Middletown Springs Town Plan

Adopted March 6, 2012

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<u>Statutory Authority and Requirements</u>
This Plan is being adopted following the procedures set forth in the Vermont Municipal and Regional Planning and Development Act
(Title 24, VSA, Chapter 117)

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Introduction:

Middletown Springs is unique among Vermont towns in both electing its Planning Commissioners and adopting a proposed Town Plan by public vote. A Town Plan accepted at the polls indicates acceptance by the voters regardless of the amount of time they can contribute to the development of the Plan and whether or not they are comfortable expressing their opinion at public meetings. The people of Middletown Springs believe that extensive citizen involvement in planning by residents is preferable to state or regional directives. To survive as a rural agrarian town with its many benefits, it is important to continue the process of sound planning. The people's voice and vote provide direction.

Citizen input is a critical component of effective community planning and the planning process has a history of successfully not only engaging the public, but also developing a plan responsive to their unique visions. Past versions of the Town Plan have all included citizen input from either surveys or public meetings or both.

The most recent version of the Town Plan was adopted on September 25, 2007. That Plan was reviewed and accepted by the Rutland Regional Planning Commission. This new Town Plan has incorporated their comments as well as input from a town-wide survey conducted in the Spring of 2011.

The ongoing task of the Planning Commission is to follow the direction of the citizenry by proposing appropriate amendments to this Plan and by facilitating continued discussion of topics where broad consensus does not currently exist.

The Planning Commission would like to thank the various commissions, organizations and individuals that contributed to the preparation of this Plan. Without their efforts the Plan would not reflect the hopes and visions that the townspeople have for Middletown Springs.

All who read this plan should keep in mind that the goals and strategies presented herein are not mandates. They express what the Town would like to achieve but there is no guarantee that the Town will be able to achieve them. The Town shall not be held liable if it fails, for good reason, to implement policies.

Respectfully submitted,

Middletown Springs Planning Commission

Chapter I: Town Background Information

A. The Past, Present and Future

The Past: Middletown Springs is a small, rural town in Rutland County. It was originally formed in 1784 when citizens of Ira, Poultney, Wells, and Tinmouth petitioned the Vermont legislature to create a town bounded by the ridges that prevented them from attending meetings and worship services in their original towns. Thus it is one of Vermont's uniquely shaped communities and defined by its encircling mountains. At 23 square miles, it is slightly smaller than the average Vermont town.
The Poultney River and its tributaries have been prominent in Middletown Springs' history. They provided one of the original reasons to settle here; water for agriculture and power for mills. By 1800 the Town had 1,066 people, seven mills, distilleries, clothiers, mechanics' shops, taverns, and stores. Then in 1811 a heavy downpour caused floods that wiped out all but one of the mills. Jobs perished, commerce declined, and people moved away.

For several decades only agriculture remained strong. By 1835 there were 3000 sheep in the Town and in the second half of the century dairy and cheese making thrived. Industry returned when A. W. Gray began manufacturing horsepower treadmills and related agricultural equipment. By 1867 Gray employed 30 men and supported loggers, sawyers, teamsters, and others.

Gray also rediscovered mineral springs that the 1811 flood had buried. Soon Middletown waters were bottled and widely distributed and in 1870 the luxurious Montvert Hotel began catering to visitors to the springs.

By the early twentieth century the internal combustion engine had largely replaced the Gray horsepower machines and the Montvert Hotel was failing. A disastrous fire in 1920 destroyed four prominent buildings in the center of Town and further demoralized the populace.

Again, agriculture sustained the Town. The Buxton and Copeland farms were especially large and modern and in 1940 a creamery was built on the site of the old Gray horsepower factory. The creamery processed milk from as many as 140 Vermont and New York farms but declined as farmers began selling directly to bottlers.

Today's technology and farming agribusiness culture favors large dairy enterprises. Neither Middletown's hilly terrain nor its town culture favors such. The result has been a steady decline in large-scale agriculture. It remains to be seen if specialty farming with niche markets and farming on a smaller scale can revive Middletown Springs' agricultural focus.

The Present: The village green in Middletown Springs lies at the heart of the village, surrounded by one of the Town's two churches, fine old houses, a country store, an the old cemetery and an upscale take-out restaurant. One of the historic buildings is owned by the Middletown Springs Historical Society and houses the Middletown Springs Historical Museum and the Town Office. The three roads that lead into the Town from the East, the South, and the West meet there at the green, along with a local road to the North that was once the main road to Rutland.

Middletown Springs' rich history has left a legacy of elegant buildings along these roads. In 1984 much of the village was added to the National Register for Historic Places. Later, 31 additional sites outside the village were added to the Vermont State Register of Historic Places. (See *Land Use, Village Area* below for further description.)
The largely hilly rural surroundings are connected by winding country roads fringed by trees and stonewalls. Until the middle of the twentieth century these areas were home primarily to those engaged in agriculture; they are now dotted with rural residences, the majority of them tucked into the hills.

Year	1960	1970	1980	1990	2000	2010
Population	381	426	603	686	823	745

The 2010 U.S. Census shows a population of 745 for Middletown Springs with 381 households and 426 housing units. (Vermont Housing Data: US Census, 2010) Of those, 13% were 18 or under, and 19% were 65 or over. Females made up 52% and the median age was 46.5. Ninety-nine percent reporting one race were white. (Data Set: 2005-2009 US Census: American Community Service 5-Year Estimates Survey).

Historically, the negative percentages in population change occurred for a number of decades from the 1920 to 1980. While the largest most recent increase was from 1970 to 2000, 2010 found a significant reversal in population.

Middletown Springs is right in the middle of the fairly wide ranges of population and density of its neighboring towns as shown in the following table based on 2010 census data.

Area Towns For Comparison	2010 Population	1990-2010 Percent Change	Housing units 2010	Median Family Income 2010
Ira	432	-.05	193	69,167
Tinmouth	613	+.08	328	43,458
Middletown Springs	**745**	**-9.56%**	**486**	**47,500**
Wells	1,150	+.025	927	48,000
Poultney	3,432	+.05	1670	44,775

Source: www.housingdata.org/profiles/results

Middletown Springs has a remarkable number of professional musicians, writers, artists, and craftspeople.

Most of the residents of Middletown Springs work elsewhere but of the people working in Town a significant percentage live here. More Middletowners work in Rutland City than any other place. The mean travel time to work is 30.6 minutes, which has implications for the economics of our households.

The Town economy is less vibrant. With few exceptions, wage and salary workers commute to surrounding areas.

The 2010 National Census shows the population as of 2010 to be 745, with 350 households and a median household income of $47,500. Note that the 2000 census gave a resident population of 823 thus there is a significant population decline in this last decade.

The Future: The general goal of the residents of Middletown Springs is to preserve the rural lifestyle and appearance while providing community services, recreational and cultural opportunities, quality education, and protection of environment as well as economic growth opportunities, specifically agriculture and forestry. The resident survey showed that most residents indicated a preference for the Town to remain the same while asking for improvement in the appearance of the village part of the Town. The majority of residents are not in favor of zoning but are open to the idea

of regulating ridgeline development in order to protect the environment and landscape beauty. Many are ready to accept some technological advances, e.g. cell towers, provided they do not disrupt the rural beauty of our surrounding hills or the environment.

Many recognize the inadequacy of the Town office to protect Town records and feel a plan for funding a new Town office should be pursued.

The most frequently stated features that should change in the future are: a) upgrading the look of the village center, 2) lowering property taxes, 3) improving road conditions, 4) and increasing civility among citizens when they disagree.

Action Goals:

The following actions address the means to achieve this:

- Promote the health, safety, civility and general welfare of the Town
- Preserve unique and/or valuable natural, cultural, and historical areas
- Plan for development that is consistent with the Town's character, and that meets recognized needs
- Promote sustainable agriculture and forestry
- Preserve property values
- Promote high quality education within the community
- Participate in Act 250 hearings on developments that may affect safety, town character, property values, or the geographic distribution of taxes in Middletown Springs. If a proposed development is inconsistent with this Plan, then the Town may negotiate changes or shall oppose the development.

These policies are addressed to varying degrees in this plan. The following pages describe the townspeople's vision for the future in more detail.

B. Surrounding Towns

Middletown Springs, because of its location, was carved out of neighboring towns. It is a town largely bounded by steep ridgelines resulting in geographic isolation. A direct result of this geography is that visually, developments in Middletown Springs have limited impact on neighboring towns, and vice versa. Regardless, a review of the Town Plans of adjoining towns shows great similarity in goals and substantial compatibility. Similarly, a review of the Rutland Regional Plan shows no inconsistencies with this Plan.

An exception to Middletown's isolation is the Poultney River. Middletown Springs' boundaries encompass much of the upper watershed of the Poultney River, which originates in Tinmouth. The quality of water in the river is largely determined in Middletown Springs. To maintain the high quality of the Poultney River for the benefit of the people of Middletown Springs and those

downstream, the Town will continue to cooperate with the Poultney-Mettowee Natural Resources Conservation District in its Watershed Basin Planning and improvement projects.

A second exception is the three main roads leading into the town. Traffic generated in Middletown Springs can affect surrounding towns through which those roads pass, and traffic passing through the Town can affect the peaceful, rural atmosphere that Middletown wants to preserve.

C. Social Capital: The People Who Live Here

A town's social capital is at least as important as its physical capital in land, other natural resources, roads, structures, and facilities.

We define social capital as the benefits, such as cooperation, influence and reciprocity, that accrue to those who share the same norms and values resulting from shared knowledge, experience, and skills. Shared social capital shows when individual Middletowners put forth their productivity and cooperation into cultural and civic organizations, and willingly participate in activities benefiting the town, and in their self-identification as members of the Middletown Springs community.

According to the US Census survey conducted between 2005-2009 the educational attainment of Bachelor degrees in Middletown is above the state average with 35% having a high school diploma; 18% have some college with 23% having a Bachelor Degree, and 11% having a graduate degree.

Among the most common occupations, 33% were those related to management; with 26% having professional and related occupations with sales and office occupations. Another 17% were involved in construction (maintenance or repair occupations); 16% were employed in government work and 19% were self-employed. A great many of the self-employed are artisans specializing in one of the many arts and crafts as well as small scale farming, horticulture and household services.
(http://factfinder.census.gov/service/)

Less than 8% of residents age 65 and over were below the poverty line and less than 0.5% of children under 18 fell below the poverty line.

It is the policy of the Town of Middletown Springs to recognize, support, and further develop its social capital. It can do this in a number of ways, including but not limited to the following:

- Voter-approved aid to local civic and cultural organizations through the town budget.
- Continued financial support for the *Magnet* newsletter.
- Financial support for the biannual *Middletown Springs Telephone & Business Directory*. Until now this indispensable Town asset has been compiled and laid out by volunteer labor alone. Ad revenues pay only for printing.

The *Directory* has proven its value for so long (since 2000) that from now on the Town should pay someone to lay it out.

• Increased efforts by the Select Board to enlist committees of townspeople in the drafting of policies and ordinances for the Board's consideration and adoption.

• Support for school board and allied efforts to enlist seniors and other Town volunteers in enrichment activities for and with our elementary school students.

• Select Board assistance to our twice-yearly craft crawls and sales. For example it could publicize these events in the regional press, nearby town newsletters, and postings on nearby town bulletin boards, and it could prepare and distribute a phone-email-and-address booklet listing MTS artists, artisans and tradespeople.

• Financial and technical support for the development of a Middletown Springs website, designed for interactive use by townspeople and elected officers. To the degree possible this website should be designed and produced by townspeople. It might eventually include the booklet described in the item above, the *Telephone & Business Directory*, an electronic version of the *Magnet*, a community calendar, a bulletin board with updated news from community groups, a barter exchange, a list of available services such as carpooling, links to the Town's small businesses, artisans, and other important websites, and a forum for the critical discussion of Town issues.

• Local and regional showings of videotaped interviews with and narration about MTS artists, artisans, and craftspeople, produced by local volunteers with the help of state and/or private grants.

• Local and regional showings of videotaped interviews with and narration about Middletowners. One such video might feature representatives of the Town's older and more recently arrived families, its wage workers, farmers, business people, professionals, and Town officials and employees, produced by local volunteers with the help of state and/or private grants.

• Town support for festivals, parades, concerts, exhibits, and other cultural events and activities carried on by Middletowners, especially those that promote the Town's cohesion and solidarity. The Select Board, School Board, Planning Commission, and other official bodies should help seek funding for these events and activities and offer them the use of Town and school facilities. When voters agree, they should be supported through the Town and school budgets.

D. Economic Development

Residents expressed a wish in the 2010 Town Plan Survey that the Town further small-scale agriculture and small businesses. Many would like to see further economic development as in retail shops and services including a gas station located in the village proper. Presently, there is no gas station and only one store, a general store, in the village. Services such as food catering,

artisan work, construction, landscaping, engine repair or realty are available and are posted in the Middletown Springs Telephone and Business Directory and the Magnet.

Most wage earners must seek employment outside the Town. The average drive to Rutland is over twenty miles and takes 30.6 minutes. This travel does impose a financial burden as it imposes the necessity for more than one vehicle per family as well as in gasoline and vehicle maintenance.

The lack of a gas station necessitates that residents must travel some distance to obtain fuel for transportation and for work related tasks requiring gasoline. Some references, to having no local opportunity to obtain gasoline in this last decade, have expressed that this inconvenience may have contributed to the lowered 2010 population and to little economic development. The lack of medical service (other then rescue and ambulance service) is another area causing some elderly to relocate and reducing the total population, the nearest hospital being 18 miles away. All other medical services are also some distance away.

