

TOWN OF HYDE PARK, VERMONT

MUNICIPAL DEVELOPMENT PLAN 2005

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TOWN OF HYDE PARK, VERMONT MUNICIPAL DEVELOPMENT PLAN 2005

A VISION FOR THE TOWN OF HYDE PARK

Hyde Park is family-oriented, with a strong sense of community and pride in its history. It enjoys a high quality environment, natural beauty and resources, historic character and active community involvement. Its residents want to ensure those unique attributes not be jeopardized, and that development and growth occurs in a thoughtful manner. Hyde Park's residents recognize the need for a balanced and diverse economy. They

want

to maintain the current qualities that make Hyde Park a desirable and affordable place to live, work, play, and raise a family. We believe that economic growth and development can occur without sacrificing the environment.

The citizens of Hyde Park wish to provide for orderly and managed growth with respect for the natural environment, the Town's ability to provide for community functions and services, and respect for the historic character, settlement patterns and overall quality of life in Hyde Park.

AN OVERVIEW OF THE TOWN PLAN

The Town of Hyde Park Town Plan is a comprehensive, long-range guide for the future development of the Town. The Plan provides a basic framework of goals, objectives and policies to guide public and private investments. It will help elected officials and private entities make decisions that are consistent with the community's goals for the future. The Plan will help preserve the character of the community and it will provide some certainty or predictability for those who live, work, visit, or invest in Hyde Park.

The Planning Process.

The planning process for this revision of the Town Plan began in the fall of 2004. This *Town of Hyde Park Municipal Development Plan 2005* is built off of the previous town planning efforts, most notably the town plan adopted November 1, 1995. That plan was written following extensive public input and comment and was, in the opinion of the Hyde Park Planning Commission, still relevant and accurate (even if it was a bit dated in its information).

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The process used to develop this plan was to review the 1995 plan, revise any facts or figures that may be out of date, and make sure the goals and policies were still appropriate in 2005. After reviewing each of the chapters of the plan, the Planning Commission will host public hearings to receive public comment on the drafts and revise as appropriate. The Selectboard, following their public hearing, will approve or deny the plan.

A Comprehensive Approach.

It is the intent of this plan to take a comprehensive approach; it provides for a coordinated approach to problem solving by looking at environmental, economic, demographic, social, governmental views simultaneously to address a variety of land use and community services issues.

Adoption and Revision.

The Town Plan is adopted by the Selectboard and should be continuously used by the Planning Commission and all other municipal boards to carry out the stated goals of the community. The Plan is advisory only and adoption does not commit the Town to any specific program or legislation. Community priorities will, as always, be determined by the Town's willingness and ability to pay for facilities and services.

Goals are enduring and seldom change over time, but policies should be updated every five years or sooner, if necessary. Amendments to the Plan must consider community wide goals and objectives and should be accomplished with broad public participation.

How to Use the Plan.

The Plan should be used to establish programs to achieve the goals and visions of the Plan. The Plan should be implemented through both local regulations and through non-regulatory means. Some examples of regulatory tools include zoning and subdivision regulations as well as health and road ordinances among others. The Planning Commission should use this plan to evaluate individual development proposals for conformance with community goals. Some non-regulatory programs to implement the plan include enhancement projects, grant writing, education efforts, and capital budgeting. Elected officials and Town staff should be used to assist other towns in the vicinity in understanding our goals, and to promote cooperation among local governments. The plan should be made available to private developers, landowners and residents to help voluntarily guide proposals in a way that will

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bring Hyde Park closer to its goals for the future.

Planning is a continuous process. The Town of Hyde Park Town Plan should be consulted frequently in decision-making and it should be made widely available to promote public knowledge of, and support for, the goals of the community. It should be updated regularly and used continuously to promote sound planning for the future of Hyde Park.

SUMMARY OF GOALS

The following summarizes the various goals associated with each chapter of the Plan.

Population and Growth

- For Hyde Park's population to have a slow to moderate growth rate so as to provide the town the ability to recognize and, if necessary, respond to changes in demographics.

Community Facilities and Services

- To efficiently provide high quality, environmentally sound and affordable public services and facilities.
- To plan local investments in infrastructure at the appropriate location and pace to support the local economy while mitigating physical and social impacts.

Utilities and Energy

- For citizens to generate energy locally from renewable sources, whether for heating, electricity, or transportation.
- Energy should be provided in a safe, reliable and efficient manner.
- To promote energy efficiency and conservation in the design, construction, and use of municipal, industrial, commercial, and residential structures.

Transportation

- To provide a safe, efficient and diverse transportation network for the benefit of the community.

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Education

- To plan for growth and development in a way that allows us to provide

quality education services and adequate facilities for all without placing undue burden on the taxpayers.

Housing

- Maintain the character of existing neighborhoods and provide for orderly growth which is compatible with the physical capabilities of the land and existing facilities and services.
- Provide options for residential development which accommodates the various ages, income levels, and housing preferences without sacrificing water quality, land conservation or creating strip development (“suburban sprawl”).

Economic Development

- To develop a healthy, diverse and sustainable economy within the physical constraints of the town and keeping with the scale and character of the community.

Natural Resources

- To promote public awareness and appreciation of the Town’s natural resources and to balance the conservation and protection of these natural resources with ecologically sound development practices and economic needs.

Productive Resources

- To retain working farm and forestland as a viable part of Hyde Park’s economy, landscape, and culture.

Scenic & Historic Resources

- Manage growth in a way which protects and promotes the town’s historic and scenic assets without unduly infringing upon the rights of landowners.

Land Use Plan

- To promote orderly growth while maintaining the rural character and vitality of our neighborhoods and the quality of our natural resource base.
- Maintain rural, agricultural quality of our community by encouraging creative land use techniques which are not unnecessarily wasteful of the land.

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I. COMMUNITY PROFILE

The Town of Hyde Park lies in east central Lamoille County. The town is comprised of 24,960 acres, covering approximately 39 square miles, along the northern edge of the Lamoille River. Population density in Hyde Park is approximately 75.2 people per square mile.

Historical Census Counts.

Since 1791 the U.S. Census Bureau has conducted an actual count of persons living in each town in the United States. Figure 1 shows population counts for the Town of Hyde Park for each Census.

Figure 1. Population of Hyde Park 1791-2000

110
261
373 823 1080
1107 1409

1453
1323
1165
1178
1291
1219
1347
2344 2847
1715
43
1624
1633
1472
2021
0
500
1000
1500
2000
2500
3000
1791
1800
1810
1820
1830
1840
1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950
1960
1970
1980
1990
2000

Year

Population

Source: US Census

According to the 2000 Census, Hyde Park has a population of 2,847 people, comprising 12 percent of the County's population. Nearly 15% (415 persons) of Hyde Park residents live within the incorporated Village. Between 1990 and 2000 the population of the Town as a whole increased by 21%, while the population of the Village decreased by 9%.

From 1970-2000, Hyde Park's population has more than doubled (111% increase), outpacing growth rates both county-wide (75%) and state-wide (37%). Population growth between 1990 and 2000 was 21.5%, slightly higher than the county-wide growth rate of 17.7%.

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Components of Population Change.

Population change is the result of two sets of factors – natural increase and net migration. The population change shown on Table 1 is the difference between Census counts. In each of the past three decades the population has increased – from a low of 323 more people in town in 1990 compared to 1980 to a high of 674 persons when the 1980 and 1970 Census are compared.

Table 1. Changes in population between Census counts from 1970-2000.

Period Change in population Percent change

1970-1980 + 674 50.0 %

1980-1990 + 323 16.0 %

1990-2000 + 503 21.5 %

Source: US Census (1970-2000)

Populations increase naturally when more people are born over a certain time period than die. The Vermont Department of Health has kept birth and death statistics for each town since 1857. Table 2 shows the number of recorded births and deaths in the town of Hyde Park in each of the past three decades. One observation of this table is that the growth due to natural causes has been declining since 1970.

Table 2. Population change due to natural increase

Period Births Deaths Increase

% population change due

to natural increase

1970-1980 335 126 209 15.5 %

1980-1990 349 149 200 9.9 %

1990-2000 352 223 129 5.5 %

Source: Vermont Department of Health Vital Statistics (1970-2000)

Net migration (Table 3) is the second factor affecting population change.

This information is determined by subtracting the natural increase from the total change in population. During the 1970's, 465 more people moved into town than moved out accounting for most of the 50% increase in population during the decade. Net migration slowed in the 1980s but increased again in 1990s.

Over the past thirty years, the population of Hyde Park increased by 1,500 people. Almost two-thirds (64%) of this growth was the result of net migration. Growth by natural factors has been slowing so that today increases are generally a modest 5% per decade.

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Table 3. Net migration

Period Net migration

% population change due to

net migration

1970 – 1980 465 34.5 %

1980 – 1990 123 6.1%

1990 – 2000 374 16.0 %

Current Population and Age Distribution.

The most recent population count for Hyde Park is 2,847 persons (U.S. Census 2000). The Census also releases annual estimates of population which has

estimated Hyde Park's population to be 3,015 as of July 1, 2002. The median age for the town is 38.2 years old, which is 0.5 years older than the state average and 1.7 years older than Lamoille County as a whole.

The age structure of our local population helps determine what local services, housing, education and employment needs may be. The age distribution also affects both the human and financial resources that are available to meet such needs. Changes in the age structure of Hyde Park between 1990 and 2000 indicates an aging population overall. Figure 2 below illustrates the age distribution of Hyde Park residents according to the 1990 and 2000 Census.

0
100
200
300
400
500
Population
Under 5
5 to 9
10 to 14
15 to 19
20 to 24
25 to 34
35 to 44
45 to 54
55 to 59
60 to 64
65 to 74
75 to 84
85 and over

Age group
Figure 2. Population by age groups in Hyde Park 1990-2000

1990
2000

Source: U.S. Census 1990, 2000.

The number of children in Hyde Park has remained almost the same since 1990 even though the overall population increased by 21.5%. The proportion of

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working age populations (20-64) increased from 56.5% of the population to 60.6%. The number of residents in retirement ages has also increased in all age categories.

Regional and Neighborhood Populations.

Hyde Park is surrounded by both rural and urban communities most of which are experiencing rapid growth rates. While the state grew by 8.2% and Lamoille County at greater than double that, Hyde Park and other smaller communities grew at rates in excess of 20% (see Table 4). The larger towns like Morristown and Johnson grew at rates that were significantly slower.

Table 4. Populations and percent change since 1990 for Hyde Park and neighboring towns.

Town 1990 Population 2000 Population % Change 90-00

Craftsbury 994 1,136 14.3

Eden 840 1,152 37.1
Hyde Park 2,344 2,847 21.5
 Johnson 3,156 3,274 3.7
 Morristown 4,733 5,139 8.6
 Wolcott 1,229 1,456 18.5
 Lamoille County 19,735 23,233 17.7
 State of Vermont 562,758 608,827 8.2
 Source: U.S. Census 1990, 2000

Table 4 indicates that Hyde Park’s growth rate is part of a regional trend. This means that Hyde Park’s high growth rate is likely to have more to do with regional issues such as the housing shortage in Chittenden County and a strong economy in the late 1990’s than programs or policies particular to Hyde Park. This would also indicate that Hyde Park would need to watch regional trends in order to be prepared for any rapid growth spikes in the future.

Future Population Predictions.

Various agencies in state government periodically make future population predictions based on complex models that factor in expected fertility and mortality rates for the town as well as projected migration into or out of the town. It should be noted that population projections are expectations of what might occur. As with any prediction, the accuracy depends on the validity of its underlying assumptions. While imprecise, they can give an idea of where the overall population may be heading.

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Figure 3. Population Predictions for the Town of Hyde Park

1000
 1500
 2000
 2500
 3000
 3500
 1970 1980 1990 2000 2010 2020

Year
 Population
 Actual
 1979 prediction
 1983 prediction
 1989 prediction
 1993 prediction
 2003 prediction

Sources: The People Book – Vermont Population Projections 1980-2000 (Vermont State Planning Office 1979); Vermont Population Projections 1985-2000 (Vermont Department of Health 1983); Vermont Population Projections 1990-2005 (Office of Policy Research and Coordination 1989); Vermont Population Projections 1990-2015 (Vermont Health Care Authority 1993); MISER Population Projections for Vermont 2000-2020.

Since 1970 there have been five official population forecasts. An early prediction from 1979 was for Hyde Park to grow at a tremendous rate and have 3,300 residents by the year 2000 (see Figure 3). The 1983 predicted growth rate remained the same before the growth rates were adjusted down in 1989. Overall the 1993 estimate has been an accurate prediction for 2000 (2,811 residents predicted compared to 2,847 actual residents). Only time will tell if the 2003

predictions are accurate. If so, Hyde Park can expect 3,096 people by 2010 and 3,329 by 2020 (a 17% increase over 20 years).

GOALS, POLICIES, AND RECOMMENDATIONS

In order to plan for many of the facilities and services in town, growth rates must be at a pace such that the town can expand to accommodate them. The town, therefore, will need to monitor growth rates in order to anticipate capacity issues and other impacts of growth. State population forecasts will also offer some perspective into potential future population growth but, as mentioned earlier, they are not guarantees of how much growth will occur.

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Population and Growth Goal

- For Hyde Park's population to have a slow to moderate growth rate so as to provide the town the ability to recognize and, if necessary, respond to changes in demographics.

The Town has not developed policies regarding growth. Growth, in itself, is not considered positive or negative. Changes in population will be interpreted as they apply to the town's ability to provide services.

The recommendations are for the planning commission to monitor future growth trends and be prepared to act on the findings as needed.

Recommendations

- If the number of persons moving into Hyde Park becomes a major issue over the next five years, the town should consider amending the town's zoning, subdivision regulations, or other program as appropriate for the situation.
- The Planning Commission should review and amend the 'Future Population Predictions' information when figures are released by the State of Vermont, or other reliable source. This should be conducted, at minimum, every five years in association with the update of the municipal plan.
- The Town should review the annual population estimates released by the Department of Health or Census Bureau to ensure growth rates are not outside of the town's expectations.

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II. COMMUNITY FACILITIES & SERVICES

The following is a brief description of the public facilities and services of the Town of Hyde Park. A more detailed description of the Town and Village facilities is available in the Hyde Park Utilities and Facilities Report, August 1990, prepared by the Lamoille County Planning Commission. A copy of this report is available for review at the Town Clerk's Office.

Sewage and Septic Facilities.

The Town of Hyde Park (outside of the Village) does not have any public sewage treatment facilities. All sewage treatment must be handled by an on-site system.

All new construction in the Town (exclusive of the Village) must have an approved Sewer Permit before any construction may begin. In both the Town and Village, State permits must be satisfied. To fulfill the "sewer" related

requirements, a permit must be obtained from the Town and its conditions satisfied. To obtain an approved permit, a qualified professional has to certify that they have performed perc tests and designed a septic system in compliance with state standards (among other conditions). Once the Health Officer has approved a health permit then the home owner may apply for a permit to obtain a building permit. [Contact the Town for a full description of permit requirements and procedures].

