.

Stowe is a member of Lamoille South Supervisory Union (with Elmore and Morristown), which provides of human resources, personnel and administrative services to the local school district. These include fiscal management, grant application and administration, data management, and instructional, curriculum, and assessment support. Student-based services (e.g., speech language pathology and essential early education programs) are paid for based on the number of days/weeks the services are provided locally.

Community Services Supported By the Town of Stowe Fiscal Year 2015	
Central VT Adult Education	$ 3,500
Central VT Community Action	$ 800
Central VT Council on Aging	$ 3,000
Children's Room	$ 500
Clarina Howard Nichols Center	$ 2,750
Green-Up Day	$ 200
Habitat for Humanity	$ 1,000
LCNRCD	$ 100
Lamoille Economic Dev Corp	$ 3,000
Lamoille Home Health Assoc.	$ 12,942
Lamoille Housing Partnership	$ 250
Lamoille Family Center	$ 3,000
Lamoille Food Share	$ 5,000
LC Court Diversion	$ 1,250
LC Mental Health	$ 5,000
Meals on Wheels (LENS)	$ 2,000
Maple Leaf Farm	$ 3,000
N Country Animal League	$ 1,000
N. Central VT Recovery Center	$ 1,000
Rural Community Transit	$ 2,200
Out & About	$ 1,000
Retired Senior Volunteer Program	$ 660
Stowe American Legion	$ 350
Stowe Historical Society	$ 4,000
Stowe Land Trust	$ 6,000
Stowe Youth Baseball/Softball	$ 2,000
VT Association for the Blind	$ 500
VT Center for Independent Living	$ 420
Total	**$ 66,422**

A private school opportunity in the immediate area for students in grade kindergarten through eight is at the Bishop Marshall Catholic School in Morrisville. Town residents have access to technical programs at the Green Mountain Technical and Career Center (formerly called the Lamoille Area Vocational Center) in Hyde Park, and other higher education programs within commuting distance – including but not limited to the University of Vermont in Burlington, Johnson State College, and Community College of Vermont (CCV) programs in Morrisville and Waterbury. CCV is an important center for affordable continuing and adult education.

C. Health and Human Services

The "public interest" served by local government traditionally has been defined as public health, safety and welfare. Providing for or protecting the general health and welfare of town residents was once the direct responsibility of the town and today remains the basis for many of the facilities, services and programs provided or supported by local government.

Stowe residents and visitors, including special needs populations, are now served by a growing network of regional health and human service organizations. These currently include fifteen town-supported, nonprofit service providers, which are listed in the table below along with the FY10 appropriations from the Town. Such organizations typically rely on a variety of funding sources and volunteer services to sustain their operations.

Health Care Services

Stowe has a relatively high number of dentists and physicians in private practice to serve the needs of the local population. As of 2008, Stowe had eight dentists, ten physicians, three chiropractors, five physical therapist services, and three eye-care specialists. Several medical practices are jointly located in a care facility on the Mountain Road.

Home health care and hospice services are provided locally through Lamoille Home Health & Hospice- the largest single beneficiary of town appropriations.

Copley Hospital, a 50-bed medical facility located in Morrisville, is Stowe's principal, regional health care facility. Copley has recently seen an expansion in budget, programs, and staff to better serve the needs of the regional community. Patient visits, surgeries, hospital bed occupancies, and outpatient services have all increased dramatically in recent years. In response, the hospital has opened a new out-patient clinic, and established a working relationship with the Fletcher Allen Medical Center, Vermont's largest medical facility, to provide specialist services closer to home. Copley Hospital also recently purchased the Stowe Family Practice, and continues to provide financial assistance to several other subsidiaries, including the Manor Nursing Home in Morrisville, and Copley Woodlands in Stowe.

Mental health services are available through Lamoille County Mental Health Services, which works in collaboration with Copley Health Systems, and local schools. LCMHS offers a walk-in clinic for low-income residents; adult, children, family and outpatient programs; substance abuse programs, community rehabilitation and treatment programs; and development and emergency services. Stowe residents also have long supported the programs of Maple Leaf Farm, one of two licensed alcohol and drug rehabilitation centers in Vermont.

Senior Services

Stowe's elderly are served by a number of organizations. The Central Vermont Council on Aging, based out of Morrrisville, currently provides services to town residents that allow them to remain independent in their own homes. Federal, state and local funds are used to provide a variety of services for seniors - such as meal, transportation, advocacy, and volunteer services - either directly or through contracts with local groups and organizations.

The Council on Aging contracts with the Lamoille Elders Networking Service (LENS) to provide home meal delivery (Meals on Wheels). LENS also opened up the Stowe Senior Meal Site at the West Branch Apartments, in 1997. As previously noted, however, the

long-term availability of this subsidized facility is in question, given that it may be converted to fair market housing at any time. Out & About, the Lamoille Area Adult Day Care Center, also provides in-home day care programs for frail and impaired elders with disabilities, as well as caregiver respite services.

There currently are no licensed residential care homes in Stowe. Copley Woodlands, a private retirement complex completed in 1998, offers some assisted living services for seniors. Three nursing homes also are located nearby in Morrisville and Waterbury. Copley Hospital is currently researching the feasibility of converting the Manor Nursing Home into a community care facility, and planning for an assisted living facility.

The Retired and Senior Volunteer Program for Central Vermont was formed as part of a nationwide network for people aged 55 and older who want to serve their communities through volunteer service. Several Stowe residents participate through volunteer service to local community groups and residents.

Given increased life expectancies and an aging population, the need for senior services and facilities is expected to grow in the future. It also appears, with the success of Copley Woodlands, that Stowe is becoming more attractive as a retirement community for active seniors. These demographic trends, and associated needs, may be evaluated more closely in the coming years with the availability of new census information.

Human Services

Human services, including federal and state funded programs, are delivered through a number of regional service providers. Central Vermont Community Action, based in Morrisville, is the primary source of program assistance for the region's low income population. CVCA-managed programs include food and emergency fuel assistance; family, farmworker, and community support services; head start programs; housing and weatherization programs, and a business micro-loan program. Their focus is providing long-term support to families trying to get out of poverty, while offering short-term assistance to those in immediate need.

Lamoille Housing Partnership, discussed at more length in the housing section, is the area's primary provider of affordable housing and housing assistance. Formed in part as a result of the town's past concerns regarding the lack of affordable housing, LHP now receives a minimal amount of local financial support.

The Vermont Center for Independent Living, a statewide organization based in Montpelier, provides access to services for Stowe residents with significant disabilities in order that they may live more independently and participate in community life.

The Lamoille Family Center and the Vermont Children's Aid Society provide a wide range of programs for area families and children. The Family Center offers a number of parenting assistance and educational services- including home visits, workshops, playgroup and preschool programs, child care assistance, and mediation and shelter services. They also coordinate Lamoille County Friends, the area's big brother/big sister

program. The Vermont Children's Aid Society is a statewide organization dating from 1919 that provides childcare, family and pregnancy counseling, and adoption programs.

The Clarina Howard Nichols Center is a nonprofit agency with the mission to end violence against women and their children. They provide shelter and support services to survivors of domestic and/or sexual assault, and offer preventive education outreach programs.

D. Public Safety

For a community of its size, Stowe provides an excellent level of emergency services. Presently, emergency services include the Stowe Police Department, Stowe Volunteer Fire Department, Stowe Emergency Medical Services and Stowe Mountain Rescue. Facilities for each of the four providers, described below, are concentrated on South Main Street in Stowe Village. At the 2008 Town Meeting, voters approved a $7.2 million bond to construct a new public safety facility that now houses all of the emergency services at the same location.

Stowe Fire Department

The Stowe Fire Department (volunteer) has provided fire protection for the Town of Stowe for the last 109 years. The leadership of the department consists of chief, 1st and 2nd assistant chiefs, two captains, training officer, three lieutenants, and two engine captains that oversee the fleet. In addition they also have a junior firefighter program, ages 16 and up for interested future firefighters. Over the past five years, call volumes have ranged from 200- 250 calls per year. Stowe is a member of mutual aid systems in Lamoille and Washington counties, working alongside Waterbury, Morristown, and Cambridge fire departments.

The department's fleet consists of engine 1, engine2, engine 3, two tankers carrying 1800 gallons of water each, 95 ft tower truck, rescue truck, air trailer support. Replacement of fire trucks is on a 30-year schedule.

The department has the capacity for forty firefighters on the roster; however, the roster of members in 2014 was down to twenty six. There is a combination of factors responsible for this. It is difficult for new members to move to Stowe and afford a place to live whether it is to rent or purchase property. Many members have left for better paying jobs throughout the country. More and more volunteers are being required to complete more hours of training for certification, than they are able to contribute. This does not include the hours of bi-weekly training and fire call hours. In short it is a big commitment. The state of Vermont does not offer any benefits for volunteer firefighters, nor at the local level. The department provides a very important service at a very low cost of operation. The fiscal year 2014 budget was $208,925.00.

The department is presently engaged in a recruiting program, with a new website, www.stowefire.org , a new video for recruitment and new Stowe Fire Department page on Facebook.

Stowe Police Department
The Stowe Police Department is a full-service 24-hour a day law enforcement agency. Stowe is Vermont's second-largest town in area, so the Stowe Police Department provides services in an area covering more than 79 square miles with a year-round population of over 4,300, but with an effective population of 8,000 – 10,000 when the town is bustling with visitors.

Police Department personnel include 12 full-time officers (including a Chief of Police, 2 Sergeant's, 2 Corporals, a Detective and 6 Officers) and 8 Part-Time Officers.

Law enforcement functions include emergency calls for service, criminal investigations, motor vehicle accident investigations, crime prevention, recovery of stolen property, traffic enforcement, missing or lost person's calls, traffic control and assisting at special events.

The Stowe Police Department works closely with neighboring law enforcement agencies; including Morristown Police, Lamoille County Sheriffs, Vermont State Police and State Fish and Game.

Emergency Medical Services
Stowe Rescue Squad (SRS), chartered in 1975, was the original provider of Emergency Medical Services (EMS) in Stowe. In 2008, the Town took over full responsibility for provisioning of EMS with the creation of the Town of Stowe Department of EMS which is also located in the Public Safety Facility. Stowe EMS serves all of the Town of Stowe as well as maintaining mutual aid agreements with towns throughout Lamoille County and the Town of Waterbury.

Duties include responding to all 911 medical and trauma calls and accompanying the Fire Department to fires. Patients are transported primarily to Copley Hospital in Morrisville 24 hours a day; however, some patients are transported directly to the University of Vermont Medical Center (formerly Fletcher Allen Health Care). Stowe EMS is a member of the State of Vermont Emergency Medical Services District Four, which includes Stowe, all of Lamoille County and parts of Caledonia and Orleans counties. In FY'2014, Stowe EMS responded to 693 calls, as compared to 706 calls in 2008. Of the 693 responses, 460 patients were transported to the hospital.

In 2014, there were 30 active volunteer members, 7 per diem paramedics, one paid full-time paramedic, one paid full-time EMS Provider/Administrator and one paid full-time EMS Chief. Stowe EMS employs two fully outfitted ambulances, purchased in 2002 and 2012. The ambulance purchased in 2002 is scheduled to be replaced in FY'2015. Each ambulance is equipped with two-way radios, stretchers, cardiac monitors/defibrillators capable of 12-Lead EKG, and necessary medical equipment and provisions. Stowe EMS also utilizes a First Response Vehicle that was replaced in FY2015 with a new Suburban; the first response vehicle is 4-wheel drive, enabling mobility in difficult conditions, as well as Special Event support, and response capabilities when both ambulances are out on

transports. Stowe EMS operates at an "Advanced Life Support" level with a Paramedic Level license from the State of Vermont.

In addition to emergency coverage provided by Stowe EMS, department members offer CPR and first aid courses open to all community members. In the spring and fall, the SRS sponsors the American Red Cross Blood Drive, to give those in the community a convenient, local place to donate blood. Similar to the Fire Department, the annual budget for the EMS is a combination of Town general funds and fees for services. Private fundraising by the non-profit Stowe Rescue Squad, Inc. supports community outreach/education, training of volunteers, and assists the EMS Department with some equipment acquisition. In FY'2014, the town's budget allocation to Stowe EMS was $423,426 with expected revenues of $258,049 resulting in a net expense to the town of $165,377.

Stowe EMS is realizing challenging times with respect to volunteerism. Trends seem to be developing that lead fewer people into volunteering. The time requirements for members of the department (meetings, call taking, and continuing education after lengthy initial certification classes) make choosing to volunteer in EMS increasingly difficult for many.

Stowe Mountain Rescue

Stowe's Mountain Rescue team consists of a maximum of 12 members. They are licensed by the Vermont Department of Health as an Advanced Life Support First Responder Agency, with Stowe EMS as the transporting agency. The team is also an accredited member of the Mountain Rescue Association.

Team members are specialists in backcountry and high angle search and rescue operations, and respond to reports of injured and lost hikers, skiers, snowmobilers and other outdoor enthusiasts. They are also trained in water rescue. In 2014 the team responded to 24 incidents. Rescue times vary considerably, from an hour or less up to several days for some searches. Equipment includes two vehicles, a snowmobile with trailer and specialized technical rescue equipment. The team provides mutual aid assistance within the county at the request of the Lamoille County Sheriff's Department, and throughout Vermont at the request of the Vermont State Police.

Dispatch Services (E-911)

All 911 calls are handled by the Lamoille County Sheriff's Department, which provides dispatch service for the police, fire and rescue departments. Dispatch services are subject to an annual agreement between the town and sheriff's department.

Emergency Management

Stowe Emergency Management is responsible for writing and maintaining the town's emergency plan, which addresses preparation for and response to natural and man-made disasters.

E. Flood Resiliency

The West Branch of the Little River in Stowe, Vermont is an incredibly dynamic and well studied river in Central Vermont. A unique glacial history and underlying geology, combined with impacts from human development, has made the West Branch prone to channel migration. This has often resulted in channel armoring due to incompatible land use expectations and consequent degradation of the physical and biological health of the river system. For the past decade the Town has been committed to improving water quality in the rivers and streams and reducing flood hazards through a combination of various strategies including:

- Adoption of a 50-foot structure setback from the top of stream banks, including a requirement for maintaining naturally vegetated buffers;
- Adopting Accepted Agricultural Practices on Mayo Farm;
- Riparian buffer planting along the West Branch;
- Extension of municipal sewer service along Mountain Rd to Stowe Mountain Resort, which has remedied a number of failing on-site septic systems;
- Adoption of the Fluvial Erosion Hazard (FEH) Overlay District along the West Branch to control development in erosion-prone areas;
- Requiring stormwater treatment for new development;
- Partnering with Stowe Land Trust on the purchase of 2 River Corridor Easements on the Little River in the Lower Village and the purchase of a conservation easement on Nichols Field; and
- Relocating the Recreation Path at Bouchard Farm out of the FEH and giving the river an opportunity to create a new flood plain.

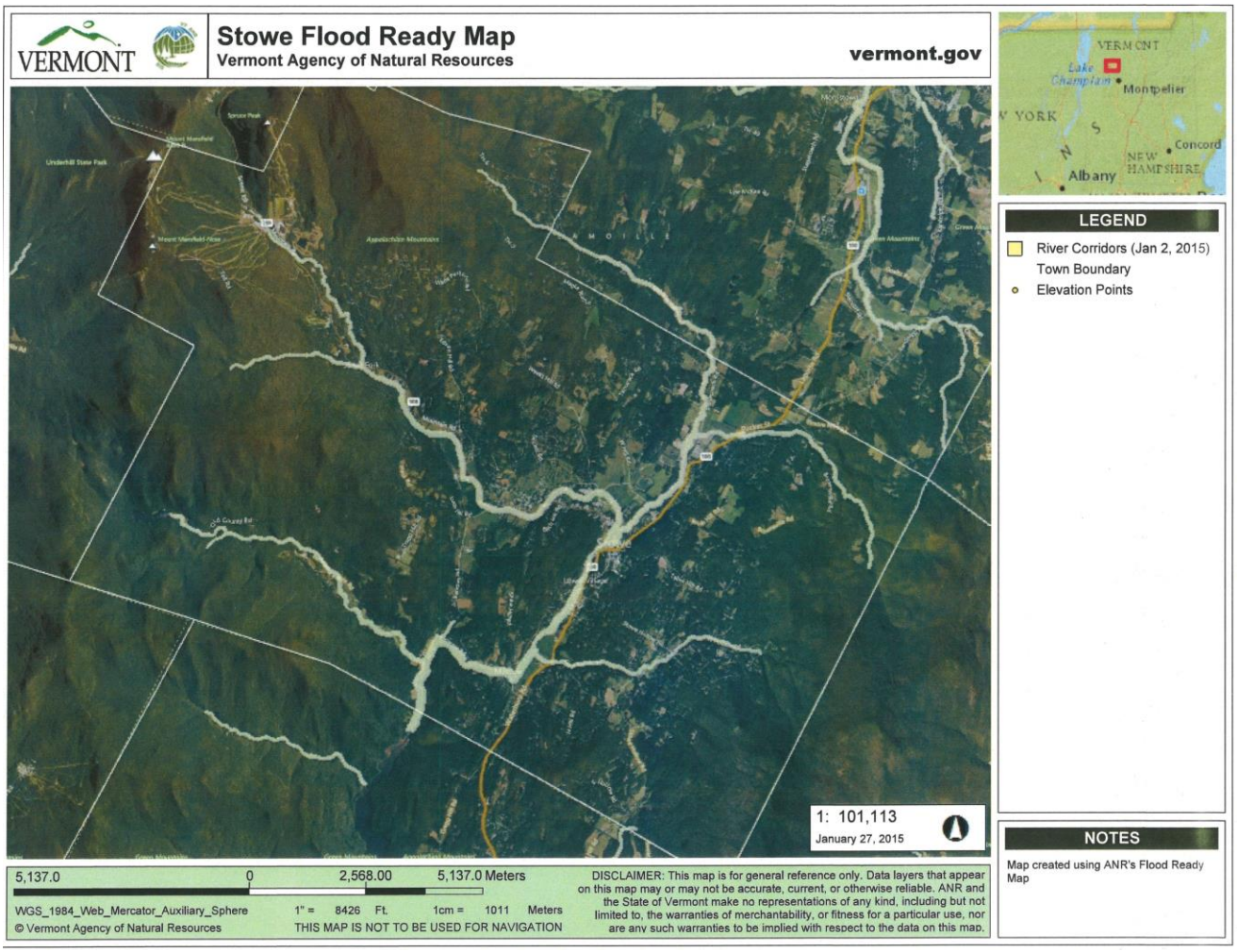
West Branch Corridor Management Plan
In 2007, the Town worked with the Lamoille County Planning Commission (LCPC) and the Vermont Agency of Natural Resources (ANR) to develop a corridor management plan for the West Branch River. The goal of the corridor management plan is to manage the river toward a more sustainable equilibrium condition that will reduce erosion hazards and nutrient and sediment loads, as well as to protect and restore aquatic habitat. The Town has begun implementation of the Plan by adopting the FEH District and a River Corridor Easement on the Little River and is investigating other locations for relocating sections of the Recreation Path.

In 2004, a section of the Stowe Recreation Path upstream from the Luce Hill Rd. Bridge was replaced after a heavy rainstorm eroded the bank of the West Branch River.

Little River Corridor Management Plan
In 2010, the Town also participated in the development of a corridor management plan for the main stem of the Little River similar in scope the West Branch plan.

Local Hazard Mitigation Plan
The Town has worked with LCPC to maintain and update as needed, a FEMA-approved Hazard Mitigation Plan for the Town. The purpose of the Plan is to identify all hazards facing the community and develop strategies to begin reducing risks from these identified hazards.

Flood Hazard and Fluvial Erosion Mapping
The Town of Stowe accepts and adopts the below map showing fluvial erosion hazard areas based on river corridor maps provided by the Agency of Natural Resources pursuant to 10 VSA §1428(a).



F. Recreation

Access to diverse, high-quality recreation opportunities helps to set Stowe apart from other communities of its size, and enhances the town's reputation as a full service resort community.

The Parks and Recreation Department is responsible for the maintenance and management of most of the town's recreation programs and facilities. Winter duties of the Department are focused on the operation of the Stowe Arena and maintaining recreation path parking lots; summer duties include maintenance of the arena, the Recreation Path, various ballfields and the Mayo Farm Special Events Field. In addition, the department runs the summer youth recreation program. The Recreation Commission, a five-member board appointed by the Selectboard, is responsible for long range planning of the recreational facilities and programs. In 2005, the Commission hired a consultant to develop a Ten-Year Recreation Plan for the Town. The Commission prioritized the consultant's recommendations, which are incorporated into Chapter 5 of this plan.

The Parks and Recreation Department has a staff of thirteen full and part-time employees, who administer the recreation programs and maintain the Town's recreation areas and buildings as well as its cemeteries. Department operations are supported by both tax dollars and user fees. Over 130 acres are kept mowed weekly.

The Town of Stowe's principle recreational facilities include:

Memorial Park
Memorial Park consists of two 60' and one 90' fields located adjacent to the Stowe Elementary School which are used by the school's baseball, softball and soccer teams; the Stowe Arena; the Gale Recreation Center; playground equipment; tennis courts and basketball courts.

Stowe Arena
At the 2013 Annual Town Meeting, Town voters approved a $6.5 million bond to replace the aging Jackson Arena with a new arena for hockey, ice skating and indoor turf sports. The Jackson Arena was demolished and the new arena was completed by the fall of 2013. During the winter months, stick time and public skating are offered daily and by night, Stowe Arena becomes home to the Stowe High School Raiders boys and girls hockey teams.

Each year, several tournaments are held at the Stowe Arena including the Hyde Cup, Stowe Winter Carnival and Stowe Youth Hockey Tournament. Men, women, youth leagues and club teams keep the facility busy all season long. Private ice time can be purchased from Stowe Parks & Recreation for exclusive use.

The Gale Recreational Center
The Gale Recreation Center is the headquarters for the summer recreation program. In addition to maintaining and operating recreation facilities, the Parks and Recreation

Department manages an 8-week summer playground program. Approximately 140 children are involved in the games, arts and field program. The program is staffed by a full-time director and an assistant director, and up to 12 counselors who work 12-40 hours per week.

Village Tennis and Basketball Courts
Open to the public, there are two tennis courts and one basketball court. These courts are lighted and remain open from May through the end of October.

Stowe Recreation Path
A community-created greenway completed in 1989, the paved Recreation Path is 5.3 miles in length beginning in Stowe Village and ending at Brook Road and Topnotch Meadow. Funded through a variety of sources, the award winning Recreation Path provides a source of enjoyment for residents and visitors alike and is used for walking, biking, inline skating, jogging and cross country skiing.

Additional extensions of the Recreation Path have been discussed for years, although no specific plans have been developed to date. Potential extensions include:

- To the base of Mt. Mansfield at Stowe Mt. Resort;
- Across Mayo Farm to the Polo Fields; and
- Along Luce Hill Rd. and Barrows Rd. to the Stowe High School.

Such extensions would not only expand recreational opportunities, but would also support the town's land use and economic development goals and enhance the function of the Path as a transportation facility.

Mayo Farm
The Town-owned Mayo Farm is a 235-acre parcel of land, purchased in 1989, located in the center of Stowe. As stated in the deed, the town purchased the farm "primarily as open green space and will continue to use it primarily for agricultural purposes." The deed also indicates the purchase was for "conservation for public purposes" and for "recreation." The Farm is managed by the Town as open green space and is currently used for agriculture, ball fields and dispersed recreation, and community events.

In 2002, Town voters agreed to subject the Farm to a 25-year term conservation easement held by the Stowe Land Trust. The easement calls for development of a Management Plan for the property, which was prepared by the Conservation Commission and adopted by the Selectboard in 2006.