As the Town does not support the many amenities regularly sought by most residents it is no surprise that the recent Town Survey showed many expressing a desire for both more services and a gas station. Such lack of services may well play into the hostilities expressed by many residents toward the Town's above average property taxes that also gets expressed in a housing cost burden both for renters and those who would like to own. Forty-nine percent of renters spend 30% or more of their household income on housing. Another area for tax hostility is the elementary school. Over half the Town population does not require a school to serve their children. Many residents are not yet convinced that a less expensive way to educate the children of Middletown cannot be found.

It does appear that one necessity for furthering economic development is for the Town to find a way to maintain its rural character but not continue to lose its population. A certain critical mass of population is undoubtedly necessary for economic development, the lowering of taxes and a ready supply of resident volunteers as they have proved vital to the life of this Town. It also appears the Town should look hard at some means to obtain a gasoline station even if only to provide gasoline.

Chapter II: Land Use

A. Overview

The people of Middletown Springs want the Town to keep its traditional rural character. The preservation of agriculture, the protection of scenic ridgelines, and a compact village hub are integral to the character of the Town. Future land use should maintain these qualities.

No major changes in land use are foreseen for the next 5 years and future land use should follow present land use. As a general principle, development of any type should not occur in protected areas (state identified wetlands) and sensitive areas (ridgelines, steep slopes, winter deer habitat, and prime agricultural lands). Because the Town lacks a formal zoning ordinance, future development can legally occur in most locations without formal Town review. Vermont Act 250 provides review for larger development projects while state wastewater regulations govern the siting of well and septic systems. In lieu of a zoning ordinance, the language contained in this Town Plan should guide the Town's position regarding any proposed new development under Vermont Act 250.

At the present time there is no broad consensus on the best means to maintain the historic settlement pattern of a compact village surrounded by open countryside. Declining economic viability of dairy farming has placed economic pressures on landowners to sell parcels of land for individual residences. At the same time, the lack of an economically viable plan to provide municipal sewer and water facilities has limited new residential construction within the village. In lieu of formal land use restrictions, the goals below describe the desired outcomes for future land use.

Overall Land Use Goals:

1. Continue the historic pattern of a compact village surrounded by open countryside.
2. Maintain and promote the siting of municipal and cultural institutions and small scale commercial activity in the village area.
3. Work to preserve and protect agricultural land by identifying land most suitable for farming and encouraging its use for same.
4. Identify and protect areas of ecological significance and preserve the mosaic of forest and meadow that surrounds the Town center with special emphasis on maintaining open space.
5. Protect ridgelines from development for aesthetic, ecological and safety reasons.

B. Rare and Irreplaceable Natural Areas and Resources

Ecological Features: The native plants, animals, natural communities, landscapes, and ecosystem services of Middletown Springs are an important part of the Town's heritage. They contribute to the aesthetic appeal of Middletown Springs and provide numerous opportunities for recreation, hunting, fishing, and spiritual and emotional renewal. By protecting the diversity of species and ecosystems, important ecosystem functions are maintained such as pollination, carbon storage, flood and erosion control, and maintenance of soil, water and air quality.

A recent inventory of wildlife habitat was conducted by the Poultney-Mettowee Natural Resource Conservation District (PMNRCD Habitat Report, available in the Town Office) to identify ecologically important areas and conservation priorities in the region (Source: Doyle, K. 2011. *Final Report: Inventory and Assessment of Wetland and Upland Wildlife Habitat in the Upper Poultney River Watershed including portions of Middletown Springs, East Poultney, Tinmouth, Wells and Ira, Vermont*, Poultney Mettowee Natural Resource Conservation District, Poultney, VT). The inventory provides updated information and maps of significant wetland functions and values, and wetland and upland natural communities, wildlife corridors and blocks of unfragmented habitat, and thus is an important resource for conservation planning in Middletown Springs. Nonetheless, not all areas of the Town were inventoried and additional surveys are likely to identify additional conservation priorities.

Wildlife Habitat: The variability in terrain, hydrology, vegetation patterns, and other natural features creates a diversity of wildlife habitats in Middletown Springs. Town residents appreciate the variety of wildlife that exists in the area. Many local citizens participated in a 2010 survey of local wildlife sightings that documented a variety of large mammals including bear, moose, bobcat, red fox, mink, fisher, and coyote in Middletown Springs (See PMNRCD Habitat Report). Notably, a 2004 survey indicated that 97% of Vermont residents feel it is important to protect fish and wildlife resources, habitats and lands, and the opportunity to participate in wildlife-related recreation (Source: Conserving Vermont's Natural Heritage, pp. 8-9, Vermont Agency of Natural Resources, 2004).

Habitat Blocks: Maintaining large areas of unfragmented habitat contributes to the region's value for wildlife and the perpetuation of other natural processes like maintenance of air, water and soil quality. Large blocks of unfragmented habitat can support a variety of natural communities and contribute to the overall biodiversity of an area by virtue of the variety of environmental conditions that exist. Fragmentation caused by development and roads and the resultant loss of interior habitat are linked to the decline of

a number of 'species of greatest conservation need' in Vermont (Source: Kart, J., R. Regan, S.R. Darling, C. Alexander, K. Cox, M. Ferguson, S. Parren, K. Royar, B. Popp, editors. 2005. Vermont's Wildlife Action Plan. Vermont Fish and Wildlife Department, Waterbury, Vermont. www.vtfishandwildlife.com).

Recent habitat block and connectivity analyses completed by the Vermont Department of Fish and Wildlife and the Vermont Land Trust show that important blocks of contiguous habitat unfragmented by roads and development encompass parts of Middletown Springs. Notably, one unfragmented block of habitat that includes the northern part of Middletown Springs and extends north to Route 4 encompasses over 23,600 acres and is the second largest lock of contiguous habitat in the Taconic Mountains. A second sizable habitat block (10,896 acres) includes Spoon Mountain and extends southeast into Tinmouth and beyond. A third habitat block (8,385 acres in size) includes Coy Mountain and Morgan Mountain in Middletown Springs and extends to the south and west into Wells and Poultney. In all, eight blocks of contiguous habitat over 500 acres are found completely or partially within Middletown Springs (See PMNRCD Habitat Report).

Wildlife Corridors: Roads and development create barriers for the movement of wildlife as they cross the landscape to access habitat, breed, disperse, reproduce and find food, water and shelter. Wildlife corridors refer to the areas wildlife use to access other habitat areas. The forests in the southern portion of Middletown Springs have been identified by the Staying Connected Initiative as a regionally-important East to West corridor connecting core forests in the Adirondack and Green Mountains. Recent evaluation of potential opportunities for wildlife to move across the landscape has been conducted by the Vermont Fish and Wildlife Department (Source: Austin, J., C. Alexander, E. Marshall, F. Hammond, J. Shippee, E. Thompson, and VT League of Cites and Towns. 2004. *Conserving Vermont's Natural Heritage: A Guide to Community-Based Planning for the Conservation of Vermont's Fish, Wildlife, and Biological Diversity*. Vermont Fish and Wildlife Department and Agency of Natural Resources, Waterbury, VT).
Based on the VFWD assessment it is clear that Routes 140 and Route 133 in particular as well as some minor roads and their associated patterns of development present substantial obstacles to wildlife movement. However, segments still exist along these roads where there appears to be better potential for wildlife movement (See PMNRCD Habitat Report).

Local and State Significant Natural Communities: Natural communities encompass the plant and animals that live in an area, the physical environment and the natural processes that affect them. The Vermont Fish and Wildlife Department has developed a system of classifying natural communities, and criteria for identifying state-significant examples based on how commonly the natural community is found in Vermont, and the size, landscape context, and condition of the natural community occurrence (See: Thompson E. and E. Sorenson. 2000. *Wetland, Woodland and Wildland: A*

Guide to the Natural Communities of Vermont. The Nature Conservancy and the Vermont Department of Fish and Wildlife. University Press of New England, Hanover, NH.). Multiple examples of state-significant oak, hickory and pine-dominated forests, natural community types which are relatively rare in Vermont, have been documented from Middletown Springs (PMNRCD Habitat Report). These forests are more frequent in warmer regions of the state such as the Taconic Mountains and so their occurrence in Middletown Springs as well as in surrounding towns is not surprising. In addition, high quality wetland natural communities including floodplain forests and a seepage swamp forest have also been identified in Middletown Springs. These areas are considered locally-significant based on the important functions and values they provide and potentially state-significant based on natural community characteristics. It is likely that further survey efforts will identify additional examples of locally- or state-significant natural communities in Town. It is important that landowners be informed about the significant natural communities found on their land and appropriate management practices for sustaining these ecosystems.

Threatened and Endangered Species: The Vermont Department of Fish and Wildlife's Natural Heritage Information Project maintains data on species that are on the State Threatened and Endangered Species List. Currently there are not threatened or endangered species identified in Middletown Springs. Their absence is very likely a result of inadequate survey and reporting.

Goals:

1. Preserve biological diversity, including all currently-existing native species and types of natural communities, with focus on local and state significant natural communities and threatened and endangered species.
2. Maintain large areas of contiguous, unfragmented forest with natural streams, wetlands, cliffs, and ridge tops to insure habitat for all naturally-occurring species and to maintain viable natural communities.
3. Maintain riparian and upland habitat corridors to connect large areas of contiguous forest and allow unhindered movement of animal populations between the Green Mountains and the Adirondacks.
4. Preserve natural, forested highlands and ridgelines and the ecosystems they support.
5. Protect streams, wetlands, vegetated riparian areas, and floodplains to insure high water surface and groundwater quality and minimize flood danger.

Strategies:

1. Support efforts to cooperate with landowners to conduct natural heritage inventories in Middletown Springs with an emphasis on state-significant

natural communities, ridgetop ecosystems, and threatened and endangered species.

2. Support efforts such as those by ***The Staying Connected Initiative*** (http://stayingconnectedgreensadks.wordpress.com/related-events/*)* to learn more about wildlife movements and help make animal crossings safer for wildlife and people.
3. Support efforts to maintain and restore habitat connectivity across Routes 133 and 140 and minor roads.
4. Support the efforts and coordinate with the Poultney Mettowee Natural Resources Conservation District to promote conservation measures and to improve water quality.
5. Encourage protection and/or planting of riparian buffers and protection of viable flood plains. Promote the use of state and local river corridor easements, where appropriate.
6. Support continued efforts to protect wetlands, especially state and locally-significant wetlands through site visits and landowner outreach.
7. Seek funding, such as Better Back Road Grants to maintain roads, ditches, and culverts to protect water quality, habitat connectivity, and streambed integrity and prevent the spread of invasive species.
8. Manage the use of herbicides and road salt to protect water resources from pollution or destruction.
9. Support efforts to assist landowners in obtaining information, grants, and assistance for such projects as bank stabilization, best agricultural practices, sustainable logging practices, sustainable energy sources, road construction, recreational use, protection of state-significant natural communities, forested wetlands, vernal pools and conservation easements.
10. Ensure that state and federal regulations to protect soil and water resources are followed in development, road building and maintenance, agriculture, and logging activities.
11. Maintain existing Flood Plain Regulations to protect property and adopt state-recommended Flood Erosion Hazard zones
12. Support efforts such as The Vernal Pool Mapping Project (VPMP) (www.vtecostudies.org/VPMP/background.html) to encourage citizens to report the location of vernal pools and to field-verify pools that have been mapped remotely.
13. Continue current efforts to control invasive species on public lands and work with landowners to control invasive species on private lands.

C. Agriculture:

Agriculture has taken a decided turn in Vermont in the direction of local production. We have seen that turn in Middletown Springs. In our last town plan the history of dairy production and sheep herding were thoroughly discussed along with the results of a study done for the town that indicated the future of agriculture was heading in the direction of small privately owned horse farms as well as niche farms. The predictions made by that

study have come true in part as we have seen increased numbers of homeowners with a few horses. Additionally we have seen the growth of "niche" farms, which are also known as localvore farms, and an increase in permaculture practices.

Farming tactics and trends have echoed the advance of the industrial revolution which had largely reduced the "need" for both the sheep and dairy farming that has helped carve the rural character that attracts residents and outsiders to Middletown Springs. Middletown Springs both actively and passively is seeing a variety of agricultural endeavors that are attempting to be local providers of fresh food. Natural catastrophes that isolate communities underscore the importance of locally available foods; communities cut off from outside supplies can be left with dangerous food shortages. While we still have two active dairy farms, they have added grass fed beef to their list of products. There is a garden market farm active, as well as a winter vegetable production business. Local agricultural food businesses include lamb production, chicken, goat milk/cheese production and bread and local grain production as well as apple orchard releasing projects. The concepts behind local food and "farm to plate/school" are a perfect fit for the entrepreneurial attitude long held here in Middletown Springs.

The overall trend nationwide as it is here in Middletown Springs is now toward local production of food. Vermont has taken a front row seat in this movement, and is exploring and acting on its ability to be the breadbasket for New England. The reasonably central location coupled with the excellent soils place Vermont in a prime position.

More traditional agricultural pursuits are still seen here in the form of smaller scale horse farms and "gentlemen farms" and we have several Maple Syrup producers in Middletown Springs.

Goal:

Preserve and enhance small-scale local farming operations to enable them to efficiently provide agricultural products both locally and regionally.

Strategies:

1. Support local farms, particularly in terms of the effect they have on the rural character of the town, which has proven to be a significant aspect that is important to community members.
2. Where possible, local small entrepreneurial businesses shall be encouraged in terms of utilizing the village center as a location to promote and develop the "local" market.