Owners of failing septic systems will be notified of their situation and required to address the problem. If their system has failed, they are basically in a situation similar to that of a new construction, requiring the employment of a qualified professional to design an approved system. If the owner of a failed system was not responsive to the notification given by the Health Officer, they could be called before the Board of Health (the Selectboard and Health Officer) and be ordered to come into compliance within a specified period of time or be subject to fines.

In 2002, the State legislature amended the Wastewater System and Potable Water Supply Rules. These changes will result in the Agency of Natural Resources taking over all permitting of septic systems in 2007. When the new rules go into effect, there will no longer be duplicate permits (state and local) for wastewater treatment (i.e. septic systems). The new rules allow towns the right to take over permitting from the state under certain conditions. The Selectboard

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will need to review Hyde Park's options with respect to septic permits before 2007 if they wish to maintain local control and enforcement.

Water Supply.

There is one publicly owned water system in the Town of Hyde Park outside of the Village- the Fire District which serves residents in North Hyde Park (Fire District #1). Residents outside of this district supply their own water through on-site, private systems (e.g. springs or wells). Although serving only residents of the Village the Village of Hyde Park well and protection areas exist within the town north of Centerville. There is also one privately owned, public water system serving Sterling View Mobile Home Park.

Hyde Park Fire District #1. The well shield for the Hyde Park Fire District #1 is located in six differently zoned areas as well as three different towns. The District owns +/- 33.85 acres of the district's well-shield (Sheet 1, Lot 84), thus the District controls land use activities on the parcel. (They also own +/- 1.9 acres on Sheet 1, Lot 9, but this parcel does not appear to provide for protection of the watershed).

The well-shield covers portions of rural residential- 2 acres (RR-2), rural residential 5 acres (RR-5), the North Hyde Park district (NHP/GAR), North Hyde Park industrial & commercial (NHPIC), the Well Head Protection Area (WHPA) and the Flood Hazard Area (FHA). The portions of the well-shield in Johnson and Eden have no zoning regulations. As a result of the size of the well-shield and the amount of land uses in the area of the well, the town has decided to strictly regulate land uses with 200 feet of the well and not include the remainder in the WHPA. Hyde Park recognizes that land uses in these other areas may

negatively impact the water quality of the North Hyde Park well but will not be required to meet the strict standards established for uses in the WHPA. The most significant risks to this well are the on-site sewage facilities. Residents and businesses have their own on-site sewage treatment. Some of the residents and businesses have water service from the district and the rest use their own wells. It was noted in a study of the well-shield in 1989 (by Lamoille County Planning Commission) that a significant potential for growth exist in the rural residential zone. It was also pointed out that a large portion of the wellshield is used for grazing, thus contamination from animal waste is possible. Analysis of whether the District's water source is adequately protected should be a top priority for the town.

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Private wells and springs. A majority of the town's residents are served by private wells and springs. Any new or replacement water supply systems must receive a State Water Supply Permit, if applicable, and a local zoning permit prior to construction. To protect property rights of neighboring property owners, all wells must abide by the setbacks for the district in which they are located.

Sterling View Mobile Home Park. The Sterling View Mobile Home Park has a privately operated "public community water system" operating off an on-site well. The well serving this community has a radius-based well-shield. The owner/operator of this water system is responsible under Vermont Law for developing plans and programs to insure the future quality of this water supply. Eighty-five residences are connected to this system.

The Village of Hyde Park Well Head Protection Area. The water source for the Village is a spring located on a +/- 4.5 acre lot located in Centerville. A reservoir was constructed in 1941, north of the Village at the end of Fitch Hill Road. Water from the spring is distributed to approximately four residences directly outside the WHPA along Centerville Road as well as Hyde Park Village residents. The well-shield for this spring is substantial due to the volume of water generated at this site. The town is aggressively protecting this WHPA through strict zoning of uses. There are few threats that exist to water quality at this time.

Storm Drainage.

Other than culverts associated with roadways, Hyde Park does not maintain a storm drainage system. Individual property owners cannot affect drainage on their property such that it flows on to roadways or neighboring lands without permission of the owner.

Solid Waste Facilities.

Hyde Park is a member of the Lamoille Regional Solid Waste Management District (LRSWMD), a municipal district formed to serve the towns of Lamoille County as well as Craftsbury and Worcester. Funding for LRSWMD expenses is covered entirely by user fees, local appropriations and service fees. As required by state law, the LRSWMD has devised a 20 year plan for the management and disposal of all types of solid waste generated in its member communities. Solid waste from Hyde Park is currently brought to the Casella Transfer Station or the Johnson Drop off site at the former Johnson landfill. From there, waste is hauled to a landfill in Coventry. The life of the Coventry landfill

depends greatly on the amount of waste sent to the facility. Hyde Park supports

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LRSWMD waste diversion efforts. Through education, recycling, composting and other initiative, the District tries to reduce the overall volume of waste sent to Coventry. This requires the effort of all residents and businesses owners to achieve these goals.

A continuing solid waste problem in all of Lamoille County is the burning of trash in “burn barrels”. This practice is illegal by state law due to the air and water pollution caused by “low temperature” burning of waste. It is difficult to police such actions so residents are asked to abide by the law.

Law Enforcement.

There are three levels of police coverage in Hyde Park: the Town’s elected Constable, the Lamoille County Sheriff’s Department, and the Vermont State Police.

The two local Constables have the same authority as any police officer in the State of Vermont within the jurisdiction of Hyde Park; however, constables do not have the authority to pursue a violator into a neighboring community.

The Lamoille County Sheriff’s Department provides enforcement of all applicable laws, emergency dispatching services and back-up in emergency situations as requested. A minimum level of service is provided to all ten towns in Lamoille County. Additional service is provided to Hyde Park, Johnson, and Wolcott on a contractual basis for 24 hour police protection, response to emergency, fire and rescue calls, and to serve the legal process. The Sheriff is elected to the position by Lamoille County voters.

The Sheriff’s Department was also responsible for coordinating the Enhanced 911 system now in place in the county. All new construction is required to have an E-911 locatable address.

The Vermont State Police provides a third level of police protection and support for Hyde Park residents. The State Police provide emergency and backup coverage as requested by the Sheriff’s Department, criminal laboratory services, and the service of officers who are trained in special areas (e.g. homicide, arson, drug enforcement).

Over the past five years, the cost associated with the Lamoille County Sheriff’s Department’s patrol contract with Hyde Park has increased 83.7%, while the general assessment increased 50.8%. The increase in total dollars spent

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by the Town for the Department’s services during the same period increased by 75.6%.

Table 5. Lamoille County Sheriff’s Department Budget Trends.

Patrol Contract General Assessment Total

Year Dollars

Percent

Increase

Dollars

Percent

Increase

Dollars
Percent
Increase

1999	97,077	4.5%	31,595	4.9%	128,672	4.6%
2000	104,530	7.6%	32,030	1.4%	136,560	6.1%
2001	131,534	25.8%	40,686	27.0%	172,220	26.1%
2002	153,197	16.5%	45,207	11.1%	198,404	15.2%
2003	162,539	6.1%	47,646	5.4%	210,185	5.9%
2004	178,362	9.7%	47,646	0	226,008	7.5%

Source: Hyde Park Town Reports

Fire Protection.

Hyde Park has two volunteer fire departments, the Hyde Park Fire Department (a town fire department) and the North Hyde Park (Fire District) Fire Department. The fire district is an independent municipal entity. The North Hyde Park Fire Department is an independent incorporation, owned by its members as a non-profit organization. Administratively and financially the North Hyde Park Fire Department answers to the Fire District Number One's Prudential Board. On budget matters however, the North Hyde Park Fire Department does receive some of its funding from both the voters of Eden and Hyde Park, thus the department has financial ties to both towns. Both Hyde Park and the North Hyde Park Departments are run by Fire Chiefs who are elected by their departments. Today, fires are reported using the E-911 system through the County Sheriff's Office.

Concerns. One problem identified by the departments is gaining access to the structure once a fire has been found. This is related to the types and location of development occurring in Hyde Park and Eden. People are building houses or placing trailers at the end of long narrow driveways that fire engines simply cannot traverse. This problem is apparently bad when trying to fight fires during warmer months and is only made worse in the winter by icy or even more narrow roads and driveways (hemmed in by snow banks).

Two different solutions have been suggested. One was to require people to build houses/ place trailers so that present fire fighting equipment could

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access it in an emergency. The second solution recommended was for the Hyde Park Fire Department to acquire a "middy" tanker which would have a reasonable chance for negotiating some of these narrow roads (and icy roads in winter).

Ordinances could be developed which would address the first recommendation (requiring equipment access). The middy tanker may be desirable for other reasons as well. It has four wheel drive, good maneuverability and over the road speed (which large trucks do not), which would help reach these difficult to reach structures, but with it's over the road speed, it might also cut the response time to Garfield. Presently, in good weather it can take from 15 to 20 minutes to reach the far side of the Garfield area (in winter 25 to 30 minutes). Any sizeable amount of development in the Garfield area would accelerate the need for acquisition of a "middy" type tanker.

Another concern is the lack of water access in many locations town wide. Where roads accessing developments may be large enough for the fire equipment, many times the development lacks water for fire fighting. The fire departments have expressed their concerns that developments could greatly increase their fire protection by including fire ponds with dry hydrants in the “out-laying” developments.

Rescue.

The Northern Emergency Medical Services Division of Newport Ambulance Service, Inc. (NEMS) is a privately owned ambulance service that provides immediate response emergency medical care, back-up emergency response service (to area volunteer rescue squads), and medical transfer services. In addition to providing service to Hyde Park, NEMS serves Belvidere, Eden, Johnson and Waterville.

Library Facilities.

Lanpher Memorial Library. The Lanpher Memorial Library, located at the corner of Main & Church Streets, is owned by the Town and administered by a five member board, the Hyde Park Public Library Trustees. The Trustees are elected on a rotating basis with one Trustee elected each year at Town Meeting and each Trustee serving a five year term. Since the Board is elected, they function autonomously from the Selectboard. The Library Board meets monthly and as necessary to conduct the Library’s business. The Board of Trustees set the Library’s policy, develop budgets, volunteer in the Library and advises the

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Librarian. While the Lanpher Memorial Library is a municipal library, it does receive some private funding.

As Hyde Park’s population continues to grow, library usage can be expected to continue to increase. In 2002 the library broke ground on a new addition which was completed in 2005. The Trustees continue to work with the Fund Raising Committee to continue the other aspects of the expansion project. The Library provides information through books, periodicals, audios, videos, and computers. The Library also provides internet access, summer reading programs, story telling, and inter-library loans.

Johnson State Library. The Johnson State Library is located at Johnson State College in Johnson, Vermont. The following services are available to Hyde Park residents: access to circulation services (borrowing of materials) and access to reference services. The Johnson State Library and Learning Center was dedicated in 1996 and received awards for architectural design and construction. Features of the library include a 24-hour study room, three media booths for use of videocassettes, vinyl recordings and compact disks, a two-story reading room, six study offices, a children’s room and two seminar rooms.

Health Facilities & Services.

The primary health facility serving Morristown/Morrisville and the region is Copley Hospital. Copley Hospital is a 53-bed acute care hospital that serves as an emergency care center for local emergency services and provides in-patient and out-patient service, long-term care, and family oriented birthing center. Copley major tertiary referral hospital is Fletcher Allen Hospital in Burlington.

The Copley family of services also includes Morrisville Family Health Care, the Women's Center at Copley, Stowe Family Practice, Copley Manor, Copley Terrace, Copley Woodlands, and Lamoille County Mental Health Services.

Other agencies and services not affiliated with Copley include the Department of Health (Morrisville), Lamoille Family Center (Morrisville), the Diabetes Center of Lamoille County (Johnson), Johnson Health Clinic (Johnson), Lamoille Home Health and Hospice (Morrisville), among others.

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Cemeteries.

There are eight cemeteries in the Village and Town of Hyde Park. There are four Associations and one Cemetery Commission which oversees the care of the cemeteries in Hyde Park.

The ultimate responsibility for the cemeteries lies with the Town's Selectboard. While the Cemetery Commissioners and the various Cemetery Associations act on a day-to-day basis to take care of the cemeteries, their authority to act is a delegation of the authority granted to the Selectboard. The statutes reserve the right to return the care of the cemeteries to the Selectboard if the town votes to do so. The Cemetery Commissioners and members of the associations are responsible for laying out the cemeteries, selling lots, and securing the on-going care and maintenance of the cemeteries, as well as the maintenance of the records of the cemetery. Cemetery associations are organized as non-profit corporations.

Table 6. Hyde Park Cemeteries

Cemetery Size Remaining capacity

Jedidiah Hyde Cemetery +/- 12 acres +/- 60% of total area

Village Cemetery 3.7 acres None

Center Cemetery 1.2 acres + Recently expanded

Holbrook Cemetery 0.65 acres Few, if any remaining lots

Hooper Cemetery 0.9 acres + Recently expanded

Hyde Park Plains Cemetery 3.35 acres +/- 65 lots or 25%

St. Teresa's Cemetery 1.2 acres 40 lots or +/- 25%

North Hyde Park Cemetery 1.3 acres 10% (+/- 55 lots)

Source: Hyde Park Utilities and Facilities Report 1990.

Recreation.

The Hyde Park Recreation Fields Committee is a group of citizens interested in fostering recreational activities and opportunities in Hyde Park. The group focuses on project development, fund raising, and grant writing. The committee's first project is the development of recreational fields for baseball, softball and soccer. The fields will include a walking trail and playground. Seasonal use will include cross-country skiing and snowshoeing. A restroom/concession stand/storage facility is also planned. The fields will be located on six acres of land adjoining the Town of Hyde Park Emerson Gravel Pit off McFarlane Road. As of 2004, preliminary site work has been conducted including brush hogging, top soil stripping, and some leveling.

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There are other organizations and individuals providing recreational opportunities for Hyde Park residents including the Hyde Park Baseball/ Softball Association.

Telecommunication Facilities.

There is a wireless telecommunication tower located in the Village of Hyde Park. Hyde Park has adopted telecommunication tower regulations within the zoning to guide future development of these facilities and the town can participate in any Act 250 application for such facility. The town's policy is for towers to be allowed in most areas of town provided they meet specific design standards. The town does not regulate antennas and small transmitters if they meet certain conditions. The town currently has poor coverage in some areas.

Public Lands.

A large amount of acreage in Hyde Park is under public ownership and therefore not part of the town's tax base.

GOALS, POLICIES, AND RECOMMENDATIONS

The overall goal of any community facility or service is to protect public health and safety and enhance the quality of life of the community. Ensuring clean drinking water and providing public safety are expected of most local governments. Recreational opportunities and libraries are not required but are provided to enhance the community life for the residents and visitors.

Community Facilities and Services Goals

- To efficiently provide high quality, environmentally sound and affordable public services and facilities.
- To plan local investments in infrastructure at the appropriate location and pace to support the local economy while mitigating physical and social impacts.

The Town's policies are specific to the various elements discussed above, wastewater, solid waste, etc.