The conservation easement establishes a hierarchy of purposes that guide management and use of the Farm. The primary purpose is to "provide for and conserve open space values, non-commercial, dispersed recreational opportunities, and scenic resources". The secondary purpose is to "conserve agriculture, soil productivity, wildlife habitat, and public open space". The tertiary purpose is to provide dedicated "zones" that permit ball field recreation, community events, cemetery purposes, and possibly new municipal building(s).

A majority of the Farm remains in agricultural use. The easement permits only agricultural use on 135-acres or 59% of the Farm. Currently a local farmer leases the acreage. Farm operations are subject to Accepted Agricultural Practices as established by the Vermont Agency of Agriculture.

The Community Events Field consists of a 19-acre Main Events Field and two smaller adjacent fields for parking or other activities. The Events Fields are subject to a 1995 Act 250 Land Use Permit. The fields are adjacent to the West Branch of the Little River, and as such can be subject to wet conditions. The Town has tried to improve the drainage characteristics of the Events Field, but the presence of Class Three wetlands has made that task difficult.

The easement provides for a 35-acre Recreation Zone on the fields north and east of Weeks Hill Rd., where organized ball field activities are permitted. This is also the location of the Stowe Bike Park, a mountain bike skills park developed by the Stowe Mountain Bike Club.

Dispersed recreation is permitted on the entire Farm and is currently done in a manner that does not conflict with other uses. A Quiet Path was established in 1996 along the edge of agricultural and recreational fields for the purpose of providing a low-impact walking path along the West Branch. Additionally, the field adjacent to the cemetery is frequently used for various recreational purposes such as dog walking, as well as for agriculture.

As specified in the easement, a 2-acre zone surrounding the Mayo Farm homestead can be used for construction of municipal buildings, subject to approval of Town voters.

Quiet Path

The Quiet Path, located on Mayo Farm, was completed in 1996. It is approximately 5,200 feet long with a natural grass base. The Quiet Path was created for walkers and joggers as an alternative to the more heavily traveled Recreation Path. No bikes are allowed on the Quiet Path.

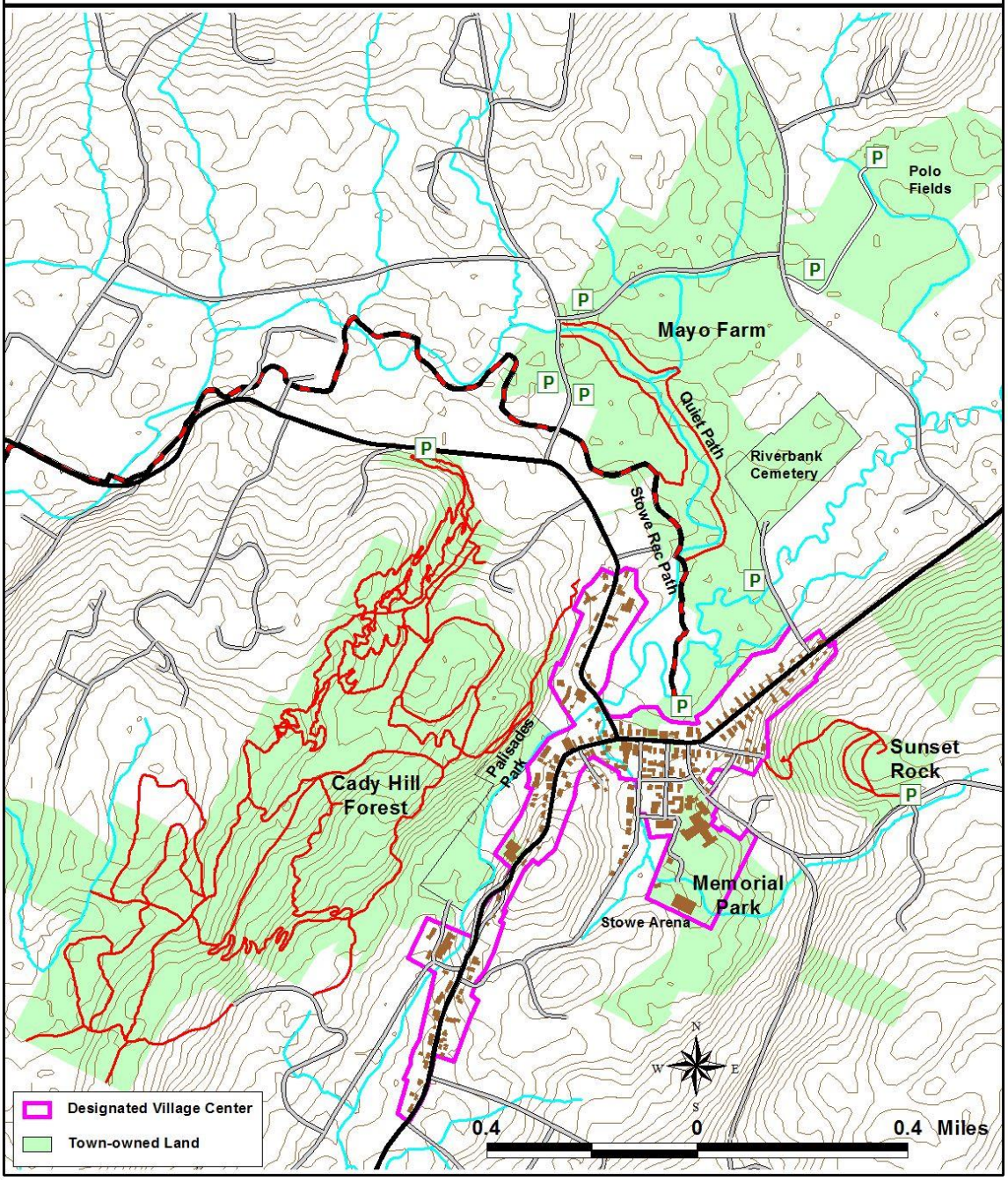
Moscow Recreation Field

Town of Stowe and Stowe Land Trust acquired the Moscow Recreation Field in 1996 through funds granted by the Vermont Housing and Conservation Board and private donations. Consisting of 4.5 acres, there are two 60' fields used by the school's softball and baseball teams as well as a canoe access to the Little River.

Sunset Rock

Purchased in 1999 with the assistance of the Stowe Land Trust, Vermont Land Trust, Vermont Housing & Conservation Fund and Freeman Foundation, Sunset Rock is a 23-acre parcel that serves as the scenic backdrop to Stowe Village. The property contains two scenic vistas, Sunset Rock itself and the Upper Overlook, which is handicap-accessible.

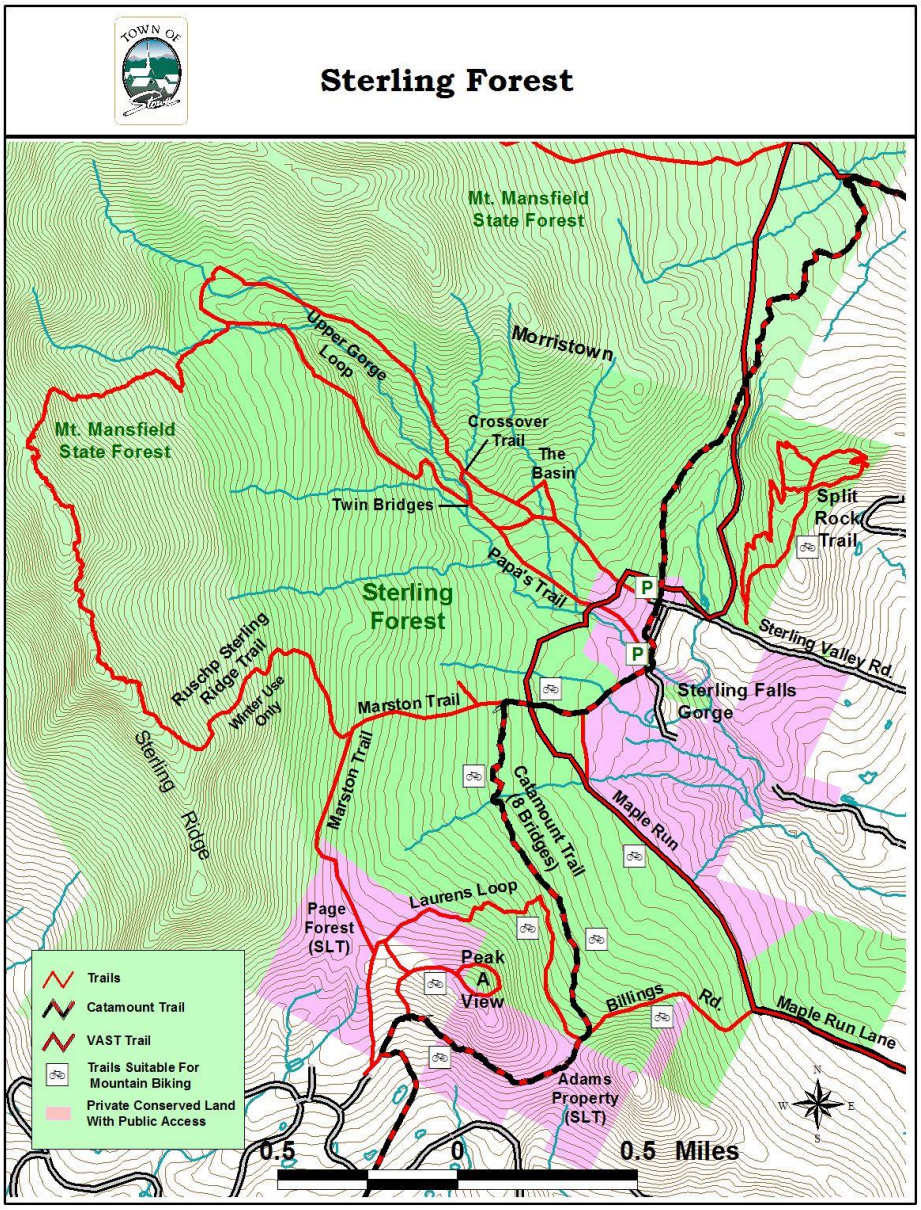
Stowe Village Recreation



Sterling Forest
At over 1,500 acres, the town-owned Sterling Forest, offers extensive outdoor recreation opportunities for hikers, skiers, hunters, mountain bikers, snowmobilers (on designated trails) and other outdoor enthusiasts. Access and parking to the forest were improved in 1998, and trail enhancements have been ongoing since 2004.

In 2012, The Town completed a project to indentify, and map historic sites (cellar holes) in Sterling Forest. The project included clearing the sites and developing a historic sites brochure, as well as designing and installing interpretive panels at the sites.

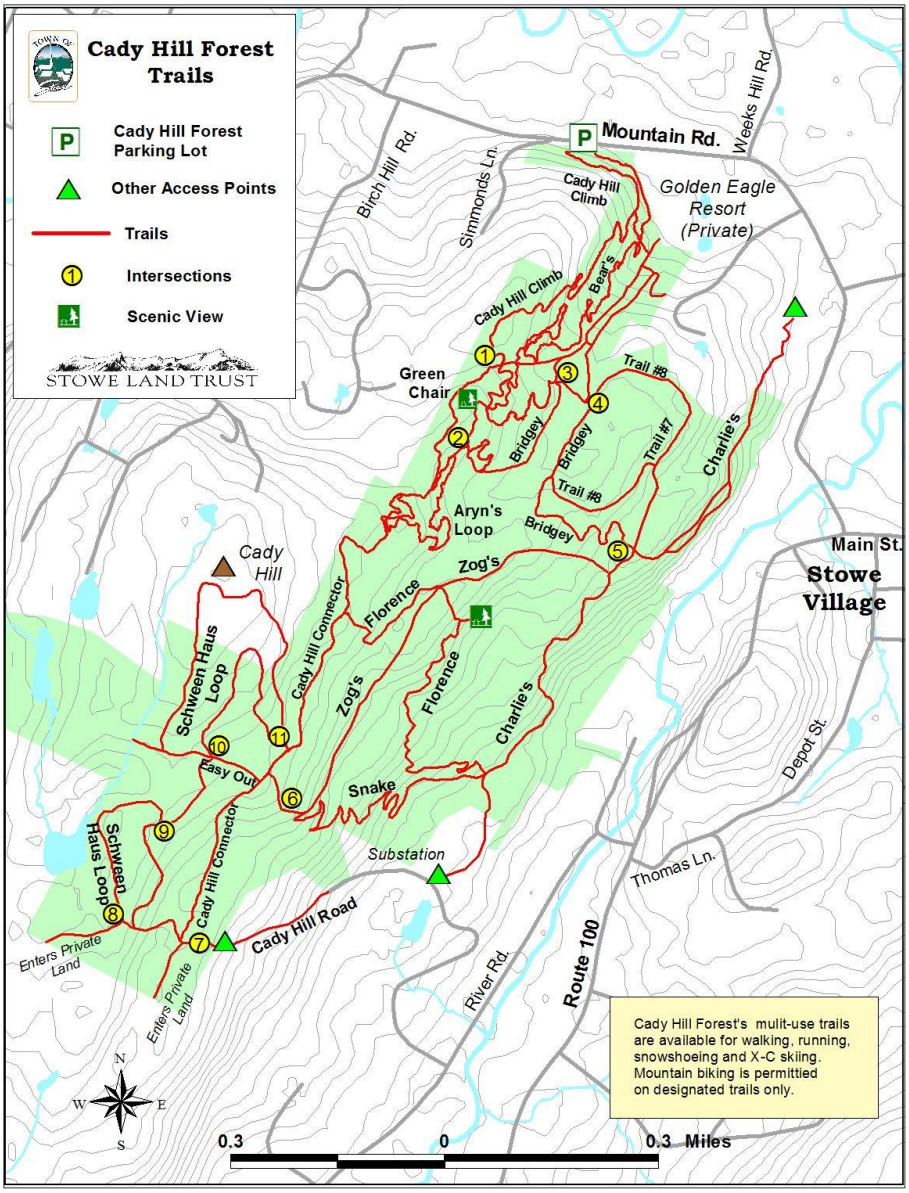
In 2013, the Commission completed a comprehensive review and update of the Sterling Forest Management Plan, which was first adopted in 2001.



Cady Hill Forest

The lands comprising what is now the town-owned Cady Hill Forest have long been identified as one of the highest priority areas for conservation in the Town of Stowe. The combination of wildlife habitat, scenic view shed and recreation trails within walking distance of Stowe Village has made this area immensely popular with the community for its ease of accessibility and wilderness-like experience. The property was purchased by Stowe Land Trust (SLT) in 2012 and deeded to the Town of Stowe.

Combined with the adjacent 60-acre town-owned Macutchan Forest, Cady Hill Forest now consists of 320 acres with over 11 miles of multi-use trails suitable for mountain biking. In recent years, the Town and the Stowe Mountain Bike Club (SMBC) have invested thousands of dollars in this network, which has become the centerpiece of mountain biking in Stowe.



G. Arts and Cultural Resources

Since the founding of Stowe's first public library in 1829, town residents have actively supported local arts and culture. Local arts and culture have long contributed to Stowe's economy. Stowe's first winter carnival, held in 1923, brought over 2,000 spectators to town. Special events, now held on a nearly weekly basis throughout the year, have been critical to the success of Stowe's evolution as a four-season tourist economy. Residents and visitors benefit from the town's vibrant cultural scene. Cultural facilities and events are actively supported by the town, by local businesses and organizations, and by the volunteer efforts of many Stowe area residents.

The Akeley Memorial Building, built as a war memorial in 1902, was once the home of the Stowe Free Library (as reorganized in 1866). The second floor contained a ticket office, gentlemen's and ladies' coat rooms at either end of the corridor, an auditorium with space for 472 opera chairs, a stage with scenery designed by David Richards of Boston, and four dressing rooms. The second floor now houses, along with town office space, the Stowe Theatre Guild. Town-funded building improvements were made in the 1990s to accommodate Guild productions. In return, the Guild provided the main stage curtains, window drapes, comfortable seating for the audience, sound and lighting equipment, and the air conditioning system. Since its first season in 1995 in this historic space, the volunteer-based Guild has been producing four to five shows from summer to fall, which are attended by over 6,000 residents and visitors each year.

The former Stowe High School was renovated in 1981 to house the Helen Day Art Center and the Stowe Free Library. The Montanari Trust, which funded the building renovations, stipulated that space be made available to an arts organization. This encouraged the formation of the Helen Day Arts Center, a nonprofit membership organization that sponsors visual art exhibits and events and educational programs. Since 1982 Helen Day has presented over 100 art exhibitions to an average annual audience of 10,000, including over 6,000 visitors each year. The Center also sponsors an outdoor art exhibit, and a number of special events each year, including For Arts Sake! and A Taste of Stowe.

The Town enlarged the library portion of the building in 1993-94, which doubled the space for the arts center above it. The Center then launched its own capital campaign to create additional gallery and studio space, which was completed in 1998. Over 200 businesses and individuals contributed to upgrading the new wing. In 1998 the Arts Center also began a new film program under the auspices of the Stowe Film Society.

Libraries have been a long-standing cultural entity of Stowe, Vermont. Historically, libraries were funded by private contributions until the Vermont state law of 1865 allowed for town appropriations. With a donation of 51 books and an appropriation of $100, the Stowe Free Library was established in 1866 as the first town funded library in Vermont.

The Stowe Free Library is currently located in the Helen Day Memorial Building on the Town of Stowe's Cultural Campus. The beautiful Greek Revival building was originally built as a school in 1863. It was restored through a bequest from Helen Day Montanari stipulating use as a cultural center. The library currently occupies the entire first floor, and upstairs houses the Helen Day Art Center.

The Library holds an extensive collection and offers a variety of services to the public. The library's holdings of nearly 35,000 items include books, DVDs, audio CDs, music CDs, newspapers, and magazines. Online resources can be accessed through the library website, www.stowelibrary.org, and include audiobooks, ebooks, and educational, medical, and career materials. Other resources are available through the statewide resource sharing service, Inter-Library Loan. The library provides in-house Internet use through Wi-Fi and eight public access desktop computers, three laptops, and four tablets. E-readers are available for both on and off site use. Technology classes and adult and children programming are provided and are always free and open to the public. Local museum and parks passes are available. The library's meeting room can be reserved by local entities for educational, cultural, or community use.

The seven-member Board of Trustees, appointed by the Town of Stowe Select Board, sets library policy in accordance with the Stowe Town charter. The library currently employs six staff members and relies on a contingent of local and civic-minded volunteers. The Friends of the Stowe Free Library conduct many fund raising efforts to supplement the municipal funding of the library.

The Stowe Historical Society was founded in 1956 to help record and maintain the town's cultural heritage. The Society maintains a small museum in the Akeley Building, as well as the Bloody Brook School, a restored 1825 one-room schoolhouse located next to the Helen Day Center. In 2007, Town voters approved $100,000 to assist in relocating and restoring the former West Branch School house (more recently the St. John's Episcopal Church) for use by the Historical Society, at a location next the Bloody Brook School. The organization is currently supported by nominal membership dues, an annual appropriation from the town, and income from its publications.

Other town facilities also are made available for special events. These include the Stowe Arena, and the 35-acre Mayo Farm Community Events Field. The Moscow Recreation Fields are also available for small events.

Special events also are held at a number of privately owned outdoor venues throughout the community. The Town has a Special Events Ordinance to help manage the increased traffic, sanitary and public safety needs associated with public and large private events.

The promotion of arts and culture in Stowe, because of their importance to local and seasonal residents and the business community, has benefited over the years from strong public-private partnerships. It has been suggested that this relationship continue with the identification and evaluation of future cultural facility needs, which may include a centrally located center for the performing arts. Such a center, if feasible, could add

much to the civic, cultural and economic vitality of Stowe Village, and the larger Stowe community.

H. Cemeteries

The Cemetery Commission oversees the management of the Town's cemeteries, while the Parks and Recreation Department is responsible for the maintenance. There are seven cemeteries in the Town of Stowe:

- Riverbank
- Old Yard
- West Branch
- Sterling Valley
- Luce Hill Road (2)
- Topnotch field

A small shed located at the Old Yard Cemetery is used to store equipment as well as two antique hearses. The Commission acquired an additional five acres of land to expand the Riverbank Cemetery into the Mayo Farm.

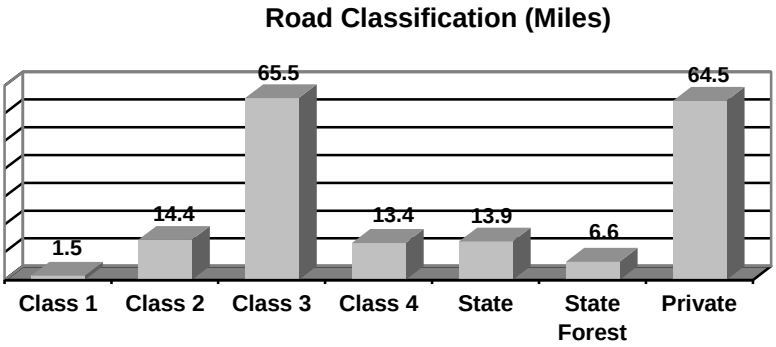
A cremation garden was recently installed in the Riverbank Cemetery. The Commission also has a landscaping plan and an old monument restoration plan. Finally, a Cemetery Book project was completed to coincide with the 200th anniversary of the interment of Willie Utley, the first person buried in the Old Yard Cemetery. This book lists everyone buried in a Stowe cemetery and those whose remains are outside of cemeteries but in Stowe.

I. Transportation

Providing and maintaining a transportation system that can accommodate growing numbers of residents and visitors has been one of Stowe's most important public functions since local taxes were first enacted to fund road improvements in 1797. Unlike the horse and foot power relied upon during Stowe's early years, the private automobile is now the primary mode of transportation in town. This reliance on the automobile has shaped the town, and continues to influence local settlement patterns, the provision of public facilities and services and, ultimately, the town's capacity to accommodate growth in a safe and efficient manner.

Public Roads

There are nearly160 miles of private and public roads in Stowe, of which the town provides year-around maintenance for over 81.4 miles, or almost 51%. In addition to town roads, there are almost 14 miles of state-maintained roads, approximately 64 miles of private roads, and 6.56 miles of state forest roads. See Map #5 in the appendix for the location of the town's public highways.



Town Highway Department
The Highway Department maintains over 80 miles of local roads. Currently, the department is staffed with 11 full-time positions and has a fiscal year 2015 budget of $2,101,057, the largest of any town department except for the police.

The Town Garage located on the River Road, next to the Wastewater Treatment Plant, is the principle transportation facility. The garage was constructed in 1979 and houses the Highway Department's vehicles and equipment, as well as providing office and employee areas. The space is limited because of the increasing number of town vehicles required to provide road services to the town. A mechanic's bay was completed in 1999.

The Moscow Garage, located on the Moscow Road, is used to store busses for the area's public transportation needs. The town dog kennels are also located here.

Town Highways
Town highways are generally considered to be in good shape, although an ongoing program of reconstruction is necessary to maintain a high level of service and correct minor deficiencies. The Town uses the MicroPAVER road pavement maintenance management system to manage road management activities.

Since the Mayo Farm Road was constructed in 1994, and the Moscow and Barrows roads were designated as an alternative route from Route 100 south to the Mountain Road, Stowe has pursued a program of creating an interconnected network of minor collector roads as an alternative to major capacity increases to existing state highways. The most recent road connection was made when Depot Street was extended to Thomas Lane in 1998. Initially developed as a private road, the Town took over ownership in 2008.