D. Village Area:

The village area is an area of compact development in the center of the Town. It is not a governmental entity with defined boundaries but an undefined area extending in all four directions from the intersection of Routes 133 and 140 until open fields are encountered (See "*Utilities and Facilities*" map for a rough boundary of the village area). It includes virtually all community-wide facilities including the Town Office, the Volunteer Fire Department, the Town Library, the Middletown Springs Elementary School, the U.S. Post Office, two churches, small retail establishments, the Mineral Springs Park with a re-creation of the 19th century spring house and a picnic area and, in the heart of the village, the solid waste transfer station and storage facilities for sand, road salt, and road maintenance equipment. Continued effort should be made to resolve the issue of the location of the recycling/transfer station and to improve the appearance of the village center.
(See "*Town Background Information"* in Chapter I above for further description of the village area.)

Goal: Maintain a traditional, compact village consisting of residences and appropriate services and businesses.

Strategies:

1. Continue the ongoing search for available land to relocate the solid-waste transfer station and road maintenance facilities to an area that is convenient for the people of the town but not necessarily in the heart of the village. If such a location is found, bring the issue of moving the facility before the Town's voters. (See section on "*Solid Waste Disposal*" under "*Town Facilities and Utilities*" below.)
2. Allow the development of compact growth within the village to the extent that such development provides for adequate and safe water supplies and waste disposal. (See "*Utilities*" below.)
3. Consider seeking Village Center Designation through the Vermont Downtown Program of the Department of Housing and Community Affairs.

E. Rural Areas:

The rural area is defined as the lands around the village, extending to slopes too steep for agriculture. (See "*Future Land Use"* map) It includes all farmland, residential lots outside the village, and forestland. Many older properties are listed in the Vermont State Registry of Historic Places. Agricultural uses include but are not limited to dairy, beef, horses, small ruminants, crops, maple syrup, fruit, and logging.

Goal: Maintain attractive countryside with large tracts of open land in diversified agricultural uses.

Strategies:

1. Support current-use taxation of agricultural land.
2. Support Right-to-Farm legislation.
3. Foster awareness of private or foundation funding to purchase conservation easements and development rights of prime agricultural and scenic lands.

F. Highland Conservation Areas

Middletown Springs is defined by the steep, forested ridgelines that occur near the boundary of the town including Coy Mountain, Spruce Knob and Spoon Mountain, and the ridge above Train Brook. The ridgelines of Barker Mountain, Morgan Mountain, Barber Mountain, and Spaulding Hill, as well as a number of other unnamed ridges also contribute to the rugged topography of Middletown Springs. As the place names indicate, the ridgelines hold historic and sentimental value to residents. They are also important ecologically and aesthetically. With the exception of a small number of residences, the ridgelines and higher elevation areas are undeveloped. Because of their shallow soils and steep slopes, the ecosystems at higher elevations tend to be fragile and susceptible to damage. Many of these areas support a variety of less common natural communities such as forests dominated by oak, hickory, and pine, which have affinities to forests that occur further south. Many of the ridges that are accessible to logging equipment are periodically logged. While there are no existing local restrictions on development or use of these areas, it is important that citizens understand the fragile nature of these ecosystems and are aware of measures that will help maintain the distinctive natural communities.

See "*Rare and Irreplaceable Natural Areas and Resources"* above for Goals and Strategies.

G. Lowland Conservation Areas

The surface waters and wetlands found in Middletown Springs are associated primarily with the upper reaches of the Poultney River and its tributaries. The entire town with the exception with a small amount of land in the southwest and northeast corners falls within the upper Poultney River watershed. Surface waters and their associated riparian zones and wetlands provide a number of important functions and values including floodwater storage; surface and ground water quality protection; fish and wildlife habitat and travel corridors; opportunities for education, research, recreation and

economic benefits; open space and aesthetic value; erosion control; and may support rare, threatened, and endangered species, as well as exemplary wetland natural communities. These functions and values provide numerous benefits to wildlife and people and contribute to the overall health of the environment.

Wetlands: Wetlands are areas where the ground is flooded or saturated long enough each year so that wetland soils develop and the dominant plants are those adapted to growing in saturated conditions. The State of Vermont is charged with identifying and protecting significant wetlands and their functions and values such that there is no net loss of wetlands and their functions and values are maintained. The Vermont Significant Wetland Inventory (VSWI) maps depict the approximate location and configuration of the state's regulated wetlands. All wetlands on the VSWI are subject to Vermont Wetland Rules. In addition, wetlands that have significant function and value, even if they do not appear on the VSWI map are under the regulatory jurisdiction of the Vermont Wetlands Rules.

In 2010, a new Vermont State Wetland Inventory (VSWI) map was released which includes substantially more acreage of wetlands as a result of updated aerial photography interpretation completed by the National Wetlands Inventory. A wetlands map completed during the Wildlife Habitat Inventory by the PMNRCD in 2011, includes some wetland areas not included on the VSWI as well as a wetland function and value assessment of all mapped wetlands. Since small forested wetlands, vernal pools, seepage wetlands on slopes, and temporarily flooded wetlands are difficult to detect remotely wetland mapping is an ongoing process.

Surface Waters and Riparian Zones: There are inherent risks to life, property and ecosystems resulting from building within flood and erosion hazard zones. Information on flood and erosion hazard boundaries is available from the Vermont Agency of Natural Resources, Department of Environmental Conservation, Water Quality Division.

Low lying areas near wetlands, streams, and rivers are valued for growing crops and pasturing animals. Agricultural and forestry practices however can contribute significantly to non-point sources of water pollution. Recognizing the need to protect and improve water quality through improved agriculture and forestry practices, the Agency of Agriculture, Food and Markets created an Agricultural Nonpoint Source Pollution Reduction Program and developed Accepted Agricultural Practices (AAPs) and Best Management Practices (BMPs). The *Accepted Agricultural Practices* include recommendations on erosion and sediment control, animal waste management, fertilizer management, and pesticide management. In addition, the Department of Forest, Parks and Recreation administers AMPS for maintaining water quality on logging jobs. Middletown Springs recognizes the need to adhere to these practices in order to balance the need for water quality improvement with the need to sustain a healthy, economically-viable agricultural and forestry

industry. In addition, it is important that water flowing into Lake Champlain not exceed the nutrient levels necessary to meet the phosphorus goal for South Lake B, as cited in the Vermont Water Quality Standards.

See "*Rare and Irreplaceable Natural Areas and Resources"* above for Goals and Strategies.

H. Housing

Middletown residents rated the need for affordable housing a below-average concern, according to the Spring 2011 Planning Commission Survey. The following represents a statistical snapshot of housing and income in Middletown Springs.

• In 2010, the residents of Middletown lived year-long in 321 out of a total of 426 housing units. 64% of the units were owner-occupied (a decrease of 30% from 2000), 11% were renter occupied (a 54% decrease from 2000). The remaining 105 units were either seasonal or unoccupied (a 64% increase from 2000). The rental vacancy rate was 7.7% (a 126% increase from 2000).

• Of the 426 housing units in Middletown Springs 86.6% were single-unit detached structures, 3.1% were attached or multiple units, and 8.4% were mobile homes.

• The median value of owner occupied units from 2005-2009 was $201,200, a 102% increase from 2000; and 22% higher than the Rutland County median. It should be noted that a Town-wide reappraisal was done during this period. The average total property taxes for 2011 would have been $4184 for residents or $4475 for non-residents, for a median value home.

- Average selling price of a primary residence in 2010 (total of 5 sales) was $192,500 (includes one mobile home with property).Average sales price of vacation homes sold in 2010 (total of 2 sales was $271,450.

More detailed statistics can be found at *www.census.gov or www.housingdata.org.*

In the past, housing prices and development of new housing stock have been left entirely up to economic forces with the following results:

* No subdivision development involving multiple housing units has been built on speculation.

* A few large parcels have been subdivided into smaller parcels, often requiring many years to sell**.**

* New rural residential construction has occurred both along existing roads and power lines and on sites where excavation and sewage disposal are possible by conventional, economic means.

Middletown Springs has participated in a project to realign market forces in the direction of more affordable housing for its residents. Working closely

with NeighborWorks of Western Vermont, Tinmouth, and Shrewsbury, the Planning Commission received a state grant to explore the feasibility and mechanisms for building more affordable housing in the three towns.

Steps have been taken to:

1. identify potential buyers of affordable homes (starting with Middletowners, their families, and friends)
2. work with local landowners to identify potential sites for such housing
3. contact local homebuilders and craftspeople who may be interested in building affordable homes, and
4. co-operate with NeighborWorks to provide financing for affordable, energy conserving homes that match the traditional look of Middletown Springs.

Through the financing mechanisms available to NeighborWorks, homes would be made affordable to first buyers and to buyers in subsequent re-sales. Subsidies might consist of tax credits, low-rate first and second mortgages, and/or grants that range from a few thousand dollars for down payments to much larger Homeland grants. Prospective buyers would attend classes at one of Neighborworks' regional Homeownership Centers. They would learn about subsidies, financing options, and homeowner obligations and conditions.

Middletown Springs does not prohibit specified types of housing in specified areas. Many residents would consider the addition of more affordable housing to be a valuable community asset.

Goal:

Provide attractive safe, affordable, and healthy housing for all residents.

Strategies:

1. Refrain from enacting ordinances and bylaws that increase housing costs for reasons other than public safety.
2. Work with not-for-profit housing organizations, government agencies, private lenders, developers, and builders in pursuing financial incentives to meet the affordable housing needs of current and prospective Middletown Springs' residents for affordable housing, including both rental and owner occupied residences.
3. Assist the Town's neediest residents, where feasible, to overcome the various obstacles they face in the housing market.
4. Identify land suitable for affordable housing and assist landowners in making lots available for such housing through sale or donation.

I. Transportation & Access Management

The top priority cited in the resident survey indicated a desire to improve the quality of the road system, (surface and drainage). Improving roads can also

lead to development pressure. The Town should maintain the existing roads while providing economical means of moving goods, services, and people at a safe speed within and through Middletown Springs via a modest network of roads.

Transportation in Middletown Springs relies primarily on a network of paved and gravel town highways. Maintaining a safe and efficient road network for all modes of transportation, while preserving the rural character of the back roads, is the overarching goal of the transportation plan.

Road Network: The State uses four classifications of roads to distribute financial aid to towns for road repair. State aid to a town decreases on a per mile basis from Class 1 to Class 3. The cost of maintaining the Town highways is the highest expenditure in the Town budget. The Town also has completed a current inventory of the network infrastructure (culverts and roads) and adopted codes and standards. This is helpful for capital planning as well as enabling the Town to participate in the incentive program where the match on local road projects is reduced from 20% to 10%.

The roads and their respective classifications are:

1. **State Highways** are major roads with state route numbers entirely maintained by the state. The only state highway is VT 133, totaling almost 6 miles, extending east from Tinmouth and south to Tinmouth and Pawlet, and passing through the village center.
2. **Class 1** Town highways are extensions of a state highway route with a state route number. Middletown Springs has no Class 1 Town highways.
3. **Class 2** Town highways serve through traffic from one community to another and function as major and minor collectors. The town maintains 3.2 miles of Class 2 highways. VT 140 extends west to the Poultney town line from the village center.
4. **Class 3** Town highways are all the other 24 miles of Town roads that are maintained year round.
5. **Class 4** Town highways are not maintained by the Town except for bridge and culvert repairs, and occasional grading. The Town receives no state funds for maintaining its 4.26 miles of Class 4 roads.
6. **Legal Trails** are Town rights-of-way, usually former Class 4 roads. They are no longer maintained and may be restricted to non-motorized use.
7. **Discontinued highways** were previously Town roads but their rights-of-way have been transferred to adjoining landowners. Neither the public nor the Town has any residual rights in discontinued highways.
8. **Ancient Roads** The town submitted a grant to locate these "ancient roads/unidentified corridors" but was not successful in obtaining funds to conduct this research. However a group in town is pursuing this and prior to 2009, can add these to the maps and sworn certificate to retain them as town highways. After 2015, all unidentified corridors will be automatically discontinued, and become the property of adjoining land owners. (See "*Transportation"* map.)

There is no mass transit system, airport, rail or bus system, or municipal parking facility within the Town. The only public parking is on the street.

The Town lacks facilities for bicyclists and pedestrians, although a grant has been received from the Safe Routes to School Program. This grant will improve and create sidewalks and a better safer access drive for Schoolhouse Road. The area is also frequented by bike tour groups as well as local riders. Bicyclists travel through Middletown Springs on the roads. More work needs to be done to upgrade sidewalks on the main roads around the school and the Town green. This was considered a medium/low priority in the 2011 survey.

Connections to Surrounding Towns: Transportation to and from the Town is primarily via routes 140 and 133; secondarily via McIntyre Road, and potentially via Dayton Road, Mountain Road, and North Street (class 3 and 4 roads). The remaining roads do not cross into adjoining towns.

Current Road Policy: Middletown Springs has an adopted Road Policy that covers classification of highways, general policy, acceptance procedures and specifications, and is available for inspection at the Town Office.

Private Roads: Private roads or driveways can be a concern for three reasons. First, the intersection of private roads with town roads must be safe and not cause damage to town roads. The sight lines must allow for the speed limit on the road. Ideally, the intersection angle should be as close to 90° as possible, and the elevation and grade of the private road, relative to the town road, should be designed to prevent water erosion damage to the town road. All new driveways accessing state roads require an Access Permit, which is issued by VTRANS after it reviews the proposed plans.

Second, new private roads should be constructed so that emergency vehicles are able to reach residences and businesses year-round. Many towns have regulations setting minimum standards for construction of private roads, particularly the maximum grade and minimum width.

Third, if new roads are poorly designed, they can have a negative impact on the natural resources and scenic beauty of the Town. Soil erosion, disturbance of wetlands and wildlife habitat, and infringement on ridgelines or viewsheds are some of the potential impacts of poorly designed roads.