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Policies

Wastewater disposal

- Until the time that the state assumes the responsibility of permitting wastewater treatment facilities, all systems must be approved by the health officer before construction begins.
- Conventional septic fields are not permitted on slopes greater than 20%.

Water supply

- Any new water supply must meet state water supply rules including isolation distances.

Solid waste

- All projects should provide for adequate removal of solid waste.
- Backyard burning of trash is prohibited.

Public safety

- The town supports the public safety activities of the Hyde Park and North Hyde Park Fire Departments and NEMS.
- All development should be accessible to emergency vehicles.
- Large developments should include fire ponds and dry hydrants to aid in

fire fighting, if similar resources are not available nearby.

Recreation

- Hyde Park supports local land owners who generously keep their lands open to traditional recreational uses such as hiking, hunting, and fishing.

Telecommunication facilities

- In order to minimize tower proliferation, it is the policy of the town to encourage applicants to exhaust all reasonable options for sharing space on existing towers or tower sites prior to proposing new tower sites and related facilities. In making such a determination on the feasibility of colocation, proposers shall evaluate space available on existing towers, the tower owners ability to lease space, geographic service area requirements, mechanical or electrical incompatibilities, the comparative costs of colocation and new construction, and regulatory limitations.

- One of the town's principal scenic qualities is its ridgelines and mountainsides. These areas are significant contributors to the maintenance and enjoyment of rural character. These ridges are predominately undeveloped and provide an unbroken skyline when

II. Community Facilities & Services 21

viewed from the valley floor. The use of the town's ridges for telecommunication towers and related facilities needs to be undertaken in a manner that will not unduly detract nor adversely affect these scenic values. Accordingly, protection of these areas from insensitive developments is a matter of public good. To minimize conflict with scenic values, facility design and construction shall employ the following principles:

- a. where feasible, be sited in areas not highly visible to the traveling public, or from residential areas, historic districts, and public use areas or outdoor recreation areas such as hiking trails;
- b. be located in forested areas or be sufficiently landscaped to screen the lower sections of towers and related ground fixtures from public vantage points, such as trails, roads or water bodies;
- c. utilize materials, architectural styles, color schemes, lighting fixtures, mass and other design elements to promote aesthetic compatibility with surrounding uses and to avoid adverse visual impacts;
- d. where prominent views of a site exist, be located downgrade of the ridge so as not to exceed the elevation of the immediate ridge;
- e. where construction of access roads are involved, to minimize visibility, be situated to follow the contour of the land and to avoid open fields or meadows;
- f. avoid peaks and ridges which function as regional focal points;
- g. No external lights;

- In planning for telecommunication facilities, consideration shall be given to the environmental limitations of any given site. Impacts of the use on wildlife habitats, soil erosion, forestry and agricultural lands, and similar resources should be carefully addressed. Projects that materially impact these resources shall be discouraged.
- Towers, antennae and related fixtures that fall into disuse, or are discontinued shall be removed by the facility owner to retain the values set forth above. Owner may be required to post bond for removal.
- Continue and expand communications between local departments, councils, associations and elected officials in order to better coordinate planning to serve needs for facilities and services.

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The recommendations vary depending on the facility or service discussed. Some recommend implementation through stand alone ordinances like health regulations, while others are recommendations to developers or zoning provisions.

Recommendations

Wastewater disposal

- The Planning Commission and Select board should discuss the future of wastewater permitting in town to be prepared for the 2007 changes.

Water supply

- Zoning and subdivision regulations should require the identification of existing and proposed water supply locations to ensure water quality is protected.

Solid Waste

- If unregulated junkyards become an issue in town, the Select board should consider the adoption of a junk ordinance.

Public safety

- The Selectboard should consider adopting access and driveway standards that would ensure emergency vehicles would be able to safely reach residences and businesses.
- The subdivision regulations should include provisions to require fire ponds and dry hydrants, if appropriate, access and driveway standards, and other provisions to ensure safe and efficient emergency services.

Recreation

- The recreation committee should continue to coordinate and plan for the purchase and management of municipal recreational facilities.

Telecommunication facilities

- Periodically review the telecommunications provisions in the zoning bylaws to ensure the above goals and policies are supported.

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III. UTILITIES & ENERGY PLAN

Energy Sources.

Energy plans generally group discussions into three areas- electricity, heating, and transportation.

Electricity. Electricity can be generated from a variety of sources including

hydro, nuclear, and fossil fuels (coal, oil, and natural gas). Other potential sources of electricity include solar, wind, biomass (wood burning), and methane recovery (from landfills or farms).

There are two hydro-power producing installations in town: the Sanders Plant, owned by the Morristown Water and Light Department on the Green River Reservoir, and the Woodside Plant on the Gihon River. Neither of these plants will be covered in this section because they are not owned by the Town of Hyde Park.

Most of the electricity used in Hyde Park is not generated in the area. Each of the five energy providers discussed below purchase power for their customers from a variety of sources including hydro (local and Hydro-Quebec), nuclear (Vermont Yankee), and biomass (McNeil wood burning facility in Burlington). Future hydro-generating facilities are not being planned although sites with potential for power production have been identified in the past and may be of interest in the future (*Potential for hydropower development at existing dams in New England*. Volume VIII- State of Vermont by New England River Basin Commission, January 1980). Wind towers at a commercial scale are also not likely due to the lack of a steady wind in town. According to wind charts for the state produced by *Vermont Department of Public Service*, Hyde Park has only Class 1 and 2 wind zones. Wind classes of 6 and 7 are generally sought for commercial wind farms. These areas are generally found at higher elevations (over 2,500 feet) and along north to south ridgelines. There may be areas in town where private wind generation may be possible and this should be encouraged provided safety and aesthetic considerations are met.

Heating. The heating of homes and businesses is an important sector in energy plans especially in northern Vermont. One locally renewable source for heat in Hyde Park is wood. Solar power has also been used efficiently to heat

III. Utilities & Energy Plan 24

water which is another component of home heating. Other sources of home heating fuel include oil, gas, kerosene, and electricity.

In Hyde Park, according to the 2000 Census, 70% of homes in town heated with oil or kerosene, 17% heated with gas or liquid propane (LP), and 11% with wood. Electric heat is highly discouraged due to it being inefficient and placing a high demand on local utilities to provide power. This discouragement has resulted in only 2% having electric heat in Hyde Park.

Transportation. Other than walking or biking, all transportation is from fossil fuels.

Energy Providers.

Electricity. There are five utilities which provide electric utility services in the Town of Hyde Park. The Village owns and runs the Hyde Park Village Water and Light Department, which serves central and eastern portions of town including the Village and into Johnson. Also providing electric service in Hyde Park are: The Morristown Water and Light Department (serving eastern portions), Vermont Electric Cooperative (serving the north central portion), Central Vermont Public Service Corporation (serving a very small area on the extreme northwestern border), and the Hardwick Electric Department (serving a

small area in the eastern corner).

The Hyde Park Electric Light Department has a written electric line extension policy established by the Vermont Public Service Board. Primarily this policy establishes what types of installation costs the Department can bill for. Final decisions on extensions of electric lines are decided on a per case basis by the Village Trustees. An individual wishing to have an extension contacts the Foreman to preliminarily determine whether an extension can be made. Ultimately each proposed extension is decided on its merits, by the Trustees. High voltage (greater than 230 kV) transmission lines cross Hyde Park in a few areas. A line running to the Sanders Plant at Green River Reservoir follows Garfield road into Morristown. That line roughly follows Route 15 until Route 100 where it cuts to the generating facility below Lake Lamoille. From there a line runs north into the Village of Hyde Park and again begins to follow Route 15 into Johnson. Three-phase power is available at various locations around town. Anyone interested in 3-phase power should contact their electricity provider.

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Home heating. Heating fuel is provided entirely through private individuals and companies.

Transportation. Fuel for transportation is provided locally by privately owned and operated service stations.

Energy Consumers.

Municipal facilities and services. Public facilities and services require significant expenditures of tax dollars for energy. According to town reports, the Hyde Park School District spent \$22,133 for electricity and \$12,400 for fuel oil, or \$34,533 total per year. This compares to approximately \$24,000 spent 10 years ago at the same facility.

Other energy expenditures by the town include \$1,783 for heating the garage, \$2,279 for electricity in the garage, and \$28,520 for truck fuel. Other department expenditures include \$3,250 for electricity and heat for the Hyde Park fire department and an additional \$1,106 for fuel for the fire equipment. The town's continued efforts to purchase energy efficient equipment saves tax dollars over the life of the product.

Residential, Commercial, and Industrial. Residential heat and electricity account for 34.6% of all energy used statewide (not including the energy used by residents for transportation). Commercial and industrial land uses consume a much lower percentage of the total energy use at 13% and 12% respectively. Considerable savings in energy can, therefore, be made by making modest improvements to the efficiency of homes. Residential buildings can save energy by installing more efficient heating, improving insulation, replacing inefficient windows and appliances with newer efficient models, and being sited to take advantage of passive solar heating.

Most of the large commercial and industrial users have realized the effects of energy costs on their profit margins and employ their own professional energy consultants.

The State recently mandated that all demand side programs now be handled by an energy efficiency utility called *Efficiency Vermont*. This new utility

offers a wide variety of services, incentives, and advice on energy conservation for small users.

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Transportation currently accounts for 46% of the total energy demand in Vermont, and is predicted to account for 1/3 of the increase in energy demand by 2010. Energy demand for transportation can be influenced by the location and type of roads provided, convenience of services and facilities, structuring of routes for school buses, and the siting of new residential development.

GOALS, POLICIES, AND RECOMMENDATIONS

Energy is a critical component of economic development and global environmental concerns. The town of Hyde Park and the State have had varying success in achieving the goal of clean, reliable, and renewable energy. Energy for electricity in town is generated primarily from renewable sources while fuel for transportation is almost exclusively non-renewable. Residents do not have the option to change some of these sources of energy but everyone can save money and energy by using efficient appliances and vehicles or conserving power by turning off unused equipment.

Utilities and Energy Goals

- For citizens to generate energy locally from renewable sources, whether for heating, electricity, or transportation.
- Energy should be provided in a safe, reliable and efficient manner.
- To promote energy efficiency and conservation in the design, construction, and use of municipal, industrial, commercial, and residential structures.

The Town's three goals above address Hyde Park's future energy sources, providers, and consumers. The policies and recommendations below offer some avenues to achieve these goals.

Policies

- Hyde Park supports its residents in using wind and solar to generate electricity locally provided scenic and aesthetic concerns are addressed.
- Commercial wind generating facilities are not supported within Hyde Park especially within the Green River Reservoir viewshed.
- All planning for power transmission lines should be strongly weighed in favor of underground placement to achieve scenic objectives of this plan.
- The town should use energy efficient appliances and materials in municipal facilities.

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- Outdoor lighting, especially parking areas, should use cutoff fixtures to reduce light pollution and to allow lower wattage bulbs.
- Builders and homeowners should check with Efficiency Vermont for energy standards and conservation opportunities.

Recommendations

- The Planning Commission should conduct an inventory and assessment of renewable energy opportunities in town including wood, wind, hydro, and solar.
- The Planning Commission, within the subdivision regulations, should

consider requiring utilities be buried.

- The Planning Commission should exempt or provide accommodations for alternative energy adaptations (e.g. solar collectors) in developing and reviewing bylaws.
- The town should conduct energy audits of all municipal buildings to identify opportunities for savings.

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IV. TRANSPORTATION PLAN

State & Local Roads.

Local roads in Hyde Park are maintained by the Town of Hyde Park Highway Department. Numbered state roads are maintained by the Vermont Department of Transportation (VTrans) District #6 and #8 garages located in Morrisville and Eden respectively.

Three Town owned roads are known to serve regional purposes: Depot Street/ Cady's Falls Road, Church Street, and Main Street, all serve as major collectors helping to link traffic from Route 100 in Morristown/ Stowe around Morrisville to Routes 100 and 15. Construction of the Route 100 Alternate Truck Route in Morristown should reduce traffic on Hyde Park's collector streets when completed.

Local road policies. The Selectboard takes over new roads upon application by property owners. In order to be considered, the road must be built to certain specifications. Once roads have been accepted by the Selectboard, the maintenance and repair become the responsibility of the town. In order for newly constructed roads to access town roads, a permit must be issued by the Selectboard. Access to state highways is granted by the VTrans.

The following description of local road classes is taken from the Town of Hyde Park Road Guidelines adopted on November 4, 1992 by the Selectboard. All highways in the Town of Hyde Park are classified as Class 1, 2, 3, or 4 as specified in 19 V.S.A. §302. The purposes of each class and the Town's responsibility thereto are as follows:

- **Class 1** town highways are those highways which form the extensions of a state highway and which carry a state route number.
- **Class 2** town highways are those highways selected as the most important highways in each town. As far as practicable, they should be selected with purposes of securing truck lines of improved highways from town to town and to places which in their nature have more than normal amounts of traffic.
- **Class 3** town highways are all traveled town highways other than class 1 or class 2 highways. The Selectboard, after conference with a representative of VTrans, shall determine which highways are Class 3 town highways. In their determination, the Selectboard shall consider

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the minimum standards for class 3 highways are highway negotiable, under normal conditions, all seasons of the year by a standard manufactured pleasure car. This would include, but not be limited to, sufficient surface and base, adequate drainage and sufficient width

capable of supporting winter maintenance.

- **Class 4** town highways are all other town highways. The Selectboard shall determine which highways are class 4 town highways. The town will not provide improvements or maintenance to any class 4 roads not presently being maintained except for any bridges and culverts that may exist. Class 4 roads which are presently being maintained will not be maintained beyond their current level of maintenance.

- **Trails** are rights of ways owned by the town but shall not be considered highways. The town is not responsible for any maintenance including culverts and bridges.

Local road mileage. Local road mileage is shown in Table 7 below. Nearly 29% of local roads are paved, requiring new blacktop every 7 to 10 years at an estimated cost of \$38,000 per mile. At the 1994 Town Meeting voters approved the creation of a designated fund in the Highway Department budget for covering annual repaving expenses.

Table 7. Hyde Park Local Highway Mileage.

Classification Mileage

Class 1 0.0

Class 2 13.65

Class 3 49.28

Class 4 8.62

State Highways 9.492

Total Maintained Mileage 72.422

Source: VTrans 2004.

Highway Department Facilities and Equipment. The Town owns the sevenbay Town Garage, a storage shed and a salt shed- all located on the same lot as the Municipal Offices (north side of Route 15, near Jedidiah Cemetery.) The Selectboard and Highway Department have typically looked at planned capital expenditures two to three years ahead of time. Development of a 5 to 10 year capital budget and plan (including a vehicle replacement schedule) could help the Town to budget farther ahead for future capital expenditures.

