TOWN OF BROOKFIELD, VERMONT

TOWN PLAN

Adopted by the Selectboard

January 24, 2011

SELECTBOARD MEMBERS

Mike McPhetres, Chair
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PLANNING COMMISSION

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SECTION I. AUTHORIZATION

The Town of Brookfield is authorized to develop a town plan by 24 VSA, Chapter 117.

SECTION II. PURPOSE

The purpose of this plan is to encourage the appropriate development of the land in Brookfield in a manner that will promote the health, safety, prosperity, comfort, convenience and general welfare of all residents in the town. As conditions change, this plan will be modified to meet new needs and correct inequities. The plan attempts to express the intent and desires of the town's residents and is designed to serve as a guide for future growth and development in the town. The plan is a general and philosophical statement of the desired future growth and development of the town. In the event that it may be inconsistent with or in conflict with more specific bylaws or ordinances of the town, they shall have precedence. Although the plan may serve as a guide for future public activities or investments, any significant expenditure of town funds will continue to be determined by the voters of the town at meeting assembled.

SECTION III. PLANNING PHILOSOPHY

The basic philosophy underlying this plan is that the attainment of the town's planning objectives should be achieved with a minimum of regulation. Any necessary regulation should balance public needs and desires with the rights of property owners and should be limited to purposes that are clearly in the public interest. It is also a basic premise underlying this plan that the future growth and development of the town should be guided so that it does not impose undue financial burdens on the taxpayers.

SECTION IV. PLANNING ASSUMPTIONS

The following assumptions underlie the development of this plan:

A. That the town's population will continue to grow gradually at a pace projected on the table in Section VI.
B. That continued growth in the number of residential structures will continue as projected in the table in Section VII.
C. That, unless otherwise guided, development will tend to concentrate in areas that are easily accessible by road and where public utilities are available.
D. That education and highways will continue to be the major public expenditures.

SECTION V. OBJECTIVES

Among the primary objectives of this plan are the following:

A. To promote a safe, healthy, pleasant and manageable environment. In doing so, the plan considers the following:
    1. Housing, including affordable housing.
    2. Public health and safety issues, including water resources, sewage and solid waste disposal.
    3. Maintenance of a high quality school system.
    4. Comprehensive transportation needs.
    5. Development of public recreational facilities.
    6. Maintenance of an environment conducive to the conduct of home occupations and clean small-scale businesses.

B. To preserve the town's rural character and conserve the town's natural, historic, scenic and cultural resources. In doing so, the plan considers the following:
   1. Agricultural and forest lands, wetlands, wildlife habitat and other sensitive natural areas.
   2. Plans to assure that future residential, commercial and recreational development is located in appropriate areas.
   3. Means to encourage effective forest and woodlot management.
   4. The development of an organizational framework for the management and control of existing and future historic sites and areas.
   5. Investigating the designation and protection of scenic roads, ridgelines and vistas.

C. In addition to these broad objectives, the plan enumerates specific goals in some of the succeeding sections.

SECTION VI. DESCRIPTION OF TOWN AND PRESENT STATUS OF PLANNING

A. DESCRIPTION OF TOWN

Brookfield was chartered in 1791. It is a predominantly rural and agricultural community of 24,472 acres located in the southwestern corner of Orange County. Over 1,000 acres are publicly owned conservation and recreation lands including: state forests and parks – 825 acres; state fish and wildlife areas – 57 acres; and town forest and town-owned wetlands – 168 acres. The town's topography is quite typical of the area east of the Green Mountains. It ranges from hills up to about 1800 feet elevation on the easterly border of the town through brook valleys slightly below 700 feet elevation, to Bear Hill, the town's highest point, on the west at just over 2100 feet. Ayers Brook and its tributaries and upper Sunny Brook are the major streams in the western part of the town. The Second Branch of the White River drains the eastern valley. Five ponds are designated as state waters because they are over 25 acres in size: Sunset Lake and Baker, Lamson, North and Rood Ponds. In addition to approximately 6 miles of I-89, Brookfield has 17.42 miles of state highway (Routes 12, 14, and 65) and 75.3 miles of town roads: Class II – 19.18 miles, Class III – 38.96 miles, and Class IV – 17.17 miles. A portion of Pond Village is designated a state historic district with smaller historic districts located around the churches in East and West Brookfield.

Between 1970 and 1980 the town's population grew from 606 to 969, by 1990 the population had risen to 1089 and by 2000 the census recorded a population of 1149. In 1990 there were 25-30 farms concentrating on dairy, beef, sheep, horses, fruits and vegetables. By 2004, there were only 17 parcels listed as farms on the town grand list. The number of farms in 2010 remained at 17. In addition to these farms, there are also tree farms producing Christmas trees, hardwoods & conifers for timber, pulp and fuel wood and a number of sugarbushes with sugar houses producing syrup for owners and surplus for sale. The farmers' markets in Randolph and Montpelier provide outlets for growers of small fruits and vegetables.

The population consists of: families whose wage-earners are employed out of town, many in the Randolph-Bethel corridor, but as far south as Lebanon, New Hampshire and to the north in Barre, Montpelier and Waterbury; retired people who reside full time or part time in the town; second home owners and seasonal camp owners who reside in Brookfield a few months a year; and families who earn their livelihood in the town.

Table 1: Population Projections

	Population 2000	Projection				% Change			
		2005	2010	2015	2020	2000 - '05	2005 - '10	2010 - '15	2015 - '20
Braintree	1,194	1,200	1,201	1,208	1,209	0.5	0.1	0.5	0.1
Brookfield	***1,149***	***1,196***	***1,231***	***1,259***	***1,286***	***4.1***	***2.9***	***2.3***	***2.1***
Chelsea	1,250	1,255	1,251	1,248	1,247	0.4	-0.3	-0.3	0.0
Randolph	4,853	4,849	4,845	4,855	4,869	-0.1	-0.1	0.2	0.3
Williamstown	3,225	3,377	3,501	3,614	3,718	4.7	3.7	3.2	2.9
Orange County	28,226	28,976	29,544	30,122	30,737	2.7	2.0	2.0	2.0
Windsor County	57,418	58,154	58,553	58,960	59,446	1.3	0.7	0.7	0.8
State Vermont	608,827	625,935	639,241	652,199	666,041	2.8	2.1	2.0	2.1

Source: Massachusetts Institute for Social and Economic Research, 2004 (based on Census 2000 population, Brookfield figures updated to reflect correction to 2000 census figures). Note: the 2010 census was not complete at the time this plan was updated.

Public facilities in the Town include the following:

- The Municipal Building in Pond Village houses the Town Clerk's Office, vital records, town vault and the Free Public Library.
- The Brookfield Elementary School for grades K-6 was built in 1967 and enlarged in 1979. Students in grades 7-12 are transported to the Randolph Union High School and the Area Vocational Center in Randolph.
- The Town Garage on State Route 65 was built in 1975.
- The United States Postal Service office on State Route 65.