Facilities: The Town's highway department consists of a town garage and equipment. The garage is rented space with no sanitary facilities and trucks and equipment are stored outside. Salt is stored under a shed with no impervious floor. Sand is stored outside. This poses a risk to the environment and is a loss of investment.

Goal:

A well-maintained, safe and efficient system of roads that meets the needs of residents, accommodates Town growth, maintains the Town's rural character and is compatible with surrounding towns while minimizing the tax burden on residents.

Strategies:

1. Develop a capital plan for transportation infrastructure to ensure the efficient use of funds.

2. Promote bulk purchasing of materials to maintain roads and equipment.
3. Seek federal and state funding for public works and road projects.
4. Favor long-term life cycle economies over immediate cost considerations when improving and maintaining roads as part of the long-term plan for road base improvements.
5. Work with neighboring towns, the Rutland Regional Planning Commission and Vtrans to promote an efficient transportation system, plan improvements and control access to public roads using appropriate standards.
6. Seek input from abutting landowners when planning road improvements.
7. Assure that town-maintained roads are always passable by emergency vehicles.
8. Promote improvements to state-maintained roads through Middletown Springs for the purpose of enhancing their safety but not the reconstruction or expansion of such roads for the purpose of increasing their traffic carrying capacity unless it can be shown that such an increase would not diminish the rural character of the Town, the residential character of the village area, or property values.
9. Protect the rural character of the Town and the residential character of the village from being negatively impacted by an increase in truck traffic that is not engaged in commerce within Middletown Springs or neighboring towns.
10. Develop a plan to enhance the safety of pedestrian and bicycle traffic in Town.
11. Consider construction of an environmentally sound salt storage facility and town garage in a suitable location.

J. Recreation

The community playground and athletic field at the Middletown Springs Elementary School and the hiking trail in the Sullivan Woods are the only publically-owned and supported recreational facilities in Town. The multi-purpose room at the Elementary School is available on a limited basis for indoor recreation activities.

The community playground and athletic field on the Elementary School grounds are available for all Town residents. Adults and children participate in informal recreation events at this location. Private, for profit, classes in fitness, dance and other activities have been occasionally been offered by Town residents and others. There are no structured athletic leagues or teams within the Town so residents must go to other towns to participate. The Town gives some financial support to the Poultney Little League.

The Middletown Springs Conservation Commission serves as the steward of the 14-acre Sullivan Educational Woods on Fitzgerald Road. Volunteer work crews maintain the trail and the Commission sponsors periodic community

nature hikes. A kiosk with information about the trail and hikes is maintained at the site.

The Middletown Springs Historical Society maintains a reproduction springhouse in the Springs Park located within the village and also maintains a picnic area for use by residents and visitors.

Much outdoor recreation, such as running, bicycling and walking, requires the use of the public roads. However, most outdoor recreation within the Town takes place on private land. This requires the cooperation of landowners and respectful use of the land and facilities by individuals and groups. Locally popular recreational pursuits that can benefit from access to private land include hunting, fishing, snowmobiling, ATV riding, hiking, snowshoeing, mountain biking and cross country skiing. In recent years, MTS residents interested in hiking and cross country skiing have formed an organization called the "Taconic Trails Club" which seeks to work with local landowners to obtain access to trails on private lands. Balancing the needs of recreational users with the concerns of landowners is vital to the continued success of this type of use.

Goal:

A community with recreational facilities and outdoor recreational opportunities that meet the needs of residents.

Strategies:

1. Encourage cooperation with individuals and groups willing to develop recreational facilities and outdoor opportunities to meet community needs.
2. Provide information to residents on the facilities and programs that are available both within and outside the Town.
3. Plan for recreational facilities, parks, and trails utilizing the community's resources, both natural and man-made, to meet current and future residents' needs.

Chapter III: Town Facilities and Utilities

A. Education

The 2000 census shows that of the population in Middletown Springs aged 3 or more, 153 were enrolled in school. Of these 17 were in nursery school, preschool, or kindergarten, 76 were in grades 1-8, 51 were in grades 9-12, and 9 were in college or graduate school. Of those aged 25 or older, 90% had completed high school or higher and 35% had a bachelor's degree or higher. (2010 version of this info will be available for Middletown Springs in early 2012.)

Elementary students are educated at the Middletown Springs Elementary School located in the village. The Elementary School enrollment (pre-K thru grade 6) was 75 students for school year 2010-2011. Junior and senior high school students attend the school of their choice, with State averaged announced tuition for non-religious State approved schools paid by the local school district. Breadth of access to educational and vocational training is assured by this policy. Middletown Springs School District (MSSD) does not provide transportation to or from the elementary school. While MSSD does not provide transportation to secondary schools either, several area schools do send buses to pick up attending students.

The current elementary school facility was renovated in 1997 and has a capacity of 115 students and staff. The staff is made up of 5 classroom teachers, one Title 1 reading teacher, and 1 Special Education teacher as well as part-time art, music, phys. ed., librarian, and 3 para-educators. Pre-Kindergarten serves 3 & 4 years old children and is not compulsory. There are combined classrooms for grades 1 - 2, 3 - 4, and 5 - 6. Kindergarten stands alone.

A major component of the renovation was the addition of a multi-purpose room. This room is used for physical education, serving lunch, and educational programs and community events. The multi-purpose room is also used by a number of groups and organizations within the community. Considering that the current school enrollment is _____ students and that the 2010 census shows a population of 29 under 5 years of age, the capacity of the school should serve the needs of the elementary population well into the future.

Preparing children for life and work in the 21st century is a priority. Over the last 5 years the school has leveraged various grants and federal funds to maximize the technology in the building. There are computers in each classroom for student use. Students in grades 4-6 are issued netbooks [e-Vermont/Digital Wish] for use in and out of school. The teachers and students take advantage of smartboards, digital resources, and other interactive technologies.

The Friends For Education (FFE), unlike a standard PTA, is composed of community members who are interested in using the social capital of Middletown Springs to benefit the students and the community. In order for the school to ensure its future, it needs not only to increase enrollment but to increase its presence and importance in the community. FFE works to link the students, families, and the community together.

Although many home-schooled students in Middletown Springs have turned to the public schools for their education, for almost 20 years Middletown Springs has had a significant number of independent-minded, resourceful families who have chosen to teach their children at home. The healthy acceptance and cooperation between home-schoolers, the Elementary School and the local community have given the town a reputation for being home-school-friendly, and this, in turn, has attracted several additional families to the Town and inspired others to start home-schooling.

The Elementary School welcomes local area home-schoolers to participate in a wide variety of programs offered at the school. The school has found this to be a win/win situation as it has gained monies for special projects and benefited from the creative energy and cooperative spirit that has made Middletown Springs a home-schooling hub for families from neighboring towns.

The Elementary School has developed the following Mission, Vision and Educational Beliefs:

Mission: The mission of the Middletown Springs Elementary School is to develop successful learners and well rounded, responsible citizens in a mutually respectful environment.

Vision: The vision of the Middletown Springs Elementary School is to become a sustainable and innovative model of a community school. As a community of learners, we will collaboratively nurture a positive environment that promotes and celebrates lifelong learning. We will use current, well researched practices that focus on the intellectual, physical, social, and emotional well-being of the whole child.

Educational Beliefs:

1. All students can learn.
2. Students should develop the capacity to learn, reason, and solve problems as well as acquire a broad foundation of knowledge.
3. Each student is a valued individual with unique physical, social, emotional and intellectual needs.
4. Collaboration and communication with families as partners in the education of their children is essential to the success of our school system.

Goals:
1. A quality education for all children of this community.
2. Continued community involvement with the school.

Strategies:
1. Continue to support local elementary school education.
2. Conduct an academic program that exceeds accepted standards for specific grade levels.
3. Encourage and stimulate students to achieve the highest level of which they are capable.
4. Provide for health education and recreation; model examples of a healthy lifestyle.
5. Make the school environment inviting, enriching, and challenging.
6. Continue to financially support junior and senior high school students attending the State approved non-religious school of their choice.
7. Continue to cooperate with families choosing to educate their children at home.

B. Library

The Library plays an important role in the community life of the Town. As the "living room" of the community, it offers intellectual, educational and cultural resources to the residents of Middletown Springs as well as a place for people to gather, discuss, and play. If the highways of a town connect its citizens to the physical world, the library of a town connects people to the virtual world... with wireless, high speed internet, public computers, and an every changing collection of books, videos/DVDs, and audiobooks, as well as free downloadable audio- & e- books. The Library also links patrons to over 500 continuing education classes for both personal and professional pursuits. A number of story hours and adult programs, such as talks, movies, and reading groups, are available free of charge to the public. The Library is open 18 hours a week.

The Library meets the mandates and standards of the Vermont Department of Libraries, annually, giving access to statewide Inter-Library Loan, On-line Database of Periodicals, Large Print and other books on extended loan from the Vermont State Library. In Fiscal Year 2010, library visits totaled 2,236 and the library received a town allotment of $10,125. Additional revenue of $5,410 was generated by donations, grants, and book sales. There are 290 active registered patrons (approx. 35% of the town's population as of fall 2011.

There are five elected trustees charged with overseeing the library's finances and setting its policies. A part-time librarian and a large group of dedicated volunteers do the day-to-day work of the library.

Goal: The Library's mission is to be a community doorway to reading, resources, and lifelong learning; and to be a center for people, ideas, and culture.

Strategies:

1. Increased hours to provide wider access to the Library's resources
2. A weekly toddler program during the school year for the youngest members of the community
3. Increased collaboration with the Elementary School, Historical Society, Fountain of Youth, and others
4. Bridge the Digital Divide with
   - New, faster computers & laptops (coming via e-Vermont program).
   - Volunteers trained and scheduled to be available for one-on-one computer assistance.
5. Increased physical space to allow for
   - greater depth and breadth in the Collection
   - room for patrons to study, read, and use the computers
   - separate meeting space to allow for meetings & events during library open hours.

C. Utilities

Middletown Springs has no municipal sewer or water facilities. Property owners rely on individual septic systems for sewage disposal and private wells for water. Considering the size of individual lots in the village, and the potential for contamination of wells from leach fields, the situation is not ideal. However, an economically viable plan to provide these facilities has not been found.

Goals:

1. Continue to search for an economically viable and politically acceptable means to provide one or both of these services in the village area.
2. Make the most effective and efficient use of existing utilities and facilities before adding new capacity, or initiating new construction.

Strategies:

1. Coordinate land use and development with the availability and capacity of facilities, and utilities, in order to ensure a high level of public safety.
2. Plan and coordinate utility work--including highway, gas, water, sewer, and electric--to minimize the costs of construction and impacts
3. Place appropriate fiscal burden of facilities and utilities on the users.

D. Solid Waste Disposal

Middletown Springs and ten other regional towns participate in the Solid Waste Alternative Committee (SWAC) for the purpose of planning and arranging for disposal of the Town's solid waste in a cost effective manner, in conformity with applicable laws.

The Town currently has a Select Board approved Solid Waste Implementation Plan and an ordinance regulating the separation, collection and disposal of solid waste. The Town's transfer station is certified by the Vermont State Agency of Natural Resources. The Town recycles glass, plastic, tin and aluminum cans, newspaper, junk mail, magazines, boxboard, and cardboard. The Town also collects over-sized trash and metal/white goods on publicized days. Twice a year SWAC holds collection days for Household Hazardous Waste. The collections are held at each town on a rotating basis.

The current interim transfer station site is too small, lacks an impervious surface and operates on a conditional use permit as it is inappropriately sited in a residential area, less than fifty feet from the property line, which does not meet current permit conditions. In the resident survey, the majority of respondents (57%) would prefer to see the station remain in its present location, so retrofitting it to meet environmental standards may be in order. See *"Land Use, Village Area"* above for corrective steps.

The Select Board has pursued alternative sites for the transfer station and has yet to find a suitable replacement area. The town-owned West Street property was considered however ruled out due to being located in the flood plain. The Town has also considered changing to a single-stream recycling operation which would eliminate the need for residents to source separate recyclables (in single stream, all recyclable materials are placed in one container) and possibly allow the transfer station to make better use of the allotted space. There are advantages and disadvantages to single stream recycling. Previously, the Town would have had to transport the single stream recyclables to Williston, VT for processing. A single stream sorting facility is slated to open in Rutland in November 2011 which may well be the deciding factor in switching the recycling operations to single stream.

Goal:

Ensure residents have safe and economically viable means of solid waste disposal throughout the Town.

Strategies:

1. Provide a facility for the healthful and non-polluting disposal of solid waste.
2. Increase public participation in recycling efforts.
3. Enforce existing laws on trash burning and dumping.

E. Town Office

Located within a historically significant wooden structure on the Town green, the Town Office encompasses a 400- square-foot room that serves the Town Clerk, Treasurer, Property Listers, Road Commissioner, and meeting room for the Select Board, Planning Commission and other Town Boards. Land records are stored in the attached 8-foot by 10-foot closet, which are at risk of loss due to fire, water and humidity. This space is rented from the Middletown Springs Historical Society.

The moving of the Town Office was rated by the residents in the 2011 survey as one of the top priorities. A building committee was formed in 2010 and surveyed various properties in Town, and made recommendations to the Select Board.

Goal: To have a safe and secure facility for town records and committee meetings.

Strategy:

Continue activity of the Building Committee and Select Board in securing a viable site for the Town Office.

F. Emergency Services

Police: The Town elects one local constable. The Vermont State Police and County Sheriff's Office, accessed through "911", provide professional protective services from headquarters in Castleton Corners and Rutland. These services have adequately met the needs of the Town however this was one of the three areas in which respondents were least satisfied.