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Bridges & Culverts. According to 2002 data provided by the Highway Department, the Town of Hyde Park owns and maintains 23 bridges which include culverts greater than 6 feet in diameter. The total number of culverts less than 6 feet in diameter maintained by the town is 470. These culverts have all been inspected for sufficiency and a plan is in place to upgrade undersized or failing culverts. The state owns and maintains 3 bridges in Hyde Park- the Dry Bridge on Depot Street and two bridges on Routes 15 and 100. (See Local Concerns)

Safety Concerns. VTrans has identified two stretches of state owned road in Hyde Park that have higher than average accident rates. Route 100 and 15 from the Morristown line and Route 15 west of 100 have an accident rate up to three times the average expected accident rate. The intersection of Routes 100 and 15 and Centerville Road has the highest accident rate in town – greater than three times the expected accident rate for those roads. This problem is primarily due to

the short sight distance of vehicles approaching the intersection from Route 100. Rail.

The St. Johnsbury and Lamoille County Railroad was a 98 mile line between Sheldon Junction and St. Johnsbury which passed through Hyde Park along the southwest town line. The state currently owns the line which is not operational at this time. Plans are currently underway to convert the line to a recreational trail.

The nearest passenger service available is AMTRAK with a station in Waterbury.

Airports.

Hyde Park residents are provided air transportation services through the Morrisville-Stowe State airport on Route 100 in Morrystown, and through the Burlington International Airport in South Burlington. Long-term expansion plans for the Morrisville-Stowe State Airport have been considered although none of these plans are expected to be implemented over the next 20 years.

Trails and Paths.

Both the Catamount Trail and the Vermont Association of Snow Travellers (VAST) trails pass through Hyde Park. The Catamount Trail, a cross-country ski trail that runs the entire length of the state, passes through town on the eastern edge of the Green River Reservoir State Park. VAST trails run through private properties across the western corner of town and along the eastern edge of the

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Green River Reservoir. Both trails provide winter recreational opportunities to residents but do not serve a role in year-round transportation.

Public Transportation Services.

The closest public transit service available to Hyde Park residents is Lamoille Valley buses operated by Green Mountain Transit Authority (GMTA) in Morrisville. Commuter routes exist that connect to Stowe and Waterbury. Numerous human-service organizations in Lamoille County currently provide services that include Hyde Park residents.

The Central Vermont Council on Aging (CVCOA) provides transportation to health care, shopping and community programs. They also transport meals to residents that are confined to their homes. In addition, CVCOA operates the Retired Senior Volunteer Program (RSVP) in central Vermont. RSVP provides transportation to its volunteers in addition to reimbursing self-drive volunteers for mileage.

Central Vermont Community Action Council (CVCAC) has contracted with Rural Community Transport (RCT) to administer a ride referral/ ride match program in Lamoille County. RCT also focuses on developing and coordinating transit services and cultivating awareness of and support for public transportation in the region.

Lamoille County Mental Health (LCMH) provides rides for developmentally-disabled clients between their homes and the region's treatment and activity centers.

Vocational Rehabilitation (VR) provides services to clients with disabilities that create barriers to employment. The VR program works to relocate

individuals and provide transportation so they can work in the community. VR also serves as an advocate of local and regional transportation planning. Out and About is an adult day care program at Copley Hospital which provides transportation to clients through RCT to gain access to and from their homes to the day care.

Regional Transportation Planning.

The Lamoille County Regional Plan contains transportation goals and policies which will provide the basis for planning for future transportation needs in Lamoille County.

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The Lamoille County Planning Commission Regional Transportation Planning Program is currently coordinating transportation planning issues for the county. In July 1992 the Lamoille County Transportation Advisory Committee (LCTAC) was formed. The LCTAC is comprised of appointed representatives from each town in the county and a member of the Lamoille County Planning Commission Board of Directors. The purpose of the LCTAC is to provide recommendations regarding regional transportation needs and concerns to the LCPC Board of Directors and to VTrans. The LCTAC serves as the eyes, ears and voice of local communities in the regional transportation planning effort. A regional transportation plan for Lamoille County is expected to be completed in early 2005.

The benefits to Hyde Park of participating in regional efforts include:

- 1) More local control of regional transportation planning and funding;
- 2) Greater eligibility for Federal funds;
- 3) Eligibility to attach additional local elements in the region's annual work plan; and
- 4) Local technical assistance on transportation issues.

Local Concerns.

Over the years various transportation concerns have been raised including:

- A traffic signal may be needed at the Route 100/ Route 15 intersection during peak hour traffic.
- The Morrisville Bypass is important to Hyde Park residents, as it is expected to reduce commuting times, alleviate traffic on Stagecoach Road, and improve the flow of trucks.
- The volume and speed of traffic through the village are both continuing problems.
- The Depot Street Dry Bridge should be left alone until after the bypass is constructed. Eventual replacement design should have minimum possible impact to the Village residents.
- Pedestrian safety on the Dry Bridge school crossing is a concern.
- More streets into Hyde Park Village from Route 15 should be blocked to increase safety.
- Sidewalks on Depot Street are needed.

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GOALS, POLICIES, AND RECOMMENDATIONS

As highways are used by everyone in the community and are typically the second most expensive service, they are critical components in any town plan. Transportation plays vital roles in other aspects of the plan including facilities and services, energy, economic development and the land use plan.

Transportation Goal

- To provide a safe, efficient and diverse transportation network for the benefit of the community.

Policies

- The State highways should have limited road accesses to allow for smooth travel into and out of town.
- New driveway accesses should have a suitable sight distance so as to not create a hidden or blind driveway.
- Any new or upgraded road should be built to town road standards.
- Hyde Park supports efforts of regional organizations that provide transportation services to those who require assistance.

Recommendations

- The Selectboard should develop a Road Surface Management Schedule (RSMS) for budgeting needed road repairs and major improvements.
- The Selectboard should update the road and bridge inventory of conditions every three years to establish maintenance and repair priorities.
- Hyde Park should continue to appoint a municipal representative to the Lamoille County Transportation Advisory Committee to coordinate transportation planning, road maintenance and improvements with adjoining towns, and to ensure that the interests of the town are adequately addressed by the region and state.

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V. EDUCATION PLAN

Context.

Students in Hyde Park attend schools under the jurisdiction of the Hyde Park School District (Elementary), or the Lamoille Union High School District (Middle and High School). Both school districts are within the jurisdiction of the Lamoille North Supervisory District.

Students attend classes at two locations. Kindergarten through sixth grade attend classes in Hyde Park at the Elementary School while students in seventh through twelfth grades and Hyde Park's vocational students attend classes at Lamoille Union High School and the contiguous Green Mountain Technology and Career Center (GMTCC).

Hyde Park Elementary. The Hyde Park Elementary School is owned by the Hyde Park School District. The School District is governed by the Hyde Park Elementary School Board. There are five directors, elected to three year terms at the Annual School District Meeting in the spring. The elementary school is located on a 33 acre parcel in Hyde Park Village.

The elementary school facilities are also used for the Early Essential Education Program and to some extent for pre-school classes. In addition, the school facilities are also used for other community purposes: the gymnasium is

used for adult basketball, volleyball, and other activities and the library is used by parent groups.

Rapid enrollment increases at the Hyde Park Elementary School in the early 1990s were accommodated by renovations in 1994. Enrollments have since stabilized making planning for future facility needs somewhat easier. Back in 1991-1992, enrollment at the Elementary School (k-6) was 264 students. The number of students since 2000-2001 have failed to reach that level with 246 students in 2000-01, 225 in 2001-02, and 250 in 2002-03. The student populations are not expected to exceed the school capacity within the next five years (see *Enrollment History* and *Future Enrollment* below).

Lamoille Union Middle and High School. The Lamoille Union Middle and High School is owned by a cooperative agreement among six member towns, called the Lamoille Union High School District. The District is governed by the Lamoille Union High School Board of Directors, which are elected to their

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positions at annual Town Meetings. There are 12 members on the Board, with membership proportionally representing all Towns in the cooperative district. At present, three of the Directors are from Hyde Park. Members from Hyde Park are elected to three year terms which expire in a rotating sequence.

Lamoille Union Middle and High School accommodates approximately 900 students and is not considered to have a space problem at this time. LUMHS recently added a new wing on the school for seventh and eighth grades to alleviate overcrowding during the late 1990s.

Green Mountain Technology and Career Center. The Green Mountain Technology and Career Center (GMTCC) has a close association with, but is separate from the Lamoille Union Middle and High School. It shares the same physical location and the same Board of Directors on matters concerning money. On matters involving the center's programs, the center answers to the Green Mountain Technology Regional Administrative Advisory Board.

The Center provides training for self-selected eleventh and twelfth grade students, as well as for certain adult students as space permits. The programs reflect current and future work force needs with opportunities open to both female and male students.

School Enrollment History.

From 1970 to 2002, school enrollment for Hyde Park students grew rapidly through the early 1980s, leveled off at around 500 students before dropping to the current enrollment of around 480. The table below shows the enrollment for Hyde Park Elementary School and the number of Hyde Park students attending Lamoille Union Middle and High School since 1997-1998 school year.

Table 8. Hyde Park School Enrollment.

School Year Elementary High School Total

1997-1998 269 200 469

1998-1999 265 216 481

1999-2000 244 230 474

2000-2001 246 239 485

2001-2002 225 228 453

2002-2003 250 230 480

Source: Town of Hyde Park Reports and LUSD Reports

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Future Enrollments.

Projections discussed in **Section I. Community Profile** indicate that although the population overall is expected to increase, the population of school age children is not expected to increase greatly. A majority of the population increase in town has occurred in ages over 45, those not likely to be having additional children. As with any projection of this type, the Planning Commission and School Board will need to monitor enrollments to ensure facility capacity does not become a concern.

Educational Attainment.

According to the 2000 Census, 83% of Hyde Park residents over the age of 25 have graduated from high school and over 26% have received a bachelor's degree or higher. These are both slightly below the county averages.

Of the recent graduates of Lamoille Union High School, 58% continued their education further at college and another 4% enrolled in the military (2002 graduating class).

Concerns.

Transportation costs and travel time. The cost of transporting students was identified in the 1996 plan as a critical issue because costs had tripled in ten years (1985-1994). For LUSD, the costs are still increasing but at a more moderate rate, a 24% increase between the 1999-2000 school year and the 2002-2003 year.

Students were also spending more time each day on the bus. At least part of the increase in cost and time has been due to the type of development occurring in the District. As more families build and buy farther "out" in the rural areas, costs go up, and time spent riding on the bus goes up. Some students are picked up as early as 6:50AM and some elementary students are on the bus for over an hour each way, each day.

Each individual bus stop requires at least 30 seconds. Encouragement of clustered housing patterns would by implication cluster bus stops, and begin to address continued increase in student time spent in transportation. Limiting growth of the public road system will also help keep bus routes as short as possible.

Costs. The bond for the elementary school addition in 1994 is \$38,000 per year plus interest. The bond for Lamoille Union is more substantial. Nearly \$1

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million dollars of the LUHS's \$8 million budget is debt service. Hyde Park's share of the debt service is paid through its assessment.

The cost of providing the education has been a very contentious issue especially since 1997 when "Act 60" was passed. Because of changes in the funding formula on an annual basis, most means of comparison between years has become difficult (such as cost per pupil or property tax rates). The exception is to examine the budgets. Table 9 shows Hyde Park's education budgets since 2000.

Table 9. Hyde Park Education Budgets

Year Elementary Budget LUSD Budget Total Expenses

2000-2001 \$ 2,007,829 \$ 1,848,433 \$ 3,856,262

2001-2002 \$ 2,080,033 \$ 2,086,790 \$ 4,166,823

2002-2003 \$ 2,077,333 \$ 2,210,053 \$ 4,287,386

2003-2004 \$ 2,277,135 \$ 2,331,625 \$ 4,608,761

2004-2005 \$ 2,466,347 \$ 2,712,896 \$ 5,179,244

Source: Town Reports

Overall budgets have increased 34% since 2000. Most of this increase is the result of the Lamoille Union Budget which jumped 46.7%. The elementary budget by comparison increased at half the rate- only 23%. Part of the increase in Lamoille Union's budget is the bond from 2001 to build the new wing on the school. Further increases are expected into the future to account for rising health care costs of employees. How the increases will impact property taxes will depend on the allocation formula devised by legislators in Montpelier.

Adult Education Opportunities.

Adult Basic Education is available free of charge out of offices located in Morrisville. College courses are available through Continuing Education at Johnson State College and through Community College of Vermont (CCV) in Morrisville. The Green Mountain Technology and Career Center also offers its programs to interested adult students as space permits.

Day Care/ Preschool.

Essential Early Education is offered in Hyde Park. In 2004 there were 9 registered and 2 licensed day care centers in the Town.

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GOALS, POLICIES, AND RECOMMENDATIONS

Hyde Park is currently in a good position to manage educational opportunities into the near future. Both the elementary and high school have adequate space to accommodate any anticipated growth over the coming years due to renovations made in the past ten years.

Education Goal

- To plan for growth and development in a way that allows us to provide quality education services and adequate facilities for all without placing undue burden on the taxpayers.

Policies

- Future development should not exceed the capacity of the town to provide educational services.
- Hyde Park recognizes the importance to our community of high quality early education and day care. Hyde Park supports organizations and businesses that provide these services.
- Hyde Park supports the GMTCC and their efforts to broaden access to education for adult learners and to provide vocational opportunities for students.
- Hyde Park supports the clustering of housing to minimize transportation costs and riding times for students.

Recommendations

- Hyde Park’s zoning and subdivision regulations should include provisions to allow for, and encourage the use of, Planned Unit Developments.
- The Selectboard should consider the impact of increased school bussing when considering taking over private roads.

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VI. HOUSING

Hyde Park is a residential town. A look at Grand List trends gives an idea of just how residential we are. In 1993, residential properties made up over 74% of the total grand list value. By 2004 this percentage had increased to 82.6%. The increase in values of residential properties is due primarily to an increase in the number of residential properties. From 1995 to 2004, the number of residential properties on the Grand List increased from 922 to 1058 (a 14.8% increase). Meanwhile the number of vacation, commercial, industrial and utilities, and farm and forest remained almost unchanged. If this trend continues, residential properties may be expected to continue to increase and bear a greater portion of the local property tax burden adding high tax bills to the already high price of homes in town.

Hyde Park is a quiet residential community. A mix of land uses is needed to better support the cost of our municipal services. As residential development continues to grow, Town residents need to look at ways to develop housing that is less costly to provide services to such as road maintenance and school bus service.

Current Housing Demographics.

The number of housing units in Hyde Park has increased steadily over the past several decades including most recently from 967 in 1990 to 1220 in 2000 (US Census). The rate of housing growth was faster than the rate of population growth for that same period (26.2% compared to 21.5%). This will be discussed further under household size.

Table 10. Hyde Park residential properties.

	1995	2004	% change
Residential <6 acres	487	518	+6.4
Residential >6 acres	216	284	+31.5
Mobile homes w/o land	135	157	+16.3
Mobile homes w/ land	84	99	+17.9
Vacation homes	47	49	+4.3

Total 969 1107 +14.2

Source: Hyde Park Grand List 411 forms.