Primary fire protection is provided by the volunteer fire company based in East Brookfield and by the Randolph Fire Department for West Brookfield. Law enforcement services are provided by the Town Constable, the County Sheriff, and the State Police. Electric power services are provided by Central Vermont Public Service Corporation and Washington Electric Cooperative. Telephone service is provided by Fairpoint and telecommunications competitors. Satellite and wireless telecommunications services, including internet, are available in much of the town. Fairpoint DSL is available in some of the town. There is no cable service. All water and sewage facilities are privately owned. Brookfield is a member of a waste disposal district with Randolph and Braintree. Trash and recyclables are now collected in Randolph and trucked by a contractor to outside the district.

In preparing the 2010 plan revision, the Town has updated data used in the 2005 plan based on readily available information. The Town has not engaged in major new inventories or detailed analyses or studies for two reasons. First, Brookfield is a small community that does not face complex issues of the type present in larger communities, and therefore did not find such actions

to be needed or affordable in the 2010 planning cycle. Second, the most recent census data available at this time is 10 years old; more recent census data will be beneficial in making future decisions about the need for additional inventory and study and in performing those actions, if warranted.

B. STATUS OF PLANNING

Planning by an appointed commission began in 1969, and a temporary plan was adopted in 1970. A comprehensive town plan was adopted by the Selectmen in 1974. The plan was thoroughly reexamined and rewritten in 1992-95 and was adopted by the town on March 29, 1995. The plan was refined and readopted by the selectmen on September 25, 2000. It was again reviewed, refined, and readopted on September 12, 2005.

1. Subdivision Regulations were adopted in 1970, and have been amended five times in 1977, 1980, 1999, 2003 and 2005.
2. Interim Zoning was in effect in 1978-80.
3. Flood Hazard Area Zoning was adopted in 1978 and substantially amended in 2006 to allow participation in the national flood insurance program.
4. Shorelands Zoning was adopted in 1980.
5. A Sewage Ordinance was adopted in 1986 and amended in 1991. It is no longer in effect (see Sec. VII.B).
6. The Selectboard has adopted an ordinance regulating parking on town highways during the winter months.
7. In 1990 the Town adopted the Brookfield Development Bylaw and amended it in 1999, 2003, 2005, and 2010.
8. In 2006, the Town obtained approval of Pond Village as a designated village center.

SECTION VII. LAND USE

A. FACTS

Land and property in Brookfield is classified by the listers into several categories. Outlined below is a listing of parcel types and numbers for the Town for 1992, 1998,2004 and 2010.

Table 2: Brookfield Grand List 1992, 1998, 2004, 2010								
	1992	1998	2004	2010	Actual	%	Actual	%
					Change	Change	Change	Change
					92 - 10	92 - 10	04-10	04-10
Year-round Residential	316	354	389	403	87	28	14	4
Mobile Homes	57	61	59	63	6	11	4	7
Vacation Residences	160	159	162	167	7	4	5	3
Commercial	11	12	11	8	-3	-27	-3	-27
Farms	22	19	17	17	-5	-23	0	0
Woodland/Misc.	269	262	218	206	-63	-23	-12	-6
Total Parcels	835	867	856	864				

Source: Town of Brookfield, VT

Of this land, the following areas were controlled by departments of the State of Vermont: Fish and Wildlife, 57.17 acres, and Forest, Parks and Recreation, 805.30 acres. On the 2010 Form 411 for the town, there were 864 parcels listed, with 16 additional exempt parcels not included. Of the parcels in town, 376 were of ten acres or less. The smallest listed parcel was 0.1 acres and the largest was 404 acres. Of the parcels exempt from taxation, six are owned by the State of Vermont and the others by the town, churches or the historical society.

In 1992, 8367 acres were in the current use taxation program, consisting of 1265 acres of farmland and 7102 acres of woodland. In 2003, 96 parcels totaling 8268 acres were in that program. In 2010, 134 parcels totaling 10,895 acres are in the program.

B. DESCRIPTION

Land use in Brookfield is still largely rural, with a strong agricultural presence and a large proportion of the Town currently in forested tracts. The town also has a strong residential component since Brookfield serves as a bedroom community for the nearby employment centers of Randolph, Bethel, Northfield, Montpelier, Barre and Waterbury. Another important use of land in Brookfield is either as nonresident second homes or nonresident land investment. Roughly 42% of the homes and land parcels in Brookfield are owned by nonresidents.

Land use regulations in Brookfield are an overlapping mix of various bylaws passed between 1970 and 2010. They are listed in this document.

Subdivision regulations provide for the orderly review of subdivisions creating lots.

Flood hazard regulations meet federal guidelines limiting construction of buildings in a flood hazard area. They affect about 730 acres in Brookfield.

The Brookfield sewage ordinance is no longer in effect because the state assumed full responsibility for regulation of all sewage disposal systems in 2007.

The shoreland regulations require a 50 foot setback from the five largest ponds in Brookfield.

The Development Bylaw is the only comprehensive bylaw regulating land use in Brookfield. Almost all of the town, with the exception of the areas within the villages and a conservation district, has a 5 acre minimum lot size. Wetlands on the National Wetlands Inventory map or otherwise deemed to be Class 1 or Class 2 by the state of Vermont (759 acres) and areas of steep slopes over 25% (3,227 acres) are deemed undevelopable with structures. There is also a 75 foot setback for buildings near any wetlands or stream (4,749 acres). These regulations provide 8,735 acres of green space in the town, mostly in the form of narrow corridors along watercourses and on high elevation land. Commercial uses are permitted throughout the town, but only after they have received a conditional use permit from the Board of Adjustment. Junk yards, including salvage yards, are prohibited in the town. The Bylaw allows the use of clustering to encourage the protection of additional open space in the town.

1. RESIDENTIAL

Table 2 above reveals a shift in land use over the last 18 years toward more residences. Since 1992, the number of year round residences increased by 86 or by 27%, the number of farms declined by 5 or 22%, and 63 less lots are classified as woodland or other property, a 19% decrease. At the present time the town is not heavily subdivided. Many of the 376 lots of ten

acres or less in town are undeveloped, so the potential for growth in new houses is clearly present. There has been in the past a demand for seasonal camp lots in the town, and recently some seasonal dwellings have been converted to year-round residences.

Pond Village is considered by many to be the "town center." Though there is no town green or commercial focal point, this area has a higher population density and the Town Municipal Building, the "Old Town Hall," the Floating Bridge and the associated park, Ariel's Restaurant, and Green Trails Inn are located there. The town also has three hamlets known as West Brookfield, East Brookfield, and Brookfield Center. A few other sections of town have clusters of houses together, but no formal name.

During the last decade, Brookfield has seen the construction of several large residential structures scattered around town. Because of their size, and in some cases height, these structures can be prominent and potentially inconsistent with the existing character of the areas in which they are located. A specific policy of the plan is that the siting of large residential structures use vegetation and existing topography to reduce the intrusiveness of the homes and that new development in town is not unduly inconsistent with the historic and rural character of the town.

Also, changes in state regulation may permit development on lands that were previously unsuitable for conventional septic system waste disposal. The state has assumed jurisdiction over the subdivision of all lots in the state regardless of size and the regulation of potable water supply and wastewater system installation on those lots, and amended its regulations to allow more types of wastewater systems potentially to be installed.

The intent of this plan is to maintain the current mix of low density housing and viable farms and woodland along existing Class 2 and 3 roads outside the town centers and their immediate periphery. Another intent is to maintain the mix of permanent and seasonal residences and homes. This provides a high quality life style for all residents and nonresidents, while minimizing the cost of services for those residents.

