

PREFACE

The Vermont Planning and Development Act (24.V.S.A. Chapter 117) enables municipalities to guide their future development through implementation of a municipal plan. The Town and Village of Woodstock first took advantage of this enabling legislation 35 years ago. The following is the latest revision of their plans.

The Planning Commission held hearings starting in the spring of 2006 through the summer of 2006 before they finished their draft of the Plan for presentation to the Selectmen and Trustees. The Selectmen and Trustees in turn held hearings on the Planning Commission's draft in the winter of 2007. The general public has had the opportunity to influence the Plan at each stage; many have taken advantage of this.

The purpose of this process and of the Plan it has produced, has been to determine and encourage the appropriate use of all lands in the Town and Village of Woodstock, to allow development only in such a manner to promote the public health, safety and general welfare. It is appropriate that the nature, location of development and conservation be determined by the residents and not merely left to chance.

Several specific objectives surface repeatedly throughout the Plan and are considered of great importance. These are:

1. To encourage a rational and convenient pattern of development by providing sufficient space in appropriate locations for forests and agriculture, and for
2. To provide opportunities for residents to have good jobs and affordable housing.
3. To protect soils, water, air, and other natural resources, as well as commercial forest and farm operations.
4. To make possible the protection of the public against fires, floods, and other natural or man-made dangers, in as efficient a manner as possible.
5. To protect the historic settlement pattern of one main Village center and of small communities with resident tradesmen, each surrounded by more rural areas.

INTRODUCTION

The Town of Woodstock is located near the center of Windsor County and comprises an area of 27,384 acres. It is bounded by Pomfret and Hartford to the north, Hartland and West Windsor to the east, Reading to the south, and Bridgewater to the west. The Village occupies 726 acres at the intersection of State Routes 12 and 106 with U.S. Route 4. It is 15 miles west of the White River Junction-Lebanon area and approximately 25 miles east of Killington. The Quechee Lakes Resort and Interstate 89 are 6 and 12 miles to the east respectively. Mt. Ascutney is approximately 15 miles south.

In addition to the Village, the Town has four other smaller communities – South Woodstock, West Woodstock, Taftsville, and Prosper – each with its own institutions. The balance of the Town is essentially rural; its southwest corner is largely undeveloped.

PHYSICAL DESCRIPTION

Woodstock's physical setting is one of narrow steep-sided valleys typical of areas with a glacial past. Most of the Town is considered part of the Vermont Piedmont, although the southwest corner of the Town is classified as an eastern extremity of the Inter-Mountain Valley Region of the Green Mountains. Steep slopes and shallow soils present development difficulties in areas throughout the Town, and especially in the southwest portion.

The Ottauquechee River flowing west to east through the Town, the Kedron Brook flowing north from Reading, and the Barnard Brook flowing south from Pomfret are the Town's major watercourses. They converge in Woodstock Village. They are paralleled by the Town's main roads – U.S. Route 4 along the Ottauquechee, Vermont Route 106 along the Kedron, and Vermont Route 12 along Barnard Brook. Routes 106 and 12 serve mostly local traffic. U.S. Route 4 serves local traffic, but is also the main east-west highway across central Vermont.

The Village of Woodstock has an especially picturesque setting. Located on a relatively broad plain at the intersection of the Town's main waterways, it is surrounded by high hills, of which Mount Tom and Mount Peg are the most notable.

Woodstock's climate is cool and moist. It enjoys just 90-100 frost free days each year from roughly June 1 to September 15. The mean annual precipitation is roughly 40 inches, of which roughly one quarter comes in the form of 90 inches of snow.

The natural vegetation is dominated by a beech-birch-maple forest on most sites. More severe sites tend to support red spruce and balsam fir, while lower, warmer sites produce more red oak and white pine. Extensive forests, adequate water, and large areas of abandoned pasture provide excellent habitat for many species of wildlife.

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CULTURAL HISTORY

The first white settler of Woodstock, Timothy Knox, arrived in the area around 1760. Six years later his was one of ten families numbering forty-two people who had cleared the banks of the Ottauquechee River and set out the Village Green in triangular form for community pasturage. The Town of Woodstock was chartered in 1761 and by the start of the nineteenth century it had become the shire town of Windsor County.

On the 11th of November 1836, the General Assembly of the State of Vermont passed an act incorporating the Village of Woodstock.

Businesses sprang up as each new settler opened a shop or mill. There were grocery and clothing stores, gunsmiths, silversmiths, glovemakers, a brick maker, cabinet makers, printers, manufacturers of musical instruments, and a piano factory. Woodstock, eventually, became one of the leading publishing and legal centers of the State. Woodstock was also the seat of the Windsor County Fair, the oldest county fair in New England. There was a Woodstock Railroad, running regularly from Woodstock to White River Junction, carrying visitors and delicacies, livestock, and staples to and from the big cities.

Woodstock is now primarily a residential and recreational community, with no large factory or major industry. Its small villages, surrounding rural landscape, and recreational opportunities provide an excellent living environment for its inhabitants and visitors.

CULTURAL LANDSCAPE

There are five settled areas in the Town: the Village of Woodstock and the hamlets of West Woodstock, South Woodstock, Taftsville, and Prosper. The basic urban form of the Village of Woodstock has not been significantly altered since the early 1800's. Today, abundant greenspace, a variety of historical architecture, and adequate municipal facilities create an exceptional environment of human habitation.

The Village has a distinct pattern and quality of settlement which has emerged over time. Its form has been influenced by cultural and social attitudes, as well as natural formations and processes. At one time the hillsides surrounding the Village were predominantly open fields. As agricultural uses receded from the less productive areas, a thick vegetative canopy of second growth trees came into existence. Today, woodlands in association with open fields provide a habitat which supports a variety of wildlife species within close proximity to the Village.

Simultaneously, the vegetation moderates climate and contributes to the beauty of the Village. It influences visual structure by creating a sense of enclosure and orientation with the surrounding countryside. This vegetative canopy penetrates the Village Center integrating natural and urban spaces.

The Village structure represents an urban form which emerged during an important period in American history. Buildings of historical, architectural, and cultural merit, constructed around

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the Village Green and along the banks of the Ottauquechee River and Kedron Brook, date from the late 18th Century. A diversity of traditional architectural styles are represented; the most prevalent belonging to post-Colonial, early Federal, and Greek Revival periods. These are complemented by some Georgian, Gothic Revival, Second Empire, and even Romanesque and Queen Anne Revival buildings.

The villagescape is more than a collection of structures with cultural value. Public and private spaces between these structures are an integral part of the Village form. The elliptical shaped Green and other public spaces provide an overall framework of visual organization, as well as open areas for varied community activities. Private residential grounds create a transition in scale and use from the larger open spaces. They are characterized by carpets of lawn defined by stone walls, white fences, gateways, and ornamental plantings which provide seasonal variety.

The open spaces are contrasted by the architecture of the Village Center. Here, the sequence of special enclosure is formed by structural facades. Embellishment of signs, window displays, and significant architectural details add interest to pedestrian movement. The Village, like most environments, is understood by its inhabitants as being comprised of many smaller components or "places". Because of physical form and other aspects, such as social meaning, history or even a name, these "places" have their own unique identity. This factor creates the "sense of place" which is essential to a comprehensible environment.

Only through the efforts of past and present residents has the quality of the Village environment been created and maintained. The significance of this quality was recognized in January 1973, by the U.S. Department of Interior. Through its agency, the National Park Service, approximately one-half of the Village was entered on the National Register for Historic Places.

The land-use pattern for those areas outside the Village of Woodstock and hamlets convey a sense of ruralness having been part of many small farming operations. Most of the contemporary wooded lands (90%) within Woodstock are less than 100 years old. Immediately before the planned or natural takeover by trees and shrub, these lands were devoted to open pasturage of livestock, namely sheep.

Lands now used for crop tillage and for hay and pasture are scattered throughout the Town, but generally border the roadway. Tilled areas are generally in the valley bottoms and along streams. Residential uses in the Town, if not located in the Village and hamlets, are along the roads throughout the Town.

It is estimated that more than 75 percent of the Town is still in woodland. Many old fields are even now being recovered by the forests and this will probably add another 10 percent to the present woodlands. There are several areas of public woodland in Woodstock. In the southwest corner are four parcels of the Coolidge State Forest. In this general area a town forest is also located. Other public open space areas in the Town include Mt. Peg, Billings Park, Faulkner

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Park, the Green, Vail Field, a town forest near the Vondell Reservoir, a town forest on Mt. Peg within the Village, and the 550 acres contained within the Marsh–Billings-Rockefeller National Historical Park. Apart from the Village and the hamlets, most of Woodstock remains sparsely populated.

POPULATION

Historically, Woodstock has had an erratic pattern of permanent population growth. In contrast to Windsor County and the State of Vermont as a whole, both of which have experienced relatively steady growth since 1890, Woodstock's population only changed by a total of 669 persons in the 90-year period of 1890 to 1980. However, the non-resident population is growing and is currently one-third of all residences. As evidenced by Table 1, the Town's population in 1890 was 2545 persons; it dropped to 2370 in 1920; climbed to 2786 persons in 1960; lost 178 persons in the decade 1960 to 1970, the 1970 population being 2608; then quickly rose to 3214 persons in 1980, and dropped slightly to 3212 in 1990. The 2000 population, per U.S. Census data, is 3232 primary home residents.

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Table I

Woodstock Population Count Trends 1890-2010 *

Year	Population	Real Change	% Change
1890	2545	0	0
1900	2557	12	0.4
1910	2545	(12)	(0.4)
1920	2370	(175)	(6.8)
1930	2469	99	4.1
1940	2512	43	1.7
1950	2613	101	4.0
1960	2786	173	6.6
1970	2608	(178)	(6.3)
1980	3214	606	23.0
1990	3212	(2)	0
2000	3,232	20	0.6
2010 *	2960	(208)	(6.6)
* Projected			

During 1970 to 1980, according to the U.S. Census Reports, Woodstock's population grew by 606 (+23%) persons. This is the largest numerical and percentage increase for Woodstock since at least 1890.

ECONOMIC DEVELOPMENT

During the nineteenth century, the Village evolved as the small urban center of a surrounding rural-agricultural community. Its population supported a varied economic base. A grist mill, tannery, lumber yard, and other smaller manufacturing establishments provided a relatively large industrial complex. People of diverse

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backgrounds and economic levels lived and worked together in what was essentially a self-contained and self-sufficient community.

A variation of that economic structure has taken place over the years. Today, only one manufacturing operation exists, and while the surrounding landscape continues to present an agricultural appearance, very few working farms remain. The economic base is now predominantly one of retail trade and services, many of which are related to the tourist and recreation industries. Because of this the economy of Woodstock is now closely related to its scenic and historic qualities.

Windsor County, more than any other area of Vermont, has suffered from the economic changes that the United States experienced during the early 1980's. Both income and employment growth in the manufacturing sector have lagged the rest of the State as a result of the weak national manufacturing and trade position.

Since 1980 the County switched from a manufacturing economy to a service-based economy. However, job growth in the County has been concentrated in areas with or near recreational centers. It is this growth along with the steep fall in manufacturing that demonstrates a major structural change in the economy.

Windsor County has seen significant changes related to the recreation industry. Vacation homes make up a significant proportion of the County's housing, 19 percent of all housing versus 16 percent statewide. During the first six years of the past decade, vacation housing increased nearly one-third faster than the statewide rate.

The northern part of the County, combined with southern Orange County, forms the White River Junction labor market, an area that in recent years has rivaled the Burlington area for the lowest unemployment rate in the State. This area, centered around Hartford, has an economy based on services and trade and provides a significant percentage of jobs in the County. This area is also greatly influenced by the neighboring New Hampshire area with its college, medical center, and a major Upper Valley shopping area.

SCENIC STATEMENT

Few villages in New England can match the combination of scenic setting, water-courses, and gracious architecture which characterize the Village of Woodstock. The community is living proof that a caring population can hold in check the influences which so easily erode the good works of man and nature. Vigilance is imperative in order to preserve and, if possible, to improve these conditions, for they are too important to be left to chance. Our values are always at risk if we do not identify them and build their defenses with sound public policy.

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VILLAGE

The values we seek to protect are clearly aesthetic yet they are vitally important to both the pleasure of living here and to the economic health of the community. Visitors come because they like what they see and when they can see it no longer, they will not come. What visitors see are the same things which condition our daily lives and characterize the best of village life in New England. They see a townscape of human scale where the backdrop of natural unspoiled mountains is not concealed by tall buildings. The architectural quality of the historic district combines with a typical pattern of Vermont open spaces in the village to create a feeling of restful enclosure. The two prime focal points of the Village are the Green surrounded by private homes and public buildings, and the Village square with its compact commercial area coexisting pleasantly with contiguous residential neighborhoods. Our village streets and bridges present waterviews at their best while our floodplains and meadows leave open views to the hillsides beyond. The edges of the settled area are still defined in most directions.

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The scenic rural character so vital to our lifestyles consists of a great variety of features. Densely settled hamlet areas provide focal points of human activity, clearly defined within the open space beyond. This open space provides fields, mixed forests and wetlands which are linked together by brooks, rivers and unpaved back roads. Distant views of Ascutney, Killington and the Green Mountains contrast with a foreground of open and wooded ridgelines and rolling valley floors. The scenic corridor of the Ottauquechee River provides a visual focal point for land owners and travelers. Scattered cemeteries, historic bridges, farmscapes and stone walls give us a perspective on our rich agricultural heritage. For residents of the small farms and private homes, the beauty and function of this landscape is an integral part of their lives. Tree-lined back roads, little changed in a century, wind unobtrusively through forest and mountains, linking settlements and remote homes.

This landscape is now threatened by both natural and cultural processes. Reforestation and the dense vegetation growing along country roads limit both the diversity of the countryside and the views to it. Poorly sited or unsightly development can taint or obstruct key views. Strip development and sprawl break down the clear cut edges between the countryside and our villages and hamlets.

Wherever development occurs, Town and Village officials, citizens and landowners should work together to blend what is yet to be built with the natural scenic environment and, where appropriate, build in conformance with existing architectural traditions. Such are the scenic values of the community of Woodstock. Our commitment to them contributes importantly to the way we define ourselves. Without them, we are diminished as a community and as a people.

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PLAN PURPOSE

This Plan is a policy statement on growth and development of the Town and Village. Its purpose is to give guidance to the officials, its citizens and landowners on the appropriate development, improvement and conservation of the Town's physical and human resource.

This Plan is a public policy document. It is an expression of values and vision for growth and management for the duration of the Plan which is five years from the date of adoption. It is not intended to be static and will be periodically revised or updated as is necessary or appropriate. The Woodstock Planning Commission has the primary responsibility for revisions to the Plan to reflect new conditions and needs. Public involvement and participation is, however, a key factor in ensuring that the Plan is reflective of the public interest.

The specific purposes of this Plan are as follows:

1. to gather and analyze data about the existing conditions within the Town and Region;
2. to determine current and future land use needs for the citizens of the community;
3. to determine areas most desirable and suitable for development or conservation while encouraging appropriate and efficient expenditures of public and private funds in the process of that development and conservation; and
4. to serve as an official guide for the Town and Village and its citizens to use in meeting the needs for development and conservation, through the delineation of general policies and specific implementation procedures.

This Plan shall be used by the Planning Commission, Conservation Commission, Selectboard, Trustees, other municipal officials, State agencies, and landowners:

1. As a basis for the evaluation and review of developments, and subdivisions proposed under Town or Village ordinances, including Zoning Regulations, Act 250 (10 V.S.A., Chapter 151) and other land use or permitting programs;
2. For review of proposed local, state, or federal grants, loans or similar expenditures affecting the Town to ensure that they are compatible with community objectives and policies; and
3. To guide the decisions of neighboring towns, state agencies and other public entities and to promote coordination of planning and public investments.

AGRICULTURE

With two exceptions, changes in agricultural activity in Woodstock have mirrored those of the rest of the state. As of July 2006 there are three dairy farms, with a total of roughly 250 milkers, shipping milk out of Woodstock. There are half a dozen part-time beef and dairy replacement operations, a couple of vegetable producers, several horse stables and breeders, and a vibrant maple syrup industry. Unique to Woodstock is the Star Hill Dairy, on the former Howard Burns' farm, which milks more than 150 water buffalo and produces its own yogurt and cheese. Not unique, but unusual, is the large number of recreation horses kept in town, no doubt in part due to the existence of the Green Mountain Horse Association in South Woodstock and the many opportunities for trail riding. Because of the number of horses, there are several commercial hay growers in town. All combined, these farm enterprises help provide Woodstock with important benefits: the traditional Vermont way of life, economic and social diversity, income and jobs.

A major portion of Woodstock's open land is still in active use, which helps preserve the town's landscape and by extension, its tourist industry. The dairy farms (together with several others in neighboring towns) contribute to crop, hay, or pasture the most acres in town. Beef (again including some operations in other towns) and horses, both with their associated hayland, substantially continue to keep land productive. The Vermont Land Trust is currently in the process of requesting proposals for use of its King Farm property in West Woodstock, which should bolster agricultural activity in that area of town.

Woodstock should preserve and promote its farms. Woodstock should do everything in its power to maintain and expand existing farm enterprises, while encouraging formation of new ones, both part-time and full-time. While shrinking as our main agricultural enterprise, dairy remains the core of Woodstock farming. Woodstock should encourage and nourish the continuation of its three dairy farms. To maintain our traditional farmlands, Woodstock should also encourage farms centered around other enterprises--maple syrup, vegetables, horses, sheep and beef cattle. Woodstock supports its farms and farming. Woodstock encourages and supports farmer's right to sell produce directly to the public.

Farming has played an important part in Woodstock's past and present and, hopefully, will continue to play an important part in its future. The Town should encourage maintenance, protection, and expansion of its existing farms, but also encourage formation of new farming operations.

Woodstock supports adoption of a state right-to-farm law, which would protect farmers from harassment. While the need for such a law is not immediate in Woodstock, the pace of development here hastens the day when it will be needed. Connecticut has adopted a right-to-farm law that might provide Vermont with a starting point.

At the time of adoption of this Town and Village Plan, Vermont legislation has been passed which limits municipal regulation of agricultural practices. While maintaining a position which complies with Vermont law, Woodstock desires to protect farmers from harassment while also working to protect adjoining non-agricultural property from substandard agricultural practices which are incompatible with health, safety, and the rights for peaceable neighborhood coexistence. The standards of recognized agricultural practices recognized by the state should be followed in all cases and should be used for arbitration of "improper use" disputes.

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Woodstock schools should teach students, at all grades, about farming and farming's contribution to the community. The grade school should take field trips to local farms and the high school should always offer the opportunity to study agriculture within its curriculum.

Woodstock encourages Town citizens of all ages to take part in activities and projects that provide awareness and understanding of local agriculture. These could include the Billings Farm and Museum, 4-H, and other Extension Service activities.

The Conservation Commission can provide leadership and assistance to the Planning Commission, Board of Selectmen, Board of Trustees and other Town agencies in conserving farmland. The Commission can carry out many of the programs contained herein.

Vermont Current Use programs presently offer some property tax relief for agricultural and forestry lands and local tax subsidy for agricultural activities is not currently needed. In the future event that local tax subsidy programs are found to be desirable or if the Vermont current use funds become inadequate, Woodstock should conduct studies to evaluate the impact of such programs on tax revenues. Should such programs be deemed acceptable in impact, individual property eligibility may be evaluated using information available through GIS overlays, or other suitable resources.

Woodstock encourages owners of agricultural and forestry land to donate their development rights to a private trust such as the Vermont Land Trust or the Upper Valley Land Trust or to the Town of Woodstock itself. Woodstock should be willing to act as the steward for farmland development rights. Woodstock may also wish to consider the purchase of farmland development rights when the farmland also carries an identifiable resource which merits protection for the benefit of the municipality (i.e., important aquifer districts, scenic viewsheds on the Woodstock Village edge, etc).