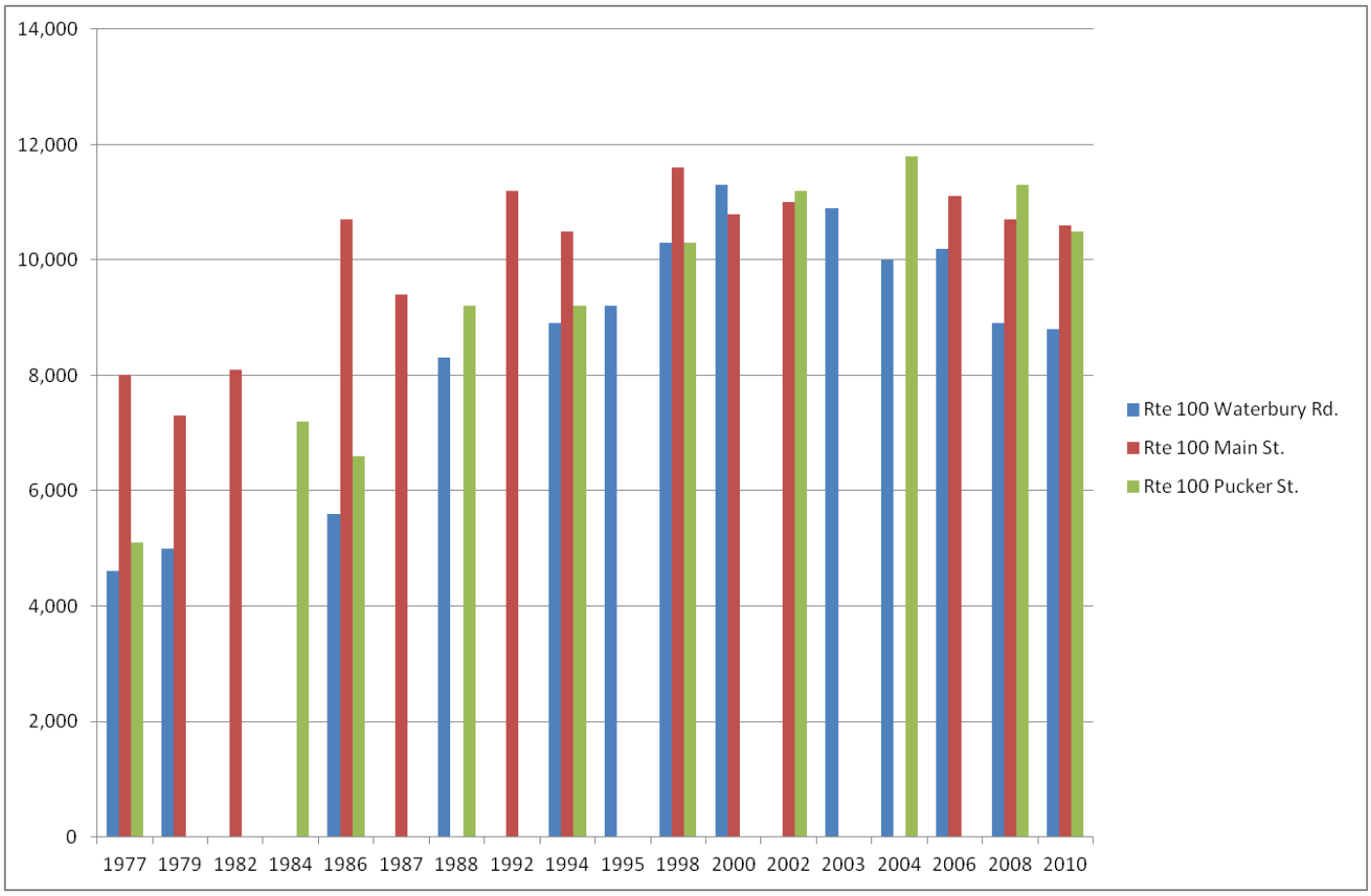
State Highways
Two state highways, Route 100 and Route 108, provide the primary accesses to Stowe from neighboring communities, and carry the town's highest traffic volumes. Responsibility for maintaining Route 100 and Route 108 rests with the Vermont Agency of Transportation (VTrans). The section of Route 100 from the Stowe Police Department north to just before Shaws grocery store is designated as a class 1 town highway, as is the

section of Route 108 from its intersection with Route 100 north to the historic Village boundary. Consequently, the town is responsible for the maintenance of these roads.

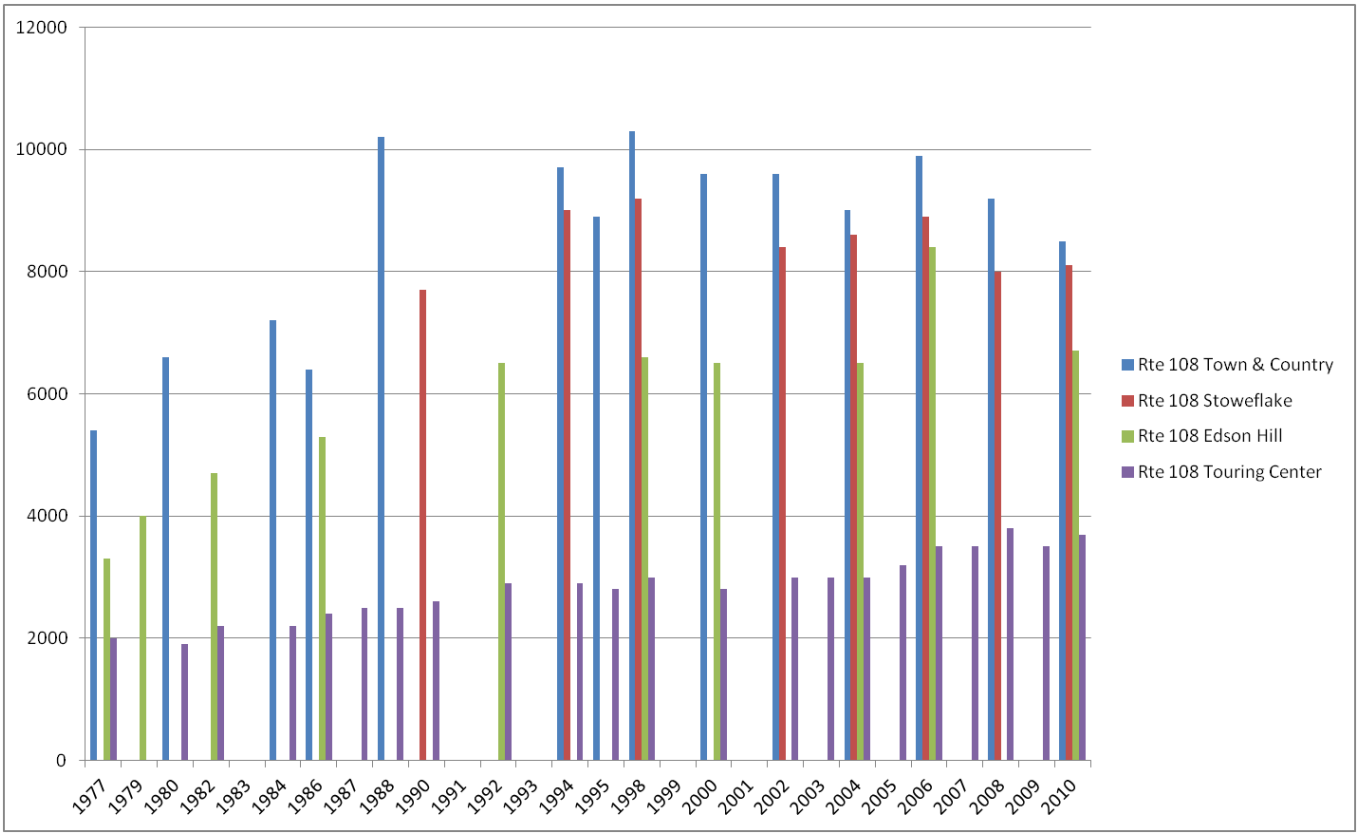
Route 100 is a north/south highway running the length of the state parallel to the Green Mountain Range. In Stowe, the highway runs through the center of town, linking the community to Waterbury and I-89 to the south, and to Route 15 to the north in Morristown. This route has served as a principle local transportation corridor since the arrival of the town's first settlers.

Traffic

The chart below shows the Average Annual Daily Traffic volume from 1977 to 2010 at three locations along Route 100 in Stowe. Traffic volumes generally peaked in the late 1990's/early 2000's and slowly declined from 2000 to 2010. Traffic volumes in 2010 on Main St. were nearly identical to 1994. According to the Vermont Agency of Transportation (VTrans), this pattern of traffic volumes is consistent with other state highways around the state. More data will be needed from VTrans to determine whether this traffic pattern has continued since 2010 or if traffic has increased along Rte 100 over the past 4 years.



This chart shows the Average Annual Daily Traffic volume from 1977 to 2010 at four locations along Route 108 in Stowe**.** The pattern of traffic volume along Mountain Rd. is nearly identical to that of Route 100 during the same time period. Once more recent traffic volume is obtained; it will be interesting to see how much the increased traffic from increased year-round activity at Stowe Mountain Resort might be offset by the decrease in the number of construction vehicles as the resort expansion winds down.



Public Transportation

Among the most important of Stowe's traffic management strategies is the support of operation of the local public transportation network. The Chittenden County Transit Authority/DBA the Green Mountain Transit Agency (GMTA), provides the public transit service in Lamoille and Washington counties and operates four separate routes in the Stowe area:

- Mountain Road Shuttle
- Morrisville Shopper
- Morrisville Loop
- Route 100 Commuter from Morrisville to Waterbury

The Mountain Road Shuttle runs from Thanksgiving to Easter providing daily service from the Lower Village, through Stowe Village, to Stowe Mountain Resort. The Stowe

Selectboard appoints a Stowe Transit Advisory Committee to make recommendations about local services and appoints a representative to the GMTA Board of Directors.

These local public transportation services are funded through a combination of contributions from the Town's operating budget ($34,700 in 2014), Stowe Mountain Resort ($50,000 in 2014), a special assessment levied by the Stowe Area Association ($16,000 in 2014),) and state and federal subsidies. As mitigation for traffic impacts associated with the development of Spruce Peak, Stowe Mountain Resort was required under its Act 250 permit to increase their annual financial support to a total of $50,000 after 10 years and to initiating a management program requiring employees to commute using the trolley.

The Mountain Road Shuttle is the most successful route in GMTA's entire service area. In 2005, a decision was made to provide the service free of charge. As a result, the number of riders has doubled from approximately 30,000 per season to 60,000 +/- over the past few years. The route provides a valuable service to skiers and to Stowe's seasonal workers, many of whom do not have their own transportation. The Route 100 Commuter, established in 2005, provides a valuable commuter service linking Morrisville to Waterbury, with connections available to Montpelier and Burlington.

Sidewalks & Paths

Stowe's desired land use pattern of compact settlement surrounded by rural countryside is reinforced by the presence of adequate pedestrian paths and sidewalks. The greatest concentration of sidewalks is in Stowe Village, where recent improvements have expanded pedestrian opportunities.

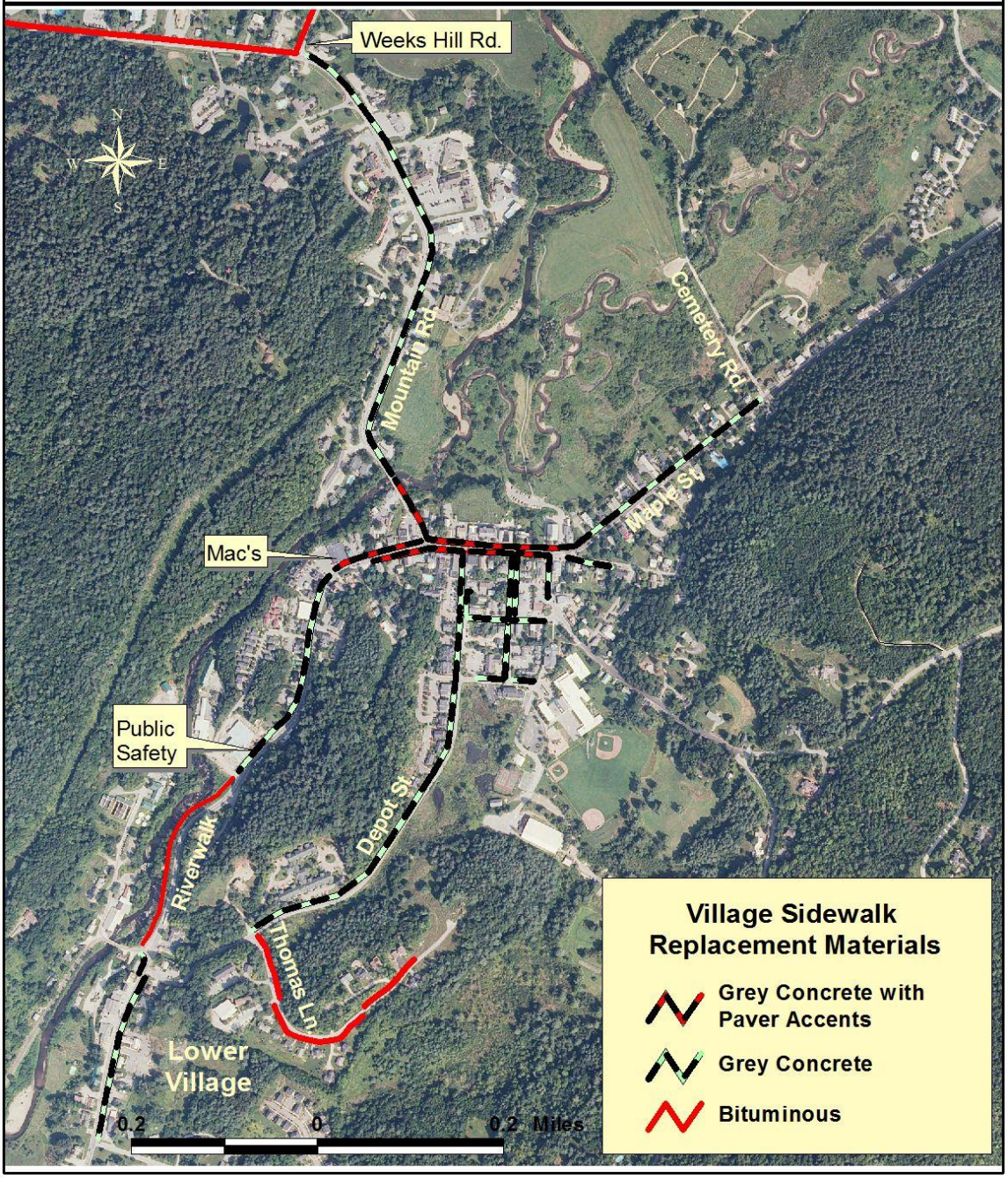
In 2009 the Mountain Road sidewalk was extended from Weeks Hill Rd. to the Rusty Nail. In 2014, Phase 1 of the Mountain Road Village sidewalk was completed from Cape Cod Rd. to Cottage Club Rd.

The Town has prioritized the following additional sidewalk projects:

- Completing Phase 2 of the Mountain Road Village Sidewalk to Cottage Club Rd.;
- Constructing a sidewalk along Route 100 in the Lower Village from River Rd. to south to Sylvan Park Rd.;
- Extending the School St. sidewalk in Stowe Village to the library; and
- Extending the Weeks Hill Rd. sidewalk to the Community Events Fields.

In addition to constructing new sidewalks, the Town also has a responsibility to maintain its existing sidewalks. The Village sidewalks are in various states of disrepair and will need to be replaced over the next several years. In 2013, the Selectboard approved the following Village Sidewalk Replacement Plan:

Village Sidewalk Replacement Plan 2013



The Stowe Recreation Path provides an important bicycle and pedestrian transportation route from Stowe Village to the Topnotch meadow, providing access to the service establishments along Mountain Road. The Riverwalk path provides an important bicycle/pedestrian link from Stowe Village to the Lower Village. Any extension of the Recreation Path would be an excellent enhancement to the Town's transportation and recreation infrastructure.

In 2006 the Lamoille County Planning Commission (LCPC) completed a Bicycle and Pedestrian Facility Improvement Plan for the Town of Stowe. The recommendations of that plan are listed at the end of this section.

Traffic Calming

Traffic calming is a term used to describe a variety of design techniques intended to reduce the speed of motor vehicles along roadways and improve pedestrian safety. Several traffic-calming techniques were included as specific recommendations in the 1995 Route 100/108 intersection study. These were included in recognition that slow traffic speeds through the Village not only improve pedestrian safety, but also contribute to frequent gaps in traffic that would allow many of the Route 100 intersections with side streets to function more efficiently.

Air Service

Stowe residents and visitors are served by the Burlington International Airport, approximately 45 miles away in the City of South Burlington, and the Morrisville-Stowe State Airport, immediately north of the Stowe/Morristown boundary on Route 100.

The Morrisville-Stowe Airport is primarily used by area residents and businesses, as well as providing a recreational amenity, gliding, for visitors to the region. A 1999 Demand/ Benefit Analysis of the Morrisville-Stowe Airport, prepared by the LCPC, estimated that the annual economic impact of the airport on the surrounding region exceeded $1,000,000. It was further estimated that Stowe benefited to a greater extent than other towns in the region. That same study identified facility constraints that might limit expansion of airport operations. The most limiting constraint is the relatively short (3,700') runway. While such a runway length is safe and efficient for small planes, a runway of between 4,000 feet and 5,000 feet could accommodate unmet demand for larger commercial plane service. The study concludes that improvements to the airport, including an extension of the runway, should be explored further due to the projected economic benefits of such expansion.

Rail Service

Rail service is available in Waterbury, with lines running through the Winooski Valley, and Morrisville, where lines parallel the Lamoille River. Amtrak's "Vermonter" service to New York and Washington D.C. is available in Waterbury.

Parking

Improving the availability of parking in Stowe's village centers is important for several reasons. Better parking supports business development and the vitality of villages,

encourages more efficient land use patterns, decreases traffic congestion by eliminating circling in search of available spaces, supports pedestrian circulation, and better integrates uses on adjacent parcels.

LCPC sponsored a Parking Improvement Study for Stowe Village in 2003. The study identified over 600 available parking spaces in the Village. Based upon current user patterns, the study identified the potential for significant improvements in the availability of short term parking through better parking management (e.g. signage, pedestrian facilities, designated employee parking areas, etc.). The recommendations of the study are found in the next section on Transportation Planning.

Transportation Planning

The Town has been actively engaged in transportation planning for several decades. Below is a summery of the recommendations of the main transportation planning initiatives that have been conducted since 1993 and the status of those recommendations.

RTE. 100 CORRIDOR STUDY (1993)

Recommendation	**Status**
Construct and pave the Mayo Connector	Completed
Upgrade Moscow Rd/Barrows Rd/Luce Hill roads	Completed
Extend Depot Street to Thomas Lane	Completed
Provide curbs and sidewalks through Stowe Village and Lower Village	Village Completed
Provide signage for alternative route to Rte. 108 from Moscow Rd.	Completed
Add turning lanes and traffic light at 100/Moscow Rd. intersection	Not Completed
Channelize River Rd. intersection to eliminate conflicting movements	Not Completed
Provide turning lane on Rte. 108 at Rte. 100	Not Completed
Add turning lanes at West Hill Rd./Rte. 100 intersection	Not Completed
Reconstruct Stagecoach Rd. intersection to a standard “T”	Not Completed
Reconstruct Randolph Rd. intersection to a standard “T”	Not Completed

ROUTE 100/108 INTERSECTION ACTION PLAN (1995)

Recommendations	**Status**
Construct new sidewalk on School St.	Partially Completed
Improve alternate routes (Mayo Farm, Barrows Rd.)	Completed
Direct connection from 108 to 100 from the Stowe Inn across the Little River to 100 near Macs.	Not Completed
One-way southbound circulation on Park St.	Not Completed
On-street parking on Park St.	Not Completed
Neck-downs on Main St.	Not Completed
Additional parking behind Town Hall to be accessed by church	Not Completed
Extension of sidewalks past the IGA into Lower Village	Not Completed
Curbing in front of Macs and redesign of its parking lot	Not Completed
Improve turning radius at intersection	Not Completed
Improve Sunset St. intersection	Not Completed

STOWE PARKING STUDY (2003)

Recommendations	Status
Route trolley past parking areas	Complete
Promote parking options in conjunction with SAA	Ongoing
Encourage employees to use less utilized parking areas	Ongoing
Provide a safe, direct pedestrian connection to Rec Path parking lot	$47,000 budgeted
Improve parking signage	Completed
Enforce time limits	In progress

RTE. 100 ACCESS MANAGEMENT PLAN (2003)

The Access Management Plan reaffirms the recommendations of the Rte. 100 Corridor Plan, with the following modifications:

Moscow Rd./100 intersection: Consider roundabout instead of a light
Rte. 108/100: Traffic light recommended
Stagecoach Rd./100: Roundabout should be considered
100/West Hill Rd.: Traffic light recommended

BICYCLE/PEDESTRIAN IMPROVEMENT PLAN (2006)

Recommendations

- Construct Mountain Road (VT108) Sidewalk: Weeks Hill Road to Town Farm Lane.
- Construct Weeks Hill Road Sidewalk: Recreation Path to Mountain Road (VT108).
- Construct Main Street (VT100) Lower Village Sidewalk: Thomas Lane to Sylvan Park Road.
- Monitor Mountain Road (VT108) repaving for appropriate shoulder striping
- Construct Maple Street (VT100) Sidewalk from Cemetery Road to West Hill Road.
- Design and construct pedestrian connection to Recreation Path parking lot in Stowe Village.
- Implement signage and marking improvements at all Recreation Path highway crossings.
- Plan, design, and construct Depot Street / Thomas Lane Sidewalks from existing to VT100
- Plan, design, and construct sidewalk on VT108 in the Mountain Road Village.
- Plan, design, and construct Cape Cod Road sidewalk.
- Plan, design, and construct Cottage Club Road sidewalk.
- Implement bicycle and pedestrian education efforts: awareness materials, maps, informing visitors of the preferred bicycle loops, walking loops and so forth
- Conduct Secondary Corridors (town highway) shoulder condition audit.

- Conduct Recreation Path conceptual alignment analysis for extension to Stowe Mountain Resort.
- Continue discussion with landowners and business owners re: Recreation Path VT108 crossing relocation.
- Investigate potential for bridge connection from Palisades Park to Palisades Street.
- Develop new town standard for sidewalk surfaces to avoid heaving pavers.
- High School connection to Recreation Path via turf path adjacent to Barrows / Luce Hill Roads.
- Develop an official policy for Class IV town highways.
- Elementary School connection to play fields.
- Incorporate bicycle-use of Secondary Corridors into paving prioritization process.
- Identify possible connections to the Lamoille Valley Rail Trail via roads and/or off-road facilities.
- Install bike racks, benches, and other bicycle and pedestrian amenities throughout Pedestrian Centers.
- Primary Corridor (state highway) pavement marking monitoring.
- Design and construct traffic calming improvements in Pedestrian Centers.

J. Sewage Disposal

Stowe's original wastewater collection system was comprised of clay sewer lines, built in the 1800s to serve Stowe Village, which discharged sewage directly into the Little River. Several studies regarding the construction of a treatment facility and collection system were initiated in the early 1960s. During the 1970s, new water quality standards for the Waterbury River required the removal of phosphorus, resulting in the construction of an advanced wastewater treatment facility.

Existing Facilities

Stowe's first municipal Waste Water Treatment Plant (WWTP) came on line in 1980 serving a service area encompassing Stowe Village and limited surrounding areas. Funding for the original plant ($1,514,000 for the plant; $2,661,000 for the sewer lines) came from local, state and federal sources. The Town of Stowe, through its general funds, retired the debt for the locally financed portion in 1998.

When first built, the WWTP was permitted to process 167,000 gallons per day. In 1988 a new discharge permit was obtained permitting up to 250,000 gallons per day. A flow equalization tank was constructed in 1997 to allow for better processing of peak flows into the plant. The current capacity is 1 million gallons per day. The present wastewater collection and treatment facility consists of:

- The plant located along the Little River between the Village and Lower Village;
- A pumping station located behind the Stoware Commons in the Lower Village that receives the village waste water to be pumped up to the treatment plant;
- A pumping station on Weeks Hill Road at the Mayo Farm that receives Mountain Road waste water to be pumped to the treatment plant;

- A pumping station at Stowe Mountain Resort; and
- The sewer lines throughout the village and adjacent areas up to the Stowe Mountain Resort and Trapp Family Lodge.