Another source of information on housing is the Town’s Grand List. Table 10 shows the number properties on the Grand List in 1995 and 2004 for each of

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the residential categories (including vacation homes). The results show an increase in housing across the board including those that can be expected to be affordable (mobile homes with or without land).

Single family homes are the predominant types of housing units in Hyde Park. More than 86 percent of the housing in Hyde Park is either single family

homes or mobile homes. The remaining housing units are duplexes (9%) and apartments (4%). According to state and grand list figures, approximately 82% of residential properties in town were claimed as homesteads for purposes of education tax rates. Homesteads are the primary residence of the homeowner while the remaining were either second homes or rentals.

Population, households, and household size.

Nationwide and statewide, household size declined dramatically during the 1970s and has declined more slowly since. This trend is due to a number of factors, including: families having fewer children, the breakup of the extended family households, an increase in the number of single parent households, and the larger number of elderly who are choosing to remain in their own homes. Hyde Park's mean household size decreased from 3.0 in 1980 to 2.71 in 1990 to 2.49 in 2000. The mean household size countywide in 2000 was 2.45. Census data for 1990 and 2000 indicates that during that period the number of households increased faster (31.4%) than the number of housing units (26.2%) or the population (21.5%).

Table 11. Hyde Park households and sizes

1990 2000 % change

Population 2,344 2,847 +21.5

Housing units 967 1220 +26.2

Number of households 866 1,138 +31.4

Household size (per/ HH) 2.71 2.49 - 8.1

HH size renter 2.52 2.15 -14.7

HH size owner 2.75 2.58 - 6.2

Source: US Census 1990, 2000

Vacancy.

When the number of households increase faster than the number of housing units there is a corresponding drop in vacancy rates among units.

Between 1990 and 2000 the vacancy rates dropped from 10.4% to 6.7%. The

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strong housing market of the late 1990s and early 2000s is reflected in this. Table 12 below shows the occupancy and vacancy of housing units in Lamoille County and Hyde Park in 2000.

Table 12. Occupancy status of housing units in Lamoille County and Hyde Park

Lamoille County Hyde Park

TOTAL UNITS 11,009 1220

Total occupied 9,221 1138

Owner occupied 912 915

Renter occupied 354 223

Total vacant 1,788 82

For sale 67 14

For rent 100 4

Seasonal 1431 50

Other 186 14

Source: US Census 2000

Affordable housing.

The Department of Housing and Community Affairs housing policy states that housing is affordable when the costs required for housing are no more than 30% of the income for a household earning 80% of the median county income. The affordability figure for Lamoille County is \$787 per month for a household earning \$31,356 per year (80% of median) and \$984 for a household earning the median county income. (Affordability is calculated as follows: \$39,356 median income; \$31,485 is the 80% figure; \$9,445 is 30% of 80% figure; divided by 12 months equals the monthly median income). These figures are subject to inflationary change.

During the 2000 Census, monthly costs for homeowners in Hyde Park were calculated in town and the median costs were \$830 for those with a mortgage and \$373 for those without a mortgage. The median monthly household costs for those with a mortgage are \$154 below the county median income - a very good result. The median housing cost was \$43 above the affordability threshold for regional affordability which means that a household earning \$31,485 could not afford the median home in Hyde Park. The value is close and therefore that household probably could find a home in town but would be limited in his or her options. When residents were asked about affordability during the Census, 24.9% of town residents had mortgage payments that were not affordable (spending 30% of their income).

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In contrast to homeowners, rents in Hyde Park were considered affordable. The median gross rent (rent plus utilities) in Hyde Park was \$588 and only 23% of residents classified their rents as unaffordable. The median gross rent figure is almost \$200 below the regional affordable limit.

Regionally, housing affordability has improved since 1990 (at least according to statistics). Incomes increased by 44% between the two Census counts and housing values rose only 27% and rents 31%. Similarly, Hyde Park incomes have increased 54.8% while housing values rose 27.9% and rents increased 32.7% increase.

Purchasing a home. The median value of all homes in Hyde Park, irrespective of whether owner-occupied or rental property is \$102,400 (U.S. Census 2000). This figure is for property value, whether or not it is for sale. The figures on the table below reflect actual sale prices of houses in Hyde Park over a four-year period. Using the rough estimate that households can afford a house that is three times their yearly income, someone earning the median regional income could afford a home up to 118,068 while the 80% income figure is \$94,068. Compared to the 2000 figures on Table 13 below it appears that houses on the market in 2000 were affordable. It is clear though that prices have increased dramatically since 2000 but may be leveling off.

Table 13 . Median sale prices, Hyde Park 2000-2003 (# of valid sales)

2000

2001

2002

2003

House <6 ac

\$90,250 (26)
\$100,000 (25)
\$113,500 (30)
\$110,000 (31)
House 6+ ac
\$169,000 (7)
\$205,000 (5)
\$174,000 (9)
\$209,000 (11)
Open land
\$5,373/ac (20)
\$4,221/ac (23)
\$2,557 /ac (8)
\$5,000/ac (24)

Source: Property Transfer Records.

Possible avenues to increase or provide affordable housing. Towns have limited opportunities to impact affordable housing. Towns with local regulations must be careful they do not drive up housing costs by requiring large lots or having other requirements that add costs to the final unit. By state law, towns cannot discriminate against mobile homes and must allow mobile home parks, multifamily housing, and accessory apartments in their towns. Hyde Park's zoning bylaws have met these standards since they were first adopted in 1988. These efforts have aided Hyde Park in remaining affordable but the Planning Commission will need to continue to monitor the situation into the future.

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One avenue to help provide affordable housing is for the town to support projects that will create new affordable units. Lamoille Housing Partnership (LHP) in Morrisville is a regional, non-profit organization serving residents of Lamoille County in funding, managing and developing attractive, affordable housing opportunities. LHP develops projects in Lamoille County communities which:

- Are financially feasible;
- Meet perceived or real social needs, and
- Serve community interests.

LHP has developed two affordable mobile home lots with energy efficient units in Hyde Park, and is available to work with town government, businesses and individuals to discuss developing other affordable housing opportunities.

GOALS, POLICIES, AND RECOMMENDATIONS

Hyde Park is a residential community. Single family housing is the predominant type of housing in town. Over the past 10-20 years there have been increases in all types of single family housing. This has allowed Hyde Park to grow yet continue to provide affordable housing opportunities. Over the next five to ten years, the Planning Commission should examine opportunities to increase apartments and other housing types in areas where they would be appropriate.

Housing Goals

- Maintain the character of existing neighborhoods and provide for orderly growth which is compatible with the physical capabilities of the land and existing facilities and services.
- Provide options for residential development which accommodates the various ages, income levels, and housing preferences without sacrificing water quality, land conservation or creating strip development (“suburban sprawl”).

Policies

- Accessory apartments are encouraged as they provide needed income for the homeowner and needed small apartments for residents living alone.
- Vacation homes are encouraged in town where appropriate.

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- Sites for manufactured and mobile homes are allowed in locations similar to those generally used for single family conventional housing.
- Hyde Park encourages land use patterns that are inherently more affordable by nature of cost efficiencies associated with construction (e.g. shorter access roads, smaller lots, proximity to utilities) such as construction of Planned Unit Developments.
- Efforts by regional and non-profit organizations to provide increased opportunities for affordable housing ownership will be supported provided they are consistent with other elements of this plan.

Recommendations

- In the Land Use portion of this plan, adequate land should be set aside to provide building space for a variety of housing types and densities.
- The Planning Commission will need to monitor housing costs, and if necessary, the Planning Commission may need to review the zoning and/or subdivision regulations if they are found to present a barrier to development of affordable housing.

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VII. ECONOMIC DEVELOPMENT

As discussed in Section VI, Hyde Park is a residential town. Although 57% of the population is in the workforce, 84% of these residents leave Hyde Park for work in other communities. Hyde Park has a long tradition of diverse, locally based small businesses scattered throughout the town which adds to the economic vitality and rural character of Hyde Park. While residential development has continued to grow over the past 15 years, commercial and industrial development has not. This forces residents to commute out of town for employment and denies the community needed property tax revenues to provide services.

Components and characteristics.

Department of Employment and Training (DET) track businesses and their employees who pay into the Unemployment Insurance fund (UI). Their figures do not count self-employed or other businesses exempt from UI. Hyde Park has maintained an even split between the number of private jobs and public jobs over the years. The DET figures for Hyde Park indicate that in 1990 there were 62 private employers with 264 workers earning an average of \$16,320 per

year. In 1990 there were also 12 public employers (3 federal, 2 state, and 7 local) with 247 workers earning \$25,328. In all there were 74 employers with 511 employees earning \$20,681.

The number of private employers increased slightly to 64 by 2000 but 42 more workers were added to bring the total to 306. The average wage increased 44% over the 10 year period to \$23,554. The public sector added one state employer to bring the total to 13. The number of employees increased to 301 with salaries increasing only slightly to \$26,951 (6.4% over 10 years). Total employment was 607 workers earning \$25,237.

The most recent figures (2003) show strong growth over the past few years especially in the area of wages. Private sector employment now has 351 workers at 68 employers earning, on average, \$26,040 (a 10.5% increase in 3 years). The public sector continues to have 13 employers but the number of workers has surged to 352 and salaries jumped to \$30,656 or 13.7% Hyde Park's economy will continue to rely on a mix of private and public sector jobs for growth. Although still lagging slightly behind in wages, private workers are now earning a similar income to those in the public sector. The current total employment figures are 81 employers, 702 employees earning, on average, \$28,351.

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Labor Force and Employment.

According to the US Census in 2000, there were 1,630 persons in the labor force of which 4.4% were unemployed. Most residents of Hyde Park were employed in private wage or salary positions (71.9%) while the remaining residents were employed by the government (17.8%) or self employed (10.0%).

Table 14. Occupations of employed persons living in Hyde Park.

Occupation Number

Management, professional, and related occupations 519

Service occupations 268

Sales and office occupations 380

Farming, forestry, and fishing 34

Construction, extraction, and maintenance occupations 134

Production, transportation and materials moving 182

Source: US Census 2000.

Tables 14 and 15 show the occupation and industry of residents of Hyde Park in the 2000 Census. A manager of a construction company, for example has as his/her occupation 'management, professional and related occupations' while the industry is construction. As most residents don't work in Hyde Park, many of the industries and jobs are not found in town. Most residents worked in the 'education, health, and social services' industries. The most common occupations were in 'management, professional and related occupations' although there were also significant numbers of 'sales and office occupations', and 'service occupations'.

Table 15. Industry of employed persons living in Hyde Park.

Industry 2000

Agriculture, forestry, fisheries, hunting, mining 75

Construction 109

Manufacturing 154
Wholesale trade 39
Retail trade 199
Transportation, warehousing, utilities 61
Information 13
Finance, insurance, and real estate 60
Professional, scientific, management, admin. 109
Education, health, and social services 361
Arts, entertainment and recreation services 196

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Other services (except public administration) 59
Public administration 82
Source: US Census 2000

Journey to Work.

Journey to Work information from the Census shows that the most common destinations for work are to commute to Morristown and Stowe (Table 16). There are also significant numbers of residents that remain in Hyde Park or travel a short distance to Johnson. Long distance commutes were less common but still occurred including trips to Chittenden County (101 residents) and Washington County (95 residents).

Table 16. Place of Work information for residents of Hyde Park, 1980-2000.

Place of Work 1980 1990 2000

Belvidere 2
Cambridge 7 17 54
Eden 13 19
Elmore 5
Hyde Park 227 148 236
Johnson 80 59 108
Morristown 332 322 478
Stowe 86 189 280
Waterville 4 1
Wolcott 28 3 27
Caledonia County Towns 15 22
Chittenden County Towns 28 65 101
Franklin County Towns 13 29
Orange County Towns 4 2
Orleans County Towns 7 9 22
Rutland County Towns 2
Washington County Towns 53 67 95
Other State 9 37
Place not reported 46
Total employment 911 918 1518

Source: U.S. Census 1980, 1990, 2000

Historically, the long distance commutes to Chittenden and Washington Counties were less common. Even commutes to Stowe and Cambridge were far less common. Increases in employment opportunities in Lamoille County and

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within Hyde Park would reduce the amount of travel for residents looking for work.

Looking at the place of residence of workers in Hyde Park there were 736 people who reported Hyde Park as their place of work. More than half of the persons that work in Hyde Park live in either Hyde Park or Morristown; 69% live in Hyde Park or one of the neighboring towns.

Table 17. Place of residence for workers employed in Hyde Park, 1980-2000.

Place of Residence 1980 1990 2000

Belvidere	2	2	6
Cambridge	12	17	23
Eden	3	20	30
Elmore	4	11	15
Hyde Park	227	148	236
Johnson	69	120	83
Morristown	65	101	141
Stowe	23	26	
Waterville	4	3	9
Wolcott	19	12	19
Addison County Towns	n/a	n/a	2
Caledonia County Towns	n/a	n/a	31
Chittenden County Towns	n/a	n/a	11
Franklin County Towns	n/a	n/a	9
Orleans County Towns	n/a	n/a	54
Washington County Towns	n/a	n/a	41
Place not reported			
Total employment	736		

Source: U.S. Census 1980, 1990, 2000

Type of Community.

Journey to Work information is commonly used to classify communities as job centers, average communities, or bedroom communities. Job centers have more jobs than their resident workforce. Hyde Park had 736 jobs and 1,518 workers in 2000; therefore it is not a job center. Bedroom communities are defined as those that have more than 2/3 of the resident work force leaving town for employment. As Hyde Park has greater than 84% of the workforce leaving town, Hyde Park is classified as a bedroom community. This is slightly worse than 1990 when 83% left town for employment.

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Unemployment.

Unemployment figures at the town level are released quarterly by the Department of Employment and Training. Table 18 shows the unemployment rates between 2000 and 2004. Typically, unemployment is highest in the first and second quarters (January to June) and lowest in the third and fourth quarters (July to December).

Compared to towns in the Morristown-Stowe labor market, Hyde Park's unemployment rate falls in the middle. Looking at the most recent figures

(fourth quarter 2004) Hyde Park was 11th out of the 17 towns in the labor market. The overall unemployment rate for the labor market was 3.3%.

Annual unemployment rates for Hyde Park since 1990 (not seasonally adjusted) have varied between 4.5% in 1999 and 2000 to 9.4% in 1991.

Historically, unemployment rates have varied; rising sharply between 1990 and 1991 before falling to around 5% in 1995, jumping again in 1996 before gradually falling until 2000. The most recent figure is 5.7% unemployment in 2001 (Department of Employment and Training).

Table 18. Unemployment rates for Hyde Park by quarter since 2000.

	1 st qtr	2 nd qtr	3 rd qtr	4 th qtr
2000	2.7	3.1		
2001	5.9	8.1	3.6	4.3
2002	7.1	n/a	3.2	9.9
2003	8.2	8.7	4.1	4.4
2004	5.5	n/a	4.1	4.0

Source: Dept. of Employment and Training Labor Market Bulletins. Income and Poverty.