Fire Protection: The Town is well served by the Middletown Springs Volunteer Fire Department which is a member of both the Rutland County Fire Association and the Washington County (N.Y.) Fire Control with radio and pager dispatch. The Department has 14 volunteers and 5 vehicles (2 engine/tankers, rescue, ladder and attack trucks) and access to four-wheelers and other equipment as needed. Mutual aid agreements supplement the local capabilities. The firehouse is equipped with a standby generator.

The Department's operating expenses are paid by property taxes, dues, donations, and fund raising activities including support from the Auxiliary. The Town is NEIRA rated "Class F" for fire insurance purposes.

An effective, well-trained, volunteer fire department is an essential component of the Town's public safety program.

Emergency Medical Services: Emergency medical services are provided to the citizens in a tiered system. The Middletown Springs First Response provides immediate care prior to arrival of the Poultney Rescue Squad. Advanced life support and paramedic service are available from the Regional Ambulance Service Inc. of Rutland. Emergency "911" service is available for emergency medical needs.

Goal: Ensure that residents have access to adequate fire and police protection, medical and emergency services.

Strategies:

1. Continue municipal and community support for the Middletown Springs Volunteer Fire Department and First Response, Poultney Rescue Squad, and Rutland Regional Ambulance Service.
2. Help train and maintain an effective volunteer fire department and first response service, and encourage new membership and development of a junior member program.

G. Child Care

Currently there are four registered daycare providers in Middletown Springs. They are open 5 days a week and serve children from infants to 7 years of age or older. The elementary school has a 5 day, half day pre-kindergarten program for 3 and 4 year olds and the kindergarten program has expanded from a half day to a full school day. There is an after school program at the elementary school which serves children from kindergarten through 6th grade. This program operates from 3 PM to 5:30 PM. In addition there is supervision provided at the elementary school in the morning before school starts from 7:15 to 7:45 AM.

Affordable childcare is a constant challenge for area residents often limiting parents' ability to have two incomes that are need to sustain households. Since Middletown Springs is largely a community of commuters, families often find childcare in areas closer to where they work.

Goal: To have childcare services available to residents in safe and convenient settings.

Strategies:

1. Continue to support home-based childcare operations.
2. Continue to monitor the needs of the townspeople in supporting additional childcare operations.

H. Emergency Management

Middletown Springs has an Emergency Committee that meets periodically to coordinate emergency preparedness efforts town-wide. Participants include representatives from the Fire Department, First Response, Road Crew, as well as the Town Constable, the Emergency Management Coordinator and members of the Select Board.

In accordance with State requirements, the Town has developed a Basic Emergency Operations Plan. The appointed Emergency Management Coordinator works with the key players to revise and adopt the plan on an annual basis as well as to coordinate with other towns and regional emergency planning efforts.

The primary potential hazards faced by the Town include floods and the subsequent erosion, mudflow problems and damage to roads, culverts and bridges. Power outages related to various storm events are another concern. The Fire Department maintains a back-up generator that will provide enough power for the fire station to operate as an emergency operations center as well as a shelter in the case of an extended power outage. The fire station also has a large commercial kitchen that can be used to serve food under similar circumstances. The other emergency shelters in town do not have back up power at this time.

In addition to preparedness and response efforts, Middletown Springs has an All-Hazard Mitigation Plan in place that contains hazard mitigation strategies and measures. These strategies and measures, when implemented, may reduce the frequency of occurrence or avert the hazard by redirecting the impacts by means of physical structures or land treatments; adapt to the hazard by the modification of structures or standards; avoid the hazard by stopping or limiting the development in hazardous areas.

The Select Board, with the assistance of the Town Emergency Committee, reviews and adjusts the Town's All-Hazard Mitigation Plan every five years to stay current according to FEMA's standards and to incorporate changing local needs and priorities.

Goal:

A community that responds quickly and effectively to emergency situations of all types, anticipated or unanticipated.

Strategies:

1. Plan for coordinated response to emergency situations in the Town.
2. Prioritize and pursue resources to implement strategies in the All-Hazards Mitigation Plan.

I. Telecommunications Facilities

Telephone services are provided to Town residents by the Vermont Telephone Company (Vtel). Internet connections are currently available to all residents and businesses through Vtel or Comcast. Cell phone service is not currently accessible in most parts of Town, however, the construction of a cell tower currently underway in Tinmouth will bring service to many additional areas.

Middletown Springs adopted a bylaw in 1998 governing the construction of telecommunications towers and similar facilities. The by-law is quite restrictive and designed to discourage the development of telecommunications facilities. Both telecommunications technology and the public demand for modern telecommunications have been advancing rapidly. Parallel to these advances, communities throughout the country have developed thoughtful controls over the construction of such facilities. Residents indicated in the survey that they would prefer to have cellular service but the majority indicated that concern about visual and environmental impacts of a new tower were more important. As technologies advance, the Town should have the mechanisms in place, within the Town bylaws, that will clearly present the guidelines for development of new telecommunications facilities.

Goal:

Middletown Springs will have modern telecommunications services while preserving the rural and aesthetic character of the Town, property values, natural environment and the ridgelines.

Strategies:

1. Remain informed of the current state of telecommunications technology, public demand, and effective control legislation.
2. Amend or replace the existing bylaw as necessary to describe the guidelines under which new facilities can be constructed or implemented

to improve the quality of wireless service to all areas of the Town, consistent with the goals and policies of this Plan and residents' needs.
3. Plan for telecommunication services that are visually and environmentally unobtrusive including cellular services.

J. Energy

Introduction: Energy use in Middletown Springs parallels patterns throughout the region and the state. Transportation, heating, and lighting are the primary draws on fuel and electricity. Fuel costs, especially for home heating and transportation, are of prime importance to community members because of the cold winters and the town's rural settlement, both of which drive the demand for and reliance upon fuel for heat and automobile travel. In both of these areas Vermonters utilize substantially more than the national average. Nationally 22% of energy use is residential (heat and electricity) versus 30% in Vermont, and transportation consumes 27.5% nationally as opposed to 32% in Vermont.

The need is simple: reduced costs for and use of fuel. The solutions are more complex as cutting costs will entail conservation measures such as more fuel efficient vehicles, combining trips to save on fuel, better insulating homes, improved public transportation and pedestrian facilities, and land use planning that allows people to reach jobs, goods and services in shorter trips, perhaps even making walking or biking to those destinations safer and more feasible.

In considering energy use, consumers must keep in mind that energy used has been produced somewhere, and that impacts of generating supply for local use are felt in the generating communities. Sources that have the least environmental impact and which are renewable are most desirable, but can be more costly. Education is needed to help individuals and the town as a whole understand and evaluate the trade-offs and impacts of types of energy resources, to manage energy use, and to make informed choices.

Overview: The Town is located within the service territory of Central Vermont Public Service Corp., which provides electric service to the Town. CVPS power is generated from a mix of sources including substantial contracts for nuclear power from Seabrook, NH (no longer from VT Yankee), hydro power from Hydro Quebec and small local hydro-generators, small amounts of oil and gas, and a small but growing portion through solar, wind, biomass, and methane.

The two major energy uses in town are heating and transportation. In Middletown Springs about 63% of households are heated primarily with fuel oil or kerosene, 22% with wood, 13% with LP gas, and 1% with electricity. [Continue to look for updated info 2010 census.] Many households also use wood or wood pellets for supplementary or emergency heat.

A significant use of energy in Middletown Springs is for transportation. Annual per capita use in Vermont is 570 gallons of gasoline; the 6th highest in the country. Because of the town's rural setting and the general lack of commerce and local business, most residents must travel to get to work, secondary school, grocery stores, and services located outside the community. Four possible options to reduce energy consumption related to transportation in Middletown Springs include: 1) increased carpooling to work and Middletown Springs Elementary School, 2) the implementation of a bus system for Middletown Springs Elementary School students, 3) the construction of safe and aesthetic sidewalks and pathways connecting the housing in the village to the elementary school and to encourage more walking and biking to school and around town 4) the purchase of more fuel-efficient vehicles by the Town and residents .

The most likely catalyst for expanding carpooling is the increase in social media use. Digital community bulletin boards, such as Front Porch Forum, Facebook, and similar sites allow drivers and riders to connect more easily than ever before.

Grant funding may be available for a feasibility study or even a pilot test of a school bus system for a year to evaluate the energy savings and to gauge public support for continuing a bus system.

Biking and walking remain popular in the Town, and grant funding through the Department of Transportation, Safe Routes To School, and similar programs may fund the infrastructure to enhance safe and easy movement.

Progress: Because education about energy efficiency as well as alternative energy sources is a significant community focus, the Middletown Springs Energy Committee was formed in 2011 to promote energy awareness and efficiency in the town. The committee has been actively advocating and assisting the Neighborworks H.E.A.T. Squad program. The Middletown Springs Public Library has undertaken extensive energy efficiency upgrades. On their own, several individuals in town have installed either photovoltaic and thermal solar systems, at least seven of each, to harness renewable energy. In addition, several homes in the community are models of energy efficiency earning Energy Star ratings, and at least one home is LEEDS certified. More and more residents are buying hybrid and other fuel-efficient vehicles.

Middletown Springs community members form the core planning and implementing team of SolarFest (www.solarfest.org), one of the largest festivals in the U.S. devoted to renewable energy education. The energy education festival is held each July in Tinmouth. Many Middletown Springs community members either volunteer at or attend the three day festival each year. The event features energy education workshops, renewable energy vendors and demonstrations, and solar powered entertainment.

Goal: Enable wise choices for residents, businesses and public buildings and for transportation regarding reliable, affordable, and sustainable energy use and conservation.

Strategies:

1. Promote conservation of energy through community initiatives (e.g.: carpooling, recycling, and energy efficiency improvements in homes, school, and community buildings).
2. Provide practical information about available alternative energy technologies.
3. Continue strong community support for SolarFest, an important annual energy education event.
4. Promote biking and walking through the construction of safe and aesthetic sidewalks and bike paths in the village, ensuring connection to the Middletown Springs Elementary School.
5. Conserve energy in buildings used by the Town and school.
6. Develop and promote a program for car-pool awareness and education.
7. Pursue energy efficiency programs that can benefit residents and the Town.
8. Pursue grant funded opportunities to improve the energy efficiency of public buildings
9. Participate in regional planning efforts and programs to provide bus service to Middletown Springs.
10. Pursue funding for bike and walking paths through the "Safe Routes to School" program and other grant sources.

Chapter IV: Implementation Program

By adopting this Plan, the Select Board and the Planning Commission, on behalf of the Town, accept the goals and strategies set forth and, in conjunction with other Town commissions and organizations, will work toward its implementation.

Following adoption of the Plan, the Planning Commission will, when appropriate, recommend to the Select Board and other commissions and organizations, specific steps to implement the strategies included in the Plan. The Planning Commission will base the timing of its recommendations on the priorities established by the results of the Town Plan Survey.

Following adoption of the Plan, the Planning Commission will continue to foster community-wide discussion of goals and strategies to determine whether there is consensus among town residents for amendments to the Plan.

Appendix A: Summary of Town Plan Survey

Introduction

In April and May of 2011, a survey of Middletown Springs residents was designed and administered by the Middletown Springs Planning Commission. The purpose of the survey was to learn what Middletown Springs residents value about their town and to identify resident preferences for revising/updating the Middletown Springs Town Plan for 2011-12 (a legal requirement).

Participants were identified through town office records from the Voter Checklist and were mailed a questionnaire inviting participation. A total of 588 residents were mailed surveys and 158 responded to the mailing. This compares to 223 responses out of 474 residents for the survey conducted in 2006.

The survey contained questions in 3 sections: Part I: Action Priorities to learn what the new Town Plan should target in the next five years; Part II: Policy preferences on specific planning issues for the new Town Plan, and Part III: respondents' characteristics (for example, length of residence, and familiarity with current Town Plan).

The following are some key findings from the survey.

Key Findings

1. **Respondent characteristics**. Approximately 26% of Middletown Springs voters participated in the survey. Sixty-six percent of respondents had lived in town over 10 years. About 90 percent of respondents were primary residents and 100 percent owned their homes. A majority of respondents reported being from "somewhat familiar" to "very familiar" with the town plan.
2. **Quality of life in Middletown Springs**. Residents were asked whether the town had become more desirable, less desirable, or stayed the same over the period of time they lived in Middletown Springs. The majority of respondents (53%) indicated the town had stayed the same, while 22 percent indicated the town had become less desirable, and 16 percent indicated the town had become a more desirable place to live.
3. **Action Priorities for new town plan**. Residents were asked to rate the priorities for the new town plan from among 34 items related to transportation, education, town facilities, energy, recreation, land use, housing, and economic

development, on a scale ranging from 1 (low priority) to 5 (high priority). Looking at average ratings for all respondents, no items emerged as high priority (4+). Six items emerged as medium-high priority (3-4): 1) new town office, 2) merging MTS elementary school with Tinmouth, 2) regulation of construction on scenic ridgelines, and 3) improving the quality of the road system (i.e., surface and drainage), 4) promotion of land conservation through easements 5) construction of a cell tower and 6) promotion of agricultural businesses. All other items received an average rating in the medium to low priority ranges.

Residents were asked their preference on 6 policy issues:

1: Zoning. Residents were asked to choose from 3 options for MTS to follow for zoning in the next five years: 1) No change, 2) develop a guide for land use, or 3) draft a zoning plan for inclusion in the town plan. About 44 % indicated a preference for "no change", 22 % preferred a guide to land use, 31 % preferred a zoning plan and 3 % offered no opinion.