Sewer lines were extended to the Sylvan Park area of the Lower Village in 1997 to service failed septic systems in the area. Likewise, a sewer line was extended up along Mountain Road to Cottage Club Road in 1998 and up to Stowe Mountain Resort in 2002. The treatment plant discharges into the Little River. The wastewater management zone from the plant currently extends to the confluence of the Little River and Gold Brook (at the Nichol's campground).

Sewer Department Operations

The sewer system is under the control of the Selectboard who act as Sewer Commissioners. The Commissioners establish sewer policies and fees and are responsible for the allocation of treatment capacity. While authority is vested with the Commission, voter input is sought on issues related to expansion. Wastewater ordinances are part of the Town's codebook and include the Wastewater Capacity Allocation Ordinance. Adopted in 1989, this ordinance establishes the process by which uncommitted treatment capacity is allocated.

The six full-time employees handle daily operations of the sewer department. Staff is at the plant seven days a week (half time on weekends.) An alarm system that direct-dials the dispatchers at the Lamoille County Sheriff's Office operates 24 hours a day. Sewer Department personnel are always on call in case of an emergency. Two national awards from the U.S. Environmental Protection Agency have honored the exemplary operations of the Stowe Sewer Department. The Sewer Department's operating costs, including some capital replacement needs, are covered by user fees. Rates are established in accordance with the municipal sewer ordinance. Connection fees are intended to cover the cost of new lines and plant improvements.

Septage and Sludge Disposal

All properties in Stowe not connected to the municipal sewer system must rely on on-site septic systems. State permits are needed for these systems. Though not required, periodic pumping of all septic tanks is recommended for proper operations of an onsite system. This septage must be hauled off for treatment to a wastewater treatment plant or land applied. Over 3,000,000 gallons of septage is generated annually in the area. It is estimated that roughly 50% of this is disposed of by direct land application. The other half is brought to either the Stowe WWTP or other plants for processing.

A by-product of all wastewater treatment plants is dried sludge. The town is permitted to land apply its sludge on fields of the town-owned Mayo Farm. As part of the permitting process for land application of sludge from the municipal plant, a detailed Sludge and Septage Management Plan is maintained. The Town is in the process of having its sludge classified from "Class B" to "Class A", which is regulated much less stringently and can be used commercially or by homeowners.

Municipal Sewer Expansion Efforts
Based on the recommendations of the 1990 Town Plan, concerns about failing on-site septic systems, and the desire to protect water quality both for recreational and drinking purposes, a study committee was formed in 1994 to explore options for expanding the municipal sewer system. A first priority of the committee was to correct the situation in the Lower Village. On-site systems in Sylvan Park were determined to be polluting waters of the state and remedial action was needed. The decision to extend a new sewer line in this area and build the flow equalization tanks at the plant to better handle the increased volumes was approved by voters in 1995.

Hoping to avoid such crisis situations for other parts of town, the committee turned its attention to redefining the municipal sewer service district and to explore expansion options for the wastewater treatment plant. Voter approval was given to an expanded sewer service district at Town Meeting in 1995. The new district focused on the Village and Lower Village area, the developed areas along the Mountain Road and the two ski-PUDs (Trapp Family Lodge and Stowe Mountain Resort.) The total acreage included in the new district is less than 3,000 (while Ski-PUDs are included, sewer service to the PUDs is limited to small nodes within the total land holdings). The 3,000 acres comprise 1/16th of the total acreage in Stowe.

At the 1995 Town Meeting, voters also gave conceptual approval to the construction of a 1.0 mgd wastewater treatment plan. In 1985, an assimilative capacity study of the Little River conducted by Aquatec, Inc. concluded that a 1.0 mgd plant could operate without adversely affecting water quality. Subsequent analysis and the issuance of a new discharge permit for a 1.0 mgd WWTP from the Vermont Agency of Natural Resources affirmed this conclusion.

The expansion of the municipal sewer system fits into the overall growth management strategies of the community. The new sewer facilities will enable the Town to guide future development in a manner more in keeping with local land use goals whereby growth is directed towards areas of compact development surrounded by more rural countryside. In numerous votes Stowe citizens have expressed their preference to treat wastewater with a municipally owned and operated plant rather than rely on individual on-site systems in our more densely developed sections of town.

K. Water Systems

The Stowe Water Department operates the municipal water system, which currently serves Stowe Village, the Mountain Road to Stowe Mountain Resort, and, through a cooperative agreement with Fire District #3, the Lower Village. Approximately 520 properties are connected to the municipal system. The majority of properties in Stowe obtain drinking water from on-site wells.

Numerous public water systems operate within Stowe, including the municipal system. A public water system is defined as one serving 10 or more connections, serving 20 or more people year round. A study commissioned by the Stowe Water Department titled

Study and Report for Water Source and Supply for Stowe Water Department prepared in March of 1997 by Leach Engineering identifies most of the systems in Stowe.

Current System Operations

The original municipal water system dates back to 1904. The various springs used to supply water to the system have been abandoned in light of regulatory restrictions on the use of surface waters. The system consists of the Edson Hill and Village Green wells, eight reservoirs with a total capacity of 1.7 million gallons, seven booster stations that transfer the water from pressure zone to pressure zone and more than 10 miles of distribution piping.

The Water Department is staffed with three full-time employees. Per the Town Charter, the Selectboard serves as Water Commissioners. The Commissioners establish water policies and fees and are responsible for the allocation of water for new connections. The Stowe Electric Department provides billing services.

Municipal Water System Expansion

In the summer of 1997 a study committee was organized to develop a long-range plan for the municipal water system. Demand for new connections is high as operators of the many on-small systems serving residential or commercial establishments are anxious to get out of the water business. The 1997 Leach Engineering report outlined a two-phase municipal system improvement and expansion plan. The first phase, the construction of a water treatment plant for the Village Green Well and the replacement of the main transmission line along the Mountain road to the village reservoirs, was approved at Town Meeting in 1998. Funded through a no-interest loan for $2,000,000 from the State's revolving loan program, construction of Phase I was completed in 1999.

Phase II called for new water transmission lines to serve existing establishments further up the Mountain Road and spur lines to existing development throughout the water district. Phase II efforts began in 2001 and have been completed up to the Stowe Mountain Resort and Trapp Family Lodge. Also included in Phase II was the replacement of the Sunset Hill reservoirs in 2004 with a 1,000,000-gallon reservoir. In 2007, the Notchbrook residential area was added to the municipal water system to improve the quality and quality of the water supply for area residents.

The expansion of the municipal water system is designed to serve the core development areas of Stowe. This important infrastructure is being planned to serve roughly the same area as the Sewer Service District. Similar to the sewer expansion plans, the water expansion effort will allow for moderate growth to be channeled into the targeted growth nodes as called for in the town zoning regulations.

Fire Districts

Fire Districts have statutory authority and powers similar to municipalities. Four such districts were established in Stowe and provide for the operation of water systems.

Fire District #1 was established in 1982 to serve the needs of properties along the Mountain Road. The District is not active and no services are being provided.

Fire District #2 was formed in 1987 to purchase the privately owned Goldbrook 1 and 2 water systems. The Fire District, operated by a five member Prudential Committee, completed system improvements in 1988 to comply with state orders to improve the water quality provided to users. Two wells, each with a reservoir, serve the District. There are no plans to extend service that now includes the areas of Goldbrook Circle, Wood Road and portions of Gold Brook and Dewey Hill Roads

Fire District #3 was formed in 1995 to purchase the private system that originally served Sylvan Park. A major system overhaul was completed in 1997. New water lines were installed, the reservoir improved and a pump house constructed on Thomas Lane that ties into the municipal line via Depot Street Extension. A cooperative agreement between the Fire District and the town water department has been executed whereby the department supplies water to the system during off-peak hours and maintains the system for the Fire District.

Fire District #4 was formed in 1993 to serve the needs of the residents in the Glenbrook area of Mansfield View properties. The District is served by a well that has not been very reliable during dry summers. Efforts to increase the well's production are underway.

L. Solid Waste

The Lamoille Regional Solid Waste Management District (LRSWMD) is empowered to "provide for the treatment and management of solid waste generated or disposed of within the geographical boundaries of member municipalities" and is comprised of the towns of Belvedere, Cambridge, Eden, Elmore, Hyde Park, Johnson, Morristown, Stowe, Waterville, Wolcott, Craftsbury and Worcester. The solid waste district is a union municipal district.

Solid waste is defined as any discarded garbage, refuse, or material (solid, liquid or contained gaseous material), as well as septage or sludge from a waste or water supply treatment facility, but does not include hazardous waste. (Hazardous waste is defined as any material or substance by reason of its composition is considered toxic, reactive, ignitable or corrosive). However, in the State of Vermont, asbestos and infectious wastes are considered to be solid waste and must be addressed in the regional solid waste plan. The LRSWMD issued a Solid Waste Implementation Plan in 2006.

Waste Facilities

The solid waste transfer station, located off Route 108 in the Village, is operated by contract with the LRSWMD. All LRSWMD residents and businesses may drop their waste into an open compactor trailer that is hauled to the landfill when it is full. There is a separate trailer for construction debris. In addition, residents contribute reusable clothes and items to a collection box beside the shed. A recycling station is located at the

Transfer Station. A "stump dump" in Moscow located on the Barnes Hill Road was closed in 2000.

Waste Disposal
Waste in Stowe is disposed of outside the District in a lined landfill. The district negotiates disposal with private landfill operators. A "pay as you throw" system is in place. Disposal fees pay for the District's operations, along with a surcharge on the District's haulers. The five unlined landfills once operating in Lamoille County are now closed.

Recycling
A new recycling program began in December 1989 and was made mandatory in 1994. First begun by a dedicated group of volunteers, the Stowe recycling program has become very successful with over 288 tons of materials recycled annually. The Recycling building was built in 1992 with assistance from the State's Solid Waste Implementation Grant Program.

M. Energy

Local growth and development, quality of life, and quality of the environment all depend on the availability of clean, affordable energy. Stowe's energy use has changed over time in response to growing demand, new energy sources, and new technologies.

Town residents and businesses historically relied on local wood, water and horsepower to fuel their energy needs. Mills grew up around dam sites, and settlements grew up around mills. With the coming of the first steam powered lumber mill, established by the Burt Company in Stowe Hollow in 1883 and later moved to Stowe Village in 1895, direct access to hydropower was no longer required for production operations.

Wood served as the primary heating and cooking fuel for much of the town's history. Wood fueled cook stoves were first introduced to Stowe in 1820. As the nineteenth century progressed, other imported fuels such as coal, kerosene, and gas came into wider use.

For many years, horses and oxen provided both power for field and domestic work as well as transportation. In 1847 an electric line, the Mt. Mansfield Electric Railroad, was constructed and carried freight, mail, and passengers from Waterbury to Stowe into the next century. Horses, however, were not supplanted as the primary form of local transportation until the advent of the automobile.

Stowe Village was incorporated in 1896 in part to finance the installation of electric power in the village. The Village of Stowe Electric Light & Power System was established in 1911 as a public utility, and electric lighting was installed soon thereafter.

During the twentieth century, the use of electricity grew in importance for power, lighting, and heat as it became recognized as a more convenient, adaptable, and much

cleaner energy source. The twentieth century also heralded the widespread adoption of the internal combustion engine, and with it, local and national dependence on relatively cheap supplies of fossil fuels for power, heat, and transportation.

The availability of alternative energy sources fueled Stowe's transition from an economy heavily dependent on natural resources to one based on tourism, including the development of the town's commercial ski industry, which relies entirely on electric energy to power its operations.

ENERGY USE & DEMAND

Today Stowe continues to rely on three major sources of energy: oil (heating, diesel, kerosene, and gasoline), propane gas, and electricity. Wood and solar power are also used for residential heating, but to a much lesser extent.

Stowe accounts for approximately 1.3360% of the state's total electric power consumption. The Town of Stowe continues to own and operate the Stowe Electric Department ("SED"), one of Vermont's fourteen municipal electric utilities, which serves over 92% of local residents and 100% of local businesses. SED is the second largest municipal electric utility in Vermont in terms of annual sales. While annual electric load has been largely stagnant in the rest of Vermont, SED is also one of the few electric utilities that has seen continued growth. According to a recent forecast conducted by ITRON, one of the largest energy resource management firms in the United States, this growth is expected to continue in the near future.

A portion of Stowe along Route 100 from the Stagecoach Road to the border with Morristown is served by the Morrisville Water & Light Department. This area includes approximately 280 customers. The Vermont Electric Cooperative delivers electricity to approximately 70 residential customers in sections of Sterling Valley.

SED currently serves approximately 3,300 residential customers and 780 commercial customers, including the Stowe Mountain Resort. This is an increase of roughly 1000 customers since 1994. The residential customer base accounts for 30% of sales. The highest electric use however, came from the commercial and industrial sector which represents about 55% of sales. Snowmaking accounts for the balance of 15% of SED's sales.

Locally, the rate of growth in energy use will depend on three factors:

- The amount of residential, commercial and industrial growth
- The effectiveness of state and local conservation programs
- The local substitution of alternative technologies

Stowe's peak load was 15.5 megawatts (MW) in 2009 but has increased to 19.6 MW today without any negative effects on power reliability. The Stowe Electric Department's distribution system is designed to serve 30 MW to their customers and can support continued growth within the town. Similar to oil, gas, and wood consumption which

peaks in the winter to serve heating needs, peak electric demand in Stowe occurs in winter months due to higher heating and lighting demands as well as energy loads associated with ski area operations. The peak had been limited to 15.5 MW to maintain reliability on the transmission system feeding into Stowe and the surrounding communities. SED managed to increase the peak load to 19.6 MW using an interruptible contract for the snowmaking operations on Mount Mansfield. The annual snowmaking contracts are based upon a tariff approved by the Public Utility Commission. This payment structure gives the utility the ability to reduce most of the power to counter spikes in demand that can harm system reliability and ensures that the cost of the energy for snowmaking operations is passed directly to the ski resort.

ENERGY INFRASTRUCTURE

SED maintains system distribution lines and a 34.5 kV sub-transmission that feed three substations, including two primary metering points: the underground Wilkins Substation and the 3360 Line which provides power to the Houston and Lodge substations. The utility service territory covers an area of 63 square miles. SED serves its customers with around 8.1 miles of transmission, 120 miles of distribution overhead lines, and 25 miles of underground distribution line. There is an average of 28 customers per mile of distribution. The town receives most of its power through the transmission line from Duxbury. This 115 kV line leads to a 115/34.5 kV VELCO substation located next to SED's Wilkins substation. The project was part of a substantial build-out necessary to improve grid reliability and to provide sufficient power for development within Stowe, including the Spruce Peak build out.

At one time, SED received most of its power through the "Northern Loop" - a 44-mile, 34.5 kV sub-transmission system which extends from Green Mountain Power's Marshfield Station to the Little River Substation. Though SED no longer relies on the Loop to provide its power following the construction of the new 115 kV line, it is still available to SED to provide power if needed. Today, the primary purpose of the loop is to feed other local utilities, including Morrisville Water and Light, Johnson Electric, Hardwick Electric, Hyde Park Electric, Washington Electric Cooperative, and Vermont Electric Cooperative.

SED purchases most of its power from wholesalers and utilities under contractual or joint ownership agreements, including an agreement with Hydro-Quebec. As SED is a municipal department, the Town of Stowe's Aa2 credit rating enables the utility to negotiate supply contracts at very favorable rates. As there is far less local generation than can meet Vermont's demand for electricity, most of the energy SED purchases is generated out of state.

Local generating capacity is limited but SED has begun taking steps to integrate community-scale generation projects into its distribution system. SED commissioned its 1 MW Nebraska Valley Solar Farm in August of 2016. The project is predicted to generate roughly 1-2% of SED's energy needs for the next 30 years. It is also located "behind the meter," meaning that the energy it generates will offset the cost of energy that SED would otherwise have to purchase from elsewhere. SED secured financing

through a federal program that covers roughly 75% of the interest on the borrowing needed to complete the project. This allowed the utility to own the project outright and maximized the benefit of the project to the utility and SED customers. The project is sited on a reclaimed gravel pit that has been leased from the Town. One of the biggest drivers behind this project is the Vermont Renewable Energy Standard ("RES") which imposes requirements on utilities to source renewable energy and penalties for failing to meet those requirements. In total, the project is anticipated to avoid $2.2 million in penalty payments.

There is one local generator available to support SED, the WCAX 2.0 MW diesel generator on Mount Mansfield. This unit can be used to 'shed load' when requested by ISO New England, the regional electric grid operator, which will in turn contribute to SED's power needs.

Vermont is one of 47 states that have some form of net metering program. The State of Vermont has encouraged the development of solar and other small-scale renewables through its net metering program which allows a customer to sell the excess electricity that their project generates back to the electric utility. As Vermont's net metering program includes significant financial incentives, SED and the rest of the Vermont electric utilities have experienced an influx in net metered generation on its system in the past few years. As of July 1, 2017, SED has 64 net metered generation installations on its distribution system that have a total rated output of 531 kW, an equivalent of 2.67% of its peak demand. These net metered systems all utilize solar photovoltaic technology except for one customer which uses an agricultural methane digester. The generation from these net metering customers reduces the amount of power SED would have to purchase from elsewhere. Stowe Electric Department recognizes the benefits that properly sited and installed small scale renewables provide and is committed to working to integrate more local generation to benefit all of its customers.

Electric vehicles ("EVs") are another emerging technology that has helped to change SED's electric grid in recent years. Today, the utility owns and operates 10 EV stations which are all available to the public 24 hours a day. Stowe Electric began installing its EV stations in 2013. With those first installations, SED became the first distribution utility in Vermont to own EV stations and the first to implement an electric tariff designed specifically for EV charging. The data from those first charging stations showed that most of the usage came from EV drivers visiting Stowe. This realization presented an opportunity to achieve two goals. The first was to leverage Stowe's tourism draw to establish it as prime destination for EV-driving tourists by installing several dispersed and conveniently placed EV stations. The second, to providing the infrastructure that EV drivers require for longer trips in order to promote the use of EVs to reduce fossil fuel consumption and clean transportation technologies. The utility enlisted the help of Vermont Energy Investment Corporation ("VEIC") to design a program where SED would partner with local commercial property owners that could host charging stations available to the general public. They also assisted with assessment of the properties for their suitability to host a charging station. The program was funded by VLITE, an organization whose mission is to reduce the economic and environmental impacts of

energy use in Vermont. As the usage of SED's EV station fleet grows, the amount of greenhouse gas emissions from transportation decreases as well as smog and particulate matter.

SED's charging stations can be found at the following locations:

- Alchemist Brewery – 50 kW DC fast charger with CHAdeMO and SAE Combo plugs
- Green Mountain Inn – 7 kW Level 2
- Spruce Peak – 7 kW Level 2
- Stoweflake Mountain Resort and Spa – 7 kW Level 2
- Stowe High School – 7 kW Level 2
- Stowe Kitchen and Bath – 7 kW Level 2
- Stowe Rec Path behind the Akeley Building – 7 kW Level 2
- Sun and Ski Inn and Suites – 7 kW Level 2
- Town and Country Resort – 7 kW Level 2
- Trapps Brewery – 7 kW Level 2

SED is committed to promoting electric vehicles and is actively pursuing new opportunities to explore the expansion of charging infrastructure throughout the town.

Stowe Electric Department, is one of only two municipal electric utilties in Vermont that have installed a fully deployed Advanced Metering Infrastructure ("AMI") or "smart meter" system, the other being Burlington Electric Department. Stowe Electric began the implementation of its AMI program in late 2012. The system consists of 3 main components: the smart meter located at the customer's property, a communication network which transmits the usage information, and a "head-end" system at the utility office which allows SED employees to secure access the collected information.

SED's AMI system provides several customer benefits. It eliminates the need for meter readers to visit customer properties to physically read their electric meter. It also provides customer service representatives secure access to more detailed information letting them better assist customers with questions about their bill. The AMI system also notifies SED staff when a meter loses power which allows staff to begin locating and addressing the issue even before customers contact the utility. In addition to allowing a more rapid response to outages, the system also enables SED to verify that service has been restored to every affected meter. Customers who do not wish to participate in the program can elect to use an electro-mechanical meter at no additional charge.

The AMI infrastructure provides other benefits to SED customers. They can view their usage through a secure online platform which allows them to track their usage overtime. AMI also allows SED to offer dynamic or "time-of-use" rate structures that reflect that the cost of purchase and deliver electricity to the grid varies during certain periods. Due to supply and demand and the stress that demand can place on the grid, the electricity SED purchases to serve customers costs more in certain circumstances, such as during

normal business hours or when air conditioning demand picks up during a heat wave. These times are referred to as "peak periods." These rate structures charge more than the standard rate for usage during peak periods but also charge less for usage during other times, referred to as "off-peak periods." This allows customers that participate in these rate designs to reduce their electric bill by opting to use electric appliances from the more expensive "peaks" to the less expensive "off-peaks." This could be as achieved as simply as using their electric clothes dryer in the morning or evening, or programming their thermostat to "pre-cool" their home in the morning or early afternoon before the heat of the day sets in.

ENERGY CONSERVATION

In recent years, growing concern over the nation's dependence on imported, non-renewable sources of energy and impacts from the extraction and consumption of these sources have resulted in new policies and programs designed to emphasize energy efficiency and conservation. Such efforts include traditional utility demand side management ("DSM") programs and the creation of Efficiency Vermont ("EVT"), the statewide Energy Efficiency Utility ("EEU"). Most recently, the Vermont Legislature developed the Renewable Energy Standard ("RES") which includes a mandate that electric distribution utilities implement programs to reduce the fossil fuel consumption attributable to their customers and the related greenhouse gas emissions.

EVT, the first EEU in the country, is organized as an independent, non-profit entity and since 1999 has assumed the responsibility for operating and implementing core statewide energy efficiency programs. These programs are supported through the collection of the Energy Efficiency Charge ("EEC"), a volumetric charge which is collected by regulated Vermont's electric and natural gas utilities. The Vermont Public Utility Commission ("PUC") calculates a new EEC rate every year. For example, customers pay based on the number of kWh used in each month and, for customers served under a demand rate, customers pay based on the number of kW that they are billed for each month. EVT provides a range of services to residential, commercial, industrial, and agricultural users to help reduce their electric and heating fuel consumption through efficiency measures.

Although local utilities no longer have the expense of operating their own efficiency programs, they may still elect to implement demand side management programs that are targeted to avoid specific transmission and distribution system investments.

Energy Efficiency Rates

Customer Class	2017 EEC
Residential	$0.01400 per kWh
Commercial	$0.01192 per kWh
Commercial Demand	$0.0072 per kWh and $1.2436/kW
Industrial	$0.00866
Industrial Demand	$0.00584 per kWh and $1.3875/kW
Street Lights	$0.0199/kWh

The Legislature developed the RES in 2015. It establishes mandates for electric utilities to source a percentage of their portfolios from specific types of sources. One of the categories, commonly referred to as the Energy Transformation Category or Tier III, includes a mandate that electric distribution utilities implement programs to reduce the fossil fuel consumption attributable to their customers and the related greenhouse gas emissions. The required percentage rises from two percent in 2017 to 12 percent in 2032, except that small municipal utilities, such as SED, will not have to meet this category until 2019. A utility may meet this category through additional distributed renewable generation or "energy transformation projects." Energy transformation projects must deliver energy goods or services other than electric generation and must result in a net reduction in fossil fuel consumption by a utility's customers and the attributable greenhouse gases. The act states that energy transformation projects may include home weatherization or other thermal energy efficiency measures, air source or geothermal heat pumps, and other measures. Though SED is not required to meet compliance targets until 2019, efforts such as its most recent additions to its EV station fleet will be counted toward the utility's requirements. It also plans on rolling out additional programs prior to its compliance years.