Woodstock discourages any U.S. Route 4 corridor that would destroy prime agricultural soils. Whatever benefit the Village might gain in lessened traffic volume would be more than lost in damage done to the Town's economy, natural beauty and human community from a corridor that destroyed any of the Town's limited remaining farmland.

Woodstock encourages use of all suitable land for farming. Woodstock should set up a mechanism for bringing together farmers who need land with landowners who have land to spare. In order to survive in today's economy, farmers need to expand. But, as land is expensive to buy, using other people's land is a sound alternative. At the same time, many non farming owners of farmland would like to keep their land open and productive. The Conservation Commission can administer the program.

As land values increase, so usually do taxes, adding a burden to farmers who wish to continue farming. Woodstock encourages all its farmers to take part in the State's Current Use Value Program, which is already providing tax relief to several Woodstock farmers.

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If taken in a timely manner, this step may help Woodstock farmers maintain and expand their farm operations and will encourage newcomers to farming, for their own and Woodstock's benefit.

ACTION PROGRAM

The following are the identified problems/issues, corresponding goals, objectives, and implementations for resolution. Those implementations with an asterisk are of high priority.

1. Problem/Issue: Possible by-pass for Route 4 in Woodstock.

Goal 1.1. Avoid splitting up farmland.

Objective 1.1.1. Discourage a U.S. Route 4 corridor in Woodstock which destroys farmland.

Implementation 1.1.1.1. Lobby the State Agency of Transportation opposing the location of a U.S. Route 4 corridor that destroys agricultural soils.

2. Problem/Issue: Difficulty in establishing new farming operations.

Goal 2.1. Create an environment which encourages the establishment of new farm operations or the re-establishment of former farm operations.

Objective 2.1.1. Encourage the retention of tillable soil in large parcels.

Implementation 2.1.1.1. Study the feasibility of a Purchase of Development Rights program.

Implementation 2.1.1.2. Encourage donation of development rights for farmland to the Vermont Land Trust and the Town of Woodstock.

Implementation 2.1.1.3. Consider adopting subdivision regulations to mandate clustering of large developments proposed for location on farmland.

Objective 2.1.2. Provide assistance and leadership to the Planning Commission and elected officials in conserving farmland.

Implementation 2.1.2.1. Support the Conservation Commission.

3. Problem/Issue: Lack of understanding of agriculture by the public.

Goal 3.1. Create understanding and support of farming by encouraging educational programs.

Objective 3.1.1. Encourage schools to familiarize students with agriculture.

Implementation 3.1.1.1. Provide field trips to farms and associated industries at the elementary level.

Implementation 3.1.1.2. Support an agricultural curriculum at secondary level.

Objective 3.1.2. Encourage local understanding and awareness of agriculture.

Implementation 3.1.2.1. Support participation in Billings Farm and Museum activities.

AGRICULTURE

4. **Problem/Issue: Property tax policies in the form of high taxes put an economic strain on working farms with a lot of land.**

Goal 4.1. Reduce the economic strain caused by current tax policies on working farms.

Objective 4.1.1. *Encourage participation in statewide programs that encourage farming and maintenance of farm land.*

Implementation 4.1.1.1. Encourage participation by farmers in Current Use program.

Implementation 4.1.1.2. If Current Use program becomes inadequate, study possibility of local tax relief program.

Implementation 4.1.1.3. Continue support of Current Use program, both locally and at the state level.

5. **Problem/Issue: Economic competition for land causes high land costs leading to nonagricultural development.**

Goal 5.1. Preserve farmland.

Objective 5.1.1. *Reduce the pressure to develop farmland.*

Implementation 5.1.1.1. Minimize public capital improvements that may increase development pressure on farmland.

6. **Problem/Issue: Limitations are now imposed on larger and/or manufacturing type agricultural or forestry businesses.**

Goal 6.1. Allow for and encourage farm related manufacturing and retailing operations.

Objective 6.1.1. *Expand the allowed uses connected with a farmstead.*

Implementation 6.1.1.1. Amend the zoning regulations to allow for agricultural or forestry related activities.

COMMUNITY FACILITIES AND SERVICES

Woodstock and the surrounding region are demanding more from Woodstock's community facilities and services. As shire town of Windsor County, Woodstock has historically provided educational, cultural, library, and business opportunities for the surrounding region. Local business people benefit from convenient access, roads that are safe in most weather, police services, sidewalks, and sewage disposal. The tourism and retail industries depend on these quality services and would benefit from improved parking and public restrooms. Woodstock's determination to protect the values that make it a nice place to live also places a demand on community services. Woodstock residents contribute to the demand as they constantly seek to improve their standard of living. Public attitudes about access for the disabled, fire department training and water pollution are changing what is considered basic levels of service.

This demand is increasing in ways Woodstock residents cannot always control even though they pay most of the bills. State and federal guidelines for services such as sewage disposal and construction in public buildings mean an increase in local monies needed to support changes. Woodstock has fortunately been helped in efforts to provide community facilities and services by many public-spirited citizens who have donated time and money so visitors and residents can enjoy benefits not normally available in small towns.

Woodstock has to plan for its community facilities and services so they can continue to balance the needs of a region that will continue to experience population growth and economic activity with a rural lifestyle.

Several issues noted five years ago in this context have been addressed by the following actions: the Emergency Services building has been enlarged and revamped and the communications center and equipment brought up-to-date; a satellite fire house has been established in West Woodstock; a new maintenance garage for the highway department is under construction. Carrying over from the last plan is the need for sewer and water availability for commercial growth in West Woodstock.

Woodstock should continue to evaluate the impact of the Marsh-Billings-Rockefeller National Historical Park on specific facilities and services and continue to work with the National Park Service to address the demands which are created.

TOWN HALL

The Woodstock Town Hall is an important part of the community and is projected to fulfill the needs of the community for the foreseeable future. The building houses the offices of the Selectmen, Trustees, Board of Listers, Municipal Manager, Town Clerk, Town Treasurer and the Town Planner/Zoning Administrator. All Municipal Boards meet in the conference room, located on the second floor.

In 1986 Pentangle ran a successful capital campaign in partnership with the Town of Woodstock to bring the dilapidated and condemned theater (which had opened in 1900 as the Woodstock Opera House) back to use as the cultural center of Woodstock. The theater is currently in use year-round for town meetings, school productions, weekly first-run and documentary movies, summer dance and theater camps, political debates music lessons, live performances and community productions.

COMMUNITY FACILITIES AND SERVICES

The Town Hall has an elevator for disabled access to all floors open to the general public as well as accessible bathrooms. In 2000, a fire safety sprinkler system was installed throughout the Town Hall. The exterior of the building, municipal offices, and theater are in excellent condition. With the completion of the roof work in 2005, replacement of the existing oil tank with a double wall tank remains the most prominent need.

EMERGENCY SERVICES

Fire protection, ambulance, dispatch services, village police department and constables are currently housed together in a one-story brick and block building located on the East End of the Village on Route 4 that was upgraded in 2004.

Fire protection from Woodstock Village and West Woodstock locations is provided by two pumpers, one pumper/tanker and one rescue truck. South Woodstock has a private fire department known as the South Woodstock Fire Protection Association Inc., a privately-owned and funded volunteer fire department financed by donations by the people of South Woodstock and the surrounding area to serve as an initial response to fire and other emergencies. The South Woodstock equipment includes Class A pumper, one mini-pumper and a 2300 gallon tanker/pumper. Both the Town and South Woodstock departments are members of the Mutual Aid Program. This arrangement is planned to continue for the foreseeable future and certainly for the next ten years. Within ten years the South Woodstock Fire Protection Association, Inc. will need to replace one truck, the mini pumper, as a major purchase.

Ambulance services are provided by two vehicles which are replaced on a staggered basis approximately every six years and a recently purchased (used) four wheel drive military vehicles. Woodstock should work with the Ambulance Coordinator to make-sure equipment is kept current and up-to-date.

Within five years the Woodstock Fire Department may need to plan for the following:

1. Additional volunteer firefighters,
2. Additional training for new members,
3. Additional volunteer ambulance attendants.

The South Woodstock Fire Protection Association, Inc. would like to increase the number of EMT's and first responders on its force to better serve the area as initial response to medical emergencies within the fire area. A SWFPA rescue squad was created and named the South Woodstock "Jumpers."

It is to Woodstock's advantage to have a South Woodstock Fire Protection Association, Inc. It is hoped that the Woodstock and South Woodstock Fire Protection Association, Inc. will continue to train and work together as they have in recent years.

With the addition of the West Woodstock satellite, coverage in the town has been enhanced and the response time decreased.

COMMUNITY FACILITIES AND SERVICES

Woodstock is concerned that homes scattered in the countryside need to be accessible to firefighting and other emergency equipment. A major issue is that during inclement weather steep inaccessible driveways make it difficult, if not impossible, for emergency service vehicles to arrive at the scene.

When asked to comment on Act 250 permits, the Fire Department should respond in a timely manner after considering the combined effect of this permit and the effect of other past and present projects. Residents are encouraged to contact the Fire Department for residential fire safety inspections.

There is a short supply of volunteers to support the fire and ambulance departments in Woodstock. This shortage is not unique to Woodstock but the problem needs to be addressed. The alternative is a full-time staff at a substantial cost to the community.

Woodstock may wish to consider a retirement fund for emergency volunteers who risk their lives helping others in need. A full-time paid staff alternative would change the nature of the volunteer service and add greatly to municipal costs.

Although the E911 program has worked very well, making it much easier for emergency service personnel to locate homes and businesses, Woodstock being an early adopter of the E911 system has what is now a non-standard system. Both the Town and Village are scheduled to implement a standard E911 system in 2007. This will ensure that people trained elsewhere or those arriving in Mutual Aid will be able to locate sites in Woodstock. The Town encourages residents make sure their new E911 numbers are placed in a well maintained visible area.

POLICE

The Village is being served by a Police Chief and four full-time officers. The Town is served by two elected Constables with back-up provided by the State Police. The recent referendum providing for a special assessment district (the town outside the village) and for contracting with the village police to provide coverage for a trial period ending in March 2008 will allow townspeople to determine whether they want full time police coverage.

THE WOODSTOCK CHAMBER OF COMMERCE

This non-profit organization (a 501C-6) has represented the business community of the Woodstock area since its inception in 1949. Over 250 businesses have joined together from Taftsville, Quechee, White River Junction, South Woodstock, Reading, Chester, Bridgewater, Killington, Mendon, Barnard, South Royalton and Woodstock. Of the member businesses, about 35% are lodging and dining establishments that benefit from tourism to the area, 15% are in the area of attractions and non-profit entities, 20% are retail shops and galleries and 30% fall into a wide range of services from real estate to psychotherapy.

The Chamber markets Woodstock's many attractions state-wide through close relations with the Vermont Department of Tourism and Marketing. It maintains an extensive website www.woodstockvt.com with a comprehensive community calendar which receives close to 7,000 visits a week from national and international visitors looking for information on the area.

COMMUNITY FACILITIES AND SERVICES

The office includes a full-time Marketing Director and part-time assistant who manage a staff of ten volunteers who greet visitors in the Information Booth on the Green as well as the new Welcome Center with public restrooms on Mechanic Street. A Board of Directors comprised of fifteen business owners supervise the office and are involved in the economic viability of the entire community.

LIBRARY SERVICES

The Norman Williams Public Library provides access to materials, reference services and programs for people of all ages in order to promote informed citizenship and lifelong learning. The library encourages the pursuit of knowledge and timely information as well as recreational reading, in order to meet the professional and personal needs of all community residents.

The Norman Williams Public Library, built in 1883, continues to report increases in library services and patrons. The building was restored and upgraded between 1998 and 2000. Usable space was increased three-fold, disabled access was provided, security improved, library services computerized and the lower level transformed into an environmentally safe and well-lighted children's and youth area. This unprecedented expansion created greater demands on the facility, the staff and the operations budget.

To maintain a high level of service to the area residents the NWPL seeks:

1. Support for the library in its goal to stay technologically current.
2. Increased financial support for operations from both Woodstock and surrounding towns which comprise the service area.
3. Recognition that the importance of the library as an historic building and assistance in the building maintenance and improvements.
4. Assistance for the library in providing more patron parking.

LUCY MACKENZIE HUMANE SOCIETY

Lucy Mackenzie Humane Society has been in Woodstock since 1915 but is expected to move to West Windsor in 2007.

As the Woodstock area has many temporary visitors, abandoned or lost animals are a continuing concern. Another major problem is pet overpopulation. No animal is adopted from LMHS before being spayed or neutered. Area law enforcement and veterinarians work closely with the humane society to reach the goal of a town with healthy, well cared for and wanted pets in loving homes, and where homeless and hungry strays and mistreated or overworked animals exist only in memory.

After the move it will be even more important for Woodstock pets to wear identification that will assist in returns without a trip to West Windsor.

CEMETERIES

Woodstock has 19 cemeteries of which the following eight are maintained by the Town: Highland, Hendy, Smith, Cushing, Randall, Jacquith, Kendall-Ransom and Shaw Cemetery. The Commissioners are considering taking over the maintenance of four additional small cemeteries. The hilly and rocky terrain of the Highland Cemetery limit the plots available to approximately

COMMUNITY FACILITIES AND SERVICES

20 sites. A possible increase in sites could be attained with plots for cremated remains. Space is available in many of the small cemeteries.

The Riverside Cemetery, located on U.S. Route 4, has sites and land available for the foreseeable future. The Taftsville Cemetery has sites and land available for a projected 40 to 50 years.

There are a number of private cemeteries of varying sizes located throughout Woodstock. One of the larger ones is the River Street Cemetery located in the Village of Woodstock. Although all plots are not yet used, they are all under ownership. At this time there is no available land for expansion of the River Street Cemetery.

Cemetery commissioners are encouraged to maintain municipally owned cemeteries so as to propagate grounds which are neat and orderly.

UTILITIES

Electrical power, POTS (plain old telephone service), Cable TV, cell phone and broadband internet services are widely but not universally available from one or more providers.

COMMUNITY FACILITIES AND SERVICES

Woodstock should encourage expansion of each of these services and newer versions as technology develops. Regional alliances should be considered, if necessary, to broaden coverage.

In recent years, cellular telephone towers have become more prolific as cell phone use becomes more commonplace. The providers have located towers to aim their coverage at the Route US 4 corridor. Directional antennae on these towers often provide coverage along the corridor but not for the space facing away from the corridor. The Town and Village should seek better coverage from the providers holding tower permits. The current zoning requirements for both the Town and Village have sections that govern the permitting of these towers.

UTILITY LINES

Woodstock has identified the unsightliness of utility lines as undesirable and proposes that Woodstock encourage Central Vermont Public Service, New England Telephone, and CATV to run transmission lines along one side of a Town Highway and to encourage that all development and subdivisions install underground utilities. Those utility companies responsible for placement of lines are encouraged to involve individual landowners in discussions with municipal officials as early as possible in the planning process so as to avoid delays and adversarial interactions for the parties concerned.

Overhead wiring work in 2005 near the Woodstock substation improved the service capability to its present level. CVPS currently has no plans for additional upgrades.

EAST END COUNTY BUILDING

The former correctional facility property is owned by Windsor County and is currently being used by the Windsor County Sheriff and Windsor County Courts. Woodstock should keep abreast of developments affecting this property.

WINDSOR COUNTY COURT HOUSE

There are buildings in Woodstock which are uniquely valuable for their historic usage as well as their architecture. When necessary to preserve historic usage, compromises should be reached between renovation and architectural integrity. Methods of reaching such compromises can include zoning variances and special exceptions. The interior of this historic structure is currently being renovated and updated, and the exterior is being preserved. It is expected to serve as a courthouse into the foreseeable future. Woodstock is opposed to moving the courthouse to another location.

WOODSTOCK AQUEDUCT

Representatives of the Woodstock Aqueduct Company report that facilities are continually being upgraded and expanded to meet increasing demand. A deep well on Route 12 provides water for domestic use, with a one million-gallon well water storage tank as the primary supply located near the Cox Reservoir. Both Cox and Vondell reservoirs are maintained for fire protection and emergency domestic backup.

COMMUNITY FACILITIES AND SERVICES

Fire protection is adequate where hydrants are located along large distribution mains, but is limited by capacity in outlying areas due to smaller pipe sizes.

Woodstock should work closely with the Woodstock Aqueduct Company to assure an adequate water supply and modernization of the system, and if water for fire protection cannot be provided by the Woodstock Aqueduct Company, then alternative water supplies should be provided by developers to take care of fire protection needs.

POST OFFICE

The downtown site of the Post Office is adequate for the next five years although there are problems with parking and dock space. The representatives stressed that the Postal Service would work closely with Woodstock to make sure that the site is accessible, attractive, and in keeping with the municipal plan. South Woodstock and Taftsville Stations provide needed service to the hamlets.

THE GREEN

Woodstock's famous Village Green is the most distinctive of the many features which have attracted visitors to the area over the years and is constantly enjoyed by residents and visitors alike. The Green is under the supervision of the Village Trustees, and is tended by the Village and Town Highway Departments. The planting and care of its trees have always been the responsibility of an appointed, uncompensated Village Tree Warden. About 20 years ago a program was undertaken to recondition the soil and grass cover. The Green has some significant maintenance problems.

The condition of the Green and the Route 4 corridor environment which flows around it is carefully described and analyzed in the Route 4 Corridor Street Tree Master Plan which was prepared by Village Tree Warden. Woodstock strongly supports the Plan and its recommendations for improving the Village Green environment. Woodstock also supports ongoing efforts to assure that the Village Green is brought to a consistent high level of tree and grounds health as evidenced by the elm planting program. This effort has resulted in a line of elms along the northwest edge that is already showing promise.

PUBLIC RESTROOMS

To those operating the Chamber of Commerce Information Booth on the Green, it has been apparent that there was an urgent need for public restrooms, particularly during the period from May-October. The facilities of the businesses, library, and restaurants are intended for patrons and are inadequate to serve the touring public.

In 2006, the Town of Woodstock, with support from the Village and the Woodstock Chamber of Commerce, funded a building to house public toilets in the Mechanic Street parking lot. Construction began in spring 2006 and the facility opened in the fall of 2006.

SOLID WASTE

Act 78 requires all landfills operating after 1991 to be environmentally secure. The capital cost of constructing such a landfill is in excess of one million dollars. Therefore, it is not feasible for

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any one town to construct a secure landfill for its own use. Act 78 also mandates municipalities within a region work together to solve the trash disposal problem in a regional basis.

Woodstock is a member of the 11 town Greater Upper Valley Solid Waste Management District.

The Solid Waste District is a municipal corporation, approved by the legislature, whose principal purpose is managing solid waste. Broad powers for managing solid waste, including the ability to take land by eminent domain to assure facilities which have been planned for can be built, give Districts their financial strength. For example, Solid Waste Districts have the greatest financing authority of any regional solution--the ability to issue general obligation bonds.

The Solid Waste District offers member towns a means to retain local control of solid waste management. The District gives its members greater ability to negotiate contracts with third parties than they have individually.

Currently Woodstock trash is taken to the Lebanon City landfill directly or by way of the Recycling Center in Hartford. Recycling and household hazardous waste processing are handled by the Hartford Recycling Center under arrangement with the Solid Waste District.

The District owns and has a permit for a new landfill site in Hartland. Access will be through a right-of-way in Hartford and require a new overpass over IS91, clearly a long-term solution.

RECYCLING

In April of 1991, the Board of Selectmen adopted a recycling and waste disposal ordinance. The ordinance mandates the separation of certain recyclables from the solid waste stream. Generally, glass bottles, plastic milk jugs, clear beverage containers, metal cans, newspapers, white office paper, cardboard and yard waste are required to be separated by the customer and then disposed of in the proper manner by the trash hauler. The ordinance is enforced through the licensing of the commercial haulers by the Selectmen.