2: Town Office. Residents were asked their preference for resolving the inadequacy of the current town office for storage of town records. They were given the choices of 1) "no change", 2) fund and build a new town office on existing town land, or 3) no opinion. Of the choices provided, 55 % preferred to fund and build a new town office. The two most frequently offered resident solutions were: 1) store the town records off-site, and 2) use the Middletown Springs school as the new town office (in conjunction with closing or merging the school).

3: Cell towers. Residents would prefer to have cellular phone service in MTS, but a substantial majority (65%) indicated the construction of a new tower should only be undertaken if it could be done without significant visual and environmental impact. Less than 1 percent opposed all cell tower construction.

4: Waste Transfer station. Residents were asked about moving the waste transfer station to another location. Forty percent would prefer to see the station remain where it is but a combined score of those voting to move the station to a) in the village or b) anywhere in town, came to 47 %. The remainder had no opinion.

5: Land Use Development. Residents were asked whether ridgeline development should be regulated. About 43 % of respondents favor the development of an ordinance to regulate higher elevation development while 47 % would prefer no change with respect to ridgeline development. The remainder had no opinion.

6: Affordable housing. Residents were asked their opinions about pursuing affordable housing for MTS. The largest response category was "no change" (54%), that is, the town should not take an active role in providing affordable housing.

Open-ended question responses. Residents were asked what features of Middletown Springs they wanted to stay the same and what features they would like to see changed in the future.

The most frequently mentioned features of the town that should ***stay the same*** include: 1) a peaceful, small town, 2) the community spirit and 3) natural setting with minimal development.

The most frequently mentioned features of the town that should ***change*** include: 1) upgrading the look of the village center, 2) lowering property taxes, 2) improving road conditions, 3) increasing retail services in the village center and 4) increasing civility among citizens when they disagree.

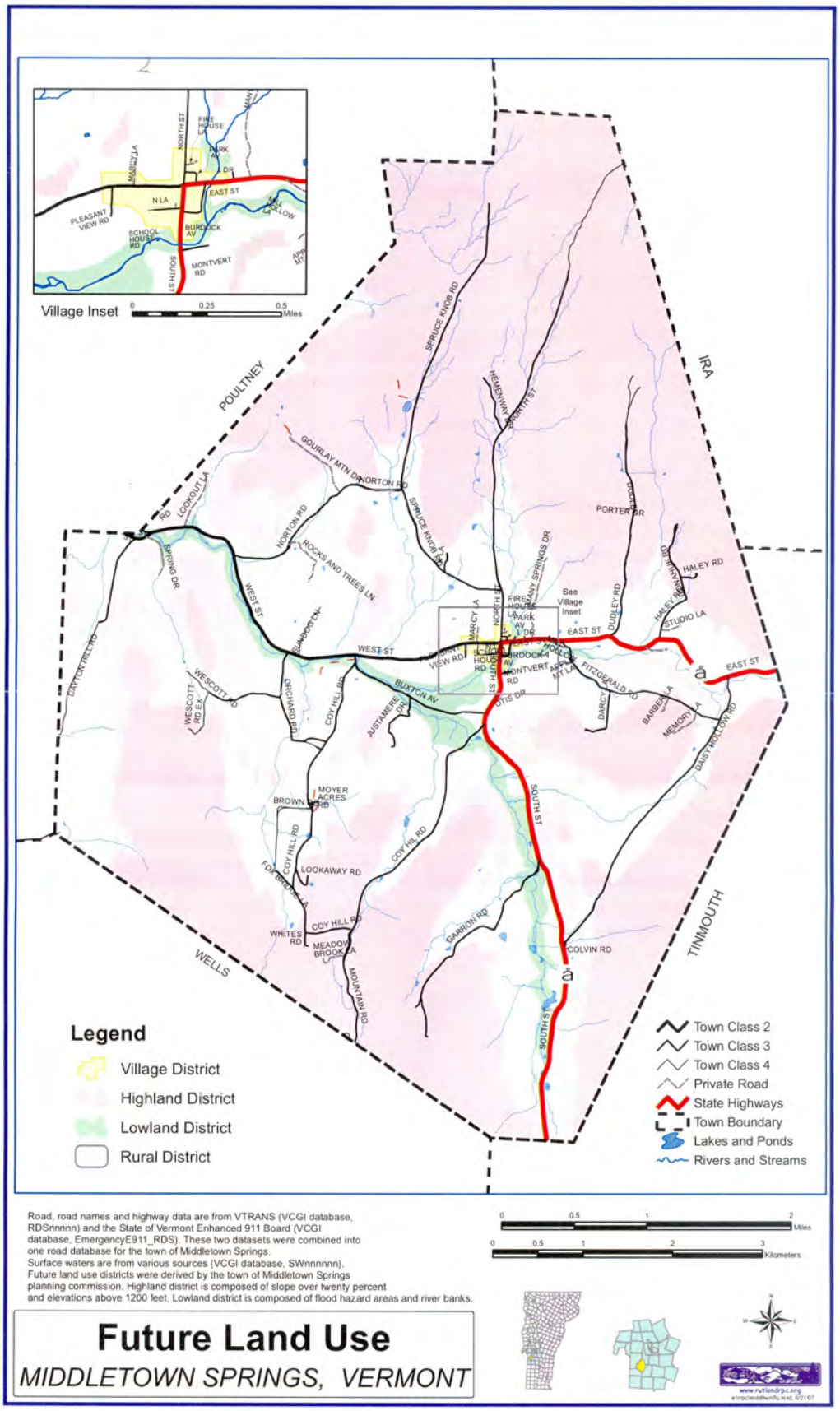
Overall message. Middletown Springs residents like their town and the peaceful, rural lifestyle it offers. They do not want to see much change in the town's physical appearance with the exception of improving the appearance of the village part of the town, especially by cleaning up the southeast corner, limiting allowable unregistered vehicles in public view and furthering private property maintenance when in public view. They would like to see new retail activity and services in the village center. They like the rural, agricultural character of the town and want to maintain the town's natural beauty. The majority of residents do not support a zoning ordinance to regulate land use but residents are open to the idea of regulating ridgeline development to protect the environment and scenery.

Residents feel the property tax burden is too high and the perceived cost of operating the Middletown Springs Elementary School is the primary locus of this concern. Residents also believe town road conditions need improvement. Many residents recognize the inadequacy of the current town office for records storage and feel a plan for funding and building a new town office should be pursued. In short, residents do not want to see much change for the town, and where change does occur, the change should enhance rather than alter the town's basic rural character.

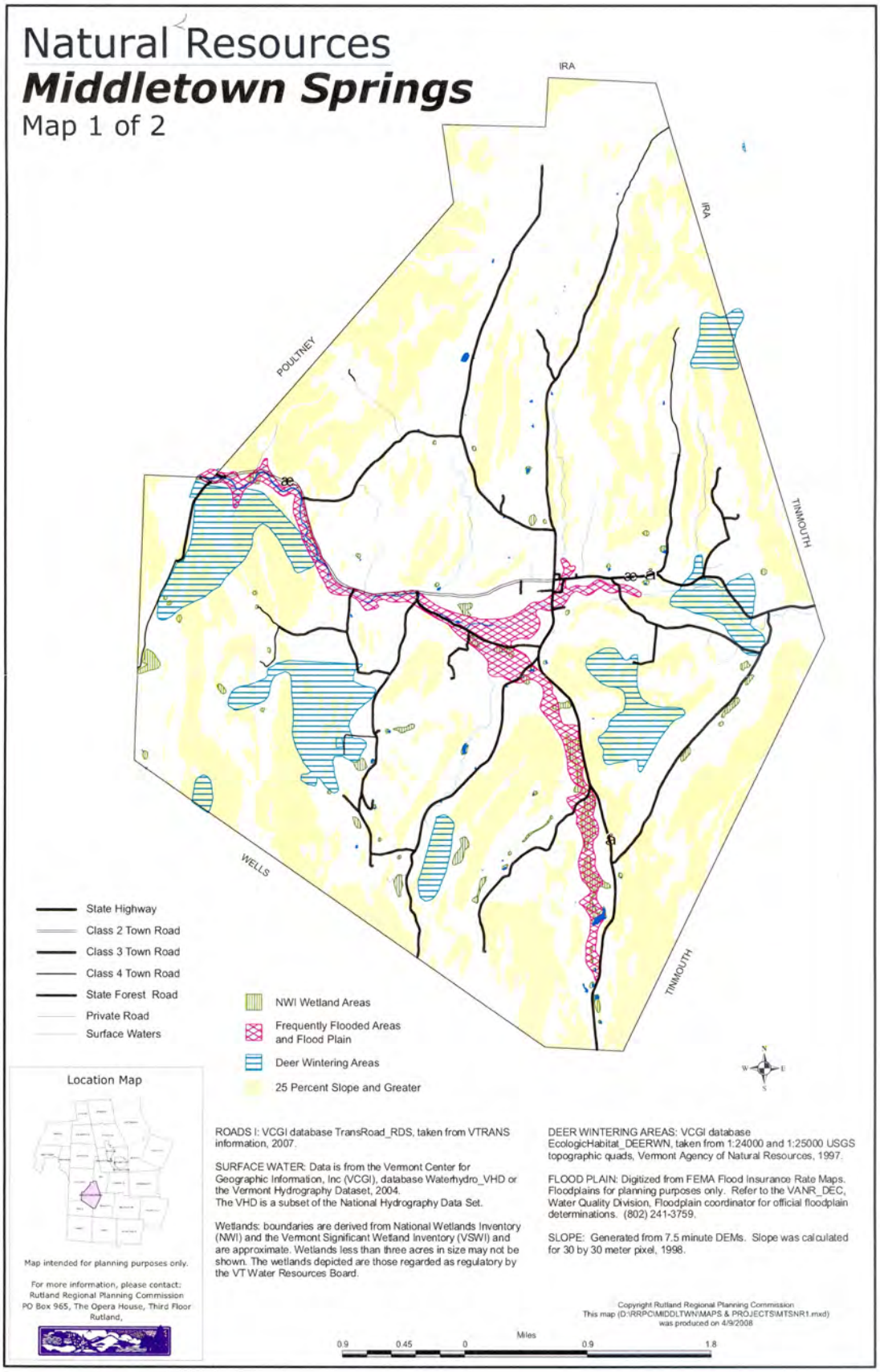
Appendix B: Maps

The following maps have been incorporated into the Town Plan. Larger, more readable, color copies of these maps are available in the Town Office.

	Page
Future Land Use	2
Natural Resources, Map 1	3
Natural Resources, Map 2	4
Protected and Sensitive Areas	5
Agricultural Lands and Fields	6
Upland & Lowland Agricultural Soils	7
Transportation	8
Utilities and Facilities	9


Village Inset
POULTNEY
IRA
WELLS
TINMOUTH
Legend
Village District
Highland District
Lowland District
Rural District
Town Class 2
Town Class 3
Town Class 4
Private Road
State Highways
Town Boundary
Lakes and Ponds
Rivers and Streams
Road, road names and highway data are from VTRANS (VCGI database, RDSnnnnn) and the State of Vermont Enhanced 911 Board (VCGI database, EmergencyE911_RDS). These two datasets were combined into one road database for the town of Middletown Springs.
Surface waters are from various sources (VCGI database, SWnnnnnnn).
Future land use districts were derived by the town of Middletown Springs planning commission. Highland district is composed of slope over twenty percent and elevations above 1200 feet, Lowland district is composed of flood hazard areas and river banks.
Miles
Kilometers
Future Land Use
MIDDLETOWN SPRINGS, VERMONT

Natural Resources
Middletown Springs
Map 1 of 2



ROADS I: VCGI database TransRoad_RDS, taken from VTRANS information, 2007.

SURFACE WATER: Data is from the Vermont Center for Geographic Information, Inc (VCGI), database Waterhydro_VHD or the Vermont Hydrography Dataset, 2004.
The VHD is a subset of the National Hydrography Data Set.

Wetlands: boundaries are derived from National Wetlands Inventory (NWI) and the Vermont Significant Wetland Inventory (VSWI) and are approximate. Wetlands less than three acres in size may not be shown. The wetlands depicted are those regarded as regulatory by the VT Water Resources Board.

DEER WINTERING AREAS: VCGI database EcologicHabitat_DEERWN, taken from 1:24000 and 1:25000 USGS topographic quads, Vermont Agency of Natural Resources, 1997.

FLOOD PLAIN: Digitized from FEMA Flood Insurance Rate Maps. Floodplains for planning purposes only. Refer to the VANR_DEC, Water Quality Division, Floodplain coordinator for official floodplain determinations. (802) 241-3759.