The town should consider the implementation of zoning districts or other bylaw amendments that would allow for continued growth but would encourage the clustering of homes in and around "town centers" and protect open space in outlying districts. These could permit smaller lot sizes in zones around "town centers" and larger lot sizes in outlying districts. Maintaining the rural aspect of the town should be encouraged.

To preserve farms and large tracts of land, this plan encourages enrollment of properties in Current Use Taxation. The plan also encourages sale or gift to the State of Vermont, Vermont Land Trust (VLT), Nature Conservancy and other preservation organizations. According to the VLT, approximately 333.5 acres have been conserved in Brookfield through five projects. The Nature Conservancy owns 27 acres in Brookfield with a fen.

The clustering of homes to protect open space and to mimic the natural hamlet development of the town is also encouraged.

The town encourages affordable housing through the recommended zoning districts, accessory dwelling units as defined in the development bylaw, and the various land trust mechanisms that are available to create lower cost single family homes. This encouragement is and should continue to be reflected in the bylaws in other ways, including allowing: (1) as conditional uses, multifamily dwellings in the village districts and planned residential development in the agricultural/residential district; (2) as permitted uses in these districts, double family dwellings;

and (3) in the agricultural/residential district, manufactured housing anywhere that residential dwellings are permitted.

2. AGRICULTURE AND FORESTRY

Agriculture and forestry are still major land uses in Brookfield. However, since 2000, the number of acres in town listed as cropland, pasture, and woodland has decreased. In that year, 3908 acres were in cropland, 6350 were in pasture, and 13,683 were woodland. Presently, 2294 acres are listed as cropland, 2795 are considered pasture, and 10,202 are woodland. Land in these categories is threatened with fragmentation through subdivision and development, with the greatest threat to agriculture. In 1992, Brookfield had a total of 35 active farms including dairy, beef, horse, deer, sheep, goats, and fruit and vegetable farms. Dairy farms made up 19 of the active farms, so the town had a fair amount of agricultural diversity within its farm community. In 1999, Brookfield had 13 active dairy farms and in 2010 there were six active dairy farms. Many of the farms also included maple syrup production or timber management.

According to the Natural Resource Conservation Service, 2,915 acres in Brookfield are prime agricultural soils and 4,390 more acres are agricultural soils of statewide importance. These highest quality soils make up a relatively small proportion of the total area of the town and should be protected for continued agricultural use. Some of the prime land is already located in floodplain, but Brookfield does contain large tracts of such land that does not receive other protection.

One major goal of the town plan is to maintain this agricultural base. The most important task is to protect the important farmland – making up about 4494 acres of the town. This can be accomplished by regulations that encourage development outside of these lands, as well as encouraging the protection of these operating farms through local and state tax policy or the purchase of development rights. Protection of other important forestry and agricultural lands can be encouraged through regulations and incentives that discourage the fragmentation of large land blocks. Flexible zoning that provides development of portions of this land while protecting viable agricultural or forestry land units is encouraged.

Manufacture and marketing of value added agricultural or forestry products currently exists on a small scale in Brookfield, including craftspeople, farmers who sell products grown or made principally from crops grown or livestock raised on the farm, and the recently formed Floating Bridge Food and Farms Cooperative, which links farms, dining, and lodging. The Town should encourage the continuation and expansion of these efforts.

3. COMMERCIAL

Brookfield's commercial uses tend to be very small scale and scattered widely throughout the town. Home occupations are an important component of the non-farm commercial base. The three most visible commercial uses are an inn a bed and breakfast, and a restaurant. There are no industrial uses in the town.

The policy of the plan is to maintain and encourage small scale commercial use and to encourage any proposed commercial development to locate in areas adjacent to existing villages or hamlets. No industrial uses are planned or encouraged. All new commercial uses should be adequately sized, sited and screened so as to be compatible with the residential use found throughout the town.

4. RECREATION

There are over 1,030 acres of publicly owned land in Brookfield, of which 862 acres is owned by the state – Allis State Park, Ainsworth State Park, Baker Pond, and the Rood Pond access area.. The Town maintains a 170-acre town forest on East Hill, a small park next to the Floating Bridge on Sunset Lake, and owns the 7-acre Sunset Brook Natural Area, a wetland off Route 65. All of this land is accessible for recreational use such as hiking, snowshoeing, and cross-country skiing. Some of the land includes trails for horseback riding and snowmobiles, and the land is open to hunting in season. Camping is available in the summer in Allis State Park.

The town owns a very small "park" for swimming on Sunset Lake, but the intensive use the lake gets for swimming and fishing results primarily from the Floating Bridge crossing the lake. This area receives the most intensive public use in the town from both residents and non-residents, and yet no formal steps have been taken to accommodate or support such use.

Most of the recreational use in Brookfield is a byproduct of other land use, such as hiking, snowshoeing, cross-country skiing, and hunting on private land. The informal private network of trails for skiing, hiking, mountain biking and horseback riding probably totals over 50 miles. In addition, all town highways, particularly Class 3 and 4, totaling 60 miles, are used for horseback riding, biking, jogging, hiking, and hunting. So far, a substantial amount of land in Brookfield remains unposted but there has been an increase in recent years in the number of acres posted by private landowners. Several miles of trails in Brookfield are marked and maintained by the Vermont Association of Snow Travelers (VAST) and available for use in the winter by snowmobilers. The town should consider developing a policy concerning the use of all-terrain vehicles in town.

The most important recreation objective is to encourage the informal recreational use provided by private landowners. This use accommodates a large number of people and is an important component of the quality of life in Brookfield. In addition, the town should encourage the creation of public rights-of-way for trail use and make sure that Class 4 roads remain open to public access. If an opportunity to purchase suitable land on Sunset Lake arises, the town should seriously consider it to better accommodate the swimming, fishing, and kayaking that takes place at the lake.

C. FUTURE LAND USE

Map 2 attached to this plan is the future land use map, showing the town's land use districts. These districts are designed to meet the overall objectives of this plan stated in Section V, above. Each of these districts is subject to the specific policies identified in the immediately following section and in other sections. Purposes and additional policies for the land use districts include:

1. Village Districts. The purpose of the village districts is to provide for a higher density of activity, both residential and business, serving the immediate community within these centers as a focal point for the social and economic life of surrounding rural areas and to preserve the historic significance of existing landmarks. This plan directs new development in Brookfield primarily to the village districts, particularly development that is commercial or has a density greater than one dwelling unit per five acres. New development and road construction or reconstruction in the village districts must preserve and provide pedestrian access. Because of topographic, geographic, and infrastructure constraints in the area of Pond Village, the extended village district along Stone Road provides a location immediately adjacent to Pond Village into which the existing village area of higher density uses can be expanded in a reasonable manner.

2. Conservation District. The purpose of the conservation district is to protect natural resources on lands that are essentially undeveloped or lack direct access to public highways, are important for wildlife and wildlife habitat, or have a physical characteristic such as slopes of 25 per cent or greater or wetlands. Development in this district that has a density greater than one dwelling unit per 25 acres does not conform to this plan. Conformance with this plan requires that development in this district be limited to those uses specified in the development bylaw currently in effect.