The most recent updates to building efficiency standards are an example of another statewide initiative to increase energy conservation. Spurred by legislative goals outlined in Act 89 passed in 2013, they are designed to help achieve the goals set out in the 2011 Vermont Comprehensive Energy Plan which states that Vermont should establish a "…clear path to achieve a goal of having all new buildings built to net zero design by 2030." The Department of Public Service ("DPS") was tasked with drafting the Residential Building Energy Standards ("RBES") and Commercial Building Energy Standards ("CBES") and updating these standards every three years. The most recent version of the Standards took effect in March and December of 2015. They apply to most new construction projects and provide requirements for building design, ventilation systems, the building's thermal envelop, and combustion safety, among others. The project builder is tasked with self-evaluation and enforcement of the RBES and CBES.

Act 89 also authorized the DPS to adopt "stretch" codes for residential buildings which is designed to achieve greater energy savings than the baseline RBES and compliant buildings will gain a presumption of compliance with every conservation criterion of Act 250. The DPS is also in the process of adopting a "stretch" code for commercial buildings. Municipalities have the option to adopt either or both stretch codes as part of their bylaws.

Stowe does not have building codes but energy conservation is encouraged under local land use regulations through the application of provisions that protect renewable energy resources and support good site design and layout. These include standards for the clustering and location of buildings for passive solar benefits, shared infrastructure, and the preservation of existing vegetation.

ENERGY AFFORDABILITY

SED's electric utility rates are competitive with other Vermont utilities and the high cost of energy locally reflects high energy costs throughout the northeast. According to the latest numbers compiled by the Vermont Department of Public Service, SED has the 7th lowest electric rates among the 17 electric utilities in the state.

Local prices for gasoline, propane, kerosene and heating oil are also typically higher than the national average. The price of heating fuels follows the volatile international market that can double or halve in a single year. Many homes have wood or pellet stoves to supplement winter heating needs as a hedge against high costs of traditional fuels. An increasing number of Vermont households and businesses have begun installing cold climate heat pumps ("CCHPs") to help meet their home heating needs. Recent advancements in air source heat pump ("ASHP") technology have made an established technology suitable for Vermont's cold winters as they can now help heat a space in weather down to 0 degrees Fahrenheit. The Vermont Department of Public Service has reported that these recent advancements in efficiency have made them among the most cost-effective forms of home heating when compared to traditional fuels such as oil, propane, and wood. This has the potential to change home heating costs for many Vermonters as an ASHP that is utilized and installed properly allows for homeowners to transition off of fossil fuels in favor of Vermont's low-carbon electricity mix.

The high cost of winter fuels represents a real danger to residents with low incomes. There are assistance programs available, including the government funded Low Income Home Energy Assistance Program ("LIHEAP") and the Weatherization Program which are both administered by the Vermont Department for Children and Families ("DCF"), and the WARMTH program. DCF also compiles lists of community action agencies, many of whom provide fuel assistance and home weatherization services. Efficiency Vermont also provides residential efficiency services such as energy audits, insulation and air sealing, valuable information on efficient appliances, and rebate opportunities to help homeowners afford these efficiency technologies.

PURCHASE POWER CONTRACTS AND SERVICES

SED's energy and capacity requirements are provided through a variety of contract obligations. SED has traditionally purchased longer term power contracts to limit much of its market exposure from unexpected short-term increases in power costs. SED continues to look for opportunities to address energy needs resulting from expiration of contracts at advantageous prices. While the market in the past 4 years has been favorable for power purchases, costs have increased drastically in the last year. SED continues to seek to purchase power from renewable resources at favorable prices when the opportunity arises, as was the case with the recent contract signed for energy from Saddleback Wind.

MASTER SUPPLY AGREEMENT

SED has granted Energy New England ("ENE"), located in Foxborough, MA, the authority to acquire various sources of capacity and energy and other ancillary services and related products on behalf of SED, with an emphasis on purchasing power contracts that consist of clean, renewable energy such as wind, solar, wood, and hydroelectric power. ENE is the largest wholesale risk management and energy trading organization serving the needs of municipal utilities in the northeast. ENE currently manages the power supplies of over twenty municipal electric systems serving more than 1100 MW of electric load and more than 550 MW of generation in all six New England states. ENE either advises on or conducts more than one billion kilowatt hours in wholesale power transactions and 100-150 million kilowatt hours in retail transactions annually. ENE also manages up to 250,000 therms of natural gas per day within their customers' portfolios, as well as up to 5,000 barrels per day of fuel oil.. In comparison, the entire state of Vermont has a summer peak of 1,235 MW. ENE uses this considerable purchasing power as leverage when negotiating contracts for its members. This partnership allows Town of Stowe Electric Department to take advantage of economies of scale significantly higher that it would be able to achieve on its own when negotiating energy contracts.

A brief summary of the major power supply contracts as of July 27, 2017 held by SED is as follows:

NEW HYDRO QUEBEC CONTRACT

This contract is for energy only and began on November 1, 2012. The contract calls for 218 MW. Stowe's portion varies during different periods as shown below. The contract pricing will be flexible and competitive to the market price because it will follow the defined Energy Market index and the cost of power on the forward market. The pricing is based partly on market prices, partly on inflation, and carries limits on year-to-year price fluctuations. This pricing approach should be beneficial to Stowe and all contract participants as it limits the impacts that Stowe or Hydro Quebec may have otherwise felt from the recent market price volatility. This is an important contract quality in the current market environment and it reduces potential rate pressure to Stowe, especially relative to the other Vermont utilities that are participating in the project. In addition to the price flexibility, this will continue to provide very low carbon energy to Stowe and help it maintain a market price based green energy procurement strategy.

Schedule	Start Date	Final Delivery Date	Stowe Entitlement (MW)
Period 1	11/1/2012	10/31/2015	1.032
Period 2	11/1/2015	10/31/2016	2.884
Period 3	11/1/2016	10/31/2020	2.984
Period 4	11/1/2020	10/31/2030	2.984
Period 5	11/1/2030	10/31/2035	2.251
Period 6	11/1/2035	10/31/2038	0.399

NEW YORK POWER AUTHORITY

The New York Power Authority (NYPA) provides power to utilities in Vermont under two contracts. SED's share of the first contract is a 9 kW entitlement to the Robert Moses Project (aka St. Lawrence). SED's share of the second contract is a 483 kW entitlement to the Niagara Project. The contract for the St. Lawrence contract has been extended through April 30, 2032. SED's share of the second contract, the Niagara Project, has been an average of 480 kW. Effective September 1, 2007, the Niagara Contract has been extended through September 1, 2025 with an entitlement of 481 kW.

VEPPI (Vermont Electric Power Producers, Inc.)

Stowe receives power from a group of independent power producer projects under Rule 4.100 of the Vermont PUC. VEPPI includes a number of small hydroelectric facilities and one biomass. There were 19 VEPPI units, as of December 31, 2016 10 have expired, leaving 9 remaining. VEPPI assigns the energy generated by these facilities using a load ratio basis represents Stowe's electric sales as a percentage of total electric sales from all electric utilities in Vermont in a given year. The VEPPI contracts have varying maturities, with the last VEPPI contract scheduled to end in 2020. Stowe's current pro rata share of the VEPPI production is 1.3360%, which started November 1, 2016 and will run through October 31, 2017. The prior percent, which ran from November 1, 2015 through October 31, 2016, was 1.3364%. The VEPPI contracts' prices have relatively high-energy rates and modest fixed costs.

The wood-fired Ryegate unit that was once within the VEPPI production expired on October 31, 2012. The utilities negotiated a 10 years contract for power. The contract now will terminate on November 1, 2022.

SUSTAINABLY PRICES ENERGY ENTERPRISE DEVELOPMENT PROGRAM "SPEED"

SPEED Standard Offer is a program created by the Vermont Legislature and administered under Vermont Public Utility Commission Rule 4.300. The program's goal is to promote renewable energy and long-term stably priced contacts. Vermont utilities

are required to purchase power from the SPEED projects. These projects are behind the meter and each utility will have their percent share, (Stowe's share for November 1, 2015 through October 31, 2016 was 1.3364% and decreased to 1.3360% for November 1, 2016 through October 31, 2017) of load reduced by the output of the generation. Stowe receives a modest capacity credit and renewable energy credits for these resources. The cost paid to the SPEED projects are set based on the generation type. The SPEED began in the fourth quarter of 2010.

STONY BROOK

SED has entered into a Power Sales Agreement with the Massachusetts Municipal Wholesale Electric Company ("MMWEC") for 1.66% (approximately 5,832 kW) of MMWEC's Stony Brook Project, an operating fossil fuel plant. MMWEC, a public corporation of Massachusetts, is a coordination and planning agency for the development of the bulk power supply requirements of its members and project participants. The Power Sales Agreement for the project requires each participant to pay its share of MMWEC's costs related to the project which includes debt service on bonds issued by MMWEC to finance the project and 10% of debt service to be paid into a reserve and contingency fund. Stony Brook Intermediate Series A bonds were paid in full as of July 1, 2008.

PHASE 1 HYDRO-QUEBEC INTERCONNECTION

SED has entered into contracts with Vermont Electric Power Company ("VELCO") to participate in Phase 1 of the Hydro-Quebec interconnection, a 450 kV high-voltage direct current transmission line directly connecting the Hydro-Quebec electric system with the ISO-NE system at the Comerford Generating Station. Under this agreement, SED provided capital for the cost of construction through purchase of VELCO Class C preferred stock and will provide support for the operation of the line. SED is entitled to a portion of the benefits and has an obligation for a corresponding portion of the costs associated with Phase 1.

MCNEIL PROJECT

The McNeil wood-fired generating facility is sited in Burlington, Vermont. The facility has a maximum generating capability of 53 MW. SED's entitlement to McNeil is guaranteed through an agreement with Vermont Public Power Supply Authority ("VPPSA"). SED is committed to an ownership share of 15.8% for the life of the unit. SED expects the generation to be mostly composed of wood, but gas and oil can be used to fuel the unit if pricing is appropriately set and available.

The high fixed cost related to the debt service from McNeil ended during the summer of 2014, when the bonds were paid off in June.

The McNeil wood-fired plant was retrofitted in 2008 to make it eligible to generate Connecticut Class I Renewable Energy Certificates ("RECs") by reducing its emissions

of nitrous oxide ("NOX"). The project was financed via a VPPSA line of credit to fund their share, and thus Stowe's share, of the capital project. The NOX project debt was paid off in November 2010 and REC credits started accumulating for participants in December 2010.

MARKET CONTRACTS

Stowe Electric's portfolio contains market contracts with a variety of counterparties. Stowe has obtained a pass-through contract on behalf of the Mount Mansfield ski resort. The utility then negotiates annual contracts with power providers that will provide energy at a rate that follows the snow making load and will provide optimal supply flexibility for this load type. This payment structure gives the utility the ability to reduce most of the power to counter spikes in demand that can harm system reliability and ensures that the cost of the energy for snowmaking operations is passed directly to the ski resort.

BROWN BEAR HYDRO (FORMERLY MILLER HYDRO)

Stowe had signed a purchase power agreement for 2.613% of the Worumbo (Miller Hydro) Project. The contract states that Stowe will receive their percent of the Miller hydro output per month. The contract price is for energy to be delivered to the Maine Zone, and capacity to be settled at the Maine location. The PPA terminated on May 1, 2016.

The Miller Hydro was purchased by Brown Bear Hydro and a PPA was renegotiated beginning on June 1, 2016. Stowe receives the same 2.613% of unit generation, but will only receive energy going forward. This will terminate on May 31, 2021.

Brown Bear Hydro is a run of river unit that has an average annual production of 90,000 MWH per year over the past 3 to 5 years. This resource should equate to roughly 3% of Stowe's energy.

SADDLEBACK WIND

Stowe purchased 2.172% of the Saddleback Wind Project, a 33 MW project with a 20-year PPA. This is roughly 3% of Stowe's load. The project allows Stowe to buy energy, capacity, and RECs. Saddleback Wind began full commercial operation on September 2015.

SEABROOK

SED has signed a 20 year purchase and power agreement, starting in January 2015, for .160% or roughly 2MW delivered bilaterally to Stowe from the Seabrook power plant at a very favorable rate. This contract also will provide capacity benefits. This contract was favorable to expand Stowe's portfolio and introduce another option for generation that is carbon-free.

UTILITY-OWNED GENERATION

NEBRASKA VALLEY SOLAR PROJECT

Stowe built a 1 MW AC ground mounted solar electric generation project. Estimated output is approximately 1,568 MWh per year. This is about 1-2% of Stowe's annual energy requirement. The greatest benefit to Stowe from this project is the ability to use the renewable energy credits towards Tier 2 of the Renewable Energy Standard. Considered as distributed generation, and behind Stowe's meter, it also provides additional benefits including energy, capacity, and transmission savings. The project began operation in August 2016.

SOURCES OF ENERGY

The percentage of energy acquired from the above agreements for the Fiscal year ended December 31, 2016 is as follows:

% of Total Resources 2016

Resource	% of Total Resources	Fuel
Niagara	4.17%	Hydro
St. Lawrence	0.09%	Hydro
VEPPI	4.82%	Wood/Hydro
VEPPI-SPEED	0.00%	Renewable Mix
HQ Contract	20.99%	Hydro
McNeil	11.33%	Wood
Stony 1A/1B/1C	2.18%	Natural Gas/Oil
Miller / Brown Bear Hydro	2.40%	Hydro
Saddleback Wind	2.64%	Wind
Market Contracts	0.00%	
Seabrook Offtake	21.28%	Nuclear
Snowmaking Contract	13.31%	
ISO	16.80%	
	100.00%	

In July 2015, in an effort to implement programs to achieve the goals of the 2011 Vermont Comprehensive Energy Plan, the Vermont Legislature passed Act 56 (H. 40). It details the State's energy greenhouse gas reduction goals and places direction on how utilities will help the state realize those goals through the establishment of the Renewable Energy Standard ("RES"). The RES requires utilities to buy or retain renewable energy credits and energy transformation projects, and it set yearly percentage goals of retail sales to be covered by them. In lieu of renewable credits or transformation projects, a

utility can meet its obligation by paying an alternative compliance payment at rates set by the State. The compliance rates adjust annually for inflation using CPI.

There are three tiers to the RES program:

- Tier I : Meet a 75% by 2032 total renewable energy requirement (55% in 2017)
    - Any class of tradeable renewable attributes that are delivered in New England qualify.
    - Approved Unit generations that will qualify towards compliance are McNeil, Hydro Quebec bilateral, and NYPA.
- Tier II: Meet 10% of sales with distributed generation in 2032 (1% in 2017)
    - New Vermont based unit that is 5 MWs or less or renewable generation
- Tier III: Meet $10^{2/3}$% of sales with "energy transformation projects" in 2032 (2% in 2019)
    - Excess Tier II-qualifying distributed generation or a project that reduces fossil fuel consumed by their customers and the associated greenhouse gases emissions qualifies for compliance (MW conversion will be determined by the Commission)

Currently Stowe's resource portfolio contains about 50% renewable generation. This percentage comes from qualified generation that is either State approved for RES compliance, such as McNeil generation, HQ and the New York Power Authority contract, or as generation, that has tradeable renewable energy credits. SED maintains that it has established an adequate electric power system and supply for at least 20 years of development in Stowe and will continue to explore renewable and low carbon options in the future to further reduce the Town's electric carbon footprint.

Energy Use and Targets

Estimates of current energy use consist primarily of data available from the American Community Survey, the Vermont Agency of Transportation, the Vermont Department of Labor, Efficiency Vermont and the Vermont Department of Public Service. These estimates were developed by the Lamoille County Planning Commission with guidance from the Department of Public Service. Current energy generation data comes from the Community Energy Dashboard. Future generation potential estimates were developed by Lamoille County Planning Commission based on guidance from the Department of Public Service.

Current Energy Use

Residential Heating Energy Use

	Fuel Oil	Propane	Wood	Electricity	Other**	Total
# of Households	878	814	144	124	29	1989
% of Households	44%	41%	7%	6%	1%	100%
Usage in million BTUs	108,091	91,087	18,897	10,644	0	228,717

** Solar, heat, pumps, coal, etc.

Commercial Heating Energy Use

342 establishments	Fuel Oil	Propane	Wood	Electricity	Total
% of businesses	28%	18%	9%	45%	100%
Usage in million BTUs	67,032	43,092	21,546	107,730	239,400

Annual Transportation Use

# of Vehicles	3,505
Total Miles Driven	56,080,000
Usage in Gallons	2,397,420
Usage in million BTUs	288,947

Annual Electricity Use

	kWh	million BTUs
Residential	25,449,169	86,833
Commercial & Industrial	86,833	191,391

Current Energy Generation

Generation facility	Number of sites	Generation Capacity (kw) as of 1/31/17	Output (kwh) as of 1/31/2017
Hydro	1	93	325,872
Solar	60	1494	1,832,242
	-	-	-

Residential Wind	-	-	-
TOTAL	62	1682	2,158,114

Renewable Energy Generation Potential

Type of Generation	Estimated Potential Available Resource	Estimated Potential Generation Capacity	Estimated Potential Output
Ground mounted solar	8,564 acres of land	1,071 MW	1,313,474 MWh
Rooftop solar	500 residential roofs, 120 small commercial roofs, 10 large commercial roofs	6.4 MW	5,790 MWh
Wind	2,440 acres of land	610 MW	1,870,260 MWh
Hydro	-	39 KW	137 MWh
Woody and non woody biomass	Not quantified	-	-

Energy Targets

To model pathways and toward reaching the state energy goal, the Vermont Energy Investment Corporation, used a software tool called the Long-Range Energy Alternatives Planning (LEAP) model to project future energy demand in the state, regions and towns. The outcome is one scenario by which Stowe can contribute to achieving the state energy goals by 2050. This scenario includes very specific efficiency, fuel switching and energy generation targets.

Output target for renewable electric generation

Town	Population %	Total output projected for 2050 (MWh)	Existing output as of 31/1/17(MWh)	New output needed by 2050 (MWh)
BELVIDERE	1%	1,982	31	1,952
CAMBRIDGE	15%	29,737	1,488	28,250
EDEN	6%	11,895	170	11,724
ELMORE	5%	9,912	190	9,722
HYDE PARK	12%	23,790	8,684	15,106
JOHNSON	14%	27,755	717	27,037
MORRISTOWN	21%	41,632	12,406	29,226
STOWE***	18%	35,685	2,158	33,526
WATERVILLE	3%	5,947	131	5,816
WOLCOTT	6%	11,895	3,610	8,285
County total	100%	198,249	30,085	168,164

In order for the Town of Stowe to meet this target for renewable electric generation relying primarily on ground-mounted solar, the LEAP model predicts that 203 acres of land devoted to solar panels would be needed to meet this target.

Use of Renewables

	2015	2025	2035	2050
Heating	23%	31%	43%	73%
Transportation	6%	19%	37%	86%
Electricity	27%	54%	73%	94%

Residential Thermal Fuel Switching Target: Housing Units Heated With Wood

	2015	2025	2035	2050
# households	144	852	1,020	1,566
% households	7%	41%	47%	66%

Residential Thermal Fuel Switching Target: Housing Units Heated With Heat Pumps

	2015	2025	2035	2050
# households	11	64	155	337
% households	0%	3%	7%	14%

Commercial Thermal Fuel Switching Target: Businesses/Institutions Heated With Wood

	2015	2025	2035	2050
% of establishments	9%	12%	17%	25%

Transportation Fuel Switching Target: Electric Vehicles

	2015	2025	2035	2050
# vehicles	10	401	1,476	3,699
% vehicles	0%	11%	39%	89%

Renewable Electricity Generation Target

	2016	2025	2035	2050
Total Output (MWh)	2,158	11,400	21,114	35,685

Electricity Efficiency Target: Housing Units Equipped with Upgraded Electrical Appliances

	2015	2025	2035	2050
# of households	139	662	1,139	1,887
% of households	7%	32%	53%	80%

Thermal Efficiency Target: Housing Units Weatherized

	2015	2025	2035	2050

# households	99	434	1053	2358
% households	5%	21%	49%	100%

Thermal Efficiency Target: Commercial Establishments Weatherized

	2015	2025	2035	2050
% of establishments	7%	16%	31%	61%

Siting of Renewable Energy Generation Facilities

Areas Preferred for Renewable Energy Development

Areas preferred for renewable energy development are the areas identified as "preferred" in Act 174 unless these areas are identified as unsuitable by municipal plan of the municipality in which the development is proposed. The preferred areas include:

- Parking lots
- Brownfield Sites
- Landfills
- Rooftop installations
- Gravel pits

Areas Not Supported for Renewable Energy Development

This plan identifies some areas where renewable energy development is not supported due to their natural or scenic value, or due to the importance of protecting our citizens from potential natural disasters. On the solar and wind maps, these areas are referred to as "no solar" or "no wind".
These areas include:

- Floodways
- Special flood hazard areas shown on FEMA Flood Insurance Rate Maps
- River Corridor Areas
- Class 1 and Class 2 Wetlands
- Vernal Pools
- State-significant Natural Communities and Rare, Threatened, and Endangered Species
- Wilderness Areas
- Highest Priority Forest Blocks
- Solar installations greater than 15kW located within the Stowe Historic Overlay District or Moscow Historic District.
- On historic buildings within the Stowe Historic Overlay District that are clearly visible from public rights-of-way (Note: The historic buildings noted here are not shown on the energy maps. Renewable energy generation estimates on page X of the plan do factor in the historic buildings data).

Areas That May Be Undesirable for Renewable Energy Development

There are many areas that have the potential for renewable energy generation, but possess environmental constraints that may pose a barrier to the development of renewable energy facilities. In some cases, these constraints may prohibit the development and in others the development may be suitable. The solar and wind resource maps, name these areas as "secondary solar" or "secondary wind". The areas include:

- Primary agricultural soils

- Protected Lands Act 250 Agricultural Soil Mitigation areas
- Deer Wintering Areas
- Hydric Soils
- Locations within the Ridgeline and Hillside Overlay District that are clearly visible from public rights of way. (Note: Renewable energy generation estimates do not factor in The Ridgeline and Hillside Overlay District Layer); and
- Working farmland within the Rte. 100 corridor when clearly visible from Rte.100. (Note: The working farmland within the Rte. 100 corridor noted here is not shown on the solar and wind maps. Renewable energy generation estimates to do not factor in the working farmland.)

N. Communications

Telecommunications

FairPoint Communications is the primary telephone service provider in Stowe, since purchasing the landlines and operations from Verizon in 2008. Within the past several years, fiber optic transmission lines have been installed to serve Stowe Village and much of the Mountain Road. Telecommunications technology is frequently sited as being among Stowe's most important infrastructure. Not only does access to state-of-the-art infrastructure enhance the local quality of life, it is a critical element of many strategies to diversify the local economy, and is increasingly important to the tourist industry.

Internet Access

High-speed Internet access currently is not available throughout the town. Stowe Cablevision provides access via cable lines and FairPoint provides DSL access to those in close proximity to DSL (digital subscriber line) switching stations. DIRECTV provides satellite Internet service, which is not as fast as cable or DSL. While existing providers of these services were gradually extending service within the Town, no requirement existed prior to 2008 for any individual company to make these services universally available within Stowe.

The Stowe Selectboard concluded that universal high-speed Internet access was vital for economic development, opportunities for lifelong learning, public safety, and quality of life of Stowe residents. In light of this, the Selectboard created the Stowe Universal Broadband and Cell Access Committee to investigate, assess, and develop strategies to help achieve the objective of universal access in Stowe. As part of FairPoint's state approval to acquire Verizon's landline business within Vermont, they agreed to provide universal broadband access to one-half of the telephone exchanges within the state by December 31, 2010. In 2008, the Broadband Committee surveyed 3,129 residents regarding their current access and needs for broadband access. Fifteen percent of those surveyed responded of which 63% already had Internet access. Of those with no service or unhappy with service quality, 54% were interested in obtaining service. The Broadband Committee shared these and other findings with FairPoint Communication's staff and stressed the importance universal access to the general well being of the town.