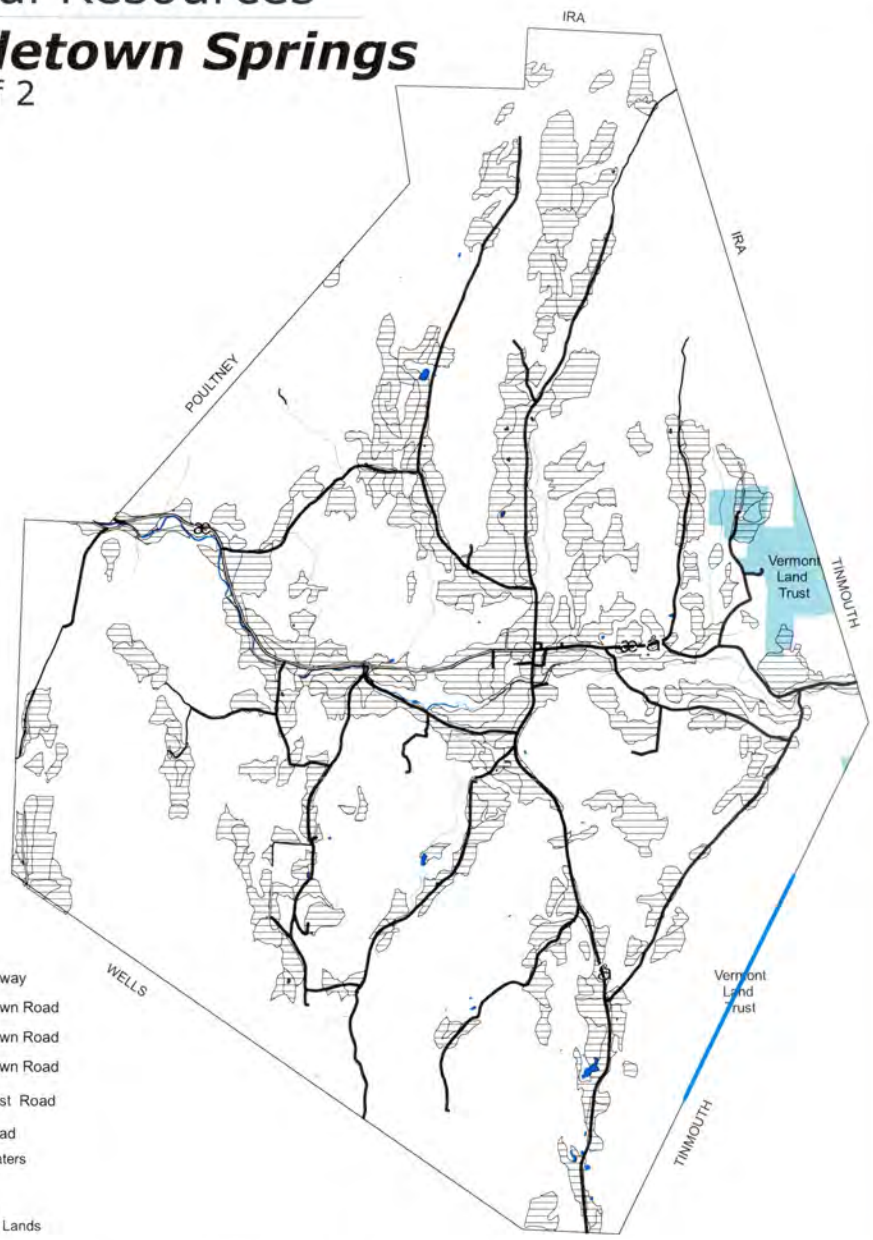
SLOPE: Generated from 7.5 minute DEMs. Slope was calculated for 30 by 30 meter pixel, 1998.

Copyright Rutland Regional Planning Commission
This map (D:\RRPC\MIDDLTWN\MAPS & PROJECTS\MTSNR1.mxd) was produced on 4/9/2008

Natural Resources

Middletown Springs

Map 2 of 2



State Highway
Class 2 Town Road
Class 3 Town Road
Class 4 Town Road
State Forest Road
Private Road
Surface Waters
Ag. Soils
Conserved Lands

Location Map

Map intended for planning purposes only.

For more information, please contact:
Rutland Regional Planning Commission
PO Box 965, The Opera House, Third Floor
Rutland,

ROADS I: VCGI database TransRoad_RDS, taken from VTRANS information, 2007.

AGRICULTURAL SOILS: from VCGI database GeologicSoils_SO,1998. Prime, statewide and local are VT primary agricultural soils for Town and Act 250 planning. Natural Resources Conservation Service soil data are accurate to a resolution of three acres, unmapped "inclusions" up to three acres may exist in some areas. This information is generalized. It should not be used for the evaluation of individual sites. Soils shown are based on national USDA-NRCS criteria and have good potential to support the growing of crops.

PRIVATE CONSERVED LANDS - land in full or partial ownership by 501(c)3 conservation organizations (VLT, TNC, GMC, and others), a subset of the Vermont Conserved Lands database, 1999.

SURFACE WATER: Data is from the Vermont Center for Geographic Information, Inc (VCGI), database Waterhydro_VHD or the Vermont Hydrography Dataset, 2004.
The VHD is a subset of the National Hydrography Data Set.

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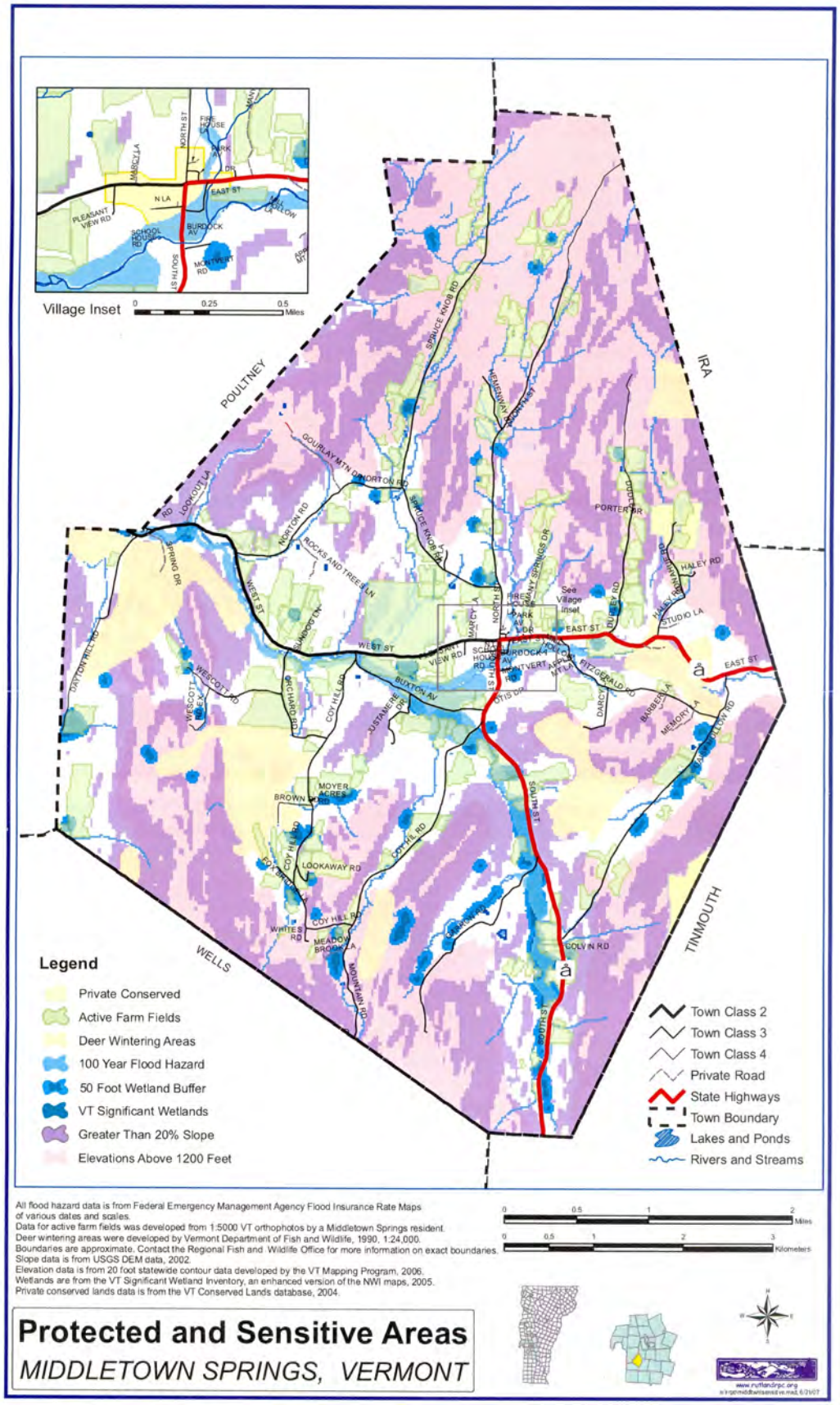
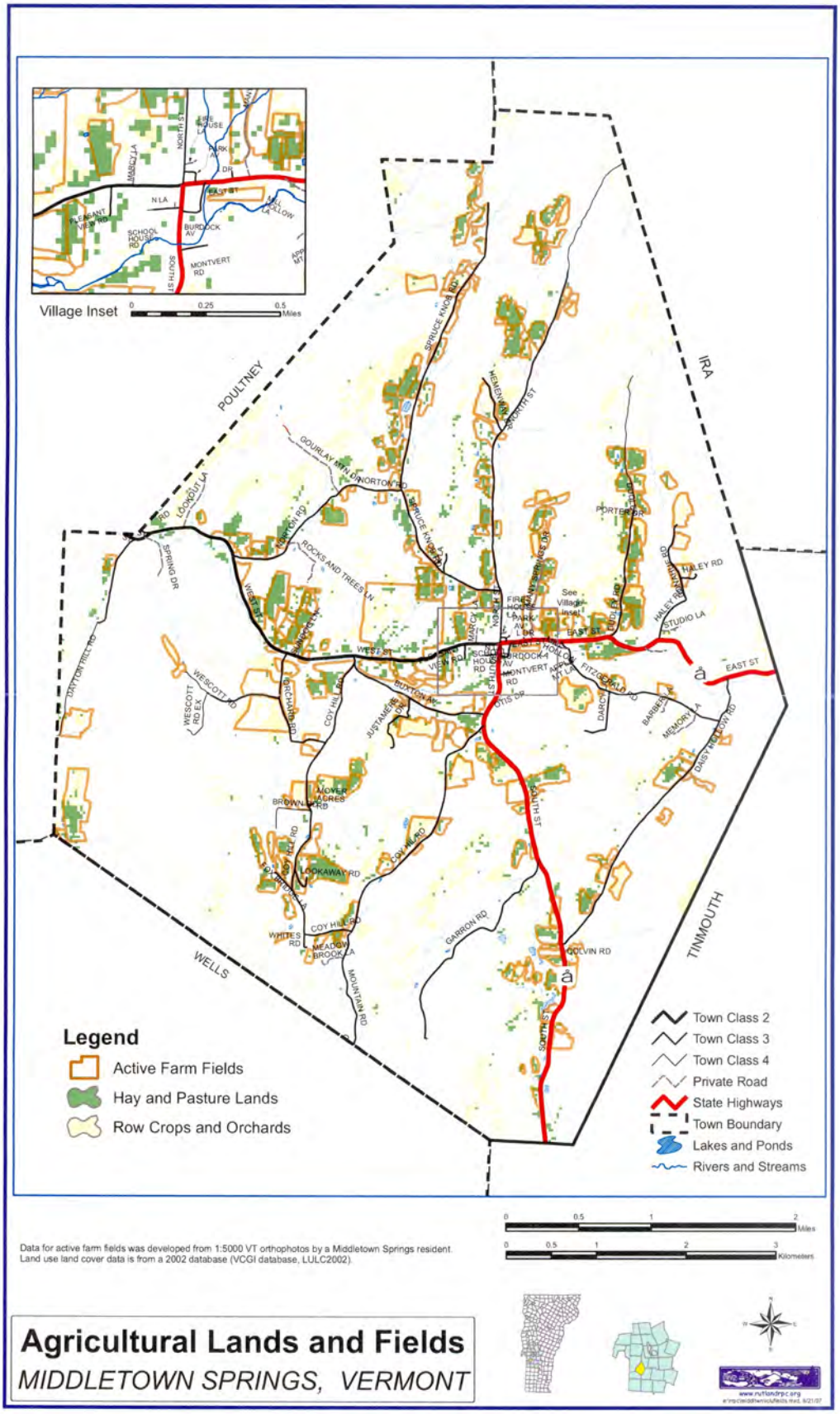
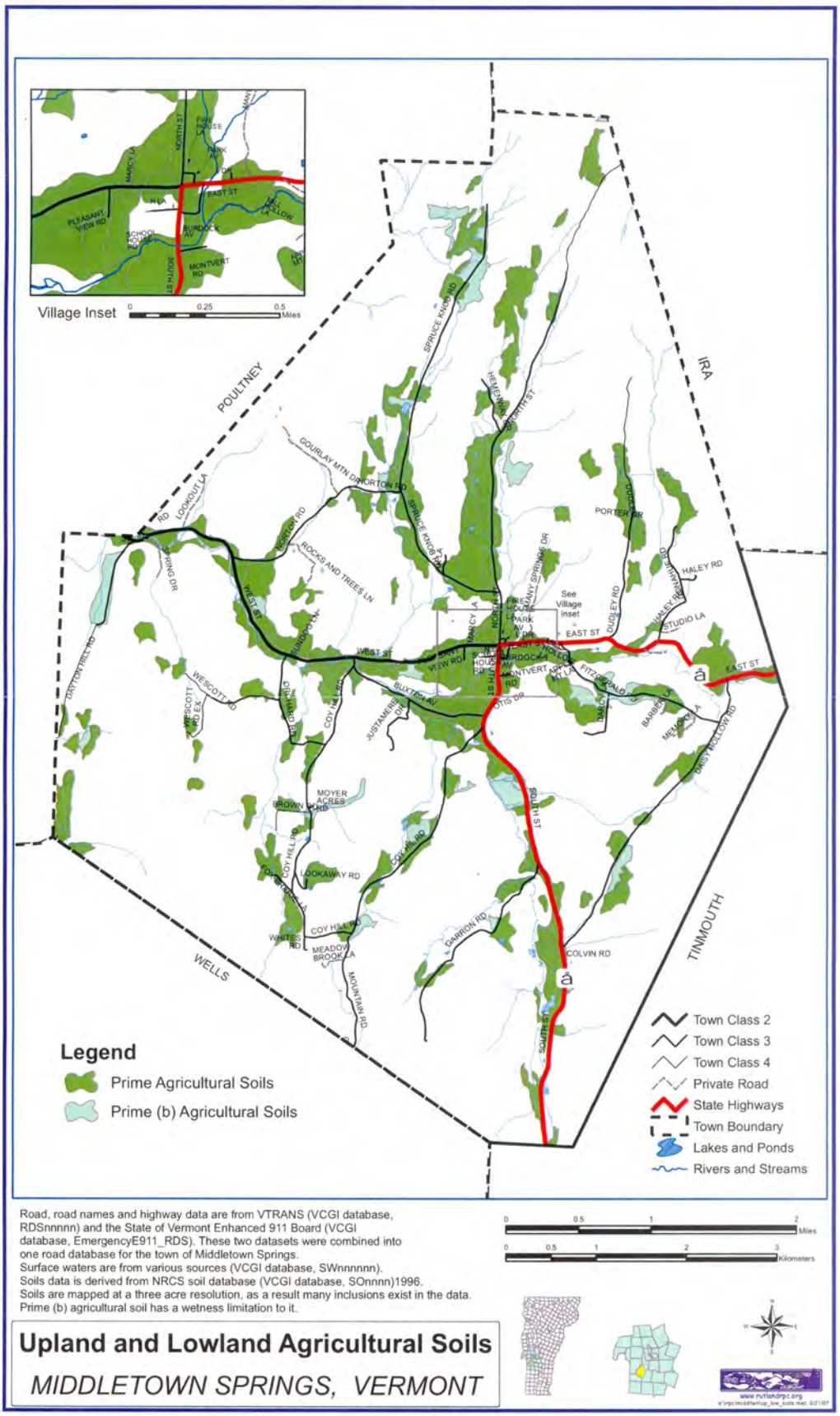
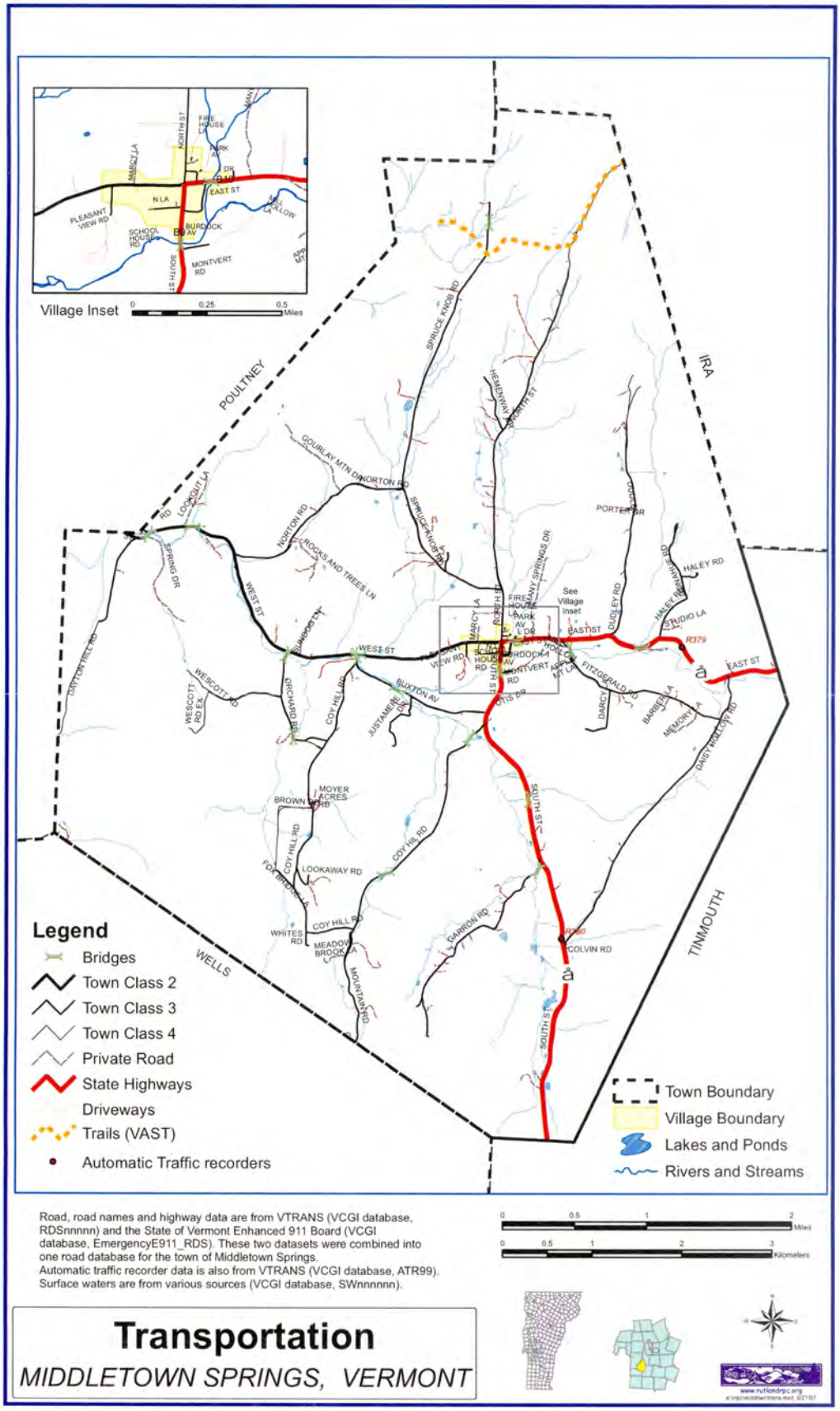
This map (D:\RRPC\MIDDLTWN\MAPS & PROJECTS\MTSNR2.mxd)
was produced on 4/9/2008