3. Scenic Protection District. The purpose of this district is to protect the scenic beauty and unique undeveloped character of the areas designated, which presently include the Brookfield and Williamstown Gulfs. Both gulfs include winding roads through narrow, undeveloped areas with steep slopes on either side, no commercial uses, and only a few residential uses. The Brookfield Gulf includes Allis State Park along much of the east of Route 12 and the Williamstown Gulf includes the Ainsworth State Park along much of the east side of Route 14 as well as a tributary of the White River (second branch) on the west side. Development in these districts that has a density greater than one dwelling unit per 25 acres or the equivalent does not conform to this plan. Conformance with this plan requires that development in this district be limited to those uses specified in the development bylaw currently in effect.

4. Public Lands District. The purpose of this district is to permit appropriate public uses on the large tracts of publicly owned land in Brookfield. This district consists of Ainsworth State Park, Allis State Park, any state owned forest land and the Town Forest. Conformance with this plan requires that development in this district be limited to: (a) camping, picnicking, hiking, hunting, skiing, other outdoor recreational activities, maple sugaring, and forestry with a plan that is approved by the Town Forester or the County Forester and in conformance with the State's accepted management practices for logging and (b) structures for public recreational use that are consistent with the objectives and policies of this plan.

5. Agricultural – Residential District. The purpose of the agricultural/residential district is to promote, encourage, and protect farming of all kinds as an important part of the Town's economic base and social character; to maintain and conserve agricultural lands and lands with potential for agricultural use; and to provide areas for residence at a density consistent with the capacity of the soil and topography to furnish potable water supply and accommodate a private waste disposal system for such residences. The district consists of all the area of the town that is not included in any one of the previously listed districts (Village Districts, Conservation District, Scenic Protection District, or Public Lands District). Conformance with this plan requires that development be at a density of one dwelling unit per five or more acres, with the scale and density of any commercial uses consistent with the average residential use in the district.

6. Shorelands District. The purpose of this district is to protect the quality of water in designated ponds and lakes in Brookfield, to prevent undue erosion of the shorelands of those ponds and lakes, and to control siltation, so that these water bodies may be safe and healthy for recreation, fish, wildlife, boating, and water sports. The district presently includes Baker, Lamson, North, and Rood Ponds, Sunset Lake, and any water body in Brookfield determined by the Agency of Natural Resources to cover at least 20 acres.

7. Floodplains. Areas of special flood hazard in the Town are shown on the most current flood insurance studies and maps published by the Department of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, as provided by the Secretary of the Agency of Natural Resources. The purpose of these areas includes minimizing

and preventing the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding and other flood related hazards. Design and construction of development in these areas must be accomplished in a manner that minimizes or eliminates the potential for flood and loss or damage to life and property. Development within the regulatory floodway may not occur unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice by a registered professional engineer certifying that the proposed development will result in no increase in flood levels during the occurrence of the base flood.

D. POLICIES

Specific land use policies of the Plan include:

- Encourage the clustering of houses.
- Encourage any new subdivision and construction to maintain the current mix of lot sizes and building setbacks from the road, so as to continue the rural character of the Town; and similarly, to discourage building placement and site design that creates a suburban aspect to the Town.
- Have large structures use vegetation and existing topography to reduce their intrusiveness.
- Assure that new development in town is consistent with the historic and rural character of the town.
- Maintain or improve the agricultural and forestry base in the Town.
- Focus new housing on existing town roads that currently have electric utility service.
- Discourage the conversion of Class 4 roads to Class 3 roads unless there are significant advantages to the town.
- Keep the best agricultural soils (prime land and land of statewide importance) available for long-term agriculture use.
- Carefully design and review the extraction of earth resources to minimize impacts, assure restoration of the land following extraction, and ensure conformance with the policies of this plan.
- Maintain the small scale, "in-home" aspect of the Town's non-farm commercial base. Discourage commercial strip development in the Town.
- Maintain the highest quality water resources with a specific goal of not having to provide public infrastructure to provide clean water in the Town. Because of the density of population and soil conditions, steps may have to be taken to provide a common system of water or septic treatment for Pond Village.
- Protect sensitive ecological areas such as steep slopes, wetlands, deer yards, and endangered species sites.
- Encourage the maintenance and improvement of public and private lands in the town for recreational use and make sure that all Class 4 roads remain accessible to the public.
- Encourage the creation of appropriate greenbelts in the subdivision process or through other methods by reserving undeveloped portions of land that serve as corridors to connect larger and coherent blocks of undeveloped land.
- Encourage landowners voluntarily to conserve their farm and forest lands through donation and sale of development rights to qualified non-profit land trusts.
- Provide an environment where people can maintain domestic animals.

- Provide an environment where people can conduct home-based businesses and small commercial enterprises.
- Encourage the creation of public recreational land.
- Encourage and improve appropriate recreational fields and facilities at the school for public use.

E. STATE REGULATORY PROCEEDINGS

This plan has a role in land use proceedings before state agencies.

For example, in proceedings under 10 V.S.A. chapter 151 (Act 250) and before the Public Service Board under 30 V.S.A. §§ 248 (siting of electric generation and transmission, natural gas facilities) and 248a (siting of telecommunications facilities), provisions of this plan may be treated as written community standards intended to preserve the aesthetics and scenic beauty of an area.

All of the goals and objectives of this plan that address the visual, aesthetic, scenic or rural qualities of Brookfield are meant to be written community standards intended to preserve the aesthetics and scenic beauty of Brookfield. The Brookfield telecommunications bylaw specifically constitutes and is incorporated into this plan as such a written community standard, including but not limited to those provisions that regulate the height of telecommunications facilities.

Also, in Act 250 proceedings, a district commission will determine whether a proposed development or subdivision conforms to the specific policies of this plan. The goals and objectives of this plan that guide the location, siting, and design of land development in Brookfield are intended to constitute specific policies for the purpose of such determinations. The telecommunications bylaw is incorporated into this plan as a specific policy.

Further, in the above-referenced Public Service Board proceedings, the Board will give due consideration to the land conservation measures contained in this plan and the recommendations of the Brookfield Selectboard and Planning Commission.

For the purpose of applying the term "land conservation measures" to this plan, the Planning Commission intends that all goals and objectives of this plan that address the conservation, preservation, or protection of land that possesses natural, agricultural, forestry, and scenic resources be treated as such measures.

Moreover, all goals and objectives of this plan that guide the location, siting, and design of land development in Brookfield constitute recommendations of the Selectboard and Planning Commission to which the Public Service Board should give due consideration. Additionally, the Selectboard or Planning Commission may make recommendations that are specific to a project at issue.

For the purposes of Public Service Board proceedings on telecommunications facilities, the height and other dimensional and decommissioning requirements of the telecommunications bylaw specifically are incorporated into this plan as measures to conserve the scenic qualities of land in Brookfield and as recommendations of the Selectboard and the Planning Commission.

SECTION VIII. TRANSPORTATION

A. While Brookfield has one village and three clusters of housing (which may be described as hamlets), the great majority of homes are outside those areas scattered over some 75 miles of roads, and on four major ridges and hillsides. Three state highways and 3 1/2 miles of town highway are paved. The Town has no direct access to I-89. Exits 4 and 5 off I-89 are 11 miles apart and are not located in Brookfield.