The median household income in Hyde Park for 1999 was \$38,650. County wide the median household income was \$39,356, and the statewide figure was \$40,856. The 2000 Census identified 165 residents of Hyde Park whose income level for the year 1999 was at or below poverty level. A look at the distribution of poverty status in Hyde Park by age range shows that 21% of those persons qualifying for poverty status were under the age of 18 and another 15% were over the age of 65. A look at household income sources in Hyde Park for 1999 shows that 4.3% received some form of Public Assistance income.

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Factors affecting economic development.

The regulatory environment, both at the local and state levels, affects the siting decisions of businesses and industries. The local permit process and its administration by local officials convey the community's attitude towards development- both positively and negatively. The process and requirements must be explicit and consistently applied. Efforts at the state level to streamline permitting should be supported if such efforts also serve to protect the long term quality of the local economy and the environment.

Adequate infrastructure is essential to support economic activities. This infrastructure includes and adequate water supply and wastewater disposal, and access to power and transportation. Communication infrastructure has become the most critical element in recent development with broadband, cable access, wireless capabilities desired by many companies. Currently, public sewage disposal is not available in Hyde Park outside of the Village and municipal water outside of the village is limited to North Hyde Park Water District. This limits the scale and types of commercial and industrial development which can locate in town and necessitates using valuable land for on-site waste disposal.

Planning for future economic development should take the needs of local businesses and industries into account by pointing out areas of town that have good transportation access, adequate soils for on-site sewage disposal and

provide adequate power and communication utilities.

GOALS, POLICIES, AND RECOMMENDATIONS

Economic development is vital to the future of Hyde Park. As we are dependent on our neighboring communities for employment, residents drive more and the Grand List remains reliant on residential properties to pay taxes. In the future, Hyde Park will need some industrial or commercial properties to diversify the tax base. Any commercial and industrial development should be at a scale and be of a character consistent with Hyde Park's setting.

Economic Development Goal

- To develop a healthy, diverse and sustainable economy within the physical constraints of the town and keeping with the scale and character of the community.

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Policies

- Hyde Park supports and promotes quality daycare services at affordable costs.
- Hyde Park supports economic activity which strengthens the economic vitality of small businesses, home occupations, farms, forestry, and related activities.
- Hyde Park supports initiatives which will make farming and forestry more economically viable into the future.
- Hyde Park supports industries that take advantage of our local resources to produce value added products.
- Any bylaws adopted should have an efficient process with clear standards to ensure local projects are not unnecessarily burdened.

Recommendations

- Hyde Park should work with surrounding towns to address infrastructure and facility issues that will promote a healthy regional economy.
- The Planning Commission should review the zoning bylaws to ensure a fair and efficient process is maintained.

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VIII. NATURAL RESOURCES

Among the fundamental elements of a community's development plan is a description of its natural resource base. Land resources such as soil and geology provide resources for use and create limitations to development where soil are not suited for on site septic systems. Water resources are used by everyone for drinking and recreation but are also used for generating electricity and providing habitat for wildlife. The final natural resource element described is wildlife which includes habitats for endangered or threatened plants and animals or needed habitat for game species such as deer.

Land Resources.

Soils. Since on-site septic systems are used for wastewater treatment (except in the Village of Hyde Park) a potential issue for outlying projects is the suitability of the soil for such systems. Steepness of the slope, depth of the soil to bedrock, seasonal high water table and percolation rates are critical factors in determining suitability for on-site septic systems. It is well known that Hyde

Park contains many acres of soils that present severe limitations to on-site systems.

Development is presently controlled to some extent by the limited availability of soils suitable for septic disposal. Recent changes by the state regarding waste water disposal technologies could open up a significant portion of land presently ill suited for development. These new regulations are currently being phased in and will be fully implemented by 2007; a change that will occur before this plan expires in 2010.

The following table gives a generalized description of the soil types found in Hyde Park.

Table 19. Major soil associations found in Hyde Park.

Association Description Uses/ Limitations Location

Adams/ Colton/

Duxbury

Level to steep;
excessively drained
and well drained
sandy soils

Main source of sand
and gravel. Steeper
areas in woodlands;
less steep used for
crops and home
sites

Along Lamoille and
Gihon Rivers and
SE of Green River
Reservoir.

Lyman/ Tunbridge

Deep, level to steep,
well drained to

Woodland w/
farming on lower
Northeast uplands
surrounding Green

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somewhat poorly
drained loamy soil.
slopes.

Development
limited by depth to
bedrock & slopes.

River Reservoir.

Berkshire/ Marlow/

Peru

Deep, level to steep,
well drained to
somewhat poorly
drained loamy soils

Cropping and trees.

Pan and slope limit
for development.
Suitable for wildlife
habitat, recreation,
woodland.
Route 100 and
Centerville regions.
Boothbay/ Salmon/
Swanville
Deep, level to steep,
well drained to
somewhat poorly
drained loamy soils
Used mainly for
cropping.
Limitations are slow
permeability, slope
and wetness.
Suitable for wildlife
habitat & woodland
Western corner of
town.

Source: USDA Soil Conservation Service. Soil Survey of Lamoille County,
Vermont 1981.

Soils also provide valuable resources for residents. Of significant importance to farmers and foresters are the locations of prime and statewide significant soils for agriculture and Class 1 forest soils. The location of these soils is shown on the Soil Resources map included in the back of this plan. Where these resources continue to exist in large patches (greater than 25 acres on any one parcel), Hyde Park has established provisions in the subdivision regulations to encourage non-fragmentation of the resource. It is hoped that through this provision, developers will be required to cluster development on marginal soils to allow farming to be viable into the future.

Gravel. Lamoille County is one of the most gravel rich areas of the state. It is also one of the fastest growing. Since gravel is a non-renewable resource, it is important to plan wisely for its use. Areas which are likely to be gravel rich should be identified and noted. The approximate locations of sand and gravel are identified in the Surficial Geology Resources map.

The Lamoille County Planning Commission completed a study in 1989 which identified existing gravel pits and areas of likely gravel deposits. According to that study, there were 27 gravel pits in Hyde Park, of which 16 were active, 7 were inactive and 4 had been reclaimed.

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In 1993, town voters approved the purchase of a 38 acre parcel in Garfield as a sand and gravel source. At 1993 levels of usage, it was projected that this parcel could meet the Town's sand and gravel needs for over 100 years.

Topography.

The slope of the land with its ups and downs, hills, ridges, valleys,

plateaus imposes a natural order to land use. The 24,960 acres in Hyde Park cover a diverse topography ranging from higher elevation uplands to low lying flood plain. The elevation ranges from about 530 feet where the Lamoille River flows into the Town of Johnson, to about 1,850 feet on McKinistry Hill west of the Green River Reservoir.

Slope conditions, steepness of the land measured in the number of feet of vertical rise over 100 feet of horizontal distance, are a major factor in determining the land's capacity for use and development. Some general guidelines for assessing slope limitations include:

0-3% Suitable for most development but may require drainage improvements.

3-8% Most desirable for development, least restrictions.

8-20% Suitable for low density housing on large lots w/some consideration for erosion control and runoff.

21-30% May be developed with careful siting and off site wastewater treatment.

Over 30% Avoid all construction. Natural vegetation generally required to prevent soil erosion.

Hyde Park's topographic limitations map illustrates general areas with slopes less than 20%, areas where slopes are between 20 and 30%, those above 30% and those above 45%. The suitability of any particular site for development, however, must be evaluated considering the interaction of slope with other features such as soil type and vegetation with the proposed land use.

Water Resources.

Water resources take on a variety of forms and functions. They provide rivers and lakes upon which to boat, fish and swim; groundwater to drink; and

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wetlands to store flood waters and filter natural and manmade contaminants.

Water resources provide numerous habitats for a variety of aquatic and riparian plant and animal communities, and support numerous economic activities such as fishing and boating.

Water resources also serve as repositories for runoff and seepage including pesticides, herbicides, sediments, and leaching landfills, septic systems and underground storage tanks. These contaminants kill fish and plants, destroy existing and potential drinking water supplies and preclude recreational activities.

Rivers and streams. The Lamoille River forms the southern political boundary of the town from its confluence with Centerville Brook to the Johnson town line. The Lamoille originates at Horse Pond in Greensboro and flows into Lake Champlain in Milton. Along its route to Lake Champlain, the Lamoille assimilates water from a number of wastewater treatment plants while also providing numerous public recreation opportunities and scenic vistas.

The Gihon and Green Rivers both flow through Hyde Park and join the Lamoille River in the adjacent towns of Johnson and Wolcott respectively. Other notable Hyde Park streams include Rodman Brook, Centerville Brook, and Beaver Meadow Brook.

All of the streams and rivers in Hyde Park are part of the Lamoille River drainage basin.

Riparian habitats. Plant life such as trees, shrubs, grasses and herbs along stream banks and river corridors serve to provide both food and shelter for a great many wildlife species. According to a 1986 study of Vermont's rivers, several of Vermont's wildlife groups are highly dependant on riparian areas for their habitat needs.

The Gihon River, Centerville Brook, Green River, and Baldwin Brook corridors were all noted in the 1986 report as important deer habitats.

Significant natural features. In a 1991 report on Waterfalls, Cascades and Gorges of Lamoille County, Vermont, the Upper and Lower Falls on the Green River in Hyde Park (located above and below Garfield Road) were identified as being of regional or statewide significance. Owned by Morrisville Water and Light Department, these falls were considered threatened due to the potential

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development of a dam on the upper falls.

Lakes and ponds. Hyde Park has numerous lakes and ponds throughout most of the town. The largest, Green River Reservoir, is owned by the state and is open to the public for fishing and non-motorized boating.

Water quality. Vermont's waters are classified according to established goals to be attained or minimum standards to be maintained, depending upon the present quality of a particular section of water.

In their 1992 Water Assessment report, the Vt. Agency of Natural Resources noted that the Lamoille River below Cady's Falls as a threatened stretch of river due to unnaturally low water levels. Schofield Pond is listed as threatened by acid rain because of the low alkalinity level.

Wetlands. The term wetland is used to refer to areas that are commonly referred to as swamps, marshes, bogs, fens, or other such names. Wetlands share three basic characteristics:

- 1) The presence of water at or near the ground surface.
- 2) The presence of water dependant plants occurring on site.
- 3) Common types of soil which have formed as a result of the presence of water.

Wetlands serve a number of important functions including stormwater retention, erosion control, ground water recharge, and wildlife habitat.

Wetlands have been mapped by the U.S. Department of the Interior and each town has a set of National Wetland Inventory maps. These maps were made using aerial photos. They are useful for assessing the general character of a particular area, but are not accurate enough to determine the nature of a particular property without a site visit.

Vermont's wetland regulations are based upon the National Wetlands Inventory. They designate all of the wetlands identified by the inventory in Hyde Park as Class II, meaning the functions they serve – either alone or in conjunction with other wetlands – are significant enough to merit protection under state law. Class II wetlands in Vermont are protected by a 50-foot vegetated buffer between the wetland and any adjacent land development. Class I wetlands are those of

such high quality and important function that they are considered of statewide significance. There are no Class I wetlands in Hyde Park.

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Groundwater resources. Groundwater is the source of over 90% of the drinking water for rural communities in Vermont. It is replenished through rain and surface waters which percolate through the soil. Any activity which introduces contaminants directly into the ground (such as underground storage tanks, septic disposal fields, and agricultural activities) can affect ground water quality. Since surface waters may also travel underground, surface water quality may affect ground water quality as well.

Groundwater is an important source of drinking water for Hyde Park residents. For homes outside of the Village Water and Light service area, groundwater is the primary source of drinking water. The Village Water and Light Department uses groundwater (a spring) as the source of the municipal water supply.

Public ground water sources in Vermont are assigned Wellhead Protection Areas (WHPA). WHPAs are defined as the surface and subsurface areas surrounding a water-well or well-field. The state Agency of Natural Resources (ANR) is responsible for the Vermont Wellhead Protection Program. There are four WHPAs wholly or partially within Hyde Park that are mapped by ANR's Department of Environmental Conservation, Public Water Supply Division. The location of the North Hyde Park water supply WHPA has not been correctly mapped, however, by the state. The state still shows the WHPA around the old North Hyde Park spring. The water supply is now supplied by a driven well.

Wildlife Resources.

Fisheries. The Vermont Guide to Fishing, published by the Vt. Fish & Wildlife Department, lists the Lamoille River as supporting all warm and cold water sport fish found in the state with the exception of lake trout and smelt. The upper reaches of the Gihon River support rainbow, brown and brook trout. Green River Reservoir is noted as a warm water fishery, supporting perch, bass, bullheads, and panfish.

The Vt. Fish & Wildlife Department owns approximately five acres of stream bank for public fishing access on the Lamoille River in Hyde Park near the Johnson town line.

Deer wintering areas. Vermont's deer require specific winter habitat to survive the seasonally severe weather and heavy snowfall. Winter deer yards provide two features important to white-tail deer survival: shelter and food.

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Statewide, between 6% and 8% of Vermont's forestland is suitable for winter deer range under average winter conditions. Wintering areas do not change significantly between years and can be used by generations of deer over several decades if appropriate habitat conditions are maintained. Deer yards in Hyde Park are found on the north side of the Green River Reservoir and in North Hyde Park. Unfortunately, forest management at the Reservoir over the past few decades have removed the softwood species needed for cover. The State is currently establishing a plan to improve the quality of this deer yard but it may

take decades to return to its former condition.

Bear habitat. Bears require large areas of uninterrupted forestland for breeding. They also require travel corridors to move from one part of their habitat to another, especially as forested areas may be subdivided and developed. The Vermont Fish & Wildlife prepared a map in 1989 to indicate general areas of black bear habitat. According to this map, Hyde Park has bear habitat along its northern and eastern highlands.

Rare & endangered species habitat. Rare plants and animals are important for a variety of reasons. Some are indicators of unusual habitats or of colder or warmer climates in Vermont's distant past. Some serve as indicators of environmental quality. Some species may provide compounds for medicines or agriculture or industrial products. Finally some are attractive and add beauty to the natural landscape.

Hyde Park critical habitat map. The Vt. Non-game and Natural Heritage Program, in the Fish & Wildlife Department, has an ongoing program of identifying and mapping special natural features of significance in each town. These maps show the approximate boundaries of known deer wintering areas and known locations of rare plants, animals, significant wildlife communities or state natural/ fragile areas.

The revised critical habitat map for Hyde Park, in the back of this plan, identifies one known critical habitat area, as well as deer range boundaries which encompass small areas in the northeast corner of town and in the northern reaches of the Green River Reservoir State Park. It is important to note that the deer range boundaries are approximate only and subject to future change.

VIII. Natural Resources 59

GOALS, POLICIES, AND RECOMMENDATIONS

Interest in protecting natural resources has increased across the country over the past twenty years. Today residents of Hyde Park expect development to avoid fragile habitats and to protect water quality and soil resources. The Town's zoning and subdivision regulations establish standards that developers must follow in order to protect and maintain these standards into the future.

Natural Resources Goal

- To promote public awareness and appreciation of the Town's natural resources and to balance the conservation and protection of these natural resources with ecologically sound development practices and economic needs.