The recycling ordinance has been responsible for over forty percent reduction in the waste carted off to the landfill. That material is now reused in one form or another, thereby reducing our dependence on raw materials.

Recycling of waste products is a very important element in solving the trash disposal problem. Woodstock should continue to work to increase the volume of trash recycled.

PUBLIC WORKS

The Town of Woodstock public works site is located on U.S. Route 4 in the Westerdale section of town. The lot was recently increased to 8.0 acres and is considered adequate for its current use. A new maintenance building is under construction. With its completion the old garage will be used for storage. There is also a salt storage shed, a six bay equipment storage shed, a sand pile and gravel pile.

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The Village public works garage is located on Mechanic Street in the Village of Woodstock. The building is over 100 years old and is in very poor condition. The village will need a new facility within the next five years. A potential site is at the waste water treatment plant where a foundation already exists. This valuable central village location of the existing garage should be adapted to a higher and better use.

WASTEWATER TREATMENT

The Town of Woodstock owns and operates three Wastewater Treatment Plants. The main plant, located on U.S. Route 4 East, is licensed to treat 450,000 gallons per day (g.p.d.) and is currently treating approximately 280,000 g.p.d. The demand increase over the last 17 years has been 20,000 g.p.d., the excess capacity should handle any growth for a long time. Upgrades are planned to remove more foreign material from the inflow stream.

The Taftsville Plant is a 10,000 g.p.d. facility located adjacent to the covered bridge in Taftsville. This plant is currently processing in excess of 4,000 g.p.d. and is capable of accepting additional wastewater. There is an additional capacity of 4,000 g.p.d. for which permits may technically be issued. Recent curtailment of infiltration now limits peak inflows to levels below the capacity limit.

The South Woodstock plant is located in the Village of South Woodstock on Route 106. The plant is designed to process 50,000 g.p.d. and is currently treating 9,000 g.p.d. The South Woodstock plant has the capacity to treat an additional 30,000 g.p.d. under current regulations. (The Town is not allowed to accept wastewater in excess of 80% of the design flow.)

The State of Vermont is concerned with groundwater infiltration into the sewer lines, which reduces the capacity of each plant to treat additional wastewater. Woodstock should continue to work to reduce the infiltration of groundwater into the sewer lines of each system.

Woodstock should investigate the possibility of constructing additional treatment capacity in existing locations and/or construction of a treatment facility in a new location. Such an expansion needs to take into account existing patterns of development as well as growth which might be encouraged by establishing sewer lines where none are presently available.

A careful analysis of cost and benefit should be made for a possible extension of the sewer line east of Woodstock Village from its present terminus near Blake Hill Townhouses to link Taftsville with the main line. Such an extension could open the possibility for limited development in an area which is restricted by soils with very limited septic capacity. A similar analysis should be done for an extension from the Woodstock Union High School area in a westerly direction to the Westerdale District.

PARKING

For the past 25 years, both daylong and short-term parking has become an increasingly recognized, serious problem in the Central Business District (CBD) of the Village of Woodstock. In recent years this lack of parking has been greatly exacerbated by: first, the increased number of small shops, offices, stores and restaurants in the CBD of which a majority are currently tourist-oriented and operated and staffed by persons not living in the Village; second, area

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population growth; and third, greatly increased tourism. These three demands peak at the same time namely on holidays, summer weekends and throughout foliage season.

Currently, about 110 to 120 vehicles are parked most of the day in unmetered areas of Elm, Central, Pleasant Street and the north side of North Park Street. The metered parking areas near the CBD are well monitored by the Village Police Department. A public parking area, Frost Mills, which is off Pleasant Street, is privately-owned and averages 20-30 vehicles per day with an 80 car capacity at peak use. Unfortunately the lot will not be available after April 2007. A second public parking area, available only when school is not in session, is at Woodstock Elementary School.

In 2004, expansion of the Mechanic Street lot was completed, increasing the capacity from 23 to 34 cars. Fortunately, completion of the Public Restroom will not lower that capacity.

This lack of parking facilities seriously impacts traffic flow through and in the Village and has a detrimental effect on central business activity and services. It also creates noise, fumes and inconvenience resulting in a reduced quality of life for Villagers and visitors alike. Prompt, decisive and cooperative action of a remedial nature, as outlined in the Cavendish Report, by the Village Trustees and businesses in the CBD is imperative.

The provision of off-street parking spaces for use mainly by business owners and employees should free-up the close-in unmetered and metered parking for shoppers and tourists. Parking for tourist buses should also be considered.

Cooperative planning and implementation by both the business community and the Village and Town will be necessary. This cooperative effort should include the setting and supervision of parking fees and traffic control.

ACTION PROGRAM

The following are the identified problems and issues and corresponding goals, objectives and implementations for resolution. Those implementations with an asterisk are of high priority.

1. Problem/Issue: The Green

Goal 1.1. Maintain the vitality of the Green.

Objective 1.1.1. Cure run-off problems, past and present identified in the Route 4 Corridor Street Tree Master Plan.

***Implementation 1.1.1.1.** Implement the "Route 4 Corridor Street Tree Master Plan".

2. Problem/Issue: Public Works.

Goal 2.1. Render physical improvements to public garage in the village.

Objective 2.1.1. Provide a facility to accommodate Village highway maintenance and construction equipment and activities.

***Implementation 2.1.1.1.** Move Village garage site.

3. Problem/Issue: Woodstock Public Cemeteries

Goal 3.1. Make available public burial ground.

COMMUNITY FACILITIES AND SERVICES

Objective 3.1.1. Conserve land in the present burial grounds to include areas for cremated remains.

Implementation 3.1.1.1. Allow for the burial of cremated remains in public Town cemeteries.

Goal 3.2. Maintain public access.

Objective 3.2.1. Maintain public right-of-way to the town cemetery.

Implementation 3.2.1.1. Remove brush and related barriers in the public right-of-way to town cemeteries.

4. **Problem/Issue: Disposal of Solid Waste**

Goal 4.1. Provide an environmentally safe, economically sound, method of trash disposal.

Objective 4.1.1. Comply with solid waste laws for the State of Vermont.

Implementation 4.1.1.1. Working with GUVSWMD, formulate a cooperative plan of action for a long-term facility for solid waste disposal.

Implementation 4.1.1.2. Work with the Regional Planning Commission in the development of a Regional Waste Management Plan.

Objective 4.1.2. Recycle trash to the maximum extent possible.

Implementation 4.1.2.1. Determine current rate of recycling and materials separation.

Implementation 4.1.2.2. Promote and encourage recycling and source separation of tin, newspapers, and other items.

5. **Problem/Issue: Fire Protection**

Goal 5.1. Increase fire safety within Woodstock.

Objective 5.1.1. Extend hydrant system within Woodstock.

Implementation 5.1.1.1. Work with the Woodstock Aqueduct Company to improve the Village hydrant system.

Implementation 5.1.1.2. Continue program to locate dry hydrants where needed, notify Fire Department when a pond is constructed.

Objective 5.1.2. Enlarge firefighting force.

Implementation 5.1.2.1. Encourage volunteer firefighting membership to remain at 50 people.

Objective 5.1.3. Review construction of steep driveways.

Implementation 5.1.3.1. Consider writing regulations that limit grade to 10% and require a turnout every 500 feet for driveways in excess of 1,000 feet in length for all residences.

Objective 5.1.4. Enhanced fire protection for new subdivisions

Implementation 5.1.4.1. In cooperation with the Fire Department consider writing regulations that take into account: a) NFPA formula for water available; b) year round accessibility for a fire truck; c) an onsite water source.

6. **Problem/Issue: Town Hall**

Goal 6.1. Promote character of Town Hall.

COMMUNITY FACILITIES AND SERVICES

Objective 6.1.1. Maintain Town Hall in excellent condition.

Implementation 6.1.1.1. Replace oil tank with double wall tank.

Goal 6.2. Update Town Hall Theater

Objective 6.2.1. Provide adequate facilities for theater programs including an after school program focusing on the arts.

Implementation 6.2.1.1. Provide handicapped access to state/dressing rooms and bathroom facilities.

Implementation 6.2.1.2. Improve theater lighting and light equipment.

7. **Problem/Issue: Library**

Goal 7.1. Make available all library and library-related services to the residents of Woodstock.

Objective 7.1.1. Increase access to the library building.

Implementation 7.1.1.1. Assist the library in providing more parking.

Objective 7.1.2. Support library services.

Implementation 7.1.2.1. Increase Town allocation of funds to the library for circulation, programming and other services.

Implementation 7.1.2.2. Allocate funds for technology needed for improvement of public access to library collections.

8. **Problem/Issue: Police Coverage in Town**

Goal 7.1. Determine service level desired by townspeople.

Objective 8.1.1. Assess ability of Village Police Department to service Town under contract.

Implementation 8.1.1.1. After one year (September 2007) evaluate temporary program.

Implementation 8.1.1.2. Continue to enforce speed limit between West Woodstock and the Village.

9. **Problem/Issue: Community Water Supplies**

Goal 9.1. Provide ample high quality water supplies.

Objective 9.1.1. Upgrade the Woodstock Aqueduct Company distribution System.

Implementation 9.1.1.1. Help facilitate improvements to infrastructure of the water system.

Objective 9.1.2. Protect aquifers providing water supplies.

Implementation 9.1.2.1. Develop a plan to rectify the pollution of the aquifer supplying the W.A.C. wells.

Implementation 9.1.2.2. Develop a plan to rectify pollution of the W.A.C. back-up water supply at the Cox Reservoir.

Implementation 9.1.2.3. Cooperate with WAC in identifying and protecting aquifers which may be needed for future water supplies.

COMMUNITY FACILITIES AND SERVICES

10. Problem/Issue: Public Wastewater Treatment

Goal 10.1. Minimize pollution from wastewater.

Objective 10.1.1. *Manage the municipal sewage treatment plants so they surpass state standards.*

Implementation 10.1.1.1. Plan and implement a strategy that will halt unwanted groundwater infiltration into each of the sewer lines.

Implementation 10.1.1.2. Plan and implement a strategy to eliminate discharges of untreated wastewater.

Implementation 10.1.1.3. Plan and implement a strategy to improve the quality of treated wastewater discharged from the municipal sewage treatment plants.

Goal 10.2. Coordinate future construction densities with public sewage treatment capacities.

Objective 10.2.1. *Develop high building densities in areas served by public sewage facilities.*

Implementation 10.2.1.1. Zone high density uses for areas accessible to sewer lines.

Implementation 10.2.1.2. Restrict sewer lines from areas where low densities are to be maintained.

11. Problem/Issue: Public Utilities

Goal 11.1. Minimize unsightly overhead utility lines.

Objective 11.1.1. *Bury and hide utility lines.*

Implementation 11.1.1.1. Encourage subdivision and development applicants to bury utility lines.

Implementation 11.1.1.2. Encourage utilities to lay out rural lines so they are hidden from view.

Goal 11.2. Address cellular telephone tower proliferation.

Objective 11.2.1. *Control placement of cellular telephone towers.*

Implementation 11.2.1.1. Continue enforcement of regulations concerning Cell Towers.

Implementation 11.2.1.2. Continue regulations that mandate co-location of antennae.

Implementation 11.2.1.3. Continue regulations that mandate tower removal when use is no longer needed.

Implementation 11.2.1.4. Encourage cell phone operators to increase antenna coverage from existing towers.

Goal 11.3. Improve utility service.

Objective 11.3.1. *Improve internet access in town.*

Implementation 11.3.1. Improve wired and wireless access to all areas of town.

12. Problem/Issue: Post Office

Goal 12.1. Maintain and improve U.S. Postal Service for Woodstock.

Objective 12.1.1. *Improve parking and loading areas.*

Implementation 12.1.1.1. Work closer with U.S. Postal Service and Town/Village officials to ease congestion in and around the Post Office.

COMMUNITY FACILITIES & SERVICES

13. **Problem/Issue: Public parking facilities in the Central Business District**

Goal 13.1. Alleviate parking congestion in the Central Business District.

Objective 13.1.1. *Expand the available day-long off-street parking in or near the Central Business District by at least 120 spaces for primary use by business owners and employees.*

***Implementation 13.1.1.1.** Develop a plan of action for acquiring and developing land earmarked for parking.

ECONOMIC DEVELOPMENT

Woodstock must determine the direction economic development should take in the Town and Village of Woodstock in the next 10 to 20 years. Consideration should be given to how much and what type of development or growth is desirable and where in the Village and Town it should occur. Woodstock needs to understand the relationship between development, tourism and the desire to maintain the traditional settlement patterns and the open spaces that make it an appealing place to live and to visit. Each area within the Village and Town of Woodstock has unique requirements and objectives for maintaining its character.

THE VILLAGE

THE EAST END

Parcels within the Woodstock East area are situated at the easterly end of the Village of Woodstock border along Route 4, and are serviced by a privately owned water company and a public sewer system. Portions of this land have been developed into business and retail establishments all with individual access onto Route 4. A considerable amount of open land to the west of Route 4 (in the general vicinity of the Central Vermont Public Service building) is adjacent to the floodplain and considered marginal for development. Concerns relative to the future use of this area center around:

1. The physical limitations of the water company to support further commercial development;
2. The increase of strip development adding to further traffic congestion and haphazard growth of the East End;
3. The expansion of commercialism, which threatens the aesthetic beauty and creates a loss of open space to the entrance of the Village;
4. Potential development of "The Jungle" and the Gerrish property and adjacent properties on the east end of the village affords an invaluable opportunity to reconfigure the east end commercial zone to improve access and egress into Route 4, to provide pedestrian walkways, a river walk and bike paths, to provide for mixed use commercial and residential development and to enhance the east end gateway to the Village. The 1985 "East End Study" by the Two Rivers Ottauquechee Regional Planning Commission, the 1994 "Route 4 Corridor Tree Plan" and the 2000 "Master Plan for the Woodstock East End" should be consulted concerning the above issue.
5. Acknowledge potential incorporation into new designs of former railroad buildings.

CENTRAL COMMERCIAL

Woodstock is concerned with changes that might influence the character of the commercial district of the Village of Woodstock. Further commercial expansion in the Village central business area must be sensitive to the needs of parking, open space and existing settlement patterns. It is important that the Village encourage expansion of commerce through infill in the current commercial districts in preference to strip development.

ECONOMIC DEVELOPMENT

THE TOWN

Woodstock should seek out and rezone land where necessary to allow existing clean light industries and business of a non-retail nature to expand or to allow new businesses to move into the area.

Woodstock should evaluate the need for additional parcels of land to accommodate business expansion in the next five years. Due to the geographical limitations of the river basin and the desire to preserve agricultural land, it is imperative that Woodstock find new locations in which local businesses might expand, thereby providing commercial viability and employment opportunities. To maximize the opportunity for use of these designated areas as well as protecting the fragile river basin environment, Woodstock should provide sewer line extensions into the identified districts.

Any further economic development should require landscaping, setbacks, single access and egress, and clustering should be encouraged to retain open space.

An office of economic development and affordable housing are needed for the existing and future work force.

SOUTH WOODSTOCK

Any commercial designation of South Woodstock must not be detrimental to this historic village/hamlet district. Retail commerce, in terms of the existence of the inns, Village store, and garage, is regarded as sufficient, but provisions should be made for non-retail activity.

WEST WOODSTOCK

There is need for more affordable retail commercial space, especially to serve the local community. Woodstock should consider revising the Light Commercial/Light Industrial zone to allow for expanded commercial use.

TAFTSVILLE

In 1997, a Residential/Office District was established to allow office use for property located along the south side of Route 4. The residents have expressed a desire to maintain the residential character of Taftsville, therefore additional commercial expansion is not supported at this time.

HOME ENTERPRISE

In an effort to preserve open space, while allowing for economic development in the rural district, Woodstock encourages entrepreneurial activity in the rural area. This concept protects residential land, provide reasonable use of properties and offers employment. An office of economic development could help bring these types of businesses to Woodstock.

ECONOMIC DEVELOPMENT

HOME OCCUPATION

The establishment of a non-profit Development Corporation is seen as a valuable step in the coordination and initiation of public and private efforts to improve Woodstock's economic

diversity and vitality. An important goal for this corporation in formulating its objectives should be to identify the best use for the community of commercially zoned land.

Although Woodstock does not encourage businesses in its residential areas, the operation of a home occupation in large, owner-occupied residences is preferable to sale of these properties and their subsequent use as second homes.

Where the home occupation has no impact on the neighborhood (i.e., no employees, no clients on site, no signs, and no deliveries) a zoning permit is not required.

BED & BREAKFAST

Woodstock recognized that Bed and Breakfast establishments are an integral part of our community. Fifteen years ago, the proliferation of bed and breakfasts/tourist homes was seen as an ongoing problem requiring limitations to help maintain the residential character of residential neighborhoods. While recognizing the need for local housing and rental space far outweighs the need for conversion of residences into commercial establishments, Woodstock should review the regulations in the current competitive climate to assure that the balance between the rights of residences and those of bed and breakfast operations are maintained. Transient rentals are discouraged.

INN DISTRICT

A zoning district exists for some hotels/inns. In order to maintain the integrity of the residential districts, inns within this district should contain all supplemental and secondary services offered within the primary structure with the exception of outdoor food and beverage service. Appropriate expansion of these properties should be permitted upon approval from the Development Review Board.

Recognize the Woodstock Inn as a vital part of our community. Encourage them to continue their participation in our community.

ACTION PROGRAM

The following are the identified problems and issues and corresponding goals, objectives, and implementations for resolution. Those implementations with an asterisk are of high priority.

1. Problem/Issue: The Establishment of Bed and Breakfast businesses threatens residential neighborhoods with loss of Integrity.

Goal 1.1. Preserve residential quality of life.

Objective 1.1.1. Establish specific requirements that include proper screening and parking for Bed and Breakfasts.

Implementation 1.1.1.1. Encourage all parking areas to be in the rear of the main building.

ECONOMIC DEVELOPMENT

Objective 1.1.2. Preserve the character of the residential areas.

Implementation 1.1.2.1. Rely on State health, safety, and fire regulations for location and operation of Bed and Breakfasts.

Implementation 1.1.2.2. Restrict the size of signs in neighborhoods.

2. **Problem/Issue: Central Commercial District is adequate for the retail needs of Woodstock, especially if commercial nodes to the east and west are developed, but there is a need for more parking within the Village.**

Goal 2.1. Manage commercial expansion in the downtown area.

Objective 2.1.1. Consider limiting future commercial growth by protecting existing open spaces within the commercial district of the Village of Woodstock.

***Implementation 2.1.1.1.** Consider maintaining existing open areas within the commercial district which may also be used as parking lots.

Goal 2.2. Expand Village parking

Objective 2.2.1. Create additional parking opportunities.

***Implementation 2.2.1.1.** Study and implement overlapping parking potentials (daytime/evening).

***Implementation 2.2.1.2.** Work with downtown non-profits to provide more efficient use of existing parking areas.

***Implementation 2.2.1.3.** Acquire either by lease or purchase additional downtown parking spaces.

***Implementation 2.2.1.4.** Study shuttle parking lot possibilities.

3. **Problem/Issue: Haphazard growth of commerce and congestion along public rights-of-way results in strip development.**

Goal 3.1. Prevent strip development.

Objective 3.1.1. Minimize ingress from and egress to State and Federal highways.

***Implementation 3.1.1.1.** Study the concepts of clustering commercial development with limited access.

Implementation 3.1.1.2. Adopt an Official Map which shows a service road network.

Implementation 3.1.1.3. Wherever possible access commercial development along State and Federal highways by secondary roads.