There is almost no public transportation available to Brookfield residents. At this point, the Stagecoach in Randolph provides limited service, primarily to persons who commute south in the morning along I-89. Many town residents, however, commute north to work in Montpelier and Barre.

Because of the need for many Brookfield workers to commute to their places of work, carpooling should be encouraged. There is no central location in Brookfield for a natural "park and ride" collection point. Carpooling should be a continuing matter for consideration.

B. The Commission recommends that the Selectboard maintain a schedule for major road improvements and provide opportunity for public input.

C. In order to provide information to the public, the Commission recommends that there be maintained at the office of the Town Clerk a map showing classifications of all town roads and that the School Board post in the office of the Town Clerk a map showing school bus routes.

D. The conversion of Class 4 roads to Class 3 roads should be discouraged unless there are significant advantages to the town.

E. The Floating Bridge is in disrepair and unusable by vehicles due to neglect by the State of Vermont. Continued failure to repair the Bridge threatens its existence. At the earliest possible date, the State should repair the Bridge to full function.

SECTION IX. FACILITIES

A. The public facilities described in Section VI are generally adequate. The Old Town Hall has begun to function as a community center at which residents can informally gather, though much work on the building needs to be done. A community center helps improve community cohesiveness by providing an additional location for community events as well as broadening the type of events that are possible. This Plan makes two recommendations with respect to public facilities. They are that the Town:

1) Develop a capital budget for highways and equipment and fire protection, and
2) Continue to support the renovation of the historic old town hall in Pond Village into a community facility that provides a mix of uses, including large meeting space with kitchen, stage, smaller meeting rooms or studios, and possibly small offices.

B. In addition to the public buildings, there are churches and other facilities that are available for rent to community groups.

C. Brookfield has no municipal water or sewage facilities, but studies should be made as to how those needs will be addressed in the future for the Pond Village area. Buildings outside of the hamlets are widely spaced and have private water and wastewater systems.

D. Brookfield uses the waste disposal and recycling facilities provided by the town of Randolph. Some residents may also use the facilities provided by other towns. Brookfield encourages all residents and businesses to reduce their wastes through source reduction, reuse and recycling. Trash burning or dumping and roadside dumping are banned under state law. The Town seeks to enforce these laws and its local zoning ordinances to reduce unpermitted waste disposal.

SECTION X. NATURAL AND HISTORIC FEATURES

A. NATURAL FEATURES

1. GENERAL DESCRIPTION

Brookfield has many natural features that contribute to the town's pleasing scenery and ecology. Brookfield's most unique natural features are its gulfs - two deep long ravines formed by glaciers. Brookfield Gulf, almost three miles long, is found in the western part of town and is traversed by Route 12. Williamstown Gulf, approximately 1 1/2 miles long, is found in the northeast part of town and is traversed by Route 14. Approximately 1/2 mile of the southern portion of Williamstown Gulf is located in Brookfield. These areas are highly scenic due to their natural beauty, their visibility from public roads, and the fact that they are largely undeveloped (except for a handful of structures), and contain no overhead power lines.

The Brookfield portion of the Williamstown Gulf receives a high degree of protection as it lies almost entirely within Ainsworth State Park. Approximately 1/3 of Brookfield Gulf lies within Allis State Park. The gulfs also receive a degree of protection by inclusion in the town's Conservation District, in which structures are prohibited, and a Scenic Protection District. The permanent protection of the remainder of Brookfield Gulf through fee acquisition or conservation easements by the State, town, or private land trusts is encouraged.

Town roads are especially scenic where they afford views of the surrounding mountains and hills or of the major lakes and ponds in town, or are lined with stone walls or large sugar maples. The widening of these roads and the cutting of large trees (where it would adversely affect the scenic quality) should be discouraged. When development is proposed that would affect scenic vistas from town roads, efforts should be taken to minimize its effects on the scenic vista(s), by placement of buildings, clustering of buildings or other mechanisms. The Planning Commission continues to work toward an inventory of town roads that are especially scenic and of significant scenic vistas from town roads.

Brookfield has several good-sized lakes and ponds which can be seen from town roads and state highways: Sunset Lake, Lamson, Baker, Rood, South, Holdens, Pickles and Twin Ponds. Lamson Pond is also visible from Interstate 89. The Twin Ponds are especially scenic and distinctive as they are nestled in a depression and can be viewed from above.

Brookfield has many streams. One of the principal streams is the Second Branch of the White River, which runs through the Route 14 valley on the east side of town, fed by its tributaries, Sunset and Halfway Brooks. The other major stream is Ayers Brook which runs through the

Route 12 valley on the west side of town, fed by its tributary, Open Meadow Brook. Significant cascades have been identified along brooks at the following sites: at the outlet of Sunset Lake, at two old mill sites in West Brookfield village and west of this village on Cram Hill Road, and at an old mill site on the outlet stream from Twin Ponds. The town should be inventoried to determine the existence of other significant cascades.

Brookfield's bylaws address development around water bodies. The flood hazard bylaw requires a permit for all proposed construction or other development, including the placement of manufactured homes, in areas of special flood hazard. In the areas regulated by that bylaw, conditional use approval by the Board of Adjustment is required for new buildings, substantial improvement of existing buildings, and development in a floodway.

Brookfield's bylaws require the following building setbacks from water bodies:

- The shorelands bylaw requires a 50-foot building setback from the mean water mark of the lakes and ponds covered by the bylaw.
- The development bylaw requires a 75-foot building setback from rivers, streams, ponds, and wetlands.

This plan supports the permanent protection of the land around some of these water bodies to protect their water quality and scenic character.

Brookfield is marked by open and forested hills. These views have been marred in several places by the building of structures on ridge tops. This plan supports minimizing any adverse effects resulting from the development of ridge tops by careful placement of structures and limiting forest clearing. In 1999, the town amended its development bylaw to regulate the construction of large telecommunications facilities to protect the scenic qualities of the town's ridge tops.

2. CRITICAL WILDLIFE HABITATS

Brookfield is home to many species of wildlife, and opportunities to view wildlife are one of the pleasures of living in Brookfield for many town residents. Critical habitat areas in Brookfield for a few selected species have been mapped by the Vermont Department of Fish and Wildlife. A goal of the Town Plan is to preserve critical habitat areas for wildlife.

Several significant deer wintering areas are found in Brookfield. Many of these areas receive protection by virtue of their location on steep slopes, and inclusion in Brookfield's Conservation District. As the boundaries of mapped wintering areas are inexact and subject to change over time, and normally only a small portion of a deer wintering area is heavily used by deer, when development is proposed in these areas a biologist should determine whether the area is critical deer habitat. Development should be discouraged in areas determined to be critical habitat.

A small area in West Brookfield has been mapped by the Vermont Department of Fish and Wildlife as seasonal bear habitat. A wildlife biologist should be consulted if development is proposed for this area. In particular, mast stands such as beech are essential for the survival and reproduction of black bears and should be identified and protected.