Policies

- Hyde Park encourages the ongoing involvement of residents in determining the appropriate balance between resource protection and development.
- Land use and development activities should minimize and, where possible, eliminate negative impacts on water resources, such as increased stormwater runoff, erosion, sedimentation, habitat loss and contamination.
- Development on slopes greater than 30% is prohibited.
- Further fragmentation of productive farm and forestland is to be avoided

where possible; continued access to the productive forest and farmland will be ensured.

- Use of Accepted Management Practices by agriculture and forestry operations is required as established by the state. Hyde Park encourages the use of Best Management Practices to better protect soil resources from erosion or degradation.
- All development within the town must be pursued with strict regard to the capability of the soils to support it.
- A naturally vegetated buffer should be maintained around all perennial streams and rivers.
- No structures should be constructed within a flood hazard area. Filling of the flood hazard area or obstructing the flow of flood waters is also prohibited.
- Deer wintering areas should be protected from development and other uses that threaten the ability of the habitat to support the species.

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- Rare, threatened, and endangered species and their habitats will be protected and preserved through appropriate conservation techniques. Where appropriate a buffer strip should be designed and maintained to ensure protection.

Recommendations

- Hyde Park should work to retain and acquire by purchase, if necessary, access to public waters.
- Hyde Park should continue to enforce local zoning and subdivision regulations with regards to earth extraction and processing operations. Where the provisions are found not to achieve the goals of this plan, the bylaws should be amended.
- Subdivision regulations should include provisions that would minimize fragmentation of large patches of productive soils.
- Hyde Park should support efforts of organizations in the purchase of development rights and other conservation techniques provided the land protected meets the objectives of this plan.
- Many Hyde Park landowners share a desire to be good stewards of the land. The Planning Commission recognizes that more can be accomplished by educating, advising and assisting landowners with their natural and wildlife resource concerns than could be accomplished through regulations. The Planning Commission will support and provide guidance to any property owners with questions or concerns about their natural resources.

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IX. PRODUCTIVE RESOURCES

The use of land for agricultural purposes plays an important role in Hyde Park's economy. It also supports the community's traditional settlement pattern by providing a diversity of land uses and open space. Planning for and supporting the working landscape is critical to maintaining this pattern of use. Working landscapes, like farming and forestry, contribute to the towns overall

beauty, its economy, and its history.

Forest Resources.

The dominant land use in both Hyde Park and Lamoille County today is forest. As discussed in the Natural Resources chapter, forests benefit the town and county by providing habitat for numerous game and non-game woodland animals. Additionally, forests are a source for wood products from timber to maple syrup which provide jobs both in the woods and in the mills and protect our valuable water resources. According to the 1993 Grand List, approximately 15,404 acres of land (almost 62% of town) is classified as woodland.

Agriculture.

Farming remains an important part of the economy, landscape, and cultural heritage of Hyde Park. According to estimates from the Vermont Agency of Agriculture, Food and Markets, there are 8 farms in town which provide over 50% of the owner's gross annual income. This is a substantial decrease in the number of farms since 1985 where similar statistics reported 20 farms in town. Not all of this translates into less land in production. In many cases the size of remaining farms has increased. Additionally "hobby" farms (which are not counted above) continue to be popular in town, but it is unlikely that many of these may be turned into full time operations.

Use Value Appraisal (UVA) Program.

The Use Value Appraisal (UVA) Program was established by the Vermont Legislature in 1977 in recognition that the high tax burdens placed on farm and forest lands was contributing to the rapid development of prime agricultural and forestry lands across the state. The UVA Program allows farm and forest land to be taxed on their resource production value rather than their value for development purposes. A popular program statewide, the growth of UVA enrollment was curtailed by legislative under funding in 1991 and 1992 and an enrollment moratorium in tax years 1992 and 1993. During the moratorium, property owners enrolled in the UVA program were allowed to withdraw from

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the program without penalty. In 1993, 51 properties, which included 25% of the town's total acreage, were enrolled in UVA. By 2004 this number has increased to 80 properties and 8,442 acres of land.

GOALS, POLICIES, AND RECOMMENDATIONS

Conserving working landscapes is more than purchasing land and development rights; conserving our traditional land uses involves a commitment by the community to ensure the economic foundation that supports this way of life is maintained into the future.

Productive Resources Goal

- To retain working farm and forestland as a viable part of Hyde Park's economy, landscape, and culture.

Policies

- Hyde Park supports and encourages the continued wise use of land and conservation of productive soils for agriculture, forestry, resource extraction and recreation.
- The town supports private landowners in their efforts to maintain

productive soils and unbroken tracts of land for forestry and agricultural use.

- Hyde Park supports long term multi-use land management strategies.
- Further fragmentation of productive farm and forestland is to be avoided where possible; continued access to the productive forest and farmland will be ensured.
- Use of Accepted Management Practices by agriculture and forestry operations is required as established by the state. Hyde Park encourages the use of Best Management Practices to better protect soil resources from erosion or degradation.
- Hyde Park supports working farms and productive forests as viable parts of the local economy, landscape, and culture.
- Development in Hyde Park should minimize the localized impact of productive resource development.
- The Town should encourage an economic base that will sustain the agricultural and forest resource segment of the economy.

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Recommendations

- Hyde Park's subdivision regulations should encourage clustering to avoid fragmenting large areas of productive farm and forestland.
- The Planning Commission should monitor and evaluate the local impact changes to current use program and examine property tax alternatives that are sensitive to maintaining productive resource lands.

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X. SCENIC & HISTORIC RESOURCES

Special features that reflect the cultural development and character of the Town include its historic sites, buildings, districts, and scenic areas. The visual character of our community is valued by residents and visitors alike.

Scenic Resources.

Scenic resources include natural scenes or a mixture of natural and manmade elements such as houses, roads, and farms.

There is much natural beauty in the community which contributes to the quality of life of residents and is appealing to its visitors. A drive on almost any of the roads in town puts the observer in contact with active farmland, pasture, hills, forests, historic buildings and views of the nearby mountains, rivers, and streams.

Hyde Park's scenic resources have not been inventoried. Future efforts to protect scenic resources require the development of criteria for evaluating a specific scenic area. Such criteria should be as objective as possible and be locally developed with participation by members of the community. The first of these areas should be the Green River Reservoir. This area has been identified as a unique place with a wilderness character. Maintaining this experience into the future will require forethought and planning.

Historic Resources.

Historic Districts and Structures. In 1981 the entire town was inventoried by the state Division of Historic Preservation for the Vermont state historic registry.

Town-wide, 28 structures and two districts (the Village of Hyde Park and the village of North Hyde Park) were noted for their historic value. Most of the buildings noted in this inventory were constructed in the mid 1800s to the early 1900s, and provide examples of the popular architectural styles of this period. *Archeological Sites.* Hyde Park contains an archeologically sensitive corridor associated with the Lamoille River valley. Federal and state laws protect archeological sites. Developers planning to work in the potentially sensitive corridor should contact the Vermont Department of Historic Preservation while in the early planning stages of a project to determine whether the location of a proposed project could have an impact on a significant archeological site.

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GOALS, POLICIES, AND RECOMMENDATIONS

Evidence of Hyde Park's past is found throughout the Town in the form of its historic buildings and districts. These historic resources not only provide a physical link to the past but also contribute to the overall scenic landscape. Protection of these resources are often the most difficult to accomplish because regulations are many times perceived as unfair because a few property owners are losing their development rights while everyone else benefits from the scenic views. Balancing the rights of property owners with the desires of the community to maintain the attractive scenic qualities of Hyde Park will be important as the Town grows and develops.

Scenic & Historic Resources Goal

- Manage growth in a way which protects and promotes the town's historic and scenic assets without unduly infringing upon the rights of landowners.

Policies

- Hyde Park recognizes the contribution of certain historic buildings and landscapes to the local economy and quality of life.
- The town recognizes the importance of the Lamoille River and Green River Reservoir and their continuing scenic and recreational values.
- Hyde Park supports activities which help to maintain and enhance the working landscape and natural beauty of the area.
- Hyde Park encourages the maintenance and continued functional use of historic structures, sites and areas.
- Development within any designated historic district should be in character with the surrounding architecture.
- Telecommunication towers and other large obvious structures should be designed and carefully sited to minimize the impact on the scenic character of Hyde Park.
- Development in the Green River Reservoir viewshed should be designed and sited not to have a negative impact on the scenic quality of the area.

Recommendations

- Hyde Park should continue to enforce the site plan and subdivision regulations as a means to guide development to achieve the goals and objectives of this chapter.

X. Scenic & Historic Resources 66

- The Planning Commission should review the tower provisions of the zoning bylaws to ensure scenic impacts are addressed in any proposal.

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XI. LAND USE PLAN

History and Historic Land Use.

Captain Jedidiah Hyde and his 65 proprietors were granted the charter for the Town of Hyde Park on August 27, 1781. Clear title to the land was not available until ten years later when Vermont became a state. Out of the 66 proprietors, only Captain Hyde and his close friend Jabez Fitch settled in Hyde Park. The first settler was, however, John McDaniels in 1787. By 1800, the town had nineteen families accounting for fifty three residents.

The population doubled each decade until the 1850s when the town had 1080 residents. The population continued to rise until 1890 when it stood at 1633 people. We did not reach that level again until the 1970s and today the population is approaching 3,000 residents.

The Town of Hyde Park has been part of six different counties in its history: Bennington, Rutland, Addison, Franklin, Orleans, and finally, Lamoille in 1835 when the county was organized. Hyde Park became the Shire Town of the county by being the first town to construct a court house and jail which were completed in December of 1836. Morristown and Johnson attempted to get the county seat from Hyde Park in its early history, the last challenge being made by Morristown in 1910.

In 1800, Elizabeth Hyde started the first school in Judge Sawyer's barn. By the mid to late 1800s the town had seen the number of schools rise and fall. In 1875 there were sixteen schools. Lamoille Central Academy was founded in 1857, located over a garage in the village. Twenty years later, in 1897, the Town's people voted to build a five room school for children from grades one through twelve. The school was designed to accommodate two hundred students when it was built. It was realized by 1949 that the school was having difficulties meeting the states mandates for education and a union school was considered. In 1952, five additional classrooms, a kitchen and a gymnasium were added to the school. The North Hyde Park School, the last of the neighborhood schools, closed in 1966 and sent its students to the Lamoille Central School. In 1964 and 1965, it was decided that a union school was needed to meet state mandates and the growing population. Lamoille Union High School opened in 1967 to serve grades seven through twelve. The Hyde Park school today serves students from preschool through sixth grades.

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On April 17, 1910 a major fire destroyed a large portion of the village. The fire started in the jail and spread to the courthouse and several residential structures. Twenty major buildings were lost and the fire left twenty families homeless and changed the character of the large tree lined village forever. Property losses from the 1910 fire exceeded \$125,000.

When the United States entered World War I, it was determined that Hyde Park had 200 eligible men, including the principle of Lamoille Central Academy who resigned to serve in the war.

During the Second World War, most of the men in the Town were serving the cause in one capacity or another. History shows that in all wars and conflicts, Hyde Park has had many people serve its country.

While many towns suffered great losses in the flood of 1927, Hyde Park was spared much of the damage. Hyde Park lost only one barn and one house was flooded on the first floor. Damages were limited to several houses with flooded basements, the loss of bridges, roads and damage to the railroad. Hyde Park residents came to the aid of Johnson and Morrisville who suffered large amounts of damage during the flood.

In 1895 the Village of Hyde Park was incorporated. The main area of focus for early Trustees was to get water and electricity to the community and within a few short years they supplied the village and parts of the town with both.

The boom time for Hyde Park's industries was in the 1880s. In the early 1800s, Hyde Park was known for its saw mills which at the time were the largest industry in town and are still part of the town's industrial base today. The Page Calfskin business started in the late 1800s in a small barn and grew until its building covered over 2 acres at which time it was the world's largest calfskin tannery.

During this time Hyde Park had four operating hotels and was also considered a resort town. In 1867, Hyde Park hosted the 3rd District Republican Convention at which over 10,000 people were in attendance.

Current Land Use.

Today while a saw mill still contributes to our limited industrial base, the tannery and the hotels are gone, leaving gravel extraction as our largest industry. The town has become a rural residential community where most residents work

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outside Hyde Park. The town has a few small to medium sized businesses and has several home-based businesses.

Future Land Use.

Rural residential 2. The rural residential 2 (RR2) district includes that portion of town which is best suited to medium density, rural, single family residential development. Multiple family dwellings, when compatible with character of existing development, may be allowed. The Planning Commission encourages alternative methods of development such as Planned Unit Developments.

All normal agricultural and forestry practices are allowed. Home occupations, commercial and industrial development and mobile home parks may be allowed where they are compatible with the objectives of this plan, and with the protection of health, safety and welfare of the town as provided for in any duly adopted zoning bylaws.

Rural residential 5. Rural residential 5 includes that portion of town which is best suited to low density, rural single family development. Multiple family dwellings, when compatible with the character of existing development may be allowed. The Planning Commission encourages alternative methods of development such as Planned Unit Developments.

All normal agricultural and forestry practices are allowed. Home

occupations, commercial and industrial development may be allowed where they are compatible with the objectives of this plan, and with the protection of health, safety and welfare of the town as provided for in any duly adopted zoning bylaws. Within this district, high density residential development, such as mobile home parks, should be prohibited.

North Hyde Park & Garfield. This district includes the communities of North Hyde Park and Garfield. The district is intended to establish higher density village settings in town. Within the district small retail, commercial and industrial enterprises are appropriate as well as higher density residential development.

North Hyde Park Industrial and Commercial. This district, just north of the North Hyde Park District, is intended to encourage industrial and commercial development near the village of North Hyde Park to take advantage of existing services including three phase power. Residential development is discouraged in

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this area and can only be permitted with conditional use approval. Construction or expansion of residential uses cannot interfere with the overall purpose of this district.

Shoreland. The shoreland district includes those portions of the town within 500 feet of the mean water level of the Green River Reservoir [1,220' msl], Zack Woods Pond [1,179 msl], Mud Pond, Clear Pond and Schofield Pond.

This area of town includes one of the state's largest undeveloped and motor free water bodies (Green River Reservoir), and currently offers limited infrastructure to serve the area. Development in this district should be limited and controlled to lessen the impacts on municipal and educational services, and to preserve the wilderness setting of these waterbodies and the unique recreational opportunities they afford.

There should be no development within 100 feet of the mean water mark of these water bodies. In addition, existing trees and ground cover should be maintained to the extent necessary to retain the natural character of the shoreline and to prevent soil erosion. Within this district, commercial and industrial development should be prohibited.

Conservation 10. The conservation 10 district includes lands east and north of the RR5 district. These lands have steep slopes, shallow soils, limited road access, and are generally far from public services. This area is best suited for forest management, agriculture, wildlife management, recreation, and seasonal or very low density residential housing.