4. **Problem/Issue: Commercial expansion in the Village of South Woodstock.**

Goal 4.1. Protect the integrity of the Village of South Woodstock.

Objective 4.1.1. Maintain the present commercial/residential mix in the Village of South Woodstock.

Implementation 4.1.1.1. Continue the zoning district for inns.

Implementation 4.1.1.2. Allow recreational facilities in the rural districts that sustain the rural character.

Implementation 4.1.1.3. Provide for non-retail commercial operations near the hamlet.

ECONOMIC DEVELOPMENT

Implementation 4.1.1.4. Extend Design Review to cover newly created Residential / Office zone.

5. Problem/Issue: Allow for the orderly development of the East End Commercial District.

Goal 5.1. Improve traffic flow and manage potential growth and development.

Objective 5.1.1. *Taking into account portions of various East End studies, and working with State transportation Authorities, improve the traffic flow, access and egress onto Route 4, allowing for orderly and visually pleasing development.*

***Implementation 5.1.1.1.** Work with State Transportation authorities to explore ways to improve traffic flow at Richmond Corners, and to provide walking and/or bike paths from the Central Village to the East End.

Implementation 5.1.1.2. Insure that any further development or change of use of buildings in the district triggers a site plan review, in order to correct current problems and prevent future problems as regards to Route 4 ingress and egress.

Implementation 5.1.1.3. Participate in the development of “the Jungle” and Gerrish Properties.

6. Problems/Issue: There is a need to encourage a variety of small businesses to locate to the Woodstock area so that increased economic growth and job opportunities can be realized.

Goal 6.1. Allow non-manufacturing or production-oriented businesses outside of commercial zones to help preserve and protect the rural countryside from subdivisions.

Objective 6.1.1. *Provide opportunities for small business owners to reside and work outside of commercial zones in rural districts with benefits to both the landowner/entrepreneur and the Town.*

Implementation 6.1.1.1. Continue to allow primary residence with home industries as an accessory use in the rural zones provided the zoning regulations.

Implementation 6.1.1.2. Encourage the present criteria for home industries that protect the integrity of the neighborhood.

Implementation 6.1.1.3. Continue to regulate the number of employees.

Implementation 6.1.1.4. Continue to require site plan review for all home industries.

***Implementation 6.1.1.5.** Establish an Office of Economic Development to foster appropriate economic development.

Implementation 6.1.1.6. Encourage and support affordable housing projects to house the existing a future work force.

Implementation 6.1.1.7. Endorse and encourage home occupations as a means to maintain affordability and residential character.

Implementation 6.1.1.8. Investigate Growth Center bill.

ECONOMIC DEVELOPMENT

7. **Problem/Issue:** A need exists in West Woodstock for appropriate commercial space to serve the local community.
- Goal 7.1.** Allow for limited types of retail shops in the current Light Commercial/Light Industrial zone.
- Objective 7.1.1.** *Rewrite the current Light Commercial/Light Industrial zone to allow for limited but expanded commercial uses.*
- Implementation 7.1.1.1.** Establish some form of commercial Design Review for this new district. Canopies for gas stations should not be allowed.
- Implementation 7.1.1.2.** Safety concerns of pedestrian traffic, especially students, shall be resolved.

EDUCATION

Woodstock has an excellent overall educational program but continues to address challenges that are currently faced by Vermont schools. Statewide property taxes for school funding implemented in 1998 have forced creative methods of supporting local education. Declining enrollment at the Woodstock Elementary School has required reconfiguring some programs. Subsequent Middle and High School declines are projected after the current bubble of large classes moves through the K-12 system.

In the 2006-07 school year Woodstock Union High School saw a new principal and vice-principal. The new principal presented his vision to the Woodstock Union High School/Middle School school board which included three major goals. First, that Woodstock Union High School will actively engage the greater community in the life of the school. Second, that Woodstock Union High School will build student support structures to ensure academic success. And, third, that Woodstock Union High School will distinguish itself by expanding on its existing strengths and cultivating new ideas.

Additional space requirements are necessary at both Woodstock Union High School and Woodstock Union Middle School to accomplish program expansions and further student enrichment. There is a commitment at all levels to maintaining a high quality of programs including arts, music and athletic programs. Advanced Placement courses at the high school level and enrichment and foreign language programs at the elementary level are seen as important components of the curriculum.

Woodstock encourages the Elementary School to maintain a village location. Recent playground improvements and paving of the staff parking area are part of an ongoing grounds improvement. The Woodstock Elementary School playground improvements were achieved with community assistance. Woodstock Union High School/Middle School is currently reconfiguring fields on the high school property to accommodate current needs.

Because of the present age of buildings, equipment and materials, an annual program of upgrade and replacement should be reviewed each year. The Woodstock Union High School/Middle School and Woodstock Elementary School boards support upgrading technology.

As a member of the Windsor Central Supervisory Union, there is a need for cooperation with surrounding district towns to supply the best solutions to educational problems for the entire area. Currently, the Windsor Central Supervisory Union has a curriculum coordinator to organize K-12 programs throughout the district. Contracts such as busing and heating are contracted on a supervisory union level. Windsor Central Supervisory Union also employs a Director for Instructional Support Services who coordinates services for students with special needs.

EDUCATION

ACTION PROGRAM

The following are the identified problems and issues and corresponding goals, objectives, and implementations for resolution. Those implementations with an asterisk are of high priority.

1. Problem/Issue: Curriculum within the K-12 system is constantly evolving.

Goal 1.1. Support the upgrading and reorganization of programs and activities at the Woodstock Elementary School and Woodstock Union High School/ Middle School.

Objective 1.1.1. *Support the coordination of the K-12 system to maintain consistent high level standards throughout the Woodstock School system.*

Implementation 1.1.1.1. Continue to support coordination of programs within the individual schools and transitions between schools.

Objective 1.1.2. *Support the reorganization and upgrading of existing curriculum at Woodstock Elementary School.*

Implementation 1.1.2.1. Support the purchase of new equipment for scholastic use such as audio visual, computer resource and reference materials.

Implementation 1.1.2.2. Continue to support enrichment and foreign language programs.

Objective 1.1.3. *Support the reorganization and upgrading of existing curriculum at Woodstock Union High School/ Middle School.*

Implementation 1.1.3.1. Support the implementation of new courses in areas such as math and language arts.

Implementation 1.1.3.2. Continue to support the purchase of new equipment for an improved technology infrastructure.

Implementation 1.1.3.3. Provide more high level classes for seniors.

Implementation 1.1.3.5. Encourage community based work programs for credit.

Objective 1.1.4. *Help graduates find work in the local area and make a smooth transition into the work world.*

Implementation 1.1.4.1. Encourage Woodstock Union High School to assist students in training for and locating job opportunities in the Woodstock area.

Implementation 1.1.4.2. Support a career exploration program.

2. Problem/Issue: District-wide coordination.

Goal 2.1 Support district-wide sharing of resources for special and regular education.

Objective 2.1. *Reduce waste and duplicated efforts.*

Implementation 2.1.1.1. District wide purchasing of supplies and textbooks should be explored and expanded when reasonable.

EDUCATION

Objective 2.1.2. Explore long term district wide elementary school options.

Implementation 2.1.2.1 Continue to investigate opportunities for shared facilities and curriculum among the district elementary schools.

3. Problem/Issue: Facility upgrade.

Goal 3.1. Support alternative uses for Woodstock Elementary School facilities.

Objective 3.1.1. Encourage the use of Elementary School facilities for community functions and programs.

Implementation 3.1.1.1. Support the Woodstock Elementary School board renting and sharing facilities with community organizations.

Goal 3.2. Support facility upgrades for the Woodstock Union High School/ Middle School.

Objective 3.2.1. Support renovation and upgrading of existing space at Woodstock Union Middle School.

Implementation 3.2.1.1. Support the 5 year building plan.

Objective 3.2.2. Support reorganization of existing space at Woodstock Union High School to accommodate special activities such as an expanded arts program.

Implementation 3.2.2.1. Support the 5 year facility plan.

Objective 3.2.3. Support playground enhancements at Woodstock Elementary School.

Implementation 3.2.3.1. Continue necessary improvements to playground.

4. Problem/Issue: There is an inadequate number of recreational fields for athletic use.

Goal 4.1. Accommodate an adequate number of recreational fields for athletic use.

Objective 4.1.1. Encourage the provision of an adequate number of recreational fields and play areas in the Town for use by Woodstock Elementary School and Woodstock Union High/Middle School.

***Implementation 4.1.1.1.** Encourage the Woodstock School boards to purchase land which abuts present sites for expansion possibilities.

5. Problem/Issue: Alternative Education

Goal 5.1. Provide alternative education programs for adults and students in the Woodstock area.

Objective 5.1.1. Study the development of a Woodstock area vocational program facility offering alternative educational programs which provide a number of courses.

Implementation 5.1.1.1. Facilitate the existing building or refurbishing of a structure in the Woodstock areas for a vocational facility.

6. Problem/Issue: Illiteracy

Goal 6.1. Attain a 0% illiteracy rate in the Woodstock area.

EDUCATION

Objective 6.1.1. *Support the establishment of a local area program for illiteracy for adults.*

Implementation 6.1.1.1. Support the provision of counselors and tutorial services for the illiteracy program.

7. **Problem/Issue: Transportation**

Goal 7.1. Provide safer transportation for students.

Objective 7.1.1. *Support the Woodstock School Boards in meeting national safety standards for bus safety.*

Implementation 7.1.1.1. Continue to investigate safety considerations in the school fleet.

Objective 7.1.2. *Consider pedestrian safety at Woodstock Elementary School and Woodstock Union High School/ Middle School.*

Implementation 7.1.2.1. Provide adequate sidewalks for village children to walk safely to WES and the Recreation Center.

***Implementation 7.1.2.2.** Provide adequate sidewalks for Woodstock Union High School/Middle School students to walk safely to activities in West Woodstock such as retail shops and playing fields.

Implementation 7.1.2.3. Investigate a school traffic zone in West Woodstock.

Objective 7.1.3. *Consider a safe bike route between Woodstock Union High School and the Village of Woodstock.*

***Implementation 7.1.3.1.** Build a bicycle route between the high school and the Village of Woodstock.

Goal 7.2. Provide additional transportation for expanded educational activities.

Objective 7.2.1. *Support the provision of expanded access to the high school and elementary school.*

Implementation 7.2.1.1. Provide bus runs later in the day between the high school, elementary school, library and the teen center.

8. **Problem/Issue: Quality of Instruction & Administration.**

Goal 8.1. Enhance public confidence in faculty / staff.

Objective 8.1.1. *Encourage ongoing professional development and enrichment.*

Implementation 8.1.1.1. Support and encourage continuing educational opportunities for faculty / staff.

Implementation 8.1.1.2. Provide for periodic review of professional development and skills.

9. **Problem/Issue: Better communication within the school system and with the community.**

Goal 9.1. To engage students, parents, faculty and administration in the greater Woodstock area.

EDUCATION

Objective 9.1.1. Improve communication within the school community.

Implementation 9.1.1.1. Support school-wide use of email and Edline at Woodstock Union High School/Middle School.

Implementation 9.1.1.2. Continue daily updating of Woodstock Union High School/Middle School web site for calendar and special announcements.

Objective 9.1.2. Engage the greater community in the life of the schools.

Implementation 9.1.2.1. Support Woodstock Union High School/Middle School administrative, faculty and students visits to elementary schools and elementary visits to Woodstock Union High School/Middle School.

Implementation 9.1.2.2. Provide opportunities for parents to get involved in the school through tutoring, volunteering and mentoring.

Implementation 9.1.2.3. Establish parent/teacher advisory boards.

Implementation 9.1.2.4. Encourage involvement of seniors and the business community within the schools.

Implementation 9.1.2.5. Develop a relationship with the Alumni Association.

ENERGY

Energy is an important factor in the economic, environmental, and social well-being of our community. Practically every decision we make or action we take affects energy use or production. And in turn, energy use and production affect our future decisions and actions.

As long as we remain dependent on limited and dwindling, nonrenewable fuel sources for energy, and as we continue to consume more energy the costs of that use will become more significant. Most fuels are imported from outside our region; thus the greater part of the economics are negative to our town, draining our resources rather than creating jobs and a financial base here. In addition, foreign fuel sources are unstable, subjecting us to significant price and supply manipulations.

The far reaching implications of energy use affect our quality of life through air and rain composition, water quality, solar and nuclear radiation, and the global weather fluctuations. Just as Woodstock receives impacts from energy use elsewhere, we affect others through our energy consumption and production activities.

We realize Woodstock's energy future is bound to energy policies and economic forces at the state, federal and international levels. However, our remaining abilities to affect our sustainability are important. Sustainability means "eliminating waste, reusing resources, avoiding inputs that can be depleted rapidly and analyzing resource decisions in terms of the entire resource cycle" - (CLF "Resilient Power" Robert H. Russell Spring, 1994). The implementation of this Energy Plan signifies recognition of this objective: to enhance the long-term economic, environmental, and quality of life benefits within our control.

Therefore, the Town of Woodstock resolves to take action which will create a sustainable energy future; one that minimizes environmental impact, supports our local economy, and emphasizes energy conservation efficiency and the increased use of local and regional renewable energy sources.

CURRENT ENERGY USE

TRANSPORTATION

In 2003 Woodstock completed the Woodstock Bicycle and Pedestrian Plan. The plan addresses bicycle paths that would lighten our energy needs, studies the parking crisis in the Village and suggests safety improvements for vehicles and bicycle users alike between the High School and the Village. Two sidewalk/pathway projects are underway: the East End sidewalk in the Village will be completed in 2006; the Route 12 path from Billings Farm and Museum to the Mt. Tom Farmer's Market will be completed in 2007. In 2006, an enhancement grant is being requested to study possibilities to improve pedestrian and bike traffic between the high school and the village.

ENERGY

ELECTRICITY

Woodstock's electricity is supplied by Central Vermont Public Service Company. CVPS derives its energy as follows: 40% outside hydro (including Hydro Quebec), 30% from Vermont Yankee (nuclear), 10 % outside nuclear, 10% CVPS hydro and 10% other.

Electrical usage is tied to economics. To anticipate required electrical loads, CVPS roughly expects one to two percent growth in electrical energy requirements per year per company. Strong economics can bring these figures to three or four percent, though a bad year can drop need level to less than one percent. Businesses requiring three phase power usually are close enough to major highways to be supplied with ease.

Domestic energy requirements are roughly anticipated per housing unit: an average of 600 KWH per home per month, or 7,200 KWH per year. The 2000 Census lists 1,775 housing units. The estimated domestic energy use was approximately 11,973,600 KWH for the year. The population of Woodstock increased by less than one percent during the 1990s. Although population may decrease, energy requirements will remain the same.

CVPS states in a letter to the Town of Woodstock: "To CVPS any megawatts we can save through efficiency (demand side management) are megawatts we don't have to purchase from outside suppliers. If efficiency is as cost effective as a supply alternative, we'll favor the efficiency solution. Audits are available to all customers, be it a comprehensive report or a walk-thru."

"In regards to heating, most customers in CVPS territory use oil, gas, wood, etc. to heat their homes versus electric. For the Town /Village of Woodstock the heating of water is provided by propane, oil or electric."

CONSTRUCTION & BUILDINGS

Many older buildings in Vermont were built "under the hill" for protection against winter winds. Due to the minimal insulation available and the lack of sun, these homes are energy predators.

New construction of domestic and public buildings should take advantage of solar orientation, which, in this location, if the building is properly designed, can carry roughly half the heat load of the building. In addition, updated insulation of at least R-19 walls and R-32 ceilings, with vented roofs will allow enough air infiltration to be healthy, yet sufficiently isolate the interior spaces from exterior conditions for maximum comfort. Thermally insulated interior shutters and/or window quilts or insulated drapes can make a significant impact both in heating and cooling requirements. Too much insulation creates a buildup of unhealthy dead air and fumes.

Woodstock should encourage CVPS and the Public Service Board to assist in reducing energy through conservation methods. Our power suppliers are in the business of selling energy. It seems inappropriate to expect them to take the initiative not to do so. Consumers should be encouraged to make appropriate retrofits to their own housing and equipment. CVPS offers consulting for energy saving services.

ENERGY

Energy efficient appliances are being carried by all the major brands, and are evaluated in consumer reports, available at the Norman Williams Public Library. Such choices can save considerable energy on purchased and personal levels. The energy required to manufacture is an invisible, far reaching addition to total energy costs. It is in the best interest of creating a sustainable energy plan to choose the most efficient products available.

ACTION PROGRAM

1. **Problem/Issue: Approximately half of all energy use in Vermont is for transportation.**

Goal 1.1. Support public transportation systems.

Objective 1.1.1. Improve availability and practicality of public transportation.

Implementation 1.1.1.1. Encourage legislative and public support of AmTrak in Vermont.

***Implementation 1.1.1.2.** Encourage use and availability of the state and regional bus service.

Implementation 1.1.1.3. Encourage use and availability of taxi service within Woodstock and the Upper Valley.

***Implementation 1.1.1.4.** Encourage a shuttle service within the Village.

Implementation 1.1.1.5 Encourage working at home or closer to home.

Goal 1.2. Improve efficiency of local transportation.

Objective 1.1.2. Encourage conscious efforts by residents.

Implementation 1.1.2.1. Purchase vehicles with better MPG.

Implementation 1.1.2.2. Support ride pools, go to vermontrideshare.org.

Implementation 1.1.2.3. Use bicycles for short trips and support bicycle paths.

Implementation 1.1.2.4. Walk in the Village and hamlets.

Implementation 1.1.2.5. Shop locally, patronize the Saturday morning Woodstock Farmers' Market and other local businesses.

***Implementation 1.1.2.6.** Improve pedestrian environment and access through additional sidewalks and paths.

Implementation 1.1.2.7. Examine zoning to promote efficient travel patterns and energy uses.

2. **Problem/Issue: Improve construction and alteration methods to improve energy efficiency.**

Goal 2.1. Energy efficient buildings.

Objective 2.1.1. Encourage energy efficiency.

Implementation 2.1.1.1. Insulate to current building standards, file forms per 21 VSA 266.

Implementation 2.1.1.2. Choose site location to maximize solar gain and minimize heat loss.

Implementation 2.1.1.3. Avoid building on ridgeline and in open fields to minimize negative effects of wind on heat retention of home.

ENERGY

- Implementation 2.1.1.4.** Take advantage of CVPS energy inspection programs.
- Implementation 2.1.1.5.** Use low water use devices.
- Implementation 2.1.1.6.** In purchase of new appliances, seek those with a lower energy rating, go to energystar.gov. for current ratings.
- Implementation 2.1.1.7.** Install low watt light bulbs.
- Implementation 2.1.1.8.** Go to efficiencyvermont.com for helpful hints on energy reduction both before and after building construction.
- Implementation 2.1.1.9.** Replace older windows with energy efficient units.
- Implementation 2.1.1.10.** Assure that new development adheres to state energy codes.

Goal 2.2. Energy production.

Objective 2.2.1. *Encourage renewable energy use.*

- Implementation 2.2.1.1.** Stimulate the use of solar components for heat and electrical production.
- Implementation 2.2.1.2.** Promote small scale wind energy.
- Implementation 2.2.1.3.** Advocate the use of clean and efficient wood stoves and chip burners where appropriate.

Goal 2.3. Encourage a pattern of settlement and land uses that uses energy efficiently.

Objective 2.3.1. *Review local ordinances.*

- Implementation 2.3.1.1.** Support cluster development.
- Implementation 2.3.1.2.** Continue higher densities in the Village and the hamlets, and lower densities in the outlying areas.

Goal 2.4. Encourage Business and Governmental energy efficiency.