Wetlands provide habitat for many species of wildlife. Brookfield's wetlands include emergent, scrub/shrub, and forested wetlands, and combinations of these categories. Most of these areas are delineated and classified on the National Wetlands Inventory (NWI) Maps. Wetlands are scattered around town. The larger wetland complexes in Brookfield include those in the East

Brookfield Valley, around Sunset Lake, Lamson Pond and Baker Pond. Vernal pools (small woodland pools filled with water in the spring) provide important breeding habitat for amphibians, and should be identified and conserved. Fens – rare wetland natural communities – are discussed below.

Brookfield's wetlands receive a degree of protection from the Vermont Wetlands Rules. Changes to a "significant wetland" as defined under the Vermont Wetland Rules require a conditional use determination from the Vermont Agency of Natural Resources. The Brookfield Development Bylaw requires a 75 foot building setback from wetlands.

Large patches of contiguous forest provide habitat for many species of wildlife, as well as opportunities for sustainable timber-harvesting. The remaining large blocks of forest in Brookfield should be identified and their conservation encouraged. Connecting large patches of habitat, for example with riparian cover along streams, allows for the movement, migration, and dispersal of animals and plants and should also be encouraged.

3. RARE SPECIES AND NATURAL COMMUNITIES

The Vermont Natural Heritage and Nongame Program of the Department of Fish and Wildlife has mapped 14 known occurrences of rare plant and animal species and six rare natural communities in Brookfield. A goal of the Town Plan is to preserve these unique species and places. Five of these rare natural communities are fens, nutrient-rich wetlands characterized by a sedge mat. Many of the rare plant species occur in fens. The other ecologically significant community is Halfway Brook Swamp, a red maple-black ash seepage swamp. The fens, the swamp, and the rare plants that grow there receive some degree of protection under the Vermont Wetlands Rules. Part of one fen has been acquired by the Nature Conservancy. Permanent protection should be considered for occurrences of rare species or natural communities which are not on public or conservation land. If development is proposed near any of these mapped occurrences, the town should contact the Vermont Natural Heritage and Nongame Program to identify its exact location. To conform to this plan, development should be steered away from rare species and rare natural communities.

4. POLICIES

A specific policy of this plan is to protect the scenery and ecological integrity of Brookfield's natural features by discouraging growth in sensitive areas. Brookfield should adopt regulations to protect special features, and should encourage the permanent protection of important areas through the acquisition of land or conservation restrictions by public agencies or private land trusts. The town is encouraged to form a Conservation Commission to work with the Planning Commission to further these goals. Brookfield has a town Conservation and Recreation Fund that can be used to fund land acquisition.

B. HISTORIC AREAS AND FEATURES

1. GENERAL DESCRIPTION

Brookfield, settled in 1779, has four relatively intact 19th century villages: Pond Village, Brookfield Center, East Brookfield, and West Brookfield. Although some of the early structures are gone, few new buildings have been constructed in these villages during the past one hundred years. In addition to the residences and churches which currently exist, at one time these villages were the site of many businesses and industries, including sawmills, grist mills, stores,

blacksmiths, creameries, cheese factories and other manufacturers. The stonework from several of the old mill sites remains intact. The Vermont Division of Historic Preservation has listed Pond Village, East Brookfield Village, and West Brookfield Village as state-significant historic districts. Pond Village is also listed on the National Register of Historic Places.

Many historic structures and buildings survive in Brookfield, including three churches, several former one-room schoolhouses, homes, barns, and silos. The Vermont Division of Historic Preservation's Historic Sites and Structures Survey includes 98 sites in Brookfield. Noteworthy historic structures include the following:

- The floating bridge, Brookfield's chief tourist attraction, was first built in 1820 across Sunset Lake (then Colt's Pond), and is one of the only surviving pontoon bridges in the East.
- The Marvin Newton House, located in Brookfield Center, is owned and operated as a museum by Brookfield Historical Society. The house was built in 1835 and is an example of federal style architecture. It is listed on the National Register of Historic Places.
- The Ebenezer Stratton Tavern, a private home on East Street built in the 1780s, is listed on the National Register.
- The Old Town Hall in Pond Village, now owned by the Brookfield Community Partnership, was built in 1850, and added to in 1902; it is considered historically significant by the state.
- The Fork Shop in Pond Village, now a private residence, was erected in 1866, and was once the finishing plant and shipping office of the Peck and Clark Company's fork factory, which manufactured farm implements. On its south side is the dam on Sunset Lake which provided water power for this and other early industries.
- The First Congregational Church in Pond Village was built in 1846 and is still used regularly for services.
- The West Brookfield Community Church was built in 1840 and has been little changed. It has no central heating, plumbing, or electricity and still has a horse and carriage shed next to the church.
- The East Brookfield Church was built in the late 1800s and is still used regularly for services.

Brookfield has five cemeteries with gravestones dating from the early 1800s. Cemeteries are located in Brookfield Center (two locations), East Brookfield, East Hill, and West Brookfield.

Potential sites for archaeological research in Brookfield include areas of old cellar holes and foundations, particularly those in the vicinity of Brookfield Center and Sunset Lake. Scuba divers have found many artifacts from Brookfield's early settlement well-preserved in the thick layers of mud on the lake bottom. A student project overseen by an archaeologist found some artifacts at the site of the Old Town Hall dating from its use as a Masonic hall.

2. POLICIES

A specific policy of this plan is to encourage the preservation of the architectural integrity of Brookfield's historic villages and structures. This includes the use of techniques such as local historic districts and the listing of districts and individual buildings on the State and National Registers. It is a policy of the plan to preserve potential archaeological sites and promote archaeological research.

This plan recommends the renovation of the Old Town Hall in Pond Village in such a manner that maintains both its historic character and its original use as a public gathering place. This large structure still has many of its original features intact, including its stage and curtain, and the large dining area, and a long history of providing space for community activities. The Brookfield Community Partnership, a 501(c)(3) organization, took control of the building in 2002 and is working on restoring it as a community center with the support of the town.

This plan supports the preservation of the old West Brookfield Church by the West Brookfield Village Trust, a nonprofit organization recently formed by residents in that part of town.

This plan recommends the repair and preservation of the Floating Bridge, which is currently deteriorating and was closed to motor vehicles by the State.

SECTION XI. WATER RESOURCES

Brookfield has an abundance of high-quality water resources, including its surface waters – lakes, ponds, streams – and its springs, wetlands, and groundwater. Land use planning and regulation can play an important role in the maintenance of the quality of the Town's water resources.

There are currently no community water supplies in Brookfield. Town residents are self-supplied through wells and springs. Brookfield's several villages or future developments may need to consider community water supplies in the future. The Town should research and map the location of any underground aquifers which have the potential to serve as future community water supplies. The Town should consider establishing an aquifer protection overlay district in which special regulations would apply around important aquifers.

The maintenance of high water quality is important for public health, fisheries, ecosystem health, and water-based recreation. There are currently no permitted point discharges to surface waters in Brookfield. However, nonpoint pollution from inadequate septic systems, runoff from roads and construction projects, and improper agricultural practices are all problems. The Town should take advantage of state programs to control nonpoint pollution, and should provide input to the State when it is considering any applications for discharge permits in Brookfield. The White River Partnership, a nonprofit organization, has been planting trees and shrubs along tributaries to the White River in Brookfield and other watershed towns to improve water quality and fish habitat. This plan supports the continued restoration of natural riparian vegetation along stream banks and lakeshores.

