

Town Plan notes

08/01/17

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1. Should the fluvial erosion hazards map (hydrography) be included in the Town Plan because it's discussed?
2. Policy #'s – running total intentional, or restart numbering at #1 for each separate section?
3. 4.05(A) – “In the early 1970's residents had the foresight....”
4. 1.03(b) – This plan is based on a long-term vision for the future of the town. Our vision will not be achieved in the next five [EIGHT] years; rather, it is something for which we as a community will strive for several decades. For this reason, when working on the plan we considered at least a 20-year time horizon, even though this plan is only in effect for five [EIGHT] years and will need to be updated to reflect changing conditions. By taking this long view, we in the Town of St. George will be able to pursue strategies that over time will achieve our vision.
5. Policy 80 – The quality of Ayer Road should be improved to provide a better surface and drainage without changing its character as it serves as an important connector between the west and east side of town.
There was a substantial grading project completed on Ayer road a few years ago. Rather than saying the road should be improved, perhaps revise to something like:
“The quality of Ayer Road should be maintained to provide adequate surface and drainage without changing its character as it serves as an important connector between the west and east side of town.”
6. **3.01 HISTORIC AND ARCHAEOLOGICAL RESOURCES**
There are six structures in St. George listed on the State Register of Historic Places: the Higbee-Lawrence house, c. 1795; the Sunrise Tavern built in 1828; the Isham house, c. 1840; the Little Red Schoolhouse, c. 1852; the Lockwood-Smith house, c. 1830; and the Lockwood-Peet house built in 1830. Given the limited number if [OF] historic buildings remaining in town, significant modifications of these buildings should be reviewed and their demolition should be strongly discouraged. (See Map 2: Facilities).
7. **5.12 (A)The Past Five Years**
The 2007 [2012] Town Plan identified revision of the town's land use regulations as the highest priority. This task has been completed successfully. Also in recent years, town officials and residents have undertaken a number of successful efforts to enhance our community and quality of life including the:
 8. We'd like to re-insert Fig. 47 “Rural Development Patterns” from our 2012 plan (presently omitted from 2017 draft).
9. **3.02 TOWN FACILITIES, LANDS & FISCAL CONDITION**
St. George is a town with few community facilities; we have no post office, library, emergency services, school or large community meeting space of our own. In recent years, the annual Town Meeting has been held at either the Little Red Schoolhouse, CVU high school, Rocky Ridge Golf Club or the VermontWare building.
10. **2.03(B) Income and Wages**
The median household income in St. George was around \$44,000 a year according to the 2000 Census, which was about \$3,000 higher than the state median and \$3,000 lower than the county median. Median household income in St. George increased by about \$8,000 between 1980 and 2000 after adjusting for inflation (see Figure 14).

The average annual wage paid by Chittenden County employer [EMPLOYERS] in 2004 was approximately \$38,000 per year according to the Vermont Department of Labor (see Figure 16).

11. Siting for renewable energy generation? Should we speak to no commercial-scale wind turbines on ridgeline, or do we need map showing where we don't and where we do want energy generation facilities? (i.e., does general language have any teeth with PUC, or do we need specific descriptions/maps?)

12. 3.05 RECREATION

St. George's town center property has hosted a variety of recreational facilities and activities over the years, including a basketball court, baseball field, walking trails and bike paths. The town is presently in the process of establishing a community playground, as well as a temporary basketball court until a permanent location is decided upon. An 18-hole golf course, the Rocky Ridge Golf Club, is located in the southwest corner of town. In addition to golf, the course informally offers a place for cross-country skiing and an excellent hill for winter sledding.

13. 3.03(A) Agriculture

Other types of small-scale farming and agricultural activities continue in St. George. Goose Creek Farm produced 28 acres of organic vegetables and Christmas trees from 1984 through 2009. Today, Lakeview Farms and a few homeowners grow and sell Christmas trees. A number of town residents plant gardens or keep livestock such as horses, alpacas, chickens or bees. The town has a community garden at the town center property. Additionally, some of the town's farmland is rented to or owned by farmers from neighboring towns.

14. Route 2a also serves as a 'village street' for St. George's town center property. The speed limit on the highway in this area is 35 miles per hour, but traffic regularly moves at higher speeds. Busy highways are both a blessing and a curse for downtowns and village centers. The traffic may help support a vital commercial area, but it can also bring unwanted noise, dirt and pollution, compromise pedestrian safety and comfort, and discourage people from parking their cars and walking. St. George's neighboring communities, Hinesburg and Shelburne, have struggled with controlling the traffic that passes through their downtowns on congested highways. In order for our vision for the town center property to become a reality, traffic calming will be needed on Route 2a. With construction of the gas station and convenience store, as well as the development of additional recreational activities including the baseball field, both vehicular and pedestrian traffic near the town center property will increase. It is time for the town to begin [CONTINUE] to work with VTrans to assess how to calm traffic in order to create a safe, pedestrian-friendly environment as our village center develops.
15. Change Route 2a to 2A everywhere.
16. Section 3.08 – change "Fletcher Allen Medical Center" to UVM Medical Center.
17. General – check consistency of references (see this page, see that page, figure #'s, etc.)

Timeline:

August 1 – PC meeting to make any final tweaks and submit to Brandy

August 25 (target, not hard deadline) – Brandy to submit complete package (proposed amendments and report) to Scott; Scott to submit (via email) to Hinesburg, Shelburne & Williston.

September 1 – Maggie or Ed to submit PC public notice request to Williston Observer for September 7 publication.

September 26 – PC public hearing, need quorum (Maggie can vote) in order to vote to recommend that Selectboard adopt amendments as drafted.

September 29 - Maggie or Ed to submit Selectboard public notice request to Williston Observer for October 5 publication.

October 26 – Selectboard public hearing.