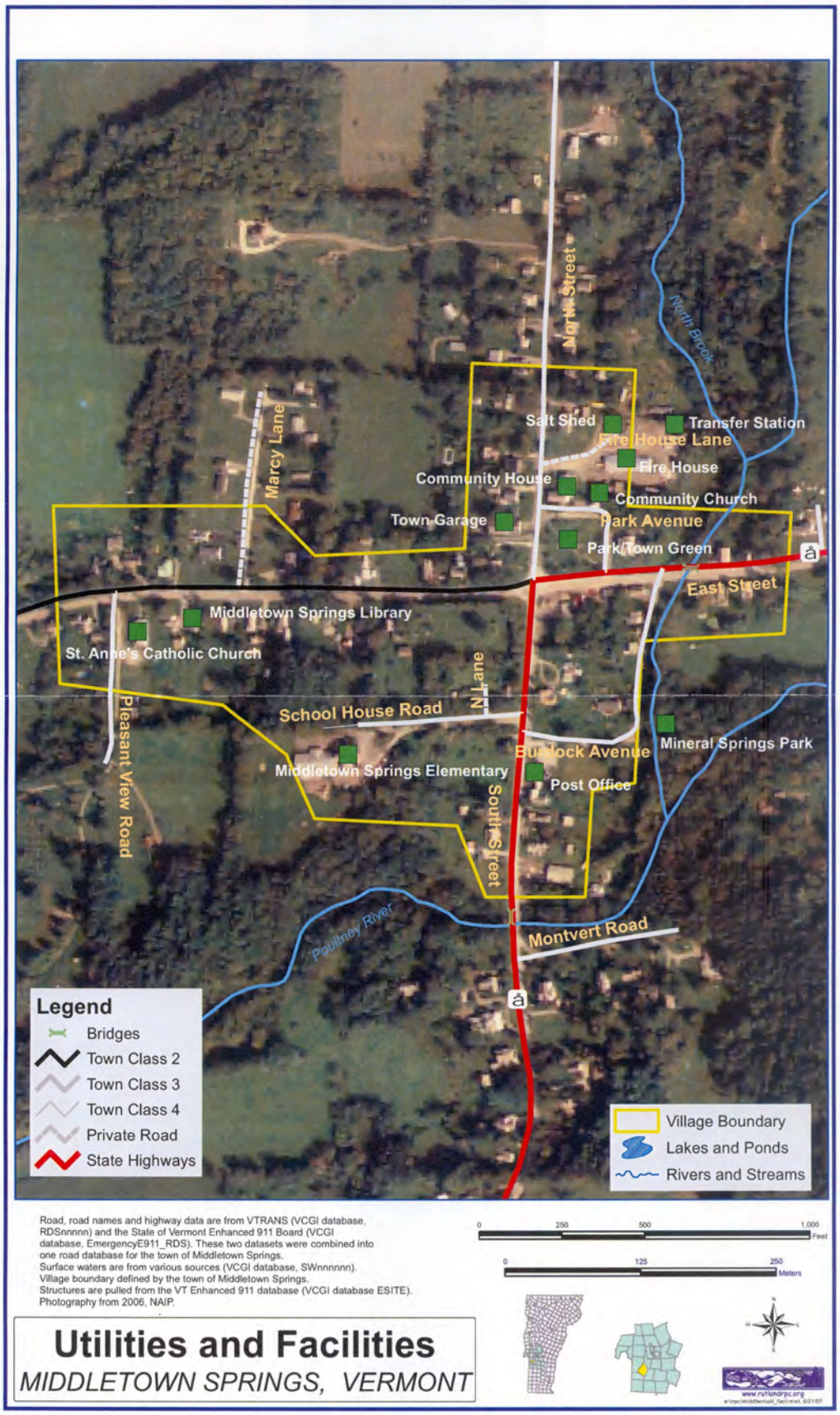
Miles
1 0.5 0 1 2


Village Inset
0 0.25 0.5 Miles
POULTNEY
IRA
TINMOUTH
WELLS
EAST ST
WEST ST
SOUTH ST
See Village Inset
Legend
Private Conserved
Active Farm Fields
Deer Wintering Areas
100 Year Flood Hazard
50 Foot Wetland Buffer
VT Significant Wetlands
Greater Than 20% Slope
Elevations Above 1200 Feet
Town Class 2
Town Class 3
Town Class 4
Private Road
State Highways
Town Boundary
Lakes and Ponds
Rivers and Streams
All flood hazard data is from Federal Emergency Management Agency Flood Insurance Rate Maps of various dates and scales.
Data for active farm fields was developed from 1:5000 VT orthophotos by a Middletown Springs resident.
Deer wintering areas were developed by Vermont Department of Fish and Wildlife, 1990, 1:24,000.
Boundaries are approximate. Contact the Regional Fish and Wildlife Office for more information on exact boundaries.
Slope data is from USGS DEM data, 2002.
Elevation data is from 20 foot statewide contour data developed by the VT Mapping Program, 2006.
Wetlands are from the VT Significant Wetland Inventory, an enhanced version of the NWI maps, 2005.
Private conserved lands data is from the VT Conserved Lands database, 2004.
0 0.5 1 2 Miles
0 0.5 1 2 3 Kilometers
Protected and Sensitive Areas
MIDDLETOWN SPRINGS, VERMONT
www.rutlandrpc.org


Village Inset
POULTNEY
IRA
TINMOUTH
WELLS
Legend
Active Farm Fields
Hay and Pasture Lands
Row Crops and Orchards
Town Class 2
Town Class 3
Town Class 4
Private Road
State Highways
Town Boundary
Lakes and Ponds
Rivers and Streams
Data for active farm fields was developed from 1:5000 VT orthophotos by a Middletown Springs resident.
Land use land cover data is from a 2002 database (VCGI database, LULC2002).
Agricultural Lands and Fields
MIDDLETOWN SPRINGS, VERMONT


Village Inset
POULTNEY
IRA
TINMOUTH
WELLS
See Village Inset
Legend
Prime Agricultural Soils
Prime (b) Agricultural Soils
Town Class 2
Town Class 3
Town Class 4
Private Road
State Highways
Town Boundary
Lakes and Ponds
Rivers and Streams
Road, road names and highway data are from VTRANS (VCGI database, RDSnnnnn) and the State of Vermont Enhanced 911 Board (VCGI database, EmergencyE911_RDS). These two datasets were combined into one road database for the town of Middletown Springs.
Surface waters are from various sources (VCGI database, SWnnnnnn).
Soils data is derived from NRCS soil database (VCGI database, SOnnnn)1996.
Soils are mapped at a three acre resolution, as a result many inclusions exist in the data.
Prime (b) agricultural soil has a wetness limitation to it.
Miles
Kilometers
Upland and Lowland Agricultural Soils
MIDDLETOWN SPRINGS, VERMONT


Village Inset
POULTNEY
IRA
WELLS
TINMOUTH
Legend
Bridges
Town Class 2
Town Class 3
Town Class 4
Private Road
State Highways
Driveways
Trails (VAST)
Automatic Traffic recorders
Town Boundary
Village Boundary
Lakes and Ponds
Rivers and Streams
Road, road names and highway data are from VTRANS (VCGI database, RDSnnnnn) and the State of Vermont Enhanced 911 Board (VCGI database, EmergencyE911_RDS). These two datasets were combined into one road database for the town of Middletown Springs.
Automatic traffic recorder data is also from VTRANS (VCGI database, ATR99).
Surface waters are from various sources (VCGI database, SWnnnnnn).
Transportation
MIDDLETOWN SPRINGS, VERMONT



Road, road names and highway data are from VTRANS (VCGI database, RDSnnnnn) and the State of Vermont Enhanced 911 Board (VCGI database, EmergencyE911_RDS). These two datasets were combined into one road database for the town of Middletown Springs.
Surface waters are from various sources (VCGI database, SWnnnnnn).
Village boundary defined by the town of Middletown Springs.
Structures are pulled from the VT Enhanced 911 database (VCGI database ESITE).
Photography from 2006, NAIP.

Utilities and Facilities

MIDDLETOWN SPRINGS, VERMONT