SECTION XII. EDUCATION

Brookfield students continue to perform well academically and receive a high quality education.

Brookfield students attend high school at Randolph Union High School or Randolph Area Vocational Center. Brookfield voters elect one of five members of the Randolph Union High School Board. At the annual meeting of the school district, voters elect the moderator, secretary, treasurer, and three auditors, and adopt the budget for the next fiscal year. Brookfield's high school enrollment has been declining.

The three members of the Brookfield Elementary School Board are elected at the annual school district meeting – traditionally held at the time of the March town meeting – at which time the voters act on the school budget for the next fiscal year.

Since 2004, Brookfield School has experienced a 20 percent enrollment decrease. Concurrently, the school has reduced its employees by over twenty-five percent. As a result, Brookfield School budgets have decreased steadily during the same period. Specifically, in 2004-2005, the school budget was $1,471,586, while in 2010-2011 the school budget was $1,359,833, or 7.6 percent less. Taking inflation into account, the decrease represents just over a 22 percent decrease for the same period.

In recent years, the School has made various physical improvements, including paving the parking lot, adding a new foyer and doors, exterior and interior painting, new cafeteria tables and walls, and several safety and energy efficiency improvements. From a curricular perspective, Brookfield has been engaged in a three-year K through 6 Literacy improvement project with the University of Vermont (the Bridging Project). In addition, the School Board has continued to invest in technology improvements.

The School Club has worked with community members to refurbish the school's playground. To date, new basketball and volleyball courts have been installed and there are plans to replace the play structure.

Vocational training opportunities for Brookfield residents exist at the Randolph Area Vocational Center and the Vermont Technical College in Randolph.

SECTION XIII. ENERGY

A. ENERGY USE

1. Residential: Most of the residences in Brookfield use as their primary heat source oil, propane (bottled gas), or wood, although some use electricity as a primary or secondary heat source. In those residences where the domestic water supply is not heated by a central heating system (furnace) it is normally heated by propane or electricity. Some homes use passive solar radiation as the primary heat source, although many depend to a greater or lesser extent upon passive solar for a portion of their heating needs. Residential use of photovoltaic panels, active solar water heating, and small wind turbines has increased.

2. Agricultural: Active farms are significant energy users, depending primarily upon electricity for barn lighting, milk cooling and other motor operated barn equipment. Field work is performed by tractors, which are predominantly diesel operated.

3. Public Buildings: the Brookfield Elementary School, the Town office and garage, and the library are heated with oil.

B. ENERGY SOURCES

1. Electricity from utilities: Electricity is provided within their franchise areas by Central Vermont Public Service Corporation and the Washington Electric Cooperative. Most of the Town is supplied only with single phase service.

2. Alternative energy: Some residences and farms generate electricity and heat water or both through the use of renewable energy systems such as photovoltaic panels, windmills, biomass, geothermal, and microhydro systems. If the house or farm with a qualifying renewable energy system is connected to utility power, excess power and energy can be provided to the utility by the use of a net metering system that allows the owner to "net" the system's output against the owner's utility bill.

3. Oil: Heating oil (Number 2) is delivered by several local vendors to the users' storage tanks.

4. Propane: Propane is delivered by local vendors to customers, either in form of fully charged cylinders or by tank trucks which meter deliveries into storage tanks at the users' locations.

5. Wood: Most of the fuel wood is harvested from small privately owned woodlots or purchased from nearby suppliers.

C. POLICIES

1. The Town encourages the use of energy sources that are the most efficient and cost-effective and the use of the least environmentally damaging sources of energy. The efficiency, cost-effectiveness, and environmental impacts of energy use and conveyance shall be determined on a life-cycle basis, including all costs related to extraction, processing, refinement, transportation, transmission, reliability, and generation and disposition of waste and pollutants.

2. The Town encourages the use of renewable energy systems in both off-grid and net metering systems. The Town may consider whether to create incentives for renewable energy systems. Wood energy systems shall be designed and operated to achieve efficient and thorough combustion to minimize polluting emissions.

3. At a minimum, the Town encourages new buildings, additions, and renovations to be constructed so as to utilize the maximum feasible passive solar heating, use high efficiency lighting and appliances, meet the version of the International Energy Conservation Code in effect at the time of construction, and achieve a U.S. Environmental Protection Agency Energy Star rating or the equivalent in energy use. Conformance with this plan requires meeting such standards. The installation of on-peak resistance electric heat does not conform to this plan.

4. Residents and owners of existing buildings, including the town with respect to the school and town office, should be encouraged to obtain a competent energy audit of the buildings with a view toward identifying and making cost-effective improvements in energy efficiency. They should:

   a. Be encouraged to retrofit those buildings to improve their insulation and efficiency.
   b. Be encouraged to install highly efficient heating systems and to maintain and operate their existing heating systems to maximum efficiency possible.

5. Residents and owners of existing buildings, including the Town with respect to the school and the town office, should be encouraged to acquire and use high efficiency lighting equipment and appliances.

6. Woodlot owners should be encouraged to manage their woodlots for multiple uses which would include sustained yield of timber and fuel wood.

7. The Brookfield Elementary School should continue its program which teaches the need for and methods of conserving energy.

8. This plan discourages the development of power generation projects in town, the purpose of which is primarily to sell power onto the electric grid, unless each of the following is true: (a) the total capacity of the generation project is no more than 2.2 MW, (b) the project is proposed to meet the needs of Vermont electric consumers, (c) the generation facilities involved in the project use renewable fuels, and (d) the facilities and any associated lines are sited and designed so that they do not have an undue adverse impact on the scenic and rural character of the town. For purposes of this paragraph, the term "project" includes all generation facilities that are part of a larger undertaking (i.e., multiple wind turbines that are developed according to a common plan).

9. Distribution line reconstructions and extensions subject to Act 250 jurisdiction do not conform to this plan unless the applicant demonstrates that:

   a. Electricity delivered through the distribution line is more cost-effective and has lower environmental costs than on-site electricity generation from renewable sources or a combination of such generation with demand-side measures, calculated in accordance with policy 1.

   b. All feasible measures have been taken to minimize the visual impact and to avoid and, if not avoidable, minimize the natural resource impact of the reconstructed line or line extension.

   c. With respect to a line reconstruction or extension outside a village district identified in the development bylaw, the reconstruction or extension will not cause or contribute to additional development.

D. Electric and Natural Gas Facilities Subject to Public Service Board Review

Under state law, there are projects subject to Public Service Board review under 30 V.S.A. § 248 that are exempt from regulation under municipal bylaws. These projects include electric generation and transmission and natural gas transmission facilities. As stated earlier in Sec. VII.D., the Public Service Board gives due consideration in Section 248 proceedings to land conservation measures in the plan and the recommendations of the Brookfield Selectboard and Planning Commission. Sec. VII.D. also describes generally the provisions of this plan that constitute such measures and recommendations, which may be found throughout the plan and not only in this section XIII.

Without intending any limitation, each of the following constitutes a land conservation measure or recommendation of the Selectboard or Planning Commission to which the Public Service Board should give due consideration:

1. Policies 1, 2, and 8 of this section XIII.

2. The applicant shall take all feasible measures to minimize the visual impact and to avoid and, if not avoidable, minimize the natural resource impact of the facility.