Objective 2.4.1. *Reduce Energy Use*

- *Implementation 2.4.1.1.** Do an energy audit with Efficiency Vermont, efficiencyvermont.com and follow through on their recommendations.
- Implementation 2.4.1.2.** Work with CVPS to install higher efficiency lights

3. **Problem/Issue:** Energy consumption is taken for granted.

Goal 3.1. Demonstrate to the public, the need to conserve energy.

Objective 3.1.1. *Educate the public.*

- Implementation 3.1.1.1.** Encourage energy use classes in the school systems.
- Implementation 3.1.1.2.** Take advantage of CVPS speakers programs to educate the public on energy efficient methods and ways to reduce energy use.
- *Implementation 3.1.1.3.** Spread the word about Efficiency Vermont ([Efficiency Vermont.com](http://EfficiencyVermont.com)) and Sustainable Energy Resource Group (SERG-INFO.org).
- Implementation 3.1.1.4.** Work with VINS, Montshire Museum and other such organizations in demonstrations of wise energy use.
- Implementation 3.1.1.5.** Support Earth Day activities.

HEALTH & HUMAN SERVICES

AMBULANCE SERVICE

The Woodstock Ambulance Service (call 911 or 457-2323) serves the towns of Woodstock, Pomfret, Barnard, Bridgewater, Plymouth, Reading and Hartland with three ambulances and 21 volunteers: of whom one is a Paramedic, 10 are EMT-B's, 7 are EMT-I's and the balance are First Responders. The Service is deemed adequate for the next five years, but the need for more services should be monitored on a regular basis by the Selectboard and Village Trustees.

MEDICAL & DENTAL SERVICES

Medical services in Woodstock are provided by physicians associated with the Dartmouth Hitchcock Medical Center / Ottauquechee Health Center and two other primary care physicians who maintain offices on the Green in the Village of Woodstock, one of whom has practice privileges at the Rutland Regional Medical Center in Rutland, Vermont. The Health Center is staffed by physicians and physician-assistants offering care in the areas of adult medicine and pediatrics. Visiting medical specialists come to the Health Center on a weekly basis to offer Ob/gyn, Nurse mid-wife, Optometry and Ophthalmology services to Woodstock area residents.

Two psychologists and two psychotherapists maintain offices in Woodstock.

There are two pharmacies located in the Village of Woodstock.

A speech therapist is available to the community through organizations like the VNA and Vermont Children's Aid.

Dental services are provided by two dentists located at the Health Center and three dentists with offices at the Sunset Farm Office Complex. One Orthodontist maintains an office that is located in West Woodstock.

It is anticipated that effective as of January 1, 2007, the Dartmouth Hitchcock Medical Center will cease its long standing relationship with the Ottauquechee Health Center and that the Mt. Ascutney Hospital will take its place. It is expected that the services at the Health Center will be at least the same as those presently offered, and that they may be expanded somewhat.

LIFE LINE

Life Line (call 1-888-699-4034) is a private for-profit entity that offers a service that involves the use of a mechanical device coupled to a person's telephone line via radio so as to summon aid in time of need and to contact the person at a prearranged daily interval.

Good Morning Vermont volunteers also call senior residents that live alone and are at risk of sudden illness, falls, accidents, and social isolation on a regular basis to confirm they are okay or are in need of care. This service is offered through the Thompson Senior Center (call 457-3277).

NURSING HOMES

Nursing Home care in Woodstock is provided by the Mertens House (457-4411) that has 14 beds. Assisted Living in Woodstock is provided by the Woodstock Terrace Assisted Living (457- 2228) that has 42 beds and residential care provided by the Homestead (457-1310). Due to the aging of our population additional facilities and services should be encouraged by the Selectboard and Village Trustees.

HEALTH AND HUMAN SERVICES

DAYCARE

Woodstock currently has two licensed children's day care centers. Additional centers for child and adult day care should be encouraged by all reasonable means and should be monitored.

SPECIAL NEEDS

The special education needs of handicapped pre-school children to age three are handled by a State of Vermont program.

The needs of school age children are being handled by special education programs offered through local schools.

There also is a need for extended services to meet the needs of local handicapped individuals as they mature. Woodstock endorses the concept of adult special needs group homes for the physically and/or mentally handicapped adults so they can live and work in the community and have as fulfilling and normal a life as is possible. At the present time one such group home is operated by Health care and Rehabilitation Services of South Eastern Vermont (HCRS). This therapeutic community residence, located in West Woodstock, is licensed by the State of Vermont to service eight to ten resident adults under individually designed treatment programs involving independent living skills and psychiatric and psychotherapy case management, vocational services, peer support and substance abuse services as appropriate to each individuals need. HCRS also maintains an office in the Health Center Complex on Pleasant Street to consult with individuals referred by the Health Center (call 457-1149).

In addition, Zack's Place at 6 Mechanic Street (457-1177), a recently opened community center facility, specializes in activities for disabled children and young adults.

The Ottauquechee Health Foundation, in addition to other activities, considers grant requests and makes grants to individuals who need assistance in meeting health care needs(call 457-4188).

SENIOR CITIZENS

Woodstock Council on Aging owns the Thompson Senior Center in West Woodstock (call 457-3277) that serves Woodstock and surrounding towns' senior citizens by offering programs that include congregate meals, meals on wheels, exercise and education programs, health clinics, support groups, daily check-in-calls, a commodities food program, senior advocate services and assistance with tax preparation and government issues.

HOSPITALS

Woodstock area residents are served by the following area hospitals: The Dartmouth-Hitchcock Medical Center (Lebanon, New Hampshire), Mt. Ascutney Hospital (Windsor, Vermont), Gifford Medical Center (Randolph, Vermont), Alice Peck Day Memorial Hospital (Lebanon, New Hampshire), Rutland Regional Medical Center (Rutland, Vermont), Valley Regional Hospital (Claremont, New Hampshire), Springfield Hospital, (Springfield, Vermont), and the Veterans Administration Hospital (White River Junction, Vermont).

HEALTH & HUMAN SERVICES

VNA & HOSPICE

The Visiting Nurses Association & Hospice of VT and NH (call 800-575-5162 for admissions and referrals, and 802-295-2604 for general information) is the Woodstock area's provider of home health services including skilled nursing, therapy and personal care for short and long-term patients needs, as well as hospice, maternal and child healthcare. A doctor's order is required for eligibility for skilled home care. Any of the following services may be provided to attain the goals of a medical care plan:

1. Nursing Care including, but not limited to, cardiopulmonary assessment, medication management, wound care, diabetes treatment and intravenous therapy;
2. Physical Therapy, including home exercise programs for patients following surgery, injury or serious illness;
3. Occupational Therapy, including improving a patient's ability to care for themselves and making recommendations for equipment and home modifications that maximize independence at home;
4. Speech Therapy for patients experiencing speech and swallowing difficulties;
5. Medical Social Worker assistance for planning and assessing community resources;
6. Home Health Aides to provide personal feeding, bathing, dressing and exercise services;
7. Homemaker Services care for the maintaining a safe and healthy environment at home and providing help with shopping, errands, cooking, cleaning, etc.

Hospice Services are provided to individuals facing life limiting illness who choose to discontinue curative treatment and their families. A team of skilled medical professionals, counselors and trained volunteers provide nursing, medical, social and spiritual care, as well as volunteer and bereavement services at home or at nursing facilities. Through expert symptom management and pain control, every effort is made to keep patients as alert and comfortable as possible. The Vermont Nurses Association & Hospice receive funding from patient insurance, patient fees, fund drives, endowments, donations and Town appropriations.

The Vermont Nurses Association operates a Wellness Center located at Gallery Place, 442 Woodstock Road. Walk-ins are welcome. Services include blood pressure monitoring, foot care, blood glucose reading, assistance with medication management, health and wellness training and early detection of illness and disease. (Call 802-457-3208 Ext. 6007 for more information or an appointment).

HEALTH INFORMATION

The Health Information Referral Service (HIRS) (457-3478) provides referrals for local health care, and answers to healthcare-related questions. HIRS works closely with the Woodstock Visiting Nurses and the Woodstock Job Bank. There is no charge for these services. The service is supported by contributions from friends, foundations, organizations and satisfied clients.

EMERGENCY SERVICE

No Emergency Room Services are available in the Area. At present, residents must rely on the Ambulance Service described above for emergency services that can be provided in the ambulances during transport to local hospital emergency rooms. With an ever increasing aging population, Woodstock should investigate whether there are economical ways to provide for emergency treatment in the Village of Woodstock before any necessary transport to a local area hospital.

HEALTH & HUMAN SERVICES

RETIRED SENIOR VOLUNTEER

RSVP is a catalyst, matching senior volunteers with public and private non-profit agencies that seek volunteer help. The program is nationwide. RSVP is for people over 55, allowing them to participate more fully in the life of their communities through significant volunteer service. Many local residents volunteer at the Dartmouth Hitchcock Medical Center. The Thompson Senior Center has information about RSVP (call 457-3277).

RSVP, funded by the federal and state governments, fund drives and the United Way, has 1000 volunteers and 180 agencies, including Woodstock and is sponsored in Windsor, Windham and Bennington Counties' by the Green Mountain Chapter of the American Red Cross.

ALCOHOLICS ANONYMOUS & AL ANON

Woodstock is served by Alcoholics Anonymous and Al Anon (call 295-9995 or 7611). Meetings are held in local churches: Monday at 7 p.m. at the Unitarian Universalist Church (ospd); Tuesday at noon at St. James Episcopal Church (od); Wednesday at 7 p.m. at St. James Episcopal Church (cst); Friday at 7 p.m. at Our Lady of the Snows Catholic Church (Beginners od); and Saturday at 8:15 a.m. at the Taftsville Mennonite Church (cd men only). Funding is arranged privately.

PLANNED PARENTHOOD

Planned Parenthood (call 603-298-7766) is a private non-profit voluntary organization covering Vermont and New Hampshire with a paid staff and many volunteers. It maintains many clinics and provides contraceptive and abortion services (call 800-230-7526 for the nearest clinic information). It offers many educational programs for community schools. It is funded by federal grants, state grants, fee for service (50%) including third party payers and a fund drive.

The organization serves many clients in the Woodstock area, many of whom are high school students.

VERMONT CHILDREN'S AID SOCIETY, INC.

Vermont Children's Aid Society, Inc. (457- 3084) is a private non-profit voluntary state-wide welfare organization with offices in Woodstock. VCA is accredited by the Council on Accreditation for services to families and children, and is licensed by Vermont as a child-placing agency.

HUMAN SERVICES

The State of Vermont offers a variety of social, health, welfare, and rehabilitation services to Woodstock from offices located in the Gilman Complex, Holiday Drive, White River Junction.

Southeastern Vermont Community Service (SEVCA)

Southeastern Vermont Community Action Inc. (SEVCA) (call 295-5215), a non-profit Community Action Agency, has provided assistance to low income Vermonters in Windsor and Windham Counties since 1965. SEVCA administers Housing Assistance, and Home Weatherization programs; operates clothing thrift stores; provides small-business-start-up assistance, budget counseling and acts as an advocate for those in need. SEVCA also runs the Windsor County Head Start Program. SEVCA's motto is "Helping People Help Themselves." Outreach workers are located throughout the two county area and may be reached toll free at 1-800-464-9951.

HEALTH & HUMAN SERVICES

ACTION PROGRAM

The following are the identified problems and issues and corresponding goals, objectives, and implementations for resolution. Those implementations with an asterisk are of high priority.

1. **Problem/Issue: Expand and Improve the Woodstock Visiting Nurse Association and Hospice services in Woodstock.**
Goal 1.1. Expand the current Homemaker Program.
Objective 1.1.1. *Increase staff.*
 - ***Implementation 1.1.1.1.** Support additional funding to increase salary and benefits.

2. **Problem/Issue: Emergency training.**
Goal 2.1. Expand CPR and health training.
Objective 2.1.1. *Educate the public of the need for emergency training.*
 - Implementation 2.1.1.1.** Continue CPR training and other workshops.
 - Implementation 2.1.1.2.** Encourage CPR training at WUHS.

3. **Problem/Issue: There is an ongoing need for day care for senior citizens.**
Goal 3.1. Encourage increased day care facilities for senior citizens.
Objective 3.1.1. *Encourage day care for senior citizens.*
 - ***Implementation 3.1.1.1.** Amend the Zoning Regulations to allow for day care centers for seniors.

4. **Problem/Issue: There is a need for an emergency treatment facility to treat individuals who need immediate emergency life saving care before transport to an area hospital.**
Goal 4.1 Explore and study ways to provide an emergency care facility in Woodstock to treat individuals who need immediate emergency life saving care on an economically viable basis.
Objective 4.1.1. *Provide emergency life saving care for those in the community who are in need of such care.*
 - Implementation 4.1.1.1** Consider providing an emergency treatment facility in Woodstock.

5. **Problem/Issue: Adult Special Needs care.**
Goal 5.1 Permit the establishment of adult special needs facilities.
Objective 5.1.1. *Encourage the establishment of adult special needs facilities.*
 - Implementation. 5.1.1.1.** Encourage the establishment of an adult special needs special needs facility.

6. **Problem/Issue: Support of a local hospice program.**
Goal 6.1. Provide support for the terminally ill and their families.
Objective 6.1.1. *Support a local Hospice Chapter and Facility.*
 - ***Implementation 6.1.1.1.** Establish a local hospice.

HISTORIC PRESERVATION AND VISUAL ENVIRONMENT

For more than a century Woodstock has been renowned as one of the most picturesque places in the United States. It owes this well-deserved reputation to the way in which the natural and the built environment combine and reinforces one another to produce a total environment that is both beautiful and characteristically "New England." Woodstock looks the way that the American mind thinks a New England town and village should look. These characteristics have attracted people to Woodstock and have motivated Woodstock residents to preserve and to cultivate the beauty of their natural and built environment.

Historically, Woodstock's citizens have achieved a balance of growth and conservation in their activities, enterprises, institutions, and culture. This produced a place and a way of life that had value and that gave the community an identity. More than most other Vermont towns, Woodstock has had residents who possessed both the means and the will to maintain and develop the Town and Village in sound and tasteful ways. Today, Woodstock's values, culture, and identity are in flux, with change driven by unprecedented tourism, recreation, and development pressure.

The beauty and the good life that Woodstock offers are scarce commodities, and they have become threatened resources. The combination of attractiveness and historic nature places has accelerated development pressure on the community and its neighbors.

Because Woodstock's environment is characteristically historical and aesthetic, the issues of historic preservation and preservation of the visual environment are central to town and village planning. Woodstock's historical built environment is among its chief assets, and its integrity must be protected from unwise development. At the same time, it would be a mistake to attempt to freeze Woodstock in time. To do so would further Woodstock's drift toward a tourist based "monoculture."

Woodstock's visual environment, both built and natural, is the foundation of its identity, its assets, and its future. The health of Woodstock's economy and its social fabric depend on preservation and conservation of this resource. Thus, preservation of the visual environment requires that we must be advocates and watchdogs over Woodstock's heritage and, at the same time, we must be sensitive to Woodstock's needs and the dynamics that will shape its future.

The architecture of Woodstock mirrors its history. There are many buildings from periods when Woodstock's fortunes flowed, and fewer from times when they ebbed. Much of Woodstock's historic building stock was built between 1790 and 1850, the period of greatest growth in rural Vermont. As one would expect in a provincial New England town, the buildings from this period are largely vernacular forms, built with indigenous materials by local craftsmen. Most contain elements of the Federal, Georgian, Greek Revival, Gothic Revival and Italianate styles, revealing the decades in which they were built or underwent early remodeling.

The decades from the mid-19th century into the 20th century are somewhat less well represented in the rural parts of the Town, reflecting the exodus of northern New England farm folk to the West and to urban centers during the period. Because it was a locally important center of

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commerce and government, the Village continued to develop during this period. Although most of the grand houses on the Green and Elm Street had already been built, public and commercial buildings were built and replaced, and a number of Victorian residences were added to the community.

In the decades of the second half of the 19th century, Woodstock fared better than most in northern New England. During this period the region suffered agricultural reversals and severe population decline. By the end of the century, the region had begun to stabilize; although, the population would not return to pre-Civil War levels until the 1950's. The chief agents of recovery were commercial dairying (which put agriculture back on a paying basis), tourism and recreation.

By the 1880's and 1890's, affluent residents of coastal cities were rediscovering northern New England as a place to go to escape the heat, grime and problems of the city. Select, picturesque communities became resorts and second-home meccas. Encouraged by a number of key residents, the Woodstock Railroad, the Woodstock Inn, and its salubrious environment and beauty, Woodstock became one of the early New England resort towns.

This rediscovery of Woodstock a century ago transformed it into a tourist and second-home destination. Architecturally, the transformation is reflected in the large number of Federal and Classical Revival houses that were remodeled in the Colonial Revival fashion at the end of the 19th and through the 20th century. The ubiquitous color scheme of "white with green shutters" became the standard during this period. The Colonial Revival has been the nation's longest-lived and most pervasive architectural style, and it became an emblem of the rediscovery of rural New England and its traditions. Colonial Revival taste gradually permeated Woodstock's fabric, and the Village became a famous exemplar of the Colonial Revival ideal of rural New England.

Woodstock's role as a famous "Window of Vermont" has not changed in a century. This has tended to set Woodstock apart from its neighbors. Economically, Woodstock has enjoyed "imported income," earned elsewhere and spent here. In lean times, Woodstock has fared relatively better than much of rural Vermont. With the return of regional prosperity, the Woodstock area has faced development pressure sooner and with greater intensity than other parts of Vermont. Increasingly, land in Woodstock has become a scarce commodity and the cost of Woodstock real estate is twice the state's average.

The quality of the visual environment is central to Woodstock's identity and is a fundamental asset of the Town and Village. The built environment, both historical and contemporary, the landscape and immediate settings of structures and surrounding natural environment are all contributing factors to the total aesthetic environment. Attention must be paid, therefore, to all levels of the physical character of the Town and Village.

The preservation of the visual quality of the built environment should consider all structures in the village, hamlets and outlying town areas. Residential, institutional, commercial and agricultural buildings all contribute to this environment. Many of our most important structures

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are historic and should be valued for their place in the history and culture of the Town and the region. Structures with less historic significance, however, can be equally important to our visual environment.

The landscape and setting of structures play a vital role in defining aesthetic quality. In the Village, the "street scape" environment as a whole and the spaces between buildings are of equal importance to the buildings themselves. Likewise in the hamlets and outlying town areas, the landscape elements such as driveways, parking lots, lighting, fences and plants all contribute to the quality of the visual environment.

On the largest scale, the patterns of open space and woods, pastures, ponds, roads and natural elements have developed over time, through the works of both man and nature, into what we now consider to be typically "Vermont." At this scale, too, it is important to consider and to preserve the quality of the visual environment.

It is important to recognize the separate but complementary issues of historic preservation and the enhancement of our visual environment. The preservation of an asset for strictly its historic or cultural value and the protection of an important visual asset, can be separate goals. A historically important building may not necessarily be aesthetically valuable, while a visually important structure may have no historical significance. The richest environments are those which have both, and Woodstock has a good share of these.

Historic preservation and the preservation of the visual environment for Woodstock include eight broad goals:

1. Recognize and protect outlying and isolated visual and historical resources throughout the Town.
2. Protect identified visual and historical resources within the Village.
3. Protect open space and other environmental resources that are scenic or historic or both.
4. Protect the integrity and authenticity of Woodstock's aesthetic and historical character and its place in history.
5. Improve Design Review procedures, possibly incorporate Historic Preservation review into the process where appropriate, and possibly establish additional Design Review/Historic Preservation districts and landmarks in the Town.
6. Review and improve laws, ordinances, bureaucratic, and educational procedures as they relate to historic preservation and the visual environment.
7. Develop a balanced relationship between aesthetic and historical resources and future needs.
8. Review the interrelationship of preservation of the visual environment with economic, social and political issues and problems facing Woodstock.