Conservation 27. The conservation 27 district includes all lands currently part of the Green River Reservoir State Park or owned by Morrisville Water and Light. Similar to the conservation 10 district, the conservation 27 includes lands with steep slopes, shallow soils, limited road access and is generally far from public services. These lands are also within view of the reservoir and have very high scenic values. The area is best suited for forest management, recreation, and very low density seasonal housing.

Wellhead Protection Area. The Wellhead Protection Area (WHPA) district includes those portions of town serving and protecting public water supplies as

identified by the VT Agency of Natural Resources. In addition to buildings and improvements necessary to the public water system, other appropriate uses in this district include agriculture not involving the use of chemicals and fertilizers,

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forestry, recreation and single family residences. All other land uses should be prohibited.

Flood Hazard Area Overlay District. The Flood Hazard district consists of all lands in the town identified as areas of special flood hazard on the most current Federal Insurance Administration (FIA) Flood Insurance Rate Maps (FIRM), and as regulatory floodway on the Federal Emergency Management Agency (FEMA) Flood Boundary and Flooding Maps. Special zoning standards regulate development in these areas.

Green River Reservoir Viewshed Overlay District. Land within the Green River Reservoir Viewshed Overlay district is, for the most part, currently maintained in a wilderness state. While development is expected in the area in the future, it should be designed and sited in such a manner as to minimize the visual effects on the reservoir and other residents.

GOALS, POLICIES, AND RECOMMENDATIONS

In order for Hyde Park to realize its vision in this plan, the land use plan along with the implementation plan must establish clear objectives and strategies. These visions will not become reality without effort and investment. This plan has therefore established various districts, from higher density village districts to lower density rural residential to very low conservation districts. The shoreland and wellhead protection districts are established to protect water quality and the flood hazard area district is intended to protect residents from damage and loss due to flooding. Finally, the Green River Reservoir Viewshed District is intended to maintain the current wilderness experience of this area while allowing for some low density growth.

The intention of this plan is not to stop growth but to guide it in a manner that allows for economic development while preserving the character and environmental quality of Hyde Park. This is the most challenging aspect of any municipal plan- balancing growth with conservation, protecting public services and facilities while respecting private property rights, holding on to the past while embracing the future. This plan has established a road map to a place that future residents will be proud to live, work and play.

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Over the coming years this plan will be revisited from time to time to recognize changes in our community and to change the tools we use to achieve our objectives. Today, Hyde Park has zoning and subdivision regulations along with other municipal ordinances regulating roads and driveways. In the future we may consider other options for achieving our goals including the creation of a conservation commission to purchase, hold, and maintain land or property rights on behalf of the town.

Land Use Plan Goals

- To promote orderly growth while maintaining the rural character and vitality of our neighborhoods and the quality of our natural resource base.

- Maintain rural, agricultural quality of our community by encouraging creative land use techniques which are not unnecessarily wasteful of the land.

Policies

- Hyde Park supports growth and development in keeping with the physical capacities of the land and community services.
- The town supports development that is sensitive to the inherent limitations of the land and community services.
- Hyde Park encourages land owners to participate in the current use program.
- Hyde Park encourages development that has a minimal impact on the Town's infrastructure, and municipal and educational services.
- Hyde Park continues to support home-based and small businesses where appropriate.
- Hyde Park prohibits the creation of spaghetti lots.
- The town supports effort of organizations in the purchase of development rights and other conservation efforts provided those efforts meet the objectives of this plan.
- Hyde Park supports development that sustains our natural resource base.
- Hyde Park recognizes the importance of the Lamoille River and Green River Reservoir and maintains their scenic and recreational values.
- The town encourages local policies and regulations to be administered fairly and in a timely manner.
- The town recognizes that the prosperity and growth of the Town and Village are interconnected and that decisions made by one entity ultimately impact the other.

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Recommendations

- The Planning Commission should provide incentives for alternative, creative land development and open space such as Planned Unit Developments.
- Hyde Park should continue to enforce its subdivision regulations in order to maintain local control over land parcelization.
- Hyde Park should consider forming a conservation commission to purchase and hold development rights of farms and forestland within town.

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XII. IMPLEMENTATION PLAN

Implementing the Program.

In order to be successful in achieving the objectives of this plan, Hyde Park has adopted a few programs. Planners many times refer to these programs as tools. No single tool can be used to achieve all of the goals and policies of this plan. The tools Hyde Park has adopted at this time include:

Health Ordinance (septic ordinance): The first development bylaw adopted by the town was the health ordinance in 1979. This set of regulations was developed to ensure all wastewater systems meet certain minimum standards of

performance.

Zoning bylaws: First adopted in 1988, these regulations require a permit prior to any land development in town. Zoning bylaws regulate the specific uses of land, the size and dimensions of structures, setbacks and yard requirements, and the density or intensity of use.

Flood Hazard Area Zoning Bylaws: These bylaws were adopted in 1990 to protect the health, safety, welfare, and property of the public in areas prone to flooding.

Shoreland bylaws: First adopted as a part of zoning in 1988, these bylaws protect water quality within 500 feet of all lakes and ponds.

Planned Unit Developments: Clustering of lots was first allowed in the zoning revision in 2004.

Subdivision regulations: These regulations were adopted in 2005 to regulate the creation of lots and to ensure efficient development of public or semi-public facilities such as roads, utilities, and water and wastewater systems.

Hyde Park has not adopted but could adopt:

Conservation efforts: The town could create a conservation commission or partner with a statewide organization to coordinate purchase of properties or development rights of certain properties.

The Planning Commission will need to review the various options in town

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to decide which tool, or tools, is appropriate for the situation. Various recommendations have been made throughout this plan and are listed below. Each of the recommendations will need to be discussed further to weigh the costs and benefits of each option.

How this Plan Relates to Neighboring Plans.

Copies of the proposed Town of Hyde Park Municipal Development Plan have been submitted to all neighboring towns and the Regional Planning Commission. This plan proposes no radical changes in the present land use, nor are there significant changes in the land use districts. In light of this fact and from our review of adjoining town plans we feel no substantial conflicts exist. Implementation Plan.

The following charts are the proposed plan of implementation for the goals and objectives for the Town of Hyde Park. These recommendations are a compilation of the recommendations presented throughout this plan.

Section: Population and Growth

GOAL: For Hyde Park's population to have a slow to moderate growth rate so as to provide the town the ability to recognize and, if necessary, respond to changes in demographics.

Recommendations Type of Action Who's Involved?

Start

Date

Finish

Date

Notes

If the number of persons moving into Hyde Park becomes a major

issue over the next five years, the town should consider amending the town's zoning, subdivision regulations, or other program as appropriate for the situation.

Monitor

PC

On going

The Planning Commission should review and amend the 'Future Population Predictions' information when figures are released by the state of Vermont or other reliable source. This

Monitor

PC

n/a

n/a

Once every five years.

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should be conducted, at minimum, every five years in association with updates of the municipal plan.

The Planning Commission should review annual population estimates by the Department of Health or Census Bureau to ensure growth rates are not outside of the town's expectations.

Monitor

PC

n/a

n/a

Annually

Section: Community Facilities & Services

GOALS: 1. To efficiently provide high quality, environmentally sound and affordable public services and facilities.

2. To plan local investments in infrastructure at the appropriate location and pace to support the local economy while mitigating physical and social impacts.

Recommendations Type of Action Who's

Involved?

Start

Date

Finish

Date

Notes

The Planning Commission and Selectboard should discuss the future of wastewater permitting in town to be prepared for the 2007 changes.

Comment,

regulation

PC, SB

Before 2007

Zoning and subdivision

regulations should require identification of existing and proposed water supply locations to ensure water quality is protected.

Regulation

PC, DRB

Ongoing

If unregulated junkyards become an issue in town, the Selectboard should consider the adoption of a junk ordinance.

Monitor,

Regulation

SB

Ongoing

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The Selectboard should consider adopting access and driveway standards that would ensure emergency vehicles would be able to safely reach residences and businesses.

Regulation

SB

The subdivision regulations should include provisions to require fire ponds and dry hydrants, if appropriate, access and driveway standards, and other provisions to ensure safe and efficient emergency services.

Regulation

PC

Ongoing.

The recreation committee should continue to coordinate and plan for the purchase and management of municipal recreation facilities.

Non-regulatory

Recreation

Committee

Ongoing

n/a

The Planning Commission should periodically review the telecommunications provisions in the zoning bylaws to ensure the above goals and policies are supported.

Regulatory

PC

n/a

n/a

Annually

Section: Utilities & Energy Plan

GOAL: 1. For citizens to generate energy locally from renewable sources, whether for heat, electricity, or transportation.

2. Energy should be provided in a safe, reliable and efficient manner.

3. To promote energy efficiency and conservation in the design, construction and use of municipal, industrial, commercial, and residential structures.

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Recommendations Type of Action Who's

Involved?

Start

Date

Finish

Date

Notes

The Planning Commission should conduct an inventory and assessment of renewable energy opportunities in town including wood, wind, hydro, and solar.

Planning

PC

The Planning Commission, within the subdivision regulations, should consider requiring utilities be buried.

Regulation

PC

The Planning Commission should exempt or provide accommodations for alternative energy adaptations (e.g. solar collectors) in developing and reviewing bylaws.

Regulatory

PC

The town should conduct energy audits of all municipal buildings to identify opportunities for savings.

Non-regulatory

SB

Section: Transportation

GOAL: To provide a safe, efficient, and diverse transportation network for the benefit of the community.

Recommendations Type of Action Who's

Involved?

Start

Date

Finish

Date Notes

The Selectboard should develop a Road Surface Management Schedule (RSMS) for budgeting needed road repairs and major improvements.

Non-regulatory
SB

Annual
updates

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The Selectboard should update the road and bridge inventory of conditions every three years to establish maintenance and repair priorities.

Non-regulatory
SB

n/a

n/a

Once every
three years.

Hyde Park should continue to appoint a municipal representative to the Lamoille County Transportation Advisory Committee to coordinate transportation planning, road maintenance and improvements with adjoining towns, and to ensure that the interests of the town are adequately addressed by the region and state.

Communicate

SB

n/a

n/a

Annual

Appointment

Section: Education

GOAL: To plan for growth and development in a way that allows use to provide quality education services and adequate facilities for all without placing undue burden on the taxpayers..

Recommendations Type of Action Who's

Involved?

Start

Date

Finish

Date

Notes

Hyde Park's zoning and subdivision regulations should include provisions to allow for, and encourage the use of, Planned Unit Developments.

Regulatory

PC

Ongoing

n/a

The Selectboard should consider the impact of increased school bussing when considering taking over private roads.

Non-regulatory

SB

Ongoing

n/a

XII. Implementation Plan 80

Section: Housing

GOAL: 1. Maintain the character of existing neighborhoods and provide for orderly growth which is compatible with the physical capabilities of the land and existing facilities and services.

2. Provide options for residential development which accommodates the various ages, income levels, and housing preferences without sacrificing water quality, land conservation or creating strip development (“suburban sprawl”).

Recommendations Type of Action Who’s

Involved?

Start

Date

Finish

Date

Notes

In the Land Use Portion of this plan, adequate land should be set aside to provide building space for a variety of housing types and densities.

Planning

PC

n/a

n/a

The Planning Commission will need to monitor housing costs, and if necessary, the Planning Commission may need to review the zoning and subdivision regulations if they present a barrier to development of affordable housing.

Monitor

PC

n/a

n/a

Annually

Section: Economic Development

GOAL: To develop a healthy, diverse and sustainable economy within the physical constraints of the town and keeping with the scale and character of the community.

Recommendations Type of Action Who’s

Involved?

Start

Date

Finish

Date

Notes

Hyde Park should work with surrounding towns to address infrastructure and facility issues that will promote a healthy

Cooperation, coordination

PC

Ongoing

XII. Implementation Plan 81

regional economy.

The Planning Commission should review the zoning bylaws to ensure a fair and efficient process is maintained.

Regulatory

PC

Section: Natural Resources

GOAL: To promote public awareness and appreciation of the Town's natural resources and to balance the conservation and protection of these natural resources with ecologically sound development practices and economic needs.

Recommendations Type of Action Who's

Involved?

Start

Date

Finish

Date

Notes

Hyde Park should work to retain and acquire by purchase, if necessary, access to public waters.

Non-regulatory

PC, Con.

Comm. (if created)

Hyde Park should continue to enforce local zoning and subdivision regulations with regards to earth extraction and processing operations. Where the provisions are found not to achieve the goals of this plan, the bylaws should be amended.

Regulatory

PC

Ongoing

n/a

Subdivision regulations should include provisions that would

minimize fragmentation of large patches of productive soils.

Regulatory

PC

Ongoing

n/a

Hyde Park should support efforts of organizations in the purchase of development rights and other conservation

Non-regulatory

PC

n/a

n/a

XII. Implementation Plan 82

techniques provided the land protected meets the objectives of this plan.

Many Hyde Park landowners share a desire to be good stewards of the land. The Planning Commission recognizes that more can be accomplished by educating, advising and assisting landowners with their natural and wildlife resource concerns than could be accomplished through regulations. The Planning Commission will support and provide guidance to any property owners with questions or concerns about their natural resources.

Communicate

PC

n/a

n/a

Section: Productive Resources

GOAL: To retain working farm and forestland as a viable part of Hyde Park's economy, landscape, and culture.

Recommendations Type of Action Who's Involved?

Start

Date

Finish

Date

Notes

Hyde Park's subdivision regulations should encourage clustering to avoid fragmenting large areas of productive farm and forestland.

Regulatory

PC

On going
The Planning Commission
should monitor and evaluate the
local impact changes to the
current use program and
examine property tax
alternatives that are sensitive to
Monitor
PC
n/a
n/a
Annually

XII. Implementation Plan 83

maintaining productive resource
lands.

Section: Scenic & Historic

***GOAL: Manage growth in a way which protects and promotes the town's
historic and scenic assets without unduly infringing upon the rights of
landowners.***

Recommendations Type of Action Who's
Involved?

Start

Date

Finish

Date

Notes

Hyde Park should continue to
enforce the site plan and
subdivision regulations as a
means to guide development to
achieve the goals and objectives
of this chapter.

Regulatory

PC

On going

The Planning Commission
should review the tower
provisions of the zoning bylaws
to ensure scenic impacts are
addressed in any proposal.

Regulatory

PC

Section: Land Use Plan

***GOAL: 1. To promote orderly growth while maintaining the rural character and
vitality of our neighborhoods and the quality of our natural resource base.***

***2. Maintain rural, agricultural quality of our community by encouraging
creative land use techniques which are not unnecessarily wasteful of the land.***

Recommendations Type of Action Who's
Involved?

Start

Date

Finish

Date

Notes

The Planning Commission
should provide incentives for
alternative, creative land
Regulatory
PC

XII. Implementation Plan 84

development and open space
such as Planned Unit
Developments.

Hyde Park should continue to
enforce its subdivision
regulations in order to maintain
local control over land
parcelization.

Regulatory
PC

n/a

n/a

Hyde Park should consider
forming a conservation
commission to purchase and
hold development rights of
farms and forestland within
town.

Non-regulatory
SB