In September 2008, FairPoint announced that the Stowe telephone exchanges would be part of those exchanges to have universal access by the end of 2010. Since that time, FairPoint has increased the availability of broadband access to several neighborhood areas and continues work needed to make universal access available by the deadline.

In order to provide complete coverage in these exchanges, FairPoint will continue to expand the existing wired network and will also integrate wireless technology (WiMax) to extend the reach of its network to less densely populated areas. To enable this integrated approach, FairPoint is also building a new IP-based next generation network. This 100 percent fiber-based core network is extremely flexible and capable of integrating multiple access technologies including DSL, WiMax and fiber to the premise. This means that FairPoint will be able to meet the broadband needs of its customers into the future and be able to offer multiple services across the same secure network platform

Cell Phone Coverage

Stowe has only partial cell phone coverage. Multiple cell phone companies provide cell phone service to varying degrees within Stowe. Rough terrain and the rural nature of Vermont makes it difficult for companies to physically and economically provide universal cell coverage in the state. In 2007, the state created the Vermont Telecommunications Authority (VTA) whose goals included the ubiquitous availability of mobile telecommunication services including voice and high-speed data throughout the state by the end of the year 2010. VTA was given the authority to make investments in telecommunications infrastructure to assist with this goal. The major obstacle for cell phone coverage is the expense of building the required towers. For the build-out of the cellular network, VTA has partnered with Williston-based Earth Turbines, to build personal 112-foot wind turbines that generate about 2.5 kilowatts of energy, or enough to power a single-family home. The VTA will then piggyback on the technology with an antenna to broaden the state's cellular network. The turbine locations need to be very site specific, providing enough elevation for the antennas to be effective and enough wind to power the turbines. Such wind turbines could be located in Stowe to help broaden cell phone coverage. In addition, cell phone companies continue to search for opportunities to co-locate antennas on existing towers and higher structures such as silos and church steeples.

Television

Stowe Cablevision is franchised to provide cable television Town of Stowe. The Company serves the village, the Route 100 corridor, and properties along Route 108. The service area is relatively small, given Stowe's population, and no local access channel currently operates. DIRECTV provides satellite television service to the area.

Newspapers

Two daily Vermont newspapers, the Burlington Free Press and the Barre-Montpelier Times Argus serve Stowe, although neither provides much coverage of the Stowe area. The Stowe Reporter is a weekly newspaper providing more extensive coverage of local news and events. The Stowe Reporter is designated as the Town’s newspaper of record

for the publication of official notices. The News & Citizen and Transcript, published in Morrisville, is also available in Stowe.

Chapter 5: Goals, Policies and Implementation

This chapter, along with the appendix maps, comprises the actual Stowe Town Plan. Chapters one through four provide important background information and a framework for determining planning policies. The following goals, policies and implementation tasks form the basis of the plan.

For the purpose of the Stowe Town Plan:

Goals express broad, long-range community aspirations relative to one or more category of topics. They should be considered aspirational statements for the community.

Policies are statements of the town's intent, or position, with regard to specific issues or topics. In certain settings, such as Act 250 proceedings, policy statements will serve as the basis for determining a project's conformance with the Stowe Town Plan.

Implementation Tasks are specific actions that may be taken by identified entities to support one or more policy and achieve the community's goals. This implementation program is aspirational in nature and it is not anticipated that all of the suggested tasks will necessarily be undertaken during the five-year duration of this plan. Tasks that require an expenditure of Town funds will be vetted through the Town's normal budgeting process. Priorities for implementing the tasks are identified as ongoing, short-term (to be completed within one year of plan adoption), mid-term (2-5 years of adoption) and long-term (5+ years from adoption). The groups and/or individuals responsible for each task are identified.

Suggested partners that are not within town government are identified by an asterisk (*).

Local Planning Process

Goal: To ensure the widespread involvement of Stowe citizens and property owners at all levels of the local planning and decision-making process.

Policies

1. Opportunities for citizen input will be provided, and participation encouraged, at every stage of the planning and decision-making process and decision-making shall only occur in an open, public environment.

2. Statutory hearing requirements will be recognized as an absolute minimum level of public involvement, and will be exceeded in all instances where public interest is evident.

3. Public opinion will be solicited on a regular basis.

4. Public forums, direct mailings, the Town's web page, electronic surveying, social media and other Internet resources, and the Stowe Reporter will be used to inform the public of governmental activities on a regular basis.

5. The attitudes and opinions of Stowe's non-resident property owners will be solicited, to the extent practical, on matters of broad community concern.

6. Local land use regulations and related planning programs will be administered in a fair and consistent manner, and the Town Plan will be used as the key resource document regarding questions of interpretation or intent.

7. The Town Plan and related planning documents will be reviewed on an ongoing basis and amended as appropriate to address changing circumstances.

8. When updating the Town Plan, the goals and policies of municipal plans of neighboring communities as well as the Lamoille County Regional Plan, shall be reviewed and considered to provide consistency within the region.

Local Planning Process Tasks	Responsibility	Priority
1. Maintain a database system to track key growth indicators on an ongoing basis, including but not limited to population, housing, employment, permit, grand list, energy consumption and seasonal occupancy data.	Planning Director	Ongoing
2. Evaluate growth projections for incorporation in the town's planning process and related policies and programs.	Planning Director Planning Commission	Ongoing

3. Update town ordinances and programs as appropriate, including but not limited to, zoning and subdivision regulations, public facility ordinances and policies, and the special events ordinance.	Planning Commission Planning Director Town Manager Selectboard	Ongoing
4. Annually revise and maintain a capital budget and program that schedules capital improvements in relation to anticipated growth, local development objectives, and available financing and considers the cost/benefit of energy-efficient projects.	Town Manager Selectboard Public Works Director Planning Director Planning Commission	Ongoing
5. Maintain active membership on the board of the Lamoille County Planning Commission to represent Stowe's interests in local and regional development and growth management initiatives, including the Lamoille County Regional Plan.	Selectboard Planning Commission	Ongoing
6. Participate in Act 250, Section 248 and other state regulatory proceedings as appropriate to ensure that town growth and development needs and limitations are adequately addressed, in conformance with the Stowe Town Plan.	Selectboard Planning Commission Planning Director	Ongoing
7. Appoint ad hoc committees as appropriate to advise the Selectboard on specific planning-related issues and projects.	Planning Commission Selectboard	Ongoing
8. Update the Stowe Town Plan at a minimum of every eight years as required by state statute, or more often as circumstances dictate.	Planning Commission Planning Director Selectboard	Ongoing
9. The Planning Commission shall review the Town Plan each year to ensure progress in the ongoing implementation of the plan.	Planning Commission Planning Director	Yearly

Economic Development

Goal: To support well-planned and orderly growth and diversification of Stowe's economy in a manner that is compatible with Stowe's identity as a four-season resort community and recreation destination with a traditional New England village.

Policies

1. Compatible economic development, including the expansion of existing businesses, will be encouraged within Stowe Village and in other locally designated growth centers [Lower Village, Mountain Road Village (MRV), Mountain Road Crossroads (MRC), and Ski-PUD (Stowe Mountain Resort and Trapp Family Lodge)] through the Town's development regulations and the provision of infrastructure.

2. The role of Stowe's Designated Downtown and State-designated Lower Village Village Center as focal points for commercial activity will be reinforced through an

integrated program of land use regulations, marketing, infrastructure improvements and community development projects in and around the village.

3. Stowe's continued development as a four season resort should be actively supported by the Town through public-private partnerships to the extent that such development enhances Stowe's economy, tax base, and the quality of life for all town residents, and does not adversely impact facilities and services, community character, or environmental quality.

4. The Stowe Mountain Resort expansion will continue to be supported to the extent that the development enhances Stowe's economy, tax base, and the quality of life for all town residents, and does not adversely impact facilities and services, community character, or environmental quality.

5. A balance between development at Stowe Mountain Resort and other existing commercial centers (Stowe Village, Lower Village, HT, MRV and MRC) will be maintained by:
   a. Supporting Stowe's Designated Downtown as the civic, cultural, commercial and residential center of the community; and
   b. Improving physical links (e.g., recreation path, public transit service) connecting Stowe Mountain Resort with Stowe Village, and other designated growth centers along the Mountain Road and Route 100.

6. Stowe's existing and future economic base should be strengthened and diversified through:
   a. The enhancement of telecommunications and energy infrastructure to encourage the creation and relocation of businesses and professionals engaged in information-dependent technologies;
   b. Ensuring the continued viability of businesses;
   c. Support for home occupations, and compatible home-based businesses in appropriate locations;
   d. The strengthening of resource-based enterprises (farming and forestry) through the protection of the resource base, the manufacture and marketing of value-added products, and the use of locally grown and manufactured products; and
   e. The enhancement of renewable energy infrastructure.
   f. Supporting the establishment of new businesses in appropriate locations.

7. Private initiatives to expand cultural events, and to create additional meeting, exhibit, performance and convention facilities, should be supported in Stowe Village and other locally designated growth centers (Lower Village, MRV, MRC, and Ski-PUD).

8. The Town will continue to make public facilities available for performance and exhibit space, and special events that benefit the Stowe community.

9. The Community Events Field on the Town-owned Mayo Farm will be maintained, and improved as needed, to serve as a venue for special events consistent with the Mayo Farm Management Plan and conservation easement.

10. Stowe will continue to serve as an economic and employment center for the region. Economic development initiatives will be coordinated with the efforts of the Stowe Area Association, the Lamoille Economic Development Corporation, the Lamoille County Chamber of Commerce, the Lamoille County Planning Commission, and other appropriate agencies and organizations.

11. The Town will encourage energy conservation, renewable energy development and environmental stewardship as economic development strategies.

12. The Town of Stowe is a premier tourist destination, and this will be recognized in the allocation of staff and resources, our infrastructure, the cleanliness of our streets, sidewalks, and buildings, and our landscaping.

13. The Town will continue to collect a 1% options tax on rooms, meals and alcohol as additional revenue for capital expenditures unless otherwise decided by the voters.

14. The Town will continue to support opportunities for trail-based recreation, including the development of mountain biking and cross country skiing, to enhance Stowe's position as a four season recreation destination.

15. The Town, through its zoning regulations, will continue to support the location of light industrial activities in all commercial zoning districts to support small scale craft industries and value-added agricultural products.

Economic Development Tasks	**Responsibility**	**Priority**
1. Maintain and improve the Town's infrastructure, including roads, town buildings, sidewalks, recreation paths and streetscape to attract visitors and businesses.	Selectboard Town Manager Public Works Director	Ongoing
2. Continue to support the efforts of Stowe Vibrancy to enhance Stowe's Designate Downtown as the civic, economic and cultural core of the town.	Planning Commission Selectboard Town Manager Planning Director *Stowe Vibrancy	Ongoing
3. Continue working with local business and property owners to enhance the economic vitality of the Lower Village Designated Village Center.	Planning Director Planning Commission Selectboard *Stowe Vibrancy	Ongoing
4. Maintain the Mayo Farm Community Events Field as a viable location for special events.	Selectboard Public Works Director Conservation Commission	Ongoing
5. Update the special events ordinance as needed to manage peak demands for infrastructure and services.	Selectboard Town Manager	Ongoing

6. Support the expansion, improvement and more efficient use of existing town facilities by visitors and residents (e.g., the ice rink, recreation path, a possible community center in the village, other town lands).	Selectboard Recreation Commission Conservation Commission *Stowe Area Association	Ongoing
7. Identify and implement strategies for strengthening and promoting Stowe's resource-based industries, including farming, forestry and related activities as important components of the local economy.	Planning Commission Planning Director Conservation Commission	Mid-term
8. Continue to create and maintain high quality promotional and informational materials, including the municipal website and social media, to attract visitors and businesses.	Town Manager Selectboard *Stowe Area Association	Ongoing
9. Continue to work with the Town of Waterbury to enhance and promote the Green Mountain Byway (Route 100) for the traveling public and to expand it to include the towns of Morristown, Johnson, Hyde Park & Cambridge.	Planning Commission Planning Director Conservation Commission *Town of Waterbury	Ongoing

Housing

Goal: To ensure the availability of housing for all Stowe residents and non-resident property owners that is of high quality design, is energy efficient, and is compatible with the character of the community.

Policies

1. The development of livable, affordable and energy efficient housing that meets the needs of diverse social and income groups, including elderly, low, and moderate income residents, will be supported under local development regulations.

2. A range of housing options, including owner-occupied, rental, seasonal, year-round, affordable and manufactured units will be accommodated to meet the needs of Stowe residents.

3. The development of higher density, multi-family housing, upper story residential development, and other affordable housing options in designated growth centers and other appropriate locations will be supported under local development regulations.

4. The Town will support financial incentives for the development of affordable housing in Stowe Village, Lower Village and other designated growth centers.

5. Residential development in and around Stowe Village, Lower Village and Moscow Village shall be developed at a scale, character and density consistent with existing neighborhoods and historic patterns of development.

6. Historic residential structures should be preserved and enhanced as feasible.

7. The conversion of residential dwellings to non-residential commercial uses in existing residential neighborhoods in the Village Residential and Rural Residential zoning districts will be discouraged.

8. The Town will work with developers and regional and state agencies to provide new affordable housing and senior housing opportunities in Stowe.

9. The Town will promote energy conservation technologies in new housing construction and in the renovation of existing housing.

10. The Town will partner with local energy committees to provide educational opportunities for homeowners to make their homes more energy efficient.

11. Through its development regulations, the Town will continue to provide for the creation of accessory dwellings with a greater permitted maximum floor area than required by state statute.

12. The Town supports residential Planned Unit Developments (PUD's) as a means to provide housing that can be more affordable and to provide permanent open space.

13. The Town will continue to provide a density bonus in its zoning regulations for the creation of affordable housing.

Housing Tasks	**Responsibility**	**Priority**
1. Work with appropriate agencies and affected property owners to maintain the Town's existing subsidized housing units as affordable housing.	Selectboard	Ongoing
2. Update, as needed, existing land use regulations that support the creation of affordable housing, particularly in the Town's locally designated growth centers.	Planning Commission Planning Director Selectboard	Ongoing
3. Identify financial incentives to encourage housing affordable to low and moderate income groups.	Town Manager Planning Director	Ongoing
4. Review zoning regulations for opportunities to promote energy conservation in residential development.	Planning Commission Planning Director	Ongoing
5. Review zoning regulations for opportunities to promote the use of residential renewable energy resources.	Planning Commission Planning Director	Mid-term
6. Consider revisions to the zoning regulations to promote the construction of workforce housing and the redevelopment of lodging facilities into multi-family dwellings.	Planning Commission Planning Director Selectboard	Ongoing
7. Consider revisions to the zoning regulations to promote the construction of housing for middle-income residents.	Planning Commission Planning Director Selectboard	Ongoing
8. Work with land conservation organizations to consider conservation projects with an affordable housing component.	Planning Director Planning Commission Conservation Commission	Ongoing

9. Encourage the use of renewable energy systems for residential development, such as solar, wind and geothermal.	Planning Director Planning Commission Conservation Commission	Mid-term
10. Continue to review development standards and densities for the town's designated growth centers to ensure that the Town's goals for these growth centers are being met.	Planning Commission Planning Director Selectboard	Ongoing

Environmental Quality

Goal: To preserve and enhance Stowe's natural resources, scenic landscape and environmental quality for the benefit of current and future residents and visitors.

Policies

1. The conservation of open space is critical for the preservation of Stowe's scenic landscape and recreational opportunities for residents and visitors.

2. The Town will continue to support the efforts of land conservation organizations, including Stowe Land Trust, Vermont Land Trust, the Sterling Falls Gorge Natural Area Trust and the Vermont Housing & Conservation Board, to identify and conserve lands of ecological, recreational, agricultural and scenic significance.

3. The Town of Stowe acknowledges Stowe Land Trust's role as its primary partner in open space and conservation planning.

4. The Stowe Conservation Commission serves as the primary steward for town-owned conservation land.

5. Water quality in local streams and rivers shall be protected and enhanced through the following measures:

    a. Maintenance and/or the establishment of vegetated buffers sufficient to protect water quality and fish habitat in rivers and streams;
    b. Requiring that runoff and erosion are adequately controlled during all stages of development through the town's zoning and subdivision regulations;
    c. Following Accepted Agricultural Practices (AAP's) for all farming activities on town-owned land, including the Mayo Farm;
    d. Following "Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont" (AMP's) for all forestry activities on town-owned land, including Sterling Forest.
    e. Restricting development in the Flood Hazard and Fluvial Erosion Hazard districts primarily to recreation and agricultural land uses, with the exception of those activities related to the maintenance and continued use of existing structures;

f. Continuing to support the Lamoille County Planning Commission, the Natural Resource Conservation Service, the Agency of Natural Resources, Stowe Land Trust and other organizations in their efforts to improve riparian areas, restore water quality and improve fishery habitat in Stowe's rivers and streams;
g. Continued administration of the Town's flood hazard regulations, to be updated as needed to maintain eligibility in the National Flood Insurance Program; and
h. Continued administration of the town's Fluvial Erosion Hazard Overlay District to limit development in erosion-prone areas.

6. Development within water supply source protection areas shall be carefully designed to prevent adverse impacts to groundwater resources in accordance with the Town's Source Protection Plans.

7. Development shall be designed to avoid undue adverse impact on important natural resources, including wetlands, floodplains, unique geologic features, prime agricultural soils and slopes in excess of 25%.

8. Critical wildlife habitat, including but not limited to, deer wintering areas, rare and/or endangered species habitat, local fisheries, critical bear and bird habitat significant forest habitat blocks and identified travel corridors, as mapped by the VT Department of Fish & Wildlife, shall be protected from inappropriate development and land management activities.

9. Development on steep slopes, hillsides and ridgelines should be carefully controlled to avoid adverse impacts on scenic resources, water quality and public safety.

10. Publicly owned natural areas should be retained in public ownership and managed for the long-term health and well being of the relevant ecological resources.

11. The Town will work in partnership with neighboring communities to preserve and enhance shared natural and scenic resources. In particular, the Town will continue as a partner with the Town of Waterbury, Stowe Land Trust, Vermont Land Trust, The Nature Conservancy, The VT Department of Fish & Wildlife and VTrans to identify strategies to ensure the integrity of the Shutesville Hill Wildlife Corridor.

12. The extraction of earth resources, including sand, gravel and stone, shall be conducted in a manner that minimizes potential conflicts with properties in the vicinity, avoids adverse impacts to ground and surface water quality, and shall include plans for the restoration of extraction sites.

Environmental Quality Tasks	**Responsibility**	**Priority**
1. Continue to prioritize and implement the recommendations of the 2007 West Branch Corridor Management Plan.	Conservation Commission Planning Director	Ongoing

2. Evaluate existing stormwater management facilities in Stowe Village and identify structural improvements that would enhance water quality through better stormwater collection and treatment.	Public Works Director Sewer Commission	Mid-term
3. Work with private landowners to protect and provide education about vegetated stream buffers along the town's watercourses.	Conservation Commission, Planning Commission, Planning Director	Ongoing
4. Maintain a critical wildlife habitat inventory to anticipate and avoid possible conflicts between development and/or land management activities and wildlife habitat.	Planning Director Planning Commission Conservation Commission *Stowe Land Trust	Ongoing
5. Continue to review proposed subdivisions to determine the potential impact on natural resources and wildlife habitat.	Zoning Director Development Review Board	Ongoing
6. Continue to maintain, and update as appropriate, a wetlands inventory for the town.	Planning Director, Conservation Commission	Ongoing
7. Update Source Protection Plans for municipal groundwater supplies every three years.	Public Works Director Planning Director Water Commission	Ongoing
8. Participate in the preparation and update of management plans for the Mansfield and Putnam State Forests as appropriate.	Conservation Commission Planning Director	Ongoing
9. Update management plans for Sterling Forest, Mayo Farm, Sunset Rock, Cady Hill Forest and the Moscow Recreation Field as appropriate.	Planning Director, Conservation Commission *Stowe Land Trust	Ongoing
10. Continue to administer the Ridgeline & Hillside Overlay District (RHOD), and review its administration and effectiveness to consider the need for improvement.	Zoning Director Development Review Board Planning Director	Ongoing
11. Implement street tree planting and maintenance programs for Stowe Village, Lower Village, Moscow and along the Mountain Road, and support the preparation of similar programs for other designated growth centers and highway corridors as appropriate.	Conservation Commission Planning Director Tree Warden	Ongoing
12. Continue to explore methods for controlling invasive species, with particular emphasis on Japanese knotweed and Japanese barberry, and prioritize areas for invasive species eradication.	Conservation Commission Planning Director *Stowe Land Trust	Ongoing
13. Continue to support Stowe school programs that provide environmental education opportunities to students.	Conservation Commission Planning Director	Ongoing
14. Consider options for local implementation of the Vermont Department of Fish and Wildlife's Wildlife Action Plan.	Conservation Commission Planning Director *Stowe Land Trust	Ongoing
15. Maintain a seat on the Stowe Land Trust Board of Directors to represent the Town of Stowe.	Planning Director Conservation Commission	Ongoing
16. Consider strengthening the provisions of the Town's Flood Hazard Regulations to prohibit the construction of new structures within the Flood Hazard Area.	Planning Commission Planning Director Zoning Director	Mid-term

17. Conduct periodic reviews of the activities and conditions of Town-owned conserved properties.	Conservation Commission Planning Director *Stowe Land Trust	Ongoing
18. Hold periodic public forums to educate the public on the activities of the Stowe Conservation Commission.	Conservation Commission Planning Director	Ongoing
19. Maintain partnerships with the conservation commissions of the towns of Waterbury and Morristown on matters of common interest.	Conservation Commission Planning Director	Ongoing
20. Maintain active participation in the Shutesville Hill Wildlife Corridor Partnership with the Waterbury Conservation Commission, Stowe Land Trust, Vermont Land Trust, The Nature Conservancy and the VT Department of Fish & Wildlife.	Conservation Commission Planning Director	Ongoing

Working Landscape

Goal: To preserve and enhance Stowe's rural character, cultural heritage, scenic landscape and working farms, managed forestlands and maple sugaring operations.

Policies

1. The economic viability of agriculture and forestry in Stowe will be supported and enhanced by:
   a. Maintaining Farmer's Contracts to reduce property taxes on working farms;
   b. Local participation in the Vermont Current Use Program to support the viability and maintenance of farm and forest land;
   c. Actions that enable the creation of local businesses that provide a market for locally produced value-added agricultural and forestry products;
   d. Opportunities for the public to purchase local and organic agricultural and forest products through farmers markets, community gardens, farm stands and community supported agriculture; and
   e. The continued operation of existing farmers markets.

2. An adequate land base to support present and future forestry and agricultural activities will be maintained through:
   a. The transfer of development rights from designated sending areas to appropriate receiving areas inside growth centers;
   b. The clustering of residential development, related to the subdivision of existing farm, forestland and open space, to facilitate the preservation of open space and keep productive land without reducing allowable density;
   c. Supporting a viable commercial recreation industry to encourage seasonal diversification and multiple uses of farm and forestland; and
   d. The permanent conservation of significant productive farm and forestland.

3. Sterling Forest, Cady Hill Forest and other appropriate Town-owned forests will be managed for sustainable timber harvesting operations in accordance with approved forest management plans, with special consideration given to enhancing wildlife habitat and the protection of historic sites.