Proposed solutions to these goals are listed separately, but a number of issues raised in the goals bear further discussion.

HISTORIC PRESERVATION AND VISUAL ENVIRONMENT

Protect Historical Resources

Although most attention has been paid to the historical resources of the Village, the outlying areas of the Town have been addressed in a thorough and systematic survey. Completion of a thorough survey of the Town was a major accomplishment. The survey identified a number of districts, such as South Woodstock and Taftsville, which ought to be protected as such. It also identified a number of individual properties which may be protected individually as landmarks. The hamlets of South Woodstock and Taftsville are currently listed with the National Register of Historic Places and has design review protection.

Protect Village Resources

The historical resources of the Village are well known, but additional measures can be taken to afford better protection, such as more effective enforcement of codes and design rulings.

Protect Environmental Resources

Environmental surroundings are crucial elements in the preservation of historical resources. Views and other vistas, open space, green spaces, river views and access, are all key elements that bear upon historic preservation both in the Village and in the Town. The Town's rural agricultural character is essential, as is the Village's character as a modest rural community related to its surrounding farms and hills.

Preserve Integrity & Authenticity

Woodstock is a living community with a visible historical heritage. Its past must be protected authentically, rather than fancifully. History is continuum, with the past providing perspective, place, and continuity, and with the present becoming the future's past. Thus, the community must both preserve its heritage and continue to evolve into the future.

Design Review & Historic Preservation

Design Review may be expanded into other areas of the Town where appropriate or to encompass historic preservation and to take advantage of recent enabling legislation on historic preservation in Vermont.

Improve Procedures

Local procedures should be streamlined where possible. Criteria should be communicated better to property owners. Enforcement should be strengthened in reviewing projects and certifying for occupancy, and generally to enforce codes and design rulings.

Historical, Contemporary & Future Resources

Design Review, Historic Preservation Review, and Environmental Review by the Conservation Commission should work hand in hand to ensure overall preservation and proper development of Woodstock.

ACTION PROGRAM

The following are identified problems and issues and corresponding goals, objectives, and implementations for resolution. Those implementations with an asterisk are of high priority.

- 1. Problem/Issue: Historical resources within the Town.**
Goal 1.1. Recognize historic preservation efforts within the Town.

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Objective 1.1.1. Promote historic preservation efforts within the Town.

Implementation 1.1.1.1. Educate the public and provide materials about historic resources.

***Implementation 1.1.1.2.** Inventory all historic landmarks and structures in the Town.

Implementation 1.1.1.3. Utilize the Scenic Roads Program.

Implementation 1.1.1.4. Coordinate Design Review and National Register of Historic Building review.

2. **Problem/Issue: Historical resources within the Village.**

Goal 2.1. Protect existing historic resources.

Objective 2.1.1. Promote historic preservation efforts within the Village.

***Implementation 2.1.1.1.** Encourage the use of preservation easements and protective covenants.

Implementation 2.1.1.2. Educate the public and provide materials concerning historic resources.

Implementation 2.1.1.3. Designate all historic landmarks and structures in the Village and develop a plan for appropriate preservation.

3. **Problem/Issue: Protect environmental resources.**

Goal 3.1. Protect open spaces which are scenic or historic.

Objective 3.1.1. Establish awareness of historic preservation and protection of the visual environment.

***Implementation 3.1.1.1.** Support incentives for maintaining agricultural land use.

Implementation 3.1.1.2. Study the feasibility of a scenic easement program.

Implementation 3.1.1.3. Study the use of a transfer of development rights program.

Implementation 3.1.1.4. Study the idea of a program for the acquisition of land with scenic and/or historic characteristics.

Implementation 3.1.1.5. Develop strategies to maximize benefits to the community and to encourage sensitive and enlightened tourist use of the community.

Objective 3.1.2. Minimize the development impact along the Ottawaquechee River and the Kedron Brook.

Implementation 3.1.2.1. Create a zoning overlay requiring special review in areas along the Ottawaquechee River and the Kedron Brook.

Objective 3.1.3. Recognize farming and agricultural open space as key threatened elements of Woodstock's heritage and identity.

Implementation 3.1.3.1. Take steps to preserve what remains of this culture, way of life and land use, and encourage its revival.

4. **Problem/Issue: The Integrity and authenticity of the Community**

Goal 4.1. Protect the integrity and authenticity of Woodstock's place in history.

Objective 4.1.1. Encourage community involvement in preservation and evolution of our community.

HISTORIC PRESERVATION AND VISUAL ENVIRONMENT

Implementation 4.1.1.1. Involve schools in historic education and town planning.

Implementation 4.1.1.2. Stem Woodstock's drift toward a monoculture of tourism related and second home culture.

5. Problem/Issue: Design and Historic Preservation Review

Goal 5.1. Clarify Design Review procedures.

Objective 5.1.1. *Modify the Design Review procedures.*

Implementation 5.1.1.1. Disseminate information to prospective applicants in a timely manner.

***Implementation 5.1.1.2.** Continue to update the worksheets that describe the permit process and the submittals required.

***Implementation 5.1.1.3.** Re-evaluate design review criteria and districts for current applicability.

6. Problem/Issue: Historical, contemporary, and future resources.

Goal 6.1. Ensure that Design Review and the Conservation Commission work hand in hand for the overall preservation and appropriate development of Woodstock.

Objective 6.1.1. *Develop an interrelationship between design review, and environmental review by the Conservation Commission.*

Implementation 6.1.1.1. Create separate but interrelated criteria for design review and environmental review by the Conservation Commission.

HOUSING

Shelter, like food and clothing, represents one of the most essential of human needs. In an affluent society, shelter also represents a 'want'. Wanting to own a "second home" in Woodstock for vacation and recreational use has long been a reality. Wanting to purchase a "first home" in this beautiful town for the average citizen is becoming a very difficult task.

An ideal world would provide for the diversity of human needs and wants in the course of the normal economic progress of supply and demand. One of the basic assumptions in such an environment is that housing is an unlimited resource. Although limiting growth by restrictive design avoids the consequences of environmental deterioration, the economic and social effects of these aesthetic policies can be just as severe. It is a question of balance.

The decision to limit the quantity of housing in favor of the quality of life engendered by retaining traditional settlement patterns and land use has the effect of confrontation between those who "need" and those who "want." A policy designed to protect and preserve the continuity of life in Woodstock has produced a lifestyle that many native Vermonters, dependent on local sources of income, can no longer afford. The competition for limited housing is no contest at all, and those people most responsible for the sense of place that non-natives admire will have to seek shelter elsewhere.

Local businesses are forced to import labor from nearby – and some not so nearby - areas because affordable housing for middle-income people is not available in Woodstock. There is a growing recognition that a broader diversity of housing values is needed to respond to these needs, as well as to encourage young families with children to settle here in order to increase enrollments at the public schools and to maintain a viable, healthy community.

To alter a future that would create a lovely, but homogeneous environment of temporary citizens will take a commitment of Woodstock's financial and environmental resources. It involves a measure of compromise as higher density housing, or subsidy, appears to be the only solution to lowering the cost of home ownership or rentals.

This is not to say that there is no real limit to growth. The key word is "real," because if Woodstock is to be more than an echo of history it must continue to house the variety of people Vermont has always represented, who in the pursuit of their daily lives generate interesting sounds and sights of genuine human industry.

Woodstock should strive to maintain the existing land use pattern of development, encouraging higher density in certain areas, such as the villages and hamlets, and allow rehabilitation and conversion of the larger existing structures to multi-family units without changing exterior appearances. Woodstock should guide and encourage any new residential construction to areas that are contiguous to existing development and within easy access to existing services. The open spaces on hills and scenic vistas should be preserved, as well as the wetlands and deer yards.

Woodstock needs additional affordable housing units for its current residents and employees in order to maintain a broad social-economic base. Workforce housing is needed for those in the

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tourist/service industries, as well as in fields as diverse as teaching, law enforcement and health care, to name a few, especially at entry level salaries. Zoning should allow for cluster housing units and other high-density forms of housing. Additional rental housing units are encouraged for all economic levels. The trend to convert residential units to commercial and/or professional use is discouraged in most cases, and repeated short-term rentals to transients in residential zones where the owner or primary tenant does not occupy the premises, are prohibited.

Home occupations will be protected as long as the existing residential character of the neighborhood is not adversely affected.

New luxury multi-family condominium/townhouse development is discouraged. New development aimed entirely at the second home market is not deemed desirable, as it is not conducive to a “sense of place.” However, Woodstock recognizes that second homes are an integral part of our community, and to some degree, very desirable. We should understand the effect that second homeowners have on our community.

If any new development project has a significant adverse economic and/or social impact on the community resources, then said costs should be considered appropriate to pass on to the developer as a cost of development.

High density housing should be discouraged in town-designated open space and ridge areas. The open space and ridge lines should be protected and maintained.

ACTION PROGRAM

Following are the identified problems, issues and corresponding goals, objectives, and implementations for resolution. Those implementations with an asterisk are of high priority.

1. Problem/Issue: Existing Land Use Patterns.

Goal 1.1. Maintain existing land use pattern of development.

Objective 1.1.1. *Allow high density development to encourage rehabilitation and conversion of existing structures, particularly for multi-family living units, without changing exterior appearances, and to preserve existing open space.*

***Implementation 1.1.1.1.** Continue to evaluate opportunities to increase densities in selected village and hamlet areas.

Objective 1.1.2. *Maintain lower density outside village/hamlet areas.*

Implementation 1.1.2.1. Continue to evaluate the opportunities to decrease densities in areas outside of concentrated settlement.

Objective 1.1.3. *Maintain open spaces on hills and other scenic vistas.*

Implementation 1.1.3.1. Analyze cost effectiveness of providing incentives to to preserve open land.

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Objective 1.1.4. *Regulate development in conservation areas and fragile environments e.g. wetlands and deer yards.*

Implementation 1.1.4.1. Maintain through zoning regulations the opportunity to allow for open space and conservation districts.

2. **Problem/Issue: Need for Affordable (Workforce) Housing**

Goal 2.1. Provide additional affordable owner-occupied and/or rental housing Units for residents, families and employees of Woodstock industries in order to maintain a broad social-economic base.

Objective 2.1.1. *Develop subsidized housing.*

***Implementation 2.1.1.1.** Investigate available funding, e.g. bonding, federal programs and state programs for subsidized housing.

Implementation 2.1.1.2. Contact political representatives for new legislation and funding.

Objective 2.1.2. *Provide municipal and private incentives for the development of affordable housing.*

***Implementation 2.1.2.1.** Allow for higher density in selected areas and possible abatements for affordable housing.

***Implementation 2.1.2.2.** Provide a density bonus for affordable housing units.

***Implementation 2.1.2.3.** Maintain the ability to reduce lot size for affordable housing units.

Objective 2.1.3. *Designate more land for possible residential higher density development, encouraging locations for cluster housing and other high density forms of housing.*

***Implementation 2.1.3.1.** Due to the proximity of sewer, water & other amenities, consider zoning properties for high density development, such as those on the east end of Rose Hill, south end of Hartland Hill, Britton property on east side of the village, west side of Route 106 near the village line and also consider others that meet the criteria for high Density development.

***Implementation 2.1.3.2.** Reduce lot size requirements in certain areas for cluster housing and other high density forms of housing.

***Implementation 2.1.3.3.** Continue to evaluate regulations specific to affordable housing.

Implementation 2.1.3.4. Allow creative zoning for affordable housing districting.

3. **Problem/Issue: Elderly Housing.**

Goal 3.1. Provide for anticipated future housing needs for elderly as the age our population changes.

Objective 3.1.1. *Utilize Vermont Housing and Conservation Trust Fund and any other funding sources for Elderly Housing facilities if and when needed.*

***Implementation 3.1.1.1.** Plan for future elderly housing needs.

Implementation 3.1.1.2. Seek funding from Vermont Housing and Conservation Trust Fund and any other sources.

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Objective 3.1.2. Support small scale retirement housing projects.

Implementation 3.1.2.1. Utilize Vermont Housing and Conservation Trust Fund for small scale retirement housing projects.

Objective 3.1.3. Encourage Planned Residential Developments for elderly people in or near the Village.

Implementation 3.1.3.1. Initiate dialogue with private developers to provide housing units for the elderly.

4. Problem/Issue: New residential construction.

Goal 4.1. Guide and encourage any new residential construction to areas which are contiguous to existing development and within easy access to existing services.

Objective 4.1.1. Upgrade and expand municipal services to designated areas of desired growth.

***Implementation 4.1.1.1.** Investigate feasibility of expanding/upgrading municipal services, including sewer facilities.

Implementation 4.1.1.2. Increase zoning density where sewer and water exist to water exist to enable additional housing in the town.

5. Problem/Issue: Loss of residential units to commercial or professional use.

Goal 5.1. Reverse apparent trend of the conversion of residential units to Commercial

Objective 5.1.1. Maintain the ability to relax density restrictions to create economically feasible multi-family residential use.

Implementation 5.1.1.1. Reduce lot size requirements in certain Zoning districts.

Objective 5.1.1.2. Provide strict parking requirements.

Implementation 5.1.2.1. Continue strict parking requirements.

Objective 5.1.3. Limit further conversions of residential to commercial use.

Implementation 5.1.3.1. Maintain residential, or residential office areas along Pleasant Street between the central business district and the East End.

Implementation 5.1.3.2. Maintenance of the residential commercial balance is desirable in the Village.

6. Problem/Issue: Utilization of Open Space.

Goal 6.1. Protect and preserve the undeveloped ridges and hillsides, as well as the expansive agricultural fields which contribute significantly to the maintenance and enjoyment of the rural and pastoral character of the town.

Objective 6.1.1. Provide site plan or conditional review for development of single family residences in designated open space and ridgeline areas.

Implementation 6.1.1.1. Site plan or conditional use review is required for development of single family residences in designated open space and ridgeline areas.

Objective 6.1.2. Discourage high density housing in Town designated open areas.

Implementation 6.1.2.1. Require site plan or conditional use review for development of high density housing in designated open space and ridgeline areas.

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7. **Problem/Issue: The balance between the permanent resident and non-resident population is changing.**

Goal 7.1. Understand the impact that second home owners have on our community.

Objective 7.1.1. *Recognize the effect of the changing population.*

Implementation 7.1.1.1. Assess impact of second home owners on housing, economic and community resources.

Implementation 7.1.1.2. Determine ways to improve the relationship between residents and non-residents.

NATURAL ELEMENTS

The quality and quantity of Woodstock's forests, waters, and open land define its rural character and are vital natural resources to be maintained or enhanced. The diversity of native plant and animal life that inhabit our natural environment not only contributes to our enjoyment, but is also an indicator of the health of the ecosystem to which all natural resources are connected. Clean surface waters support diverse aquatic plant and animal life and provide areas for swimming and fishing. The preservation of wetlands, the creation of naturally vegetated buffer areas around waterways, and the conservation of large connected forested areas provide wildlife habitat and corridors while recharging groundwater for the health of Woodstock residents. To ensure that these important natural resources remain usable for wildlife, recreationists, and residents for generations to come, development must occur intelligently and with minimal visual and ecological impact.

OTTAUQUECHEE WATERSHED

A watershed is all the land surrounding a particular river, stream, lake, marsh, wetland, pond, or underground aquifer. For this reason, watersheds are also referred to as drainage basins or drainage areas.

Water that travels across the landscape carries many pollutants that are associated with land-based activities (oil residues, pesticides, dirt, animal wastes, toxic chemicals, salt, and trash), leading to substantial degradation of receiving waters. Water quality can also be degraded by land-based activities, such as snow-making and hydro-power generation, that alter the water's flow and/or temperature. To maintain a level of water quality that is acceptable for fish and other aquatic species as well as for human health and recreation, the amount of water withdrawn or diverted and the amount of pollutants that drain into surface waters must be contained to levels that allow inhabitants of the watershed's natural system to thrive.

Because watersheds cross both political and private boundaries, protection and enhancement of surface water quality, including wetlands, can only be achieved if stakeholders, including landowners and officials from all towns within the watershed, collaborate and cooperate toward that common goal.

The Ottauquechee River originates on the eastern slopes of the Green Mountains in the town of Killington. From its point of origin it travels approximately 32 miles through several towns and dams before reaching its confluence with the Connecticut River. The land that forms this watershed includes over 124,000 acres, of which only 3% are surface waters and 1% are wetlands.

Although population growth in the Ottauquechee watershed has stabilized since its peak growth, the number of housing units being built continues to grow, particularly in the area near the headwaters region in Killington. Because development in or near a headwaters region can dramatically impact water quality and quantity downstream, Woodstock's interests are directly impacted not only by what happens near Killington, but also by what occurs on all the streams that lie upstream and feed into the Ottauquechee.

The watersheds of the Ottauquechee River and the Black River form what is known as Basin 10, which is one of 17 basins in Vermont required by federal law to adopt a basin plan to help guide land use decisions and manage development at a basin-wide scale.

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In June 2000, the Agency of Natural Resources released its “Water Quality and Aquatic Habitat Assessment Report” for Basin 10 as a first step in the planning process. Once the revised Plan and classifications are in place, they will guide all state regulatory decisions impacting wetlands and surface waters associated with the Ottauquechee and Black Rivers, including possible future diversions, impoundments and withdrawals of water. Given existing upstream uses and growth trends in the headwaters region and the potential future impacts of regulatory decisions, Woodstock’s landowners and town officials must actively participate in development of this management plan to assure that the interests of Woodstock and its downstream neighbors are thoroughly considered and addressed.

GROUNDWATER

The groundwater that supplies the Town’s public and private wells is pumped to the surface from aquifers. These aquifers are replenished naturally with precipitation. The surface area that drains into and replenishes an aquifer is called a recharge area.

Virtually all of Woodstock’s residents depend on groundwater for their drinking water supply. Groundwater is also relied upon by agriculture and commercial enterprises, and it is vital to the health of our surface waters and wetlands, which in turn protect and support wildlife. It is, therefore, essential that Woodstock identify and map its groundwater resources and develop local ordinances, zoning regulations, and other strategies that maximize the protection of the quality and quantity of our groundwater.

The Village’s water supply is fed by wells located primarily on Thompson's Flat. The provider, the Woodstock Aqueduct Company, is required by state law (10 VSA Chapter 56) to prepare Source Protection Plans that set long-term protection and conservation strategies for these sources of public water.

Although the quality of Woodstock’s groundwater is generally good, potential for contamination exists because the region’s thin soils and fractured crystalline bedrock provide little in terms of protective filtration. Aquifers and recharge areas that are currently or potentially sources of private or public drinking water should be protected from activities that pose risk of groundwater contamination. Use of these recharge areas should be restricted to activities with minimal impact to land and water resources, such as non-motorized outdoor recreational activities. Management practices commonly considered acceptable for agriculture and logging in Vermont do not adequately protect groundwater resources from contamination and are inappropriate for recharge areas. For this reason, low density pasturing of livestock or sustainable tree harvesting may be acceptable uses of these areas only if riparian buffer requirements and other best management practices (BMPs) are strictly followed.

The primary sources of potential groundwater contamination in Woodstock are underground storage tanks, agricultural runoff, and on-site septic systems.

Leaking underground storage tanks (LUSTs) are widely-recognized as a significant and widespread threat to the quality of groundwater. Vermont has developed programs to prevent releases of gasoline and other petroleum products into the soil and groundwater. Woodstock relies on these state programs to regulate these pollution sources. In source water protection or recharge areas, however, relying

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solely on the state to protect drinking water from petroleum releases may not be enough. Due to gaps in the law and lack of regulatory funding, potential sources of contamination continue to threaten our groundwater. Among these threats are abandoned USTs that still contain petroleum, improper installation, operation and maintenance of active UST systems, and tanks that fall between the regulatory cracks (e.g., home heating oil and aboveground storage tanks).