3. With respect to a transmission line, the applicant shall demonstrate that electricity transmitted through the line is more cost-effective and has lower environmental costs than generation and demand-side alternatives, calculated in accordance with policy 1.

SECTION XIV. HOUSING

A. DESCRIPTION

1. The town listers have valued the homesteads in Town (residence and 2 acres of land) as follows:

Up to $25,000	4
$25,000-50,000	16
$50,000-75,000	18
$75,000-100,000	30
$100,000-$200,000	226
over $200,000	198

2. The listers have also classified home sites as follows:

Residential 1	170
Residential 2	231
Vacation 1	51
Vacation 2	119

(Pursuant to Vermont Tax Department guidelines, Residential 1 is residential property with less than 6 acres of land and Residential 2 is property with 6 or more acres of land. Similarly, Vacation 1 has less than 6 acres and Vacation 2 has 6 or more acres.)

Of the housing described as "mobile homes," 39 are owned by residents of Brookfield and 23 by nonresidents. Of the housing described as "camps," 15 are owned by residents and 59 by nonresidents

3. Brookfield has a large number of small lots. Nonresidents own 172 parcels of less than 10 acres - the smallest 0.08 acre, several of less than 0.5, most 2, 3, and 4 acres. Some of the smaller lots at current market prices would be suitable for low or moderate cost housing.

4. Brookfield has none of what are generally described as "subdivisions" or "housing developments."

5. Brookfield has no subsidized or public housing.

6. A major cost of housing in Brookfield is the property tax that is principally relied upon to support the cost of education.

B. POLICIES

In the absence of a specific housing program, it is the Town's policy that:

1. All housing, existing and proposed, should be safe, sanitary and provide adequate shelter.

2. While it is probable that housing needs will be met by private initiative, the Planning Commission should keep informed of housing trends and to take an active part in public housing initiatives.

3. Brookfield should investigate establishing a local housing and conservation trust fund as some other communities have done.

SECTION XV. PUBLIC HEALTH & SAFETY

A. The town budget includes contributions to the White River Valley Ambulance Service, Orange County Mental Health Association, and Home Health Service of Gifford Hospital in Randolph, all of which offer services to Brookfield residents.

B. Law enforcement services are provided by the Town Constable, the County Sheriff and the State Police. Fire protection is provided by a volunteer company in East Brookfield and the Randolph Fire Department provides fire protection for West Brookfield.

C. The advent of enhanced 911 in Brookfield has vastly improved the ability to rapidly locate residences through its database and installation of road signs. In addition, the installation of hydrants by the Brookfield fire department in many locations has improved fire safety and development of such sources of emergency water should continue. Residents are encouraged to contact the Fire Department if they are installing a pond to determine if a hydrant installation is feasible.

SECTION XVI. INTEGRATION WITH PLANS OF ADJACENT TOWNS AND THE REGION

This Town Plan for Brookfield is fully consistent with the plans and regulations of all of the contiguous towns and the plan for the region. Most of the borders between Brookfield and its neighbors are relatively rural areas where the current uses and the planned future uses are either identical or fully compatible. However, if major developments are planned near town borders, this Plan encourages the close communication and cooperation between towns to address any potential problems.

A. RANDOLPH

The Randolph Town Plan, adopted February 16, 2010, encourages rural and agricultural uses along its northern border with Brookfield. The Rural Agricultural District stretches from the eastern edge of I-89 to Preston Rd and promotes agricultural uses. The Residential District covers the rest of the northern border with the exception of North Randolph and residential uses are intended for this area. Both of these areas recommend 1 unit per 5 acres. North Randolph is covered by the Village District which is intended to preserve this compact settlement pattern.

B. BRAINTREE

The Town of Braintree adjoins the western portion of the southern border of Brookfield. Most of the area is relatively undeveloped and rural and is zoned for rural use with lot sizes of ten acres. The only area with significant development is along Route 12 just north of the village known as Snowsville or East Braintree. This area of Braintree permits commercial uses of one acre and residential lot sizes of one half acre. Although it does not seem to be an immediate prospect, strip development along the highway could take place up to the Brookfield line.

C. ROXBURY

The Town of Roxbury adjoins the entire western border of Brookfield. The Roxbury Town Plan encourages continued scattered rural residential development in this area. Roxbury does not have zoning bylaws. The road system along the border of the two towns effectively creates one neighborhood and Brookfield and Roxbury should cooperate on issues affecting road use and upkeep.

D. WILLIAMSTOWN

The Town of Williamstown adjoins Brookfield along almost all of its northern border except for a very short section on the extreme western end. The Williamstown Plan seeks to preserve the agricultural and forest character of the border area with Brookfield. Much of the acreage along Williamstown Gulf is protected by its inclusion in the Ainsworth State Forest. Williamstown does not have zoning bylaws.

E. CHELSEA

The Town of Chelsea adjoins the entire eastern boundary of Brookfield. Chelsea's Town Plan is implemented by its zoning bylaws that call for continued rural residential, agricultural, and forest uses of the area adjoining Brookfield. The bylaws permit a minimum lot size of two acres throughout the town outside of the village.

F. TWO RIVERS-OTTAUQUECHEE REGIONAL PLAN

Brookfield is part of the Two Rivers-Ottauquechee planning region. This plan is consistent with the Two Rivers-Ottauquechee Regional Plan adopted May 30, 2007 (the Regional Plan). Broadly speaking, both plans seek to concentrate development of medium to high density into existing centers; to protect Vermont's working landscape and support those activities, such as agriculture, that enable that landscape; and to protect the natural environment. For example, the Regional Plan seeks to promote development in village settlements at higher densities than the densities in the surrounding areas, and this plan shares that goal. See, e.g., Section VII.C., above, and Regional Plan at 36. Similarly, both plans state goals the purpose of which is to promote agricultural and similar uses outside of more densely settled centers. See, e.g., Section VII.C., above, and Regional Plan at 38-39. These examples are intended as illustrative and are not exhaustive.

SECTION XVII. IMPLEMENTATION

Brookfield's by-laws for subdivision, shorelands, flood plains and general zoning provide the means for carrying out the goals and objectives of the land use element and parts of Section X.

The Planning Commission should, from time to time, review the Bylaws and propose such amendments as are deemed necessary to implement the Plan.

SECTION XVIII. APPENDIX

Attached and included as a part of this Plan are maps created from the Vermont Geographic Information System (GIS):

Current Land Use Map
Future Land Use Map (based on the Brookfield Development Bylaw)
Development Bylaw Districts
Transportation Map
Facility Map
Natural Communities Map
Slope Map
Soil Map (Agricultural and Hydric)
Soil Map (Generalized Onsite Septic Suitability)

Large versions of the following maps should be maintained in the Town Offices:

Soils Mapping Units
Soil Depth Map
Soil Map (Agricultural and Hydric)
Soil Map (Generalized Onsite Septic Suitability)
Slope Map
Flood Hazard Area Map

Also relevant to this Plan and maintained in the Town Offices or the Town Library are the following:

Vermont Fish and Wildlife Natural Heritage Map of Brookfield
Brookfield NWI Wetlands Map
Vermont Division of Historic Preservation Listings
The History of Brookfield
West Brookfield and Thereabouts