Working Landscape Tasks	Responsibility	Priority
1. Provide educational opportunities for landowners regarding the tools, techniques and resources to produce their own food and manage their forest resources.	Conservation Commission Planning Director *Stowe Land Trust	Ongoing
2. Work with Stowe Land Trust, Vermont Land Trust and other conservation organizations to conserve productive farm and forestland.	Planning Director Conservation Commission *Stowe Land Trust *Vermont Land Trust	Ongoing
3. Explore the possibility of operating a year-round farmers market in Stowe.	Conservation Commission *Stowe Area Association *Stowe Vibrancy	Mid-term
4. Support the continued use of the Community Gardens at Mayo Farm.	Conservation Commission Recreation Commission	Ongoing
5. Revenues from timber harvesting, leasing of agricultural lands and related management activities on town-owned land will be used for expenses associated with the stewardship of those properties.	Selectboard Conservation Commission	Ongoing
6. Consider options for providing firewood to low income households from timber harvested from town forests.	Selectboard Conservation Commission	Mid-term
7. Explore options for establishing commercial-scale vegetable farming on town-owned properties in Stowe.	Conservation Commission *Stowe Land Trust	**Short-term**

Settlement Pattern

Goal: To preserve Stowe's historic settlement pattern and scenic resources, defined by compact villages surrounded by rural countryside.

Policies

1. Stowe Village, Lower Village, Mountain Road Village (MRV), Mountain Road Crossroads (MRC) and designated Ski-PUDs (Stowe Mountain Resort and Trapp Family Lodge) are designated as municipal growth centers for the purposes of all planning, land use regulations and associated programs.

2. Stowe's Designated Downtown, along with the State-designated Lower Village Village Center, , will be maintained and enhanced as the civic, cultural, commercial and residential center of the community through:
   a. Encouraging high density, mixed-use development, including in-fill development that reflects the historic scale and pattern and protects the residential character of existing residential neighborhoods;
   b. Encouraging the location of civic, educational, recreational and cultural facilities in the Designated Downtown and Village Center;
   c. Ensuring that new construction and the renovation of existing structures is designed in a manner that is compatible and harmonious with historic building styles, patterns and scale;
   d. Strengthening physical connections between Stowe Village and Lower Village, including road and sidewalk connections; and
   e. Maintaining public facilities and services, including public buildings, roads, sidewalks, streetscape, parking, public restrooms, recreation paths and utilities.

3. The economic vitality of the Mountain Road Village and Mountain Road Crossroads will be maintained in a manner that supports village-scale development and high standards for site design through:
   a. Encouraging high density, mixed-use development that reflects a traditional village pattern and scale with individual sites that are well integrated into adjacent parcels;
   b. Providing public facilities, including streetscape improvements, sidewalks and infrastructure improvements to support the desired density and pattern of development.

4. The rural character of the Upper Mountain Road zoning district will be maintained by:
   a. Allowing residential development and limited commercial uses along the majority of the corridor;
   b. Discouraging new development from being sited in remaining open fields and meadowlands within the corridor; and
   c. Preventing site design characteristic of strip development.

5. The historic character and small scale of Moscow Village will be maintained by ensuring that new development is compatible with Moscow's residential setting, scale, and unique character as a traditional New England mill village.

6. Stowe's scenic landscape and rural character will be protected by:
   a. The careful siting of residential development to avoid placement in highly visible locations on hillsides and ridgelines, or on open meadows and productive farmland;
   b. Ensuring that commercial and mixed-use development is designed in a manner that is compatible with the historic context of the setting;

c. Requiring that development be adequately landscaped and screened, and that street trees be established along well-traveled village roads; and
d. Encouraging the clustering of buildings in residential developments, to conserve open spaces and scenic areas, through the Town's Planned Unit Development regulations.

7. The economic vitality of existing year-round resort facilities associated with Stowe Mountain Resort and Trapp Family Lodge (Ski-PUDs) will be supported, while protecting significant tracts of open space, by:
   a. Allowing for the expansion of existing resort facilities and associated tourist and recreation amenities to support the ongoing operation of four-season resorts; and
   b. Requiring the designation of specific "growth nodes" within the Ski-PUD, and the associated preservation of open space.

8. The Town will support and encourage efforts to maintain and renovate historic structures, as defined by the Stowe Zoning Regulations.

9. A high quality of development and site design will be maintained throughout the town through:
   a. Strict application of landscaping and site design guidelines;
   b. Requiring that development is compatible with the context and setting in which it occurs (e.g. development in village should reflect traditional village scale and pattern); and
   c. Avoiding excessive outdoor displays and the proliferation of oversized signs.

10. The establishment and continued vitality of moderate density residential neighborhoods in appropriate locations within the town's Rural Residential Districts (RR-1 and RR-2) will be supported through:
    a. Encouraging concentrated residential development in appropriate locations, where the capacity of the land and public facilities and services can accommodate higher densities; and
    b. Requiring that residential neighborhoods be integrated with adjacent development and existing designated growth centers through road and pedestrian pathway connections where practical.

11. The rural character of Stowe's residential countryside, designated as RR-3 and RR-5, will be maintained by:

a. Ensuring that land subdivision is carefully designed to avoid, to the extent practical, adverse impacts to natural resources, productive farmland and other features which help define the town's rural character and working landscape;
b. The careful siting and landscaping of development on steep slopes, hillsides and ridgelines; and
c. Limiting land uses to moderate to low density residential development, farming and forestry, outdoor recreation and home occupations.

12. The extension of roads, sidewalks/pathways, utilities and associated infrastructure will be configured in a manner that promotes the purpose of the district within which they are located, supports the integration of contiguous parcels and the logical extension of such facilities beyond parcel boundaries.

13. The Town will continue to preserve the rural qualities of the Route 100 corridor north and south of Stowe Village as scenic gateways into the Town.

14. The Town will work cooperatively with other neighboring communities to support traditional compact settlement patterns, rural landscapes and open spaces and to prevent the negative impact of sprawl and strip development along major corridors in and around Stowe, especially along Route 100 from Waterbury to Morristown.

Settlement Pattern Tasks	**Responsibility**	**Priority**
1. Continue to support the efforts of Stowe Vibrancy to enhance Stowe's Designated Downtown as the civic, economic and cultural core of the town.	Planning Commission Selectboard Town Manager *Stowe Vibrancy	Ongoing
2. Continue working with local business and property owners to enhance the economic vitality, historic character and streetscape of the Lower Village Designated Village Center.	Planning Director Planning Commission Selectboard *Stowe Vibrancy	Short-term
3. Participate in Act 250 proceedings in support of locally approved development projects in the town's designated growth centers (Stowe Village, Lower Village, the MRV, MRC, and Ski-PUD's) provided that those projects are in compliance with the goals and policies of the Stowe Town Plan.	Planning Commission Planning Director Selectboard	Ongoing
4. Continue to review development standards and densities for the towns designated growth centers to ensure that the Town's goals for these growth centers are being met.	Planning Commission Planning Director	Ongoing
5. Continue to review and update the town's zoning and subdivision regulations to ensure compliance with the Stowe Town Plan and revisions to state statutes concerning planning and zoning.	Planning Commission Planning Director	Ongoing
6. Continue to administer and amend as appropriate, zoning regulations pertaining to the Stowe Historic Overlay District and alterations to historic buildings.	Planning Commission Planning Director Historic Preservation Com. DRB	Ongoing
7. Consider future expansion of the Forest Reserve District to minimize forest fragmentation in the Mount Mansfield and Worcester Range forest habitat blocks.	Planning Commission Planning Director	***Done*** Mid-term
8. Continue to update as appropriate, the Stowe Village Historic District, the Moscow Village Historic District and the State Historic Sites Survey for the Town of Stowe.	Planning Commission Planning Director Historic Preservation Com.	Ongoing

9. Consider nominating the Lower Village State Historic District to the National Register of Historic Places.	Historic Preservation Com. Planning Director Selectboard	Mid-term

Education

Goal: To provide a comprehensive educational experience for all students through a variety of academic, athletic, social, cultural and community activities so that they learn to communicate effectively, to value themselves and others, to make informed choices and to contribute to society.

Policies

1. Opportunities for quality education will be provided for all Stowe students in relation to anticipated enrollment, associated costs, required standards, and available funding for education.

2. The Town will continue to support the efforts of the Stowe School Board to identify and evaluate local education financing options.

3. The Town will plan for anticipated future demand on educational services and facilities to accommodate future growth in population.

4. The Town will support broadened access to educational, vocational and distant learning opportunities, including educational programs and initiatives of local organizations, to the extent feasible.

5. Town educational facilities will continue to be made available for public meetings, recreation, entertainment and special events to the extent that these do not interfere with educational programs.

6. The Town will continue to improve communication and coordination between the School Board, Selectboard, Planning Commission and State representatives.

Education Tasks	**Responsibility**	**Priority**
1. Develop enrollment projections, and annually monitor school enrollments in relation to facility and program capacities.	School Board	Ongoing
2. Conduct a capacity analysis of school facilities in order to accommodate projected enrollments and maximize staff efficiencies.	School Board	Ongoing
3. Review new housing development for its potential impact on the school system.	Development Review Board	Ongoing

4. Consider, in association with the Stowe School Board, municipal options for education financing and/or restructuring, including but not limited to joint purchasing programs, the transfer or privatization of some services and facilities and impact fees as authorized by statute.	Selectboard	Ongoing
5. Inventory educational capital needs for inclusion in a comprehensive capital budget and program.	School Board	Ongoing
6. Develop interactive distance-learning programs in partnership with other organizations.	School Board	Ongoing
7. Explore options for conversion to biomass energy systems and other alternative energy sources in public school buildings, using local fuel sources where economically feasible.	School Board	Mid-term
8. Continue to support Stowe school programs that provide environmental education opportunities to students.	Conservation Commission Planning Director	Ongoing
9. Continue to support and enhance educational opportunities for all Stowe students through fundraising activities to supplement the school budget.	*Stowe Education Fund	Ongoing

Health and Human Services

Goal: To ensure access to high quality health and human services for all Stowe residents.

9. **Policies**

1. Health and human services should be delivered locally to those in need to the extent feasible.

2. Affordable public transportation should be provided as appropriate to ensure access to services located in other communities for Stowe's elderly and low-income populations.

3. Assisted living services and facilities should be permitted locally as needed to allow Stowe's elderly and disabled populations to remain independent, in their own homes, and in the community.

4. The development of day care facilities, group homes, and other facilities and services will be supported in appropriate locations under local regulations and ordinances.

5. Health and social services open to the general public should be centrally located in Stowe Village and/or other designated growth centers, on public transit routes.

6. The Town will continue to support, through annual appropriations, the efforts of regional health and human service providers in relation to local demand and the availability of funds.

Health and Human Service Tasks	Responsibility	Priority
1. Work with service providers to promote and sustain the local delivery of services, including, but not limited to, the West Branch Meal Site, Lamoille County Food Share and the Morrisville Shopper Shuttle.	Selectboard Town Manager Planning Director *Service Providers	Ongoing
2. Re-evaluate community service appropriations annually in relation to local demand, the local delivery of services, and program cost effectiveness.	Selectboard Town Manager	Ongoing

Public Safety

Goal: To ensure the public's safety and quality of life by providing a high level of police, fire and emergency medical services in an efficient and cost effective manner.

Policies

1. Emergency services will be provided at appropriate levels of service, as determined by locally defined needs and generally accepted standards for communities comparable to Stowe.

2. The Town will plan for anticipated future demand for services and facilities to accommodate future population growth.

3. Efficiencies will be maximized through greater coordination and integration of local emergency services, and ongoing coordination with regional service providers.

Public Safety Tasks	Responsibility	Priority
1. Continue to participate in cooperative dispatch services with the Lamoille County Sheriff's Department.	Police Department Selectboard	Ongoing
2. Continue to provide mutual aid service with the Morristown and Waterbury fire departments.	Fire Department	Ongoing
3. Maintain a replacement schedule for emergency response vehicles and equipment.	Selectboard Town Manager	Ongoing

4. Continue to replace undersized water mains when possible to improve firefighting capabilities.	Fire Department Public Works Director	Ongoing
5. Monitor staffing and volunteer levels for both the Fire Department and Emergency Medical Services to identify possible shortages of volunteers in future years.	Fire Department Emergency Medical Services	Ongoing
7. Work with the Lamoille County Planning Commission (LCPC) to coordinate emergency planning with neighboring communities.	Planning Commission Planning Director Public Works Director Fire Department Police Department Emergency Medical Services Emergency Management Director LCPC*	Ongoing
Develop strategies for recruiting additional volunteers for the Stowe Fire Department and the Emergency Services Department.	Fire Chief EMS Chief Town Manager Selectboard	Short-term

Flood Resiliency

Goal: To limit undue adverse impacts to properties, public infrastructure and public safety as a result of flooding and erosion during high water events.

Policies

1. The Town will maintain, and update as needed, its Local Hazard Mitigation Plan.

2. Development on steep slopes, hillsides and ridgelines should be carefully controlled to avoid adverse impacts on scenic resources, water quality, hydrology and public safety.

3. The Town will continue to restrict development in the Flood Hazard and Fluvial Erosion Hazard districts primarily to recreation and agricultural land uses, with the exception of those activities related to the maintenance and continued use of existing structures.

4. The Town will continue to administer its Flood Hazard Regulations, to be updated as needed, to maintain eligibility in the National Flood Insurance Program.

5. The Town will continue to administer the provisions of the Fluvial Erosion Hazard Overlay District to limit development in erosion-prone areas.

6. Through its Zoning Regulations, the Town will continue to require a 50-ft. structure setback from all perennial streams along with required vegetative buffers.

7. The Town will continue to support the Lamoille County Planning Commission, the Natural Resource Conservation Service, the Agency of Natural Resources, Stowe Land Trust and other organizations in their efforts to protect and improve riparian areas.

Flood Resiliency Tasks	**Responsibility**	**Priority**
1. Continue to prioritize and implement the recommendations of the 2007 West Branch Corridor Management Plan.	Planning Director Conservation Commission	Ongoing
2. Continue to prioritize and implement the recommendations of the 2010 Little River Corridor Management Plan.	Planning Director Conservation Commission *ANR *LCPC	Short-term
3. Consider strengthening the provisions of the Town's Flood Hazard Regulations to prohibit the construction of new structures within the Flood Hazard Area.	Conservation Commission Planning Director	Mid-term
4. Consider participation in FEMA's Community Rating System in order to reduce flood insurance premiums for affected property owners.	Public Works Director Sewer Commission	Mid-term
5. Work with private landowners to protect and enhance vegetated stream buffers along the town's watercourses.	Conservation Commission *Stowe Land Trust Planning Director *LCNRCD	Ongoing
6. Work with private landowners to continue to acquire river corridor easements along erosion prone watercourses.	*Stowe Land Trust Conservation Commission Planning Director *ANR	
7. Work with private landowners to move sections of the Stowe Recreation Path away from the West Branch to avoid armoring in these areas and allowing the river to return to a more natural state.	Conservation Commission Planning Director *ANR	Ongoing
8. Explore the feasibility of removing the Moscow dam on the Little River to allow the river to return to a more natural state.	Conservation Commission Planning Director *ANR	Mid-term

Recreation

Goal: To provide a diversity of quality recreational activities, facilities and programs for Stowe's residents and visitors.

Policies

1. The Town will plan for anticipated future demand on recreational services and facilities to accommodate future growth in population and visitors.

2. The Town will seek to expand current levels of service and types of facilities, including the following:
    a. Additional trails and trail-related facilities;
    b. Upgraded recreation facilities and ballfields;
    c. Recreation programs; and
    d. Extensions of the Stowe Recreation Path.

3. Recreation facilities will be maintained and improved in accordance with facility management plans (e.g. Mayo Farm Management Plan; Moscow Recreation Field Management Plan, Sterling Forest Management Plan, Cady Hill Forest Management Plan, Sunset Rock Management Plan) as prepared by the Conservation Commission and/or Recreation Commission.

4. The Mayo Farm Community Events Field will be maintained, and upgraded as necessary, for special events and will be used for recreation during non-event periods.

5. The Town will continue to allow snowmobile access to town-owned properties and town roads in appropriate locations.

6. Recreation facilities, including trails, pathways, playgrounds, conservation areas, water access, etc., should be incorporated as features of new development projects and remain open to the public.

7. Memorial Park and its associated facilities will serve as the focus of recreational activities in Stowe Village.

8. The Town will work to increase awareness of the recreational resources within the community.

9. The Town of Stowe will continue to serve as the region's premier outdoor sports destination.

10. The Town will retain ownership of its Class 4 roads as important recreational resources.

11. The Town will continue to support opportunities for trail-based recreation, including the development of mountain biking and cross country skiing, to enhance Stowe's position as a four season recreation destination.

12. The Town designates the Stowe Trails Partnership as the trail corridor manager for trails suitable for mountain biking in Cady Hill Forest and Sterling Forest.

Recreation Tasks	**Responsibility**	**Priority**
1. Explore possible extensions of the Recreation Path, including: a. Extending the path from Chase Park to the High School; b. and c. In partnership with the Mount Mansfield Company, extending the path from Spruce Peak to the existing terminus; and d. Rerouting the Path under the newly-constructed "Gables Bridge" to eliminate the Mountain Road crossing.	Planning Commission Planning Director Recreation Commission Parks & Rec Director Conservation Commission Public Works Director *Stowe Mt. Resort	Mid-term to Long-term
2. Explore options for improving existing athletic fields and the creation of future additional fields including: a. One field on Field K at Mayo Farm b. Improving the drainage at the Memorial Park fields.	Recreation Commission Parks & Rec Director Conservation Commission Public Works Director	Mid-term
3. Enhance and expand recreation programs with an emphasis on the following: a. Teen centered activities including space for non-programmed use; b. Seniors centered activities including space for non-programmed use; c. Adult centered activities; d. Pre-school centered activities; e. Continued Elementary aged programming; f. Attention to increased public awareness through planned public relations and printed brochures and flyers for distribution; g. Plan and execute seasonal community events (e.g. A" Summer Family Night Out in the Park")	Recreation Commission Parks & Rec Director	Ongoing
4. Consider further development of the Memorial Park Master Plan. Specifically, evaluate the possibility of additional access to Stowe Arena and Memorial Park from Depot Street, and additional uses of Memorial Park so that it can be a more integral part of Stowe Village.	Public Works Director Parks & Rec Director Planning Director	Ongoing

5. Enhance recreational trails on town-owned land, including Cady Hill Forest, Sterling Forest, Mayo Farm, Memorial Park and Sunset Rock, to include signage, grooming, as allowed by management plans, and ongoing maintenance.	Conservation Commission Planning Director Stowe Trails Partnership Recreation Commission Parks & Rec Director	Ongoing
6. Enhance the Recreation Path for year-round use including the following: a. Continuing to groom the Path for cross country skiing; Maintaining adequate signage to delineate use and directions; and b. Exploring the installation of low impact subtle ground lighting for evening usage.	Recreation Commission Parks & Rec Director, Public Works Director	Ongoing
7. Support the efforts of local public and private organizations working to enhance the recreational assets within the community, including: a. Working with VAST and the Stowe Snowmobile Club to re-establish the Route 100 corridor through the Town; and b. Supporting the Stowe Trails Parnership in their efforts regarding maintaining and building recreational trails.	Recreation Commission Parks & Rec Director Planning Commission Planning Director Public Works Director	Ongoing
8. Explore the possibility of building restrooms at Town parks.	Recreation Commission Public Works Director Parks & Rec Director Planning Director	Ongoing
9. Explore possible uses and enhancements for Palisades Park.	Conservation Commission Recreation Commission Parks & Rec Director Planning Director	Mid-term
10. Explore the possibility of reclassifying the Town's Class 4 roads as Town Trails where appropriate.	Selectboard Planning Director	Short-term
11. Explore the feasibility of constructing a town pond or lake for boating, fishing and swimming.	Selectboard Town Manager Planning Director	Mid-term to Long-term
12. Review and update, on a regular basis, management plans for public recreation facilities and properties.	Parks & Rec Director Planning Director	Ongoing
13. Explore options for the eventual replacement of the Gale Recreation Center	Recreation Commission Parks & Rec Director Town Manager Selectboard Public Works Director	Mid-term

Arts and Culture

Goal: To actively promote local arts and culture, to the benefit of Stowe area residents, visitors, and businesses; and to continue to become the primary regional center and visitor destination for the arts and culture in northern Vermont.

Policies

1. Private initiatives to expand cultural events and facilities, and to expand and improve meeting, exhibit and performance space in designated growth centers, including Stowe Village, will be supported by the town through its development regulations.

2. Municipal facilities will be made available for special events, exhibits, and use by area arts organizations as appropriate, based on availability, capacity, and associated costs.

3. New space or facilities for the performing arts and special events should be developed as feasible, in relation to existing and projected demand, within designated growth centers.

4. The town will continue to support the Stowe Free Library, the Helen Day Arts Center, the Vermont Ski and Snowboard Museum, the Stowe Theater Guild, Stowe Performing Arts and the Stowe Historical Society, as well as celebrating all its cultural assets that make it a regional center and cultural destination for residents and visitors.

5. The construction or substantial renovation of public buildings, parks and public spaces, should incorporate as part of the overall budget expenditure for public art.

6. Stowe's cultural resources, including its historic sites, buildings, monuments, and resources, should be preserved and maintained for present and future Stowe residents; adaptive reuse of historic structures will be encouraged as appropriate under local regulations.

7. New public buildings should be sited, designed and built to reflect their monumental place within, and long-term importance to the community.

Arts and Culture Tasks	**Responsibility**	**Priority**
1. Support the work of the Stowe Arts and Cultural Council to promote investment in local arts organizations.	Selectboard * Stowe Arts and Cultural Council	Short-term
2. Evaluate the capacity and improvement needs of municipal facilities, as part of the development of facility plans, for their use by area arts associations for special events and programs.	Selectboard	Short-term

3. Develop and deploy as part of its normal upgrading and maintenance programs, wayfinding identifiers and other physical and virtual efforts to help residents and visitors identify and locate Stowe's cultural assets, emphasizing Stowe's unique attractiveness as a cultural destination.	*Stowe Arts and Cultural Council -- *Stowe Area Association -- *Stowe Vibrancy -- Planning Commission	Short-term to Mid-term
4. Support the Stowe Free Library's vision of being a vibrant community center and a portal to knowledge, opportunity, and diverse resources by continuing to invest in a well-trained staff, a relevant collection, and a functional and beautiful building.	Stowe Free Library Selectboard	Ongoing
5. Work with the Recreation Department and Stowe School District to provide after school programs at the Stowe Free Library.	Stowe Free Library	Ongoing
6. Support the Helen Day Art Center's strategic plan, including expanded educational opportunities, year-round outdoor sculpture exhibition, and unique, Stowe-centered classes and workshops.	* Helen Day Art Center Selectboard Town staff	Ongoing

Cemeteries

Goal: To provide adequate, well maintained cemetery space to accommodate future demand.

Policies

1. The Cemetery Commission will provide a well-maintained setting for the interment and commemoration of the dead and for the comfort and inspiration of the bereaved and the general public.

2. Stowe's cemeteries will be enhanced and maintained in accordance with any management plans prepared by the Stowe Cemetery Commission and approved by the Stowe Selectboard.

Cemetery Tasks	Responsibility	Priority
1. Review applications for Private Residential Cemeteries and make recommendations to the DRB.	Cemetery Commission	Ongoing
2. Prepare and maintain a plot map for the Riverbank Cemetery.	Cemetery Commission	Ongoing
3. Continue to administer, and update as appropriate, Cemetery Rules, Regulations and fees.	Cemetery Commission	Ongoing
5. Review and update, as needed, brochure of Stowe cemeteries as a resource for residents and visitors.	Cemetery Commission Planning Director SHPC	Ongoing

6. Explore options and possible funding sources for displaying historic objects.	Cemetery Commission Planning Director SHPC	Long-term
7. Plan for the expansion of the Riverbank Cemetery to accommodate future demand.	Cemetery Commission	Long-term
Renovate, and maintain the antique hearse at the Riverbank Cemetery and explore options for making it better known to the public.	Cemetery Commission	Mid-term
Renovate the White House at the Riverbank Cemetery to use for memorial services.	Cemetery Commission	Long-term
Develop a plan to restore the historic entrance to the Riverbank Cemetery.	Cemetery Commission	Mid-term

Transportation

Goal: To provide an efficient, cost effective, multi-modal transportation network that provides for the needs of Stowe's residents and visitors.