Agricultural runoff deposits nutrients, pesticides, pathogens, and organic materials directly into our waterways and is now considered a primary source of water pollution both in Vermont and across the nation. Because the soil and bedrock found in Woodstock offers little protective filtration, pollutants associated with agriculture also threaten the quality of our groundwater. Pesticide contamination of drinking water is linked to many illnesses including birth defects, reproductive disorders and cancer. Less than one percent of Vermont's private wells are tested regularly for pesticides and other volatile chemicals, so the true extent of contamination is unknown. To better protect surface and groundwater from pesticide contamination, Woodstock should consider establishing a buffer distance of at least 100' from all water bodies and known recharge areas within which no toxic substances may be applied.

On-site septic systems are another primary source of potential groundwater contamination when they are not properly designed, constructed, sited, or maintained. The potential for contamination increases as the number of systems in any given area exceeds the capacity of the soils in that area to assimilate effluent. Although Woodstock currently requires on-site septic systems to meet fairly stringent state standards, as of July 1, 2007, the state's on-site waste disposal rules will allow installation of alternative performance-based systems that, in effect, permit development on slopes and soils that could not have been developed a few years ago. It is important, therefore, to determine what areas in the Town will become developable and use this information to plan and regulate accordingly.

Other noteworthy sources of potential groundwater contamination (as well as contamination of soils, surface water, and indoor air) include old or abandoned industrial and waste disposal sites, hazardous waste generators, industrial floor drains, and chemical, herbicide, and salt applications to town roads, driveways, lawns, golf courses, and utility rights-of-way.

The State of Vermont has listed 12 "active hazardous sites" in Woodstock where contaminants have entered the environment and are being managed and monitored for further releases by the State. Three of these sites involved leaking underground storage tanks.

In addition to these twelve sites, Woodstock also has one of the state's five hazardous sites that qualified for clean-up funding under federal and state Brownfields programs. A comprehensive cleanup plan for this site, known as the Gerrish/Woodstock East property, was presented to the community in 2001. A new proposal was submitted to the State in January 2005 with cleanup to follow.

Some naturally-occurring contaminants (radon, arsenic, radionuclides, and a variety of metals) found in rocks, soil, and water may also be of concern to Woodstock residents. Contamination from these natural elements is most likely to occur, if at all, in wells or aquifers that lie in bedrock.

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The Vermont Geological Survey is creating a new bedrock geologic map, to be completed in the next few years, that will help define ground-water availability and quality as well as information on bedrock types that may be associated with natural contaminants.

Protection of groundwater requires protection of surface waters, wetlands, watersheds and recharge areas in a coordinated, ecologically sound fashion. Protective and preventative measures to ensure the quality of drinkable groundwater are less expensive in the long term than restoring the quality of polluted groundwater or finding substitute water sources. The State is developing groundwater resource mapping techniques that will provide more detailed information on the characteristics and extent of Vermont's aquifers. Once complete, the groundwater resource mapping project should indicate both the local and regional nature of Woodstock's aquifers and where the Town may need to coordinate with neighboring towns in establishing groundwater protection goals. In the meantime, the Town should consider adopting its own groundwater protection ordinance based on the Groundwater Protection Model Ordinance developed and recommended by the Vermont Agency of Natural Resources.

The Vermont Geological Survey completed a study of the bedrock and surficial geology of the town in the summer of 2006 and is currently finalizing the report in the fall of 2006. This study includes a preliminary investigation of groundwater recharge potential and possible aquifers based on the mapping of glacial deposits and bedrock including the use of existing water well data. The thickness and extent of saturated sand and gravel, the nature of the glacial overburden and the fractures and layering in bedrock are important factors in understanding the groundwater resources of the town. This report should be examined as the town plans for future town water needs and as the town considers the impact of larger scale commercial and residential development in these areas.

RIVERS AND STREAMS

The quality and character of the Ottauquechee River and its tributaries contribute greatly to the quality of life that defines Woodstock and its rural character. Once heavily polluted by a nearby woolen mill and untreated sewage, the renewed quality of the Ottauquechee River represents an ongoing commitment to protecting this valued natural resource.

The headwaters of Woodstock's streams feed the Ottauquechee River and ultimately the Connecticut River. Providing a healthy aquatic environment for fish, invertebrates and all other forms of wildlife depends on maintaining the delicate complexity of these upland wet areas.

The ability of the river and its streams to support fish populations and associated recreational benefits, however, is largely dependent upon improving water quality and lowering water temperatures for native populations of brook trout, longnose and blacknose dace, sculpin, and other native fish species. Rainbow trout, a western species introduced in the 1800s, is stocked annually by the state for the benefit of sports fishermen.

For native species to thrive as they once did, our surface waters must be able to provide adequate supplies of oxygen and support the plant, animal, and insect life on which these fish populations feed. Warm temperatures, low flow levels and contaminants threaten the ability of fish populations to survive. Removal of shading vegetation and development in and around rivers and streams can be

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harmful to fish habitat unless care is taken to prevent turbidity, sedimentation, decreased dissolved oxygen, temperature changes and flow alteration.

Potentially damaging uses of our surface waters, streambanks and floodplains shall not be permitted. Our river and streams are physically connected to and dependent upon the groundwater, wetlands, land cover and land uses that surround them. The impact on water quality, therefore, must also be considered in all decisions affecting any of these resources.

Non-point pollution sources are the greatest cause of water quality impairment. The principal sources of these impairments are agricultural runoff, streambank destabilization and erosion, removal of riparian (streamside) vegetation, upstream impoundments, flow modifications, land development and highway maintenance/runoff.

Buffer strips of naturally growing grasses, shrubs, and trees are essential to the health of our surface waters and the easiest, most effective means of protecting water quality. Without vegetated riparian buffers, silt covers spawning beds, impeding or eliminating the necessary oxygen exchange to fish eggs provided by free-flowing, cool water. Silt depletes oxygen as well and interferes with the oxygen exchange through the gills of adult fish. Eutrophication caused by increased nutrient runoff into surface waters also decreases the amount of oxygen available to aquatic life.

Vegetated shorelines enhance water quality and shoreline protection in the following ways:

1. Provide bank support and stabilization;
2. Help prevent bank undercutting and bank collapse;
3. Provide food and shelter for fish and wildlife;
4. Intercept, absorb, and filter out pollutants such as silt, fertilizers, toxic chemicals, and livestock wastes;
5. Keep water temperatures cool during hot summer months when fish are susceptible to heat stress;
6. Slow surface water runoff;
7. Increase wildlife diversity;
8. Reduce flood and ice damage to stream channel, and adjacent lands and structures;
9. Preserve natural character of waters.

Vegetated buffer strips should be maintained in riparian zones and shoreland areas surrounding streams, and ponds. Widths of buffer zones should be determined by the type of species being protected, the slope, and soil type of stream banks or pond shorelines. A buffer of 100 feet is recommended as the minimum to protect water quality and fish habitat. In general, where there are slight to moderate slopes and slightly to moderately erodible soils, buffer widths of greater than 100 feet are needed to protect and maintain water quality and aquatic habitat. Disturbance of land exhibiting a slope of 15% or greater, requires additional buffer width protection as determined by the gradient and soil conditions. Wider vegetated areas should be considered where large mammal or bird habitat exists. Land use policy and decisions should restrict structural encroachment in vegetated buffers through proper site planning and design.

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WETLANDS

Wetlands are one of the earth's most productive ecosystems. They provide travel corridors and critical habitat for wildlife, including food, cover, breeding and nesting grounds. Wetlands often lie at the headwaters of rivers and streams and help maintain flow during periods of drought. They also provide open space and aesthetic qualities in addition to recreational and educational opportunities. Wetland boundaries are not fixed; they may change depending on such factors as season, precipitation, geological processes, animal activity, and human alteration.

The numerous small wetlands scattered throughout Woodstock provide functions and values that maintain the ecological integrity of our natural environment and provide many other benefits to our community. Many of these wetlands provide temporary storage of flood waters, thereby decreasing adverse effects on downstream communities and habitats while reducing the severity of flooding within our own town. They also recharge groundwater and improve water quality by retaining sediments, nutrients, and pollutants that otherwise contaminate surface waters.

Wetlands are important feeding and breeding areas for a variety of plants, animals, and insects. Many mammals depend on the food resources of these areas in early spring when other sources of food are less available. Because small wetlands thaw faster than larger wetlands, they provide early, high protein foods for migrants and early nesting hens. They are also critical in the flight paths of migrating aquatic birds and waterfowl. The changing dynamics of beaver-influenced wetlands create diverse, rich invertebrate and plant life that support mink, bats, turtles, salamanders, swallows and numerous other species. Because only 0.8 % of Windsor County is covered by wetlands, the lowest of any county in the state, protecting these limited, life-sustaining resources and wildlife access to them is critical to preserving the biodiversity of Woodstock's fauna and flora.

Vernal Pools are ephemeral wetlands that fill with water in the spring and generally dry out during late summer. A whole suite of wildlife species, including fairy shrimp, fingernail clams, many invertebrates and three salamander species, rely specifically on vernal pools to complete all or part of their life cycle. Because they are not fed by streams, vernal pools provide an environment free of predatory fish for the birth of amphibians including two species currently on Vermont's list of Species of Special Concern, the spotted and Jefferson's salamanders.

Seeps are formed when groundwater rises to the surface creating a small, wet opening in the forest canopy. The purity and functional integrity of seeps is vital, both as wildlife habitat and to the health of our surface waters.

Ferns, rushes, sedges and other wetland plants dominate seep communities which are often too wet to support shrubs and trees. These small wetland areas cleanse waters of phosphorus and nitrogen as well as provide clean, cold groundwater to many surface waters that flow through the town. Because seeps are groundwater driven, many do not freeze in winter making them important watering holes for many species.

The functional and ecological importance of seeps merits an effort by the town to identify and protect them. As a result of land clearing, many seeps in Woodstock are now found in open fields where wet areas are often considered a nuisance in spite of their ecological importance.

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Identification and protection of woodland seeps will require effort and commitment on the part of Woodstock and its landowners. Members of Woodstock's Conservation Commission support and will join the effort of wetland specialists around the state to learn more about and to protect these valuable assets.

Northern Hardwood Seepage Forests are also dominated by groundwater discharge, but are generally larger than seep communities and occur in more diffuse situations where openings are mixed with areas of closed forest canopy. They are similar to seeps in that their soils often remain wet throughout the year offering vital early spring food and water resources for wildlife. Forest seepages often form the headwaters of small streams making them critical for maintaining water quality. Sites associated with larger streams are also important for retaining sediment, controlling floodwaters and improving fish habitat by providing a source of cold, clean water.

Woodstock Wetlands Inventory, Assessment & Mapping Project

In 2002, the Woodstock Conservation Commission conducted a comprehensive review of Woodstock's wetlands. The study focused on identifying and mapping the town's wetlands, identifying the natural communities supported by Woodstock's wetlands and assessing the functional values of each wetland type. Color-infrared aerial photos, digital orthophotographs, NRCS soil maps, topographical maps and Vermont Significant Wetland Inventory maps were used to locate and map 365 wetlands and potential wetlands within the town.

Only 162 of Woodstock's wetlands appear on State Wetlands Inventory maps and are classified as Class II wetlands, affording them a certain amount of regulatory protection. The remaining 203 wetlands are considered Class III wetlands and are not protected under Vermont State Wetland Rules unless hydrologically connected to a Class II wetlands.

The Wetlands Inventory, Assessment and Mapping Project provides the first step in protecting and preserving Woodstock's valuable wetland resources. Project Findings reveal that due to their small size, protecting Woodstock's limited wetland resources is especially critical in maintaining clean water, hydrological integrity (equilibrium), wildlife and plant diversity. The report concluded with management recommendations emphasizing the need to avoid use of heavy equipment in wetland areas to prevent disruption of local hydrology, erosion and compaction of wetland soils.

FORESTS

Seventy to eighty percent of Woodstock's land area is covered by northern hardwood forest widely interspersed with stands of hemlock, white pine and red spruce. These lands are used for commercial timber production, a short section of the Appalachian Trail and provide a variety of recreational opportunities. Other benefits to humans that are not as easy to quantify include the forests' role in providing a healthy environment by purifying air and water of pollutants, preventing erosion, and reducing the frequency and magnitude of floods. Equally important is the role our forests play in supporting species diversity. The diversity of species in our forests is an indicator of a healthy environment for humans.

Among Woodstock's largest forested parcels are those located in the southwestern part of town, comprising the bulk of land there. This area includes 797 acres of the 5,267 acres that make up the Coolidge State Forest. Together with similar areas in Bridgewater, Plymouth and Reading,

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this extensive, relatively undeveloped forested region provides critical habitat for moose, bear, bobcat, fisher, and snowshoe hare and contributes significantly to our local forest economy.

Until recently, forestland was regarded as nonproductive land of little monetary value. It remained wooded simply because it was too rough or inaccessible for agriculture. Advances in telecommunications and transportation systems have now enabled people to move to rural Vermont while still pursuing careers historically centered in cities. Consequently, the demand for building sites in Woodstock is growing, threatening the integrity of what we now recognize as valuable forest ecosystems.

Of particular concern is the clearing of forestland for new home sites, which results in forest and habitat fragmentation, impacting the health of entire forest ecosystems and threatening populations of moose, bear and other wildlife that require large tracts of contiguous forestland for survival and reproduction. Also of concern is the subdivision of large parcels of forestland, which impedes good commercial forest management. The integrity and health of our forests are also threatened by air pollution and a changing climate, both of which increase the likelihood and impact of disease and pest infestations within our forests.

Woodstock should protect forestland located within the town through educational programs that promote the principles of forest stewardship and sustainable forestry practices. Woodstock should also develop a stewardship plan for its municipal forests. In 2005, approximately 12,000 acres of privately-held forest land were enrolled in the state's Use Value Assessment Program (Current Use), requiring owners to have a state-approved forest management plan. Although this program provides incentive for landowners to at least temporarily retain large parcels of forestland, it does little to thwart the clearing and subdivision of forestland for home sites. For this reason, the town should also consider regulations that encourage landowners to keep their woodland parcels intact.

EARLY-SUCCESSIONAL FOREST AND SHRUBLAND

Early-successional forest and shrub habitats are declining statewide. A wide array of native plants, mammals, birds, amphibians and reptiles depend on these early-growth habitats. Maintaining, or increasing, early-succession forest and shrub acreage to benefit wildlife should be a conservation priority for Woodstock. The Wildlife Habitat Incentives Program (WHIP) sponsored by the USDA provides funds and technical assistance to landowners interested in maintaining a portion of their land in early-successional growth to benefit wildlife.

GRASSLANDS AND GRASSLAND NESTING BIRDS

Woodstock's hayfields provide nesting habitat for bobolink, eastern meadowlarks and many other ground-nesting bird species. Forest succession, agricultural pesticide use and changes in mowing practices are factors that have contributed to the loss of suitable nesting fields and consequent population decline of grassland birds within Windsor County and throughout the state. The North American Bird Conservation Initiative (NABCI) has designated grassland birds as priority species in Vermont.

Where appropriate, management of hayfields of five acres, or larger, to accommodate nesting grassland birds should be encouraged. Grassland bird nesting success in hayfields can be

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optimized by delaying mowing until most young are out of the nest and able to fly. Audubon Vermont provides outreach and management guidelines to landowners wishing to enhance grassland bird habitat on their properties.

WILDLIFE HABITAT & ENDANGERED SPECIES

Woodstock contains valuable natural habitats that are critical to local plant and wildlife populations. Intensified development and the pressure felt by the Town's planning commission and development review boards to compromise the continued viability of these habitats is of particular concern. Of immediate concern are critical habitats, such as wetlands, vernal pools, rivers and streams, deer wintering areas, and those areas supporting endangered and threatened species. Woodstock should consider adopting habitat protection measures to ensure that these important habitats remain intact, that common species remain common, and to safeguard those unique habitats that support uncommon and rare species identified by Vermont's Natural Heritage Program.

INVASIVE PLANTS

Invasive, exotic plants introduced into our region from elsewhere are a growing threat to the diversity and ecological function of Woodstock's natural ecosystems and to the productivity of local agricultural enterprises. These invasives decrease the available habitat for native species, reducing the breeding and feeding opportunities. Over a dozen non-native, invasive plant species currently on Vermont's Noxious Weed and Watch Lists are invading the town's cultivated fields, woodlands, wetlands, river and stream banks and other natural areas. Exotic plant populations are well established on Mt. Peg and along the Ottauquechee River, Kedron Brook and the Gulf Stream.

Early detection and removal have proven to be the best remedy to the spread of invasive plants. The Conservation Commission is actively working to raise public awareness of the potential harm these aggressive imports pose to our native plants and animals and the health of our natural communities.

DEER YARDS & WINTERING RANGE

Deer annually migrate, often several miles, from fall habitats to wintering areas. The size and shape of the town's mapped deer yards, vary slightly from year to year depending on winter weather severity and deer numbers. These sheltering areas, composed primarily of mature hemlock and white pine, help minimize the impact of severe winter conditions and energy loss white-tailed deer experience living near the northern limit of their range. Of primary concern are activities that threaten these critical winter refuges, such as housing, recreation, commercial development, highway construction, and some logging practices. Due to the importance of winter shelter in maintaining deer populations, Woodstock should take the steps necessary to ensure protection for these areas.

CONSERVATION COMMISSION

To oversee and help protect the Town's natural environment and resources, Woodstock has formed a Conservation Commission with duties and powers set forth in Vermont's state statutes. Woodstock will provide an annual budget for the running of the Commission.

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DEVELOPING LAND CONSERVATION PRIORITIES

To safeguard Woodstock's natural heritage and identify the town's most urgent conservation needs, the Conservation Commission should develop a Conservation Priorities Plan. The plan will serve as a guide to the Planning Commission, local land trusts and other groups reviewing development proposals and making land use decisions. Such a plan might include the identification of large blocks of undeveloped open land and contiguous forest, core wildlife habitats, corridors linking both large land tracts and water resources used by wildlife, key wildlife habitats along the Ottawaquechee, and natural communities supporting uncommon and rare species.

TOWN ROADS AND TRAILS AFFECTING CONSERVATION AREAS

Town roads and legal trails are the primary means of access to land in conservation areas. Principal users of these roads or trails are local residents, seasonal camp owners, hikers, snowmobilers and loggers. Some of these roads accommodate relatively few vehicles. The Selectboard retains jurisdiction over local roads. Roads are classified by the Town. Class three highways include the typical back road. Class four roads are not regularly maintained and are only improved to the extent required by the necessity of the Town. Legal trails are not highways and the Town is not required to maintain them.

Future land use planning and development needs to be compatible with and complement the long-term land use goals and policies of this Plan. Public investment decisions that have the potential effect of altering the stated land use goals of this Plan are to be discouraged. In considering whether to reclassify or improve a Class 4 road or legal trail, or to lay out or accept a new highway in conservation areas due consideration should be given as to the extent of development likely to result from the action and whether such action supports the goals of the Plan for the area affected.

ESTABLISH A CONSERVATION FUND

Establishing a conservation fund would enable Woodstock to make a long-term investment in land conservation. Most municipal conservation projects involve financing from multiple partners. A local conservation fund is often critical to making conservation projects a reality because it represents a community's commitment to conservation and provides leverage to raise dollars from other funding sources.

G.I.S. & DATA RETRIEVAL

To provide a "pool" of information on Woodstock's natural resources, a data retrieval system is maintained, by the Planning and Zoning Office, to help the Planning Commission and Development Review Boards, as well as other groups and individuals, make more informed decisions.