Policies

1. The Town will provide a range of transportation options, including roads, public transit and bicycle and pedestrian facilities, to accommodate Stowe's current and future travel demand.

2. The Town will plan for anticipated future demand on transportation services and facilities to accommodate current and future travel demand.

3. Class 1 and 2 roads will be maintained and upgraded, as needed, to promote the efficient movement of traffic within and through town, without undermining the historic character and pedestrian safety in designated growth centers.

4. Class 3 roads will be maintained and upgraded, as needed, to accommodate current and anticipated traffic volumes, while maintaining the unique character of the town's residential neighborhoods and rural areas.

5. The Town will retain ownership of its Class 4 roads as important recreational resources and will maintain bridges and culverts. As directed by the Selectboard by policy or otherwise, the Town will maintain some sections of Class 4 roads in a passable condition by a standard motor vehicle during warm weather months, but will not maintain them to the same standard as Class 3 roads.

6. The Vermont State Standards for the Design of Transportation Construction, Reconstruction and Rehabilitation on Freeways, Roads and Streets, dated October

1997 and prepared by the Agency of Transportation, shall serve as the town's standards for maintenance and upgrade of public roads.

7. Stowe Village will serve as the multi-modal transportation hub of the community.

8. A level of service "F" at peak periods has been determined by the town to be an acceptable level of service at the Route100/108 intersection in Stowe Village.

9. Outside of the VC-10 zoning district, adequate parking shall be provided by the developer and/or property owner to meet the parking demand generated by new development.

10. Within the VC-10 zoning district, the Town will seek to provide adequate public parking to avoid the inefficient use of private property associated with on-site parking.

11. Traffic calming improvements should be incorporated, as appropriate, along major roads in existing village centers, including along Route 100, Route 108 and Moscow Road.

12. The creation of excessively long dead-end roads should be avoided.

13. New roads within and adjacent to village centers should be incorporated into an interconnected network of roads.

14. Regional solutions to traffic management and transportation issues should be coordinated through active local participation on the LCPC Transportation Advisory Committee and the Vermont Agency of Transportation.

15. Historic and scenic features located within the rights-of-way of Stowe's scenic roads, should be protected.

16. Landscaping should be incorporated in the design of parking lots and the location of parking lots at the rear of buildings should be encouraged, where possible.

17. The Town will continue to support extensions of the Stowe Recreation Path.

18. The Town will continue to financially support local public transportation though its operational budget and continually work towards improving service and increasing ridership.

19. The Mountain Road Shuttle should be extended to provide summertime service.

20. The use of public transportation and non-motorized forms of transportation will be encouraged in an effort to reduce pollution and greenhouse gasses.

21. All transportation improvement projects will comply with Vermont's "Complete Streets" law when appropriate.

22. The Town of Stowe supports lengthening the runway of the Morrisville-Stowe airport to 4,000 feet in length.

Transportation Tasks	**Responsibility**	**Priority**
1. Work with VTrans and the Lamoille County Planning Commission to implement (and update as needed) the VT Rte. 100/108 Corridor Management Plan.	Selectboard Public Works Director Planning Commission Planning Director *LCPC/VTrans	Short-Term
2. Continue to evaluate options for improving traffic flow at the Route 100/Route 108 intersection.	Public Works Director Selectboard Planning Commission Planning Director Police Chief	Ongoing
3. Work with VTrans and the Lamoille County Planning Commission to install a permanent traffic signal at the Rte. 100/West Hill Rd. intersection.	Public Works Director Selectboard Planning Commission Planning Director Police Chief	Short-term
4. Work with VTrans and the Lamoille County Planning Commission to install a permanent traffic signal at the Rte. 108/Luce Hill intersection.	Public Works Director Selectboard Planning Commission Planning Director Police Chief	Short-term
5. Work with VTrans and the Lamoille County Planning Commission to install a roundabout at the Rte. 100/Moscow Rd. intersection as increasing traffic and community support indicates. .	Public Works Director Selectboard Planning Commission Planning Director Police Chief	Long-term
6. Pursue options for improving traffic safety at the Route 100/Stagecoach Rd. intersection including, but not limited to: a. Reconfiguring the intersection into a standard "T". b. The construction of a roundabout.	Public Works Director Selectboard Planning Commission Planning Director Police Chief	Mid-term
7. Reconfigure the Route 100/Randolph Rd. intersection into a standard "T" to improve safety for motorists and cyclists.	Public Works Director Selectboard Planning Commission Planning Director Police Chief	Long-term
8. Explore options for creating satellite parking areas along Route 100 and Route 108 to encourage increased use of public transportation.	Planning Commission Planning Director	Mid-term
9. Continue to identify and prioritize roadways for study and improvement.	Public Works Director Planning Commission Selectboard Police Chief	Ongoing

10. Through the town's development regulations and driveway (curb-cut) policy, continue to carefully control access to public roads in accordance with appropriate standards.	Public Works Director Planning Director Planning Commission	Ongoing
11. Continue to use the MicroPAVER road pavement maintenance management system, or equivalent, to better manage road maintenance activities.	Public Works Director *VTrans	Ongoing
12. Through the town's subdivision regulations, consider opportunities for proposed development roads to connect to contiguous existing or planned roads.	Planning Commission Director of Planning	Ongoing
13. Continue to administer the Stowe Scenic Road Policy, and maintain designated scenic roads in accordance with approved scenic road maintenance plans.	Public Works Director Highway Department	Ongoing
14. Create a Class 4 road policy.	Public Works Director Selectboard	Mid-term
15. Support the continued implementation of the Smugglers' Notch Scenic Corridor Management Plan and the Green Mountain Byway Corridor Management Plan.	Planning Commission Planning Director Conservation Commission	Ongoing
16. Continue to prioritize and implement the recommendations of the 2006 Bicycle/Pedestrian Improvement Plan	Planning Commission Planning Director Public Works Director Selectboard	Ongoing
17. Consider the installation of low impact ground lighting on the Stowe Recreation Path between the Rusty Nail and the Gables bridge for use as a four-season sidewalk.	Public Works Director	Mid-term
18. Promote the Green Mountain Transit Agency's Rideshare Program.	Planning Director *Green Mt. Transit	Ongoing
19. Explore options for the construction of commuter parking lots in appropriate locations.	Planning Director Public Works Director	Mid-term
20. Develop a plan for increasing parking capacity in Stowe Village.	Planning Commission Planning Director Selectboard	Short-term
21. Develop a bona-fide capital program that prioritizes and recognizes the cost of maintaining Stowe's transportation infrastructure.	Town Manager Public Works Director Selectboard	Short-term
22. Evaluate roads that can reasonably widened to accommodate high levels of bike use without incurring large capital expenditures.	Town Manager Public Works Director Planning Director	Ongoing
23. Look for ways to expand the anticipated life of the Town gravel pit and/or look for alternative sources of gravel.	Town Manager Public Works Director	Long-term
24. Work with the Vermont Agency of Transportation to increase the size of the runway at the Morrisville-Stowe Airport from 3,700 to 4,000 feet.	Selectboard Town Manager	Long-term

25. The Town will evaluate whether to adopt the Vermont Town Road and Bridge Standards as they are amended and updated.	Selectboard Town Manager Public Works Director	Short-term
26. Complete the extension of the Mountain Road Village Sidewalk	Selectboard Town Manager Public Works Director	Short-term
27. Continue to prioritize and implement the recommendations of the MRV/Rte. 100 Master Plan	Selectboard Town Manager Public Works Director	Ongoing

Sewage Disposal

Goal: To dispose of sewage and associated waste in a clean, environmentally sound manner.

Policies

1. Stowe's municipal wastewater treatment plant and associated allocation of plant capacity will be operated, and expanded as appropriate, in a manner that reinforces the land use, economic development, housing and natural resource protection goals and policies of this plan.

2. The allocation of wastewater treatment capacity shall be limited to properties located within the sewer service area.

3. The disposal of sewage outside of the sewer service area shall, at a minimum, meet Vermont's Small Scale Wastewater Treatment and Disposal Rules, as amended.

4. The purpose of any future expansions of the sewer service district will be to remedy failing on-site septic systems or to support any approved future expansions of the Town's locally designated growth areas (Ski-PUD, Stowe Village, Lower Village, Mountain Road Village and Mountain Road Crossroads).

5. The beneficiary of sewer line expansions should pay for the cost (e.g. developer, property owner(s).

6. The Town will not enter into bond agreements for future municipal sewer expansions unless it has confidence that anticipated connection fees and other sewer service revenues will be sufficient to service the bonded indebtedness.

Sewage Disposal Tasks	Responsibility	Priority
1. Maintenance and replacement of new and existing sewer lines, as necessary, should continue.	Public Works Director Wastewater Superintendent	Ongoing

2. Continue to provide cross training of sewer department personnel.	Public Works Director Wastewater Superintendent	Short-term
3. Obtain information to identify failed septic systems and require repair or connection of such systems located within the sewer district to the expanded facility.	Health Officer Planning Director Public Works Director Wastewater Superintendent	Ongoing
4. Consider the upgrading and reclassification of the town's wastewater treatment plant to a higher capacity if necessary.	Selectboard	Long-term
5. Consider the adoption of a Municipal Sewer Expansion Policy.	Selectboard Town Manager Planning Commission	Mid-term
6. Develop a bona-fide capital program that prioritizes and recognizes the cost of maintaining Stowe's sewer collection system and wastewater treatment facility.	Town Manager Public Works Director Selectboard	Ongoing
7. Replace the Lower Village pump station	Public Works Director	Long-term
8. Update the Sewer Ordinance as needed, including the Allocation section.	Town Manager Public Works Director Selectboard	Ongoing

Water Systems

Goal: To provide and maintain a high quality public water supply to areas of concentrated development, and the protection of public and private groundwater quality throughout town.

Policies

1. Land use and development activity within water supply Source Protection Areas (SPAs) will not result in the pollution or degradation of groundwater quality.

2. The municipal water system will be operated, and expanded as appropriate, in a manner that reinforces the land use, economic development, housing and natural resource protection goals and policies of this plan.

3. The beneficiary of water line expansions should pay for the cost (e.g. developer, property owner(s)).

Water Systems Tasks	Responsibility	Priority
1. Update, every three years, source protection plans for municipal water supplies.	Water Superintendent Public Works Director	Ongoing

2. Continue line replacement work in and around the village core service area as needed.	Water Superintendent Public Works Director	Ongoing
3. Continue to provide cross training of water department personnel	Public Works Director	Short-term
4. Develop a policy, plan, and schedule for consolidating existing fire districts and private water supply service areas with the municipal water department.	Public Works Director Water Superintendent	Mid-term
5. Study the expansion of water service to developed areas of the town.	Selectboard Public Works Director	Ongoing
6. The Town will continue its practice to not use lawn chemicals, weed killer, and fertilizers on land surrounding municipal wells.	Parks &Rec Director	Ongoing
7. Consider the adoption of a Source Protection Overlay District within the zoning regulations to control inappropriate development within the municipal source protection areas.	Planning Commission Planning Director Selectboard	Mid-term
8. Develop a bona-fide capital program that prioritizes and recognizes the cost of maintaining Stowe's water infrastructure.	Town Manager Public Works Director Water Superintendent	Short-term
9. Investigate options for another municipal water supply source at the Village Green well site.	Public Works Director Water Superintendent	Mid-term
10. Explore possible funding sources for installing generators at pump stations.	Public Works Director Water Superintendent	Mid-term
11. Develop a Municipal Water Ordinance	Town Manager Public Works Director Water Superintendent Selectboard	Mid-term

Solid Waste

Goal: The collection and disposal of Stowe's solid waste in a clean, efficient and environmentally sound manner.

Policies

1. The Town will work towards eliminating the generation of as much waste as practical, and reduce that amount which cannot be feasibly eliminated, while minimizing the amount of waste entering and leaving the Lamoille Solid Waste Management District.

2. The recycling program should continue to be supported and expanded in order to reduce the need for landfills.

3. Regional solutions to solid waste issues should be pursued through continued membership and active participation in Lamoille County Solid Waste District.

4. All sectors of the community should be involved in the development of environmentally sound and fiscally responsible solid waste solutions.

5. The Town will continue to support the location of a transfer station in Stowe.

Solid Waste Tasks	Responsibility	Priority
1. In conjunction with the Lamoille Regional Solid Waste Management District (*LRSWMD*), inform and educate the public on solid waste issues.	Selectboard *LRSWMD	Ongoing
2. Maintain active membership on the LRSWMD board of directors.	Selectboard	Ongoing
3. Provide opportunities for recycling at all municipal buildings and parks, as well as in Stowe Village.	Selectboard Public Works Director	Short-term
4. Explore opportunities for the collection and use of food waste in anaerobic digesters for the production of methane to produce electricity.	Conservation Commission Planning Director *LRSWMD	Mid-term
5. Investigate the possibility of deeding the Stowe Transfer Station property to the LRSWMD.	Town Manager Selectboard	Mid-term

Energy

Goal: To encourage the availability, affordability, and efficient use of energy resources, including the development and use of renewable energy resources in a manner that protects public health and safety, reduces carbon emissions and costs, and minimizes adverse environmental and aesthetic impacts.

Policies

1. The Town will continue to ensure, to the extent of its abilities, the availability of electric energy at reasonable cost to local customers through active involvement in the state's formulation of electric utility policy, including utility restructuring.

2. Municipal energy expenditures will be reduced to the extent feasible through energy efficiency and conservation and the use of renewable energy resources.

3. Energy efficiency and conservation and the use of renewable energy resources will be considerations in new municipal construction projects, equipment purchases and operations.

4. The Town will use life cycle costing in evaluating energy-related capital expenditures, as appropriate.

5. The use of available, cost-effective renewable energy resources will be incorporated into new municipal facilities and retrofit of existing facilities whenever possible based on a long-term view of energy consumption and energy pricing. .

6. The Town, through the Stowe Electric Department, will continue to promote and support energy efficiency and conservation among its local customer base.

7. Future energy transmission lines should use existing rights-of way, when possible**.**

8. Building construction and/or rehabilitation will, to the extent feasible, incorporate energy efficient design and conservation technologies. All new development shall meet applicable state energy efficiency and conservation requirements and should be encouraged to exceed state efficiency requirements.

9. Energy efficient building and site design which reduce energy requirements for power, lighting, heating, cooling and transportation, including but not limited to, the clustering and siting of buildings, and the use of landscaping and screening will be encouraged as applicable under local regulations and ordinances.

10. The Town will continue to plan for, and support to the extent feasible, the development of pedestrian and recreation paths, park and ride lots, public transit services and/or ridesharing programs that reduce transportation energy costs.

11. Clean and efficient wood energy systems are encouraged as appropriate.

12. The Town will support the work of local energy committees as partners in education and outreach to the community.

13. The Town's Zoning Office will provide energy code and energy efficiency program information when an application is submitted for a zoning permit for the construction of, or alterations to a building.

14. The Town encourages the use of electric heat pumps and geothermal heating systems in new construction and as a replacement for fossil fuel heating systems in existing buildings.

15. The Town will continue to require Certificates of Occupancy (CO) for new construction and additions for all heated spaces and will ensure that energy code certificates be submitted before a CO is issued.

16. The Stowe Electric Department will actively pursue achieving or exceeding renewable energy and carbon reduction goals established by the State of Vermont.

17. The Town will participate in Public Service Board (Section 248) review of new and upgraded generation and transmission facilities as necessary to ensure that adopted

community standards are given due consideration in proposed energy facility development.

18. The Town of Stowe supports the generation of small net-metered or off-grid renewable energy facilities, including solar arrays, small wind facilities or combined systems intended primarily to serve local residences or businesses long as they meet the following standards:
    a. The maximum tower height for net-metered, or similar off-grid wind energy facility shall not (a) exceed 120 feet in total height, as measured vertically from the ground to the rotor blade tip at its highest point, or (b) extend in total height more than 30 feet above the existing tree canopy or other obstructions within 300 feet of the tower, whichever is greater.
    b. Power generating facilities and accessory structures must meet the minimum setback requirements for the zoning district(s) in which they are located.
    c. All ground-mounted wind energy facilities must be setback at least 1.5 times the total facility height, as measured vertically from the ground to the rotor blade tip at its highest point, from all property lines, occupied buildings on adjoining properties, overhead utility lines, public and private rights-of-way and established trail corridors, unless easements are secured from adjoining property owners.
    d. Wind energy facilities shall be sited or screened so that shadows cast by rotor blades will not result in shadow flicker on occupied buildings located in the vicinity of the project.
    e. Solar panels on historic buildings within the Stowe Historic Overlay District (SHOD) shall be located as to be screened from public rights-of way.
    f. On properties outside the SHOD containing Historic Buildings as defined by the Stowe Zoning Regulations, solar ground installations are preferred to roof-mounted installations on historic buildings. .
    g. Ground installations, to the extent functionally-feasible, shall be installed in locations that minimize their visibility, such as a side or rear yard, and be screened from view of public rights-of-way and adjoining properties.

19. The Town of Stowe does not support the installation of large scale wind installations—defined as one or more turbines, each with a nameplate capacity greater than 100kW, or height of more than 170 feet.

20. The Town of Stowe supports the installation of commercial/utility scale solar power generating facilities in appropriate locations as long as they provide a clear, direct benefit to the local Stowe Community and meet the following standards:
    a) Power generating facilities and accessory structures must meet the minimum setback requirements for the zoning district(s) in which they are located.
    b) Solar arrays, transmission and distribution lines, accessory structures and access roads are to be located on non-agricultural land or along field edges to avoid fragmentation of, and to minimize and mitigate adverse impacts to, agricultural land and open fields.

c) Solar facilities are to be sited outside of, or to the edge of scenic views or viewsheds so that they are not a prominent focal point.
d) Facilities should be screened from view though the use of existing topography, structures, vegetation or strategically placed tree, shrub and ground cover plantings that do not block distant views.
e) Solar installations on working farmland within the Rte. 100 corridor shall be substantially screened from view from public rights-of way.

21. The Public Service Board shall give due consideration to the standards and guidelines of the Ridgeline and Hillside Overlay District when considering applications for any wind or solar facilities proposed for the district.

22. Ground-mounted solar and wind energy facilities shall not be located within the 100-Year Flood Hazard Area, the Fluvial Erosion Hazard Overlay District or within 50 feet from the top of bank of any watercourse.

23. The Town supports the use of electric vehicles and will work with the Stowe Electric Department to facilitate public access to charging stations throughout the town.

Energy Tasks	**Responsibility**	**Priority**
1. Conduct periodic energy audits of all municipal buildings and implement the recommendations as appropriate.	Public Works Director Electric Department	Ongoing
2. Review and update as needed existing town policies, bylaws and ordinances to promote energy efficiency and conservation; to encourage renewable energy resources and access for their sustainable use.	Public Works Director Planning Commission	Ongoing
3. Investigate participation with other towns or organizations in bulk-purchasing agreements for municipal fuel supplies.	Public Works Director Selectboard Town Manager	Short-term
4. Continue to pursue sidewalk, recreation path, bicycle lanes, public parking and transit projects in part to reduce local transportation energy use.	Public Works Director Planning Commission Director of Planning Recreation Commission Selectboard	Ongoing
5. Explore possibilities for community-based, renewable energy resources such as wind, solar, anaerobic digesters and small-scale hydroelectric.	Conservation Commission Town Manager Selectboard Stowe Electric Department	Mid-term
6. Review zoning regulations for opportunities to promote energy conservation and the development of renewable energy resources.	Planning Commission Director of Planning Selectboard	Ongoing
7. Consider amending the zoning regulations to require higher energy standards in new construction than are required by the State of Vermont.	Planning Commission Director of Planning Selectboard	Short-term

8. Explore opportunities for, and make progress as appropriate towards using alternative fuels, including, but not limited to, biodiesel in town-owned vehicles and consider replacing town vehicles with more energy efficient models as they are scheduled for replacement.	Public Works Director Town Manager Selectboard Highway Superintendent	Ongoing
9. Explore options for conversion to biomass energy and solar systems and other alternative energy sources in public school buildings, using local fuel sources where economically feasible.	Selectboard School Board	Mid-term
10. Work with local energy committees to create benchmarks for achieving increased energy efficiency and reducing the production of greenhouse gasses in town operations.	Conservation Commission Public Works Director Planning Director	Mid-term
11. Consider opportunities for "load shedding" including developing an off-peak rate to lower use during peak periods and encouraging the use of private generators to provide energy to Stowe Electric during peak use periods.	Selectboard *Stowe Electric Dept.	Mid-term
12. Explore opportunities for the collection and use of food waste in anaerobic digesters for the production of methane to produce electricity.	Conservation Commission Planning Director *LRSWMD *Stowe Electric Company	
13. Consider replacing the metal halide ornamental streetlights on Main St. and Depot St. with LED fixtures once the technology has advanced to the point that they are clearly cost effective.	Selectboard Town Manager Planning Director Stowe Electric Dept.	Short-term
14. Decide whether to hire an independent contractor to work with the Department of Public Service to determine the feasibility of selling the Stowe Electric Department and to understand any restrictions on how the assets from such sale may be used. As an alternative, investigate the possibility of merging the SED with other neighboring municipal electric utilities.	Selectboard Town Manager	Short-term
15. Work with Stowe Electric to install additional EV charging stations throughout the town and promote their use.	Selectboard Stowe Electric Dept.	Ongoing
16. Consider installing solar arrays on town-owned properties to cover the electricity use of municipal facilities.	Selectboard Stowe Electric Dept.	Ongoing

Communications

Goal: To promote access to modern telecommunications infrastructure and services for all Stowe residents and businesses in appropriated locations that does not detract from the town's scenic and recreational resources.

Policies

1. The Town of Stowe supports the extension of state of the art communications infrastructure throughout Stowe, especially within Stowe Village and along the Mountain Road.

2. The Town will participate in Public Service Board (Section 248a) review of new and upgraded telecommunication facilities as necessary to ensure that adopted community standards are given due consideration in proposed energy facility development.

3. The Town of Stowe supports the installation of telecommunication facilities in appropriate locations as long as they meet the following standards:

a) Telecommunication towers and accessory structures must meet the minimum setback requirements for the zoning district(s) in which they are located.
b) Telecommunication towers and accessory structures are to be located on non-agricultural land or along field edges to avoid fragmentation of, and to minimize and mitigate adverse impacts to, agricultural land and open fields.
c) Telecommunication towers and accessory structures are to be sited outside of, or to the edge of scenic views or viewsheds so that they are not a prominent focal point.
d) Telecommunication towers and accessory structures should be screened from view though the use of existing topography, structures, vegetation or strategically placed tree, shrub and ground cover plantings that do not block distant views.

4. The Town of Stowe encourages the collocation of telecommunication antennae of multiple providers on shared towers.

5. The Public Service Board shall give due consideration to the standards and guidelines of the Ridgeline and Hillside Overlay District when considering applications for any telecommunication facilities proposed for the district.

6. Within the Stowe Historic Overlay District, telecommunication towers should be placed within existing structures such as church steeples and cupolas rather than erected as free-standing towers.

Communications Tasks	Responsibility	Priority
1. Conduct a local telecommunications assessment to identify	Selectboard	Ongoing

existing access to telecommunications infrastructure, and opportunities and strategies for expanding access.		
2. Continue to support the efforts of the Mount Mansfield Collocation Corporation to develop a long-range plan for the maintenance and, to the extent practical without disrupting telecommunications and broadcast service, the reduction of towers on the summit of Mount Mansfield.	Selectboard	Ongoing
3. Continue to support efforts to provide high-speed broadband internet service to all households and businesses in Stowe.	Selectboard	Ongoing
4. Continue to support efforts to provide cell phone coverage throughout the town of Stowe.	Selectboard	Ongoing