To better protect Woodstock's diverse plant and animal life for all future generations to enjoy, the Conservation Commission plans to expand the town's natural resources database to include native plant and animal populations and the habitats that support them. Town-wide natural communities mapping together with flora and fauna inventories of representative communities will provide detailed baseline data against which future development proposals and suggested changes in land use may be evaluated.

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OPEN SPACE

Of prime importance to the quality of life and character of Woodstock are its open spaces, which include not only open fields and meadows, but also wooded hillsides, forests, stream corridors and other natural vistas.

The Woodstock Conservation Commission will oversee open space issues and act as an advisory group to the Planning Commission, Select Board, Village Trustees, Town and Village Development Review Boards and the community at large. Involvement by the Conservation Commission should be encouraged when any development is proposed involving the town's open spaces.

Woodstock's appealing landscape is defined by its unique combination of rural countryside and densely settled villages and hamlets. The Village of Woodstock is the largest of these, with the centers of South Woodstock, Taftsville, Prosper, and West Woodstock serving as important sub-centers. These hamlets are the result of historical development that was influenced by the flow of transportation along the flat river bottoms as well as a diversified economy of in-town trade and rural agriculture.

Protecting and maintaining Woodstock's open spaces is vital to the community's economic, social and environmental future. Maintaining the economic base provided by both tourism and agriculture in the Town requires a generous resource of scenic beauty in the countryside, in the Village, and in the areas adjacent to the Village and hamlets of Woodstock. The primary threats to the rural character of the town and its open spaces are natural reforestation of previously farmed fields, and development, both residential and commercial, that is insensitive to the agrarian heritage and pastoral aesthetics that have historically defined the unique attributes of Woodstock.

U.S. Route 4 (a major East-West artery) and State Routes 12 and 106, are well-traveled corridors leading to and from Woodstock. Currently the character of these roads varies from residential and commercial development to relatively sparsely populated open spaces. Recent years have seen increased development along these routes that pass directly through the center of Woodstock Village and the Town's hamlets. Resulting loss of scenic differentiation between the Village and hamlets and the rural countryside that surrounds them could unduly impact the aesthetic and environmental quality of the entire town. Woodstock should establish clear definition of commercial and open space zones along Routes 4, 12, and 106. Concepts for these zones should include provisions for scenic vistas, preservation of agricultural lands, river corridor conservation zones, and creative use of setback requirements to create a clear "greenway" through which travelers to Woodstock would move.

Many residents view the continued commercial expansion along these state and federal roads as uncontrolled "strip development." This sort of development raises the following concerns, which should be considered by the Town when reviewing applications for development along these corridors:

1. Loss of scenic vistas and open wooded hillsides;
2. Loss of the scenic differentiation between town and countryside;
3. Loss of natural habitats along stream/river corridors;
4. Loss of prime agricultural lands and flood plains;

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5. Traffic congestion and environmental impacts resulting ill-designed commercial expansion along major thoroughfares;
6. The proliferation of unattractive commercial properties and continuous curbcuts unbuffered by sufficient landscaping;
7. Traffic patterns designed exclusively for automobile use that are dangerous to pedestrians and cyclists.

VILLAGE PARKS/OPEN SPACES

The Village of Woodstock is fortunate to have a broad range of parks and open spaces. Ranging from active playing fields to trail-laced woodlands, these parklands are well used by many citizens, visitors, and organized groups. Each park has a group of civic-minded persons who are involved in their upkeep and basic maintenance.

The presence of these open spaces is a primary component of Village and hamlet identity. The Village Green is an excellent example of a public landscape. Faulkner Park (11 acres), privately owned and maintained by The Faulkner Trust, provides a quiet, more passive park environment. Vail Field is a recreational park run by the Woodstock Recreation Department, with assistance from Woodstock Associates. Billings Park on Mt. Tom (130 acres) and Billings Park on Mt. Peg (62 acres), managed by the Billings Park Commission, provide hiking trails and spectacular views from their summits and serve as important wooded backdrops to the densely settled Village.

Another important component of Village identity is its open expanse of riverscape and residential areas that remain unbroken by high, solid fencing. These neighborhoods and the riverscape's open and unbroken vistas epitomize and enhance the sense of congeniality and security that has defined this community for generations. The openness of our riverscape and neighborhoods must be preserved, unbroken by solid fences, private docks and other structures.

Plans for a proposed riverside park are outlined in the East End Study and the earlier Woodstock Conservation and Development Report. The Village also encourages construction of a pedestrian/bike path that will enhance enjoyment and access to the envisioned riverside park. This path has been designed and mapped to run from the Frost Mills lot eastward along the river on land abutting the Billings Farm fields.

The "Route 4 Corridor Street Tree Master Plan", completed in 1994, mapped all existing trees along the Village portion of Route 4. Incorporated into the plan were recommendations to add future tree plantings within this corridor to enhance the scenic qualities of the Village. Expansion of the tree plan to include other highly visible residential streets in the Village should be considered.

Marsh-Billings-Rockefeller National Historical Park

In 1992, the Billings mansion and approximately 550 acres of the land abutting the Pogue between the Prosper Road and Route 12 was given to the United States government to create the Marsh-Billings-Rockefeller National Historical Park

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The land contained within Marsh-Billings-Rockefeller National Historical Park has long played an important and respected role in the recreational and open space environment of Woodstock. Many residents and visitors to Woodstock enjoy hiking, cross-country skiing, horse-related activities and a variety of other recreational pursuits encouraged by the system of carriage roads that pass through the forests and fields and alongside the Pogue.

Woodstock supports and is grateful for the conservation and preservation of this property, which is an enormous asset to the community. It is important, however, that the planning and implementation of the Park's programs conform with the Town and Village Plans and that the Park's operations are in harmony with the rhythms and patterns of life that make Woodstock an attractive place to live and work.

The Town should continue to evaluate the impact that increased use of national park lands may have on the community, whether that increase arises through implementation of the Park's plans and programs or simply because the Park becomes better known through publicity and reputation. In this regard, it is also important that residents and officials of the Town participate in the Park's management and planning processes. Of primary concerns to the Town and Village are increased traffic congestion and parking demand, the need for additional municipal services, and the increased property burdens of those who live within close proximity to the park.

MUNICIPAL AND STATE FORESTS

Public forest lands within the Town of Woodstock include two municipal forest tracts located off Grassy Lane (23 acres) in northwest Woodstock and Long Hill Road (97 acres) in South Woodstock as well as 797 acres of forest reserve in South Woodstock that is part of the Coolidge State Forest. Although no stewardship or management plan for Woodstock's municipal forests currently exists, such a plan should be developed to ensure the forests' continued health and sustainability.

PRIVATELY CONSERVED LANDS

Of no less importance are the open spaces (fields, forests, and special places) conserved by Woodstock's private landowners. Through their visionary actions over 2,170 individually-held acres within the Town have been permanently conserved as of 2005 through land trust conservation easements.

SCENIC RIDGELINE DISTRICT

Woodstock's Scenic Ridgeline District was established in 1992 in response to the adverse visual impacts of development on the scenic qualities of the Town's prominent ridges and hillsides, which contribute significantly to the Town's aesthetic identity. Conditional use review and approval are now required for any proposed development within 500 feet of the Town's primary ridges, as identified on the Scenic Ridgeline Map located in the Planning and Zoning Office. The Scenic Viewshed Map was completed in 2005 using computer analysis to identify all viewsheds visible from the town's principal road corridors. Regulations strengthening the Town's ability to restrict inappropriate development within the Scenic Ridgeline District is recommended.

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ACTION PROGRAM

Following are the identified problems and issues facing Woodstock and the corresponding goals, objectives and implementations for resolution. Those implementations with an asterisk are of high priority.

1. Problem/Issue: Woodstock's ground and surface water resources are being adversely impacted by human development.

Goal 1.1. Maintain or improve groundwater and surface water quality for public and aquatic health and related recreational benefits.

***Objective 1.1.1.** Protect groundwater resources from the adverse impacts of development and maintain or improve the water quality and ecological functions of Woodstock's waterways.*

***Implementation 1.1.1.1.** Actively participate in the development of the State's Ottauquechee/Black River Watershed Basin 10 Plan to promote watershed cooperation between the region's town officials and residents.

***Implementation 1.1.1.2.** Provide informational materials to alert residents to the hazards of groundwater contamination from improperly designed or maintained septic systems utilizing a pamphlet developed by the Connecticut River Joint Commissions for this purpose. Encourage landowners to utilize recent septic system design innovations/improvements when designing new or replacing old septic systems. Determine the most efficient method of providing this information to all purchasers of real estate in Woodstock.

Implementation 1.1.1.3. Ensure that information on all residential and commercial septic systems and water well locations is available in the Town's Planning Office.

Implementation 1.1.1.4. Compile and make available in the Town's Planning Planning Office a list of all state and federally identified brownfield/hazardous waste sites and other potential sources of groundwater contamination, such as old town dumps and abandoned service stations.

Implementation 1.1.1.5. Promote household well water testing to ensure groundwater health and to identify potential groundwater contamination sources.

Implementation 1.1.1.6. Provide town residents with informational materials on the impacts of toxic products that commonly go down the drain or are washed off lawns and gardens and eventually seep into groundwater and drinking water supplies; include more environmentally friendly alternatives to toxics use and guidelines for storage or use of toxic substances in floodplain zones.

Implementation 1.1.1.7. Discourage activities, such as development, road road construction, heavy livestock grazing, dumping, filling and herbicide and pesticide use in known groundwater recharge areas and areas adjacent to waterways and wetlands.

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***Implementation 1.1.1.8.** Amend zoning regulations to require that any development of land, including residential development, located in an identified recharge or source protection area be subject to conditional use approval to help ensure that new landowners are aware that limited activities are allowed.

Implementation 1.1.1.9. Expand map of groundwater recharge areas as information from the state's aquifer/groundwater mapping project becomes available and recommend zoning changes where appropriate.

Implementation 1.1.1.10. Adopt a groundwater protection ordinance based on the model ordinance developed by ANR.

Implementation 1.1.1.11. Utilize current research findings to provide greater buffer zone protections to Woodstock's river, streams and areas where groundwater comes to the surface in order to maintain water quality and the community's wildlife and plant heritage and diversity.

Implementation 1.1.1.12. Refer to the Conservation Commission for evaluation all proposals for development of land adjacent to or including surface waters.

Implementation 1.1.1.13. Enforce zoning regulations that ban construction in floodways.

***Implementation 1.1.1.14.** Amend zoning regulations to prohibit storage of toxic materials within floodway zones and riparian areas.

Implementation 1.1.1.15. Develop and provide to riparian landowners and developers guidelines for stream bank and buffer zone protection including proper erosion prevention procedures for construction activities adjacent to waterways.

Implementation 1.1.1.16. Encourage foresters and loggers to use Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont (VT Dept. of Forests, Parks and Recreation, 2005) as a minimum standard when conducting logging operations adjacent to streams and stream headwaters.

Implementation 1.1.1.17. Work with the Windsor County Forester and the State Watershed Forester to ensure that local foresters, loggers and others harvesting timber in the Town are aware of the Town's wetland regulations and to further reduce soil disturbance and damage to environmentally sensitive riparian and headwater habitats.

Implementation 1.1.1.18. Encourage the planting of native shrubs and trees in river and stream buffer zone protection areas and in stream bank restoration projects to prevent erosion, silting and to provide food and shelter for wildlife.

***Implementation 1.1.1.19.** Integrate into the zoning regulations where appropriate the specific Best Management Practices (BMPs) developed by the Natural Resource Conservation Service for buffer strips, diversion of surface water runoff, and the storage and spreading of manure, fertilizers and pesticides.

Implementation 1.1.1.20. Encourage the use of organic farming and gardening methods to eliminate fertilizer, pesticide and herbicide run-off in waterway and wetland areas.

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Implementation 1.1.1.21. Prohibit the practice of snow dumping along streams.

Implementation 1.1.1.22. Train and educate town road crews using the procedures contained in the Vermont Better Back roads Manual (1995) to reduce the amount of sedimentation and contaminants added to waterways while maintaining dirt and gravel back roads.

***Implementation 1.1.1.23.** Amend zoning regulations to prohibit the construction of in-stream ponds because such ponds cause pollution, reduce flow rates and elevate the water temperatures of free-flowing streams.

Similarly, the outflow of off-stream ponds created by the diversion of stream waters should not be redirected back into streams.

Implementation 1.1.1.24. Support and participate in efforts by our regional planning commission to establish monitoring and reporting of surface water quality.

Implementation 1.1.1.25. Support and publicize ongoing research efforts by Woodstock Union High School biology classes to identify possible sources of contaminants in the Ottauquechee River and Town streams.

Goal 1.2.. Improve Woodstock's ability to adequately protect the town's limited wetland resources, including vernal pools, seeps, fens and forested seepages.

Objective 1.2.1 *Protect the long-term ability of Woodstock's wetland communities to perform critical hydrological functions and maintain the Town's natural heritage of wildlife and plant diversity.*

***Implementation 1.2.1.1.** Work with the Town's Conservation and Planning Commissions to establish guidelines for greater buffer zone protection of Class II and Class III wetlands based on plant, invertebrate and wildlife requirements.

Implementation 1.2.1.2. Work with foresters and loggers to minimize the impacts of timber harvesting on the hydrological functions and ecological integrity of vernal pools and wetland communities.

Implementation 1.2.1.3. Provide informational materials to landowners explaining the functions of vernal pools and wetlands and the integral importance of each in maintaining the Town's hydrological balance and ecological fabric, including critical habitat for plant, animal and rare species.

Implementation 1.2.1.4. Continue to update Woodstock's Wetlands Inventory Map and database as new information becomes available.

2. **Problem/Issue: Incremental development and subdivision of land threatens Woodstocks unique natural environment and community.**

Goal 2.1. Preserve the character of Woodstock's community and natural environment.

Objective 2.1.1. *Strengthen Woodstock's ability to thoroughly review and anticipate the impact of development proposals.*

Implementation 2.1.1.1. Utilize existing education materials and workshops specifically designed to improve the ability of Vermont towns to review development proposals.

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***Implementation 2.1.1.2.** Utilize a build out planning scenario to help town officials and the public visualize and plan for future growth and development in Woodstock.

Implementation 2.1.1.3. Consider the impact of exterior lighting in all development proposals, utilizing the criteria outlined in the towns zoning regulations and the Outdoor Lighting Manual for Vermont Municipalities

***Implementation 2.1.1.4.** Utilize the G.I.S. data layers to analyze the potential impact of all proposed development on the natural landscape and integrate this information into the permit application file for use by permit applicants, the Planning Commission and Development Review Boards.

Implementation 2.1.1.5. Continue a liaison between the Conservation Commission, the Planning Commission and the Development Review Boards.

Objective 2.1.2. *Reduce the impact of the current system of taxation that promotes subdivision and sale of small parcels of land.*

Implementation 2.1.2.1. Support a system of state taxation that discourages sprawl and provides incentives for land conservation and stewardship.

Implementation 2.1.2.2. Encourage participation in Vermont's Use Value Program to reduce the tax burden's for lands dedicated to agriculture and forestry.

Goal 2.2. Develop the conservation strategies that protect Woodstock's diverse plant and animal populations and the habitats that support them.

Objective 2.2.1. *Identify and inventory Woodstock's natural community types (See Woodstock Wetlands Inventory, 2004, for identified wetlands) and the native plants, animals and invertebrate species they support.*

***Implementation 2.2.1.1.** Through natural communities mapping and species inventories develop baseline data with appropriate overlays and data retrieval capabilities to be used by the Planning Office.

Objective 2.2.2. *Identify significant/exemplary wildlife and plant habitats and develop strategies that protect both common and rare species.*

***Implementation 2.2.2.1.** Update zoning regulations to provide greater buffer zone protection for vernal pools, wetlands, streams and to preserve connectivity to upland areas.

Implementation 2.2.2.2. Utilize the findings of Woodstock's Wetlands Inventory, Assessment and Mapping Project as a guide in making jurisdictional determinations.

***Implementation 2.2.2.3.** Determine land conservation priorities by identifying blocks of undeveloped open land and contiguous forest, core wildlife habitats, critical habitats supporting rare species and corridors linking both large land tracts and water resources used by wildlife.

NATURAL ELEMENTS

Implementation 2.2.2.4. Strengthen the zoning regulations establishing setbacks for the construction of roads and buildings from identified natural habitats.

Implementation 2.2.2.5. Develop educational materials to aide landowners who wish to maintain wildlife habitats on their land including early successional forest and native shrub habitats and open fields that support grassland breeding birds.

***Implementation 2.2.2.6.** Establish a municipal conservation fund that would enable Woodstock to take advantage of land conservation opportunities when they arise and provide leverage in seeking grants and/or additional funds for habitat and water quality protection.

Implementation 2.2.2.7. Charge the Conservation Commission to serve as a clearinghouse for data on Woodstock's natural environment.

Problem/Issue: Woodstock's forests should be protected.

3.

Goal 3.1. Encourage good forest stewardship.

Objective 3.1.1. *Involve the community in supporting good forest management practices and stewardship.*

***Implementation 3.1.1.1.** Encourage foresters to follow recommendations in "Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont" published the Vermont Department of Forests, Parks and Recreation.

Implementation 3.1.1.2. Work with the State Watershed Forester to promote water quality and logger education programs that address soil disturbance, erosion and compaction problems arising from improper harvesting practices.

Implementation 3.1.1.3. Provide educational materials to landowners wishing to enhance the natural ecological integrity of their woodlands by adopting forest stewardship techniques that encourage the establishment of mature forests with a median canopy age of 150 years.

***Implementation 3.1.1.4.** Develop a stewardship plan for Woodstock's municipal forests.

Implementation 3.1.1.5. Sponsor programs and publish articles in local newspapers that explain the natural value of forested lands and the benefits of sustainable forestry.

Implementation 3.1.1.6. Encourage the publication of trail maps that include forest notes.

Goal 3.2 Maintain and preserve large forest tracts as sustainable biological and economic resources.

Objective 3.2.1. *Adopt policies that discourage further fragmentation of forest landscape.*

NATURAL ELEMENTS

***Implementation 3.2.1.1.** Minimize forest fragmentation by requiring cluster housing (PUD and PRD) for proposed developments on large parcels and dedicate forest conservation easements.

Implementation 3.2.1.2. Encourage dedicated forest conservation easements to retain integrity of large parcels.

4. **Problem/Issue: Woodstock's natural areas, working forests, and agricultural fields are being threatened by the spread of exotic invasive plants.**

Goal 4.1. Limit the spread of invasive plants.

Objective 4.1.1. *Control invasive plant species to minimize ecological and economic impacts to our native species and habitats, working forests and agricultural fields.*

***Implementation 4.1.1.1.** Conduct workshops and provide informational materials to help landowners identify and control invasive plants on their properties.

***Implementation 4.1.1.2.** Work with the Billings Park Commission and other civic groups to control invasive plants on public lands.

***Implementation 4.1.1.3.** Encourage town and state road maintenance workers and utility, construction and logging crews to clean mowers, backhoes and other equipment before moving on to new sites.

5. **Problem/Issue: Land and soils are being developed without regard to their natural ecological functions and limitations.**

Goal 5.1. Review Woodstock soil maps as a guide in evaluating land and soils for most appropriate use.

Objective 5.1.1. *Use soil mapping to help determine the appropriateness of development proposals.*

Implementation 5.1.1.1. Restrict residential, commercial and industrial development from agricultural soil.

***Implementation 5.1.1.2.** Consider restrictions on residential, commercial and industrial developments in areas identified on soils maps as shallow to bedrock and areas classified as "E" (in excess of 25%) slopes.

Implementation 5.1.1.3. Mandate conditional use review for development on agricultural land and on steep and shallow soils when no other building sites are available.

6. **Problem/Issue: There is a need to identify and preserve Town open spaces and prominent vistas.**

Goal 6.1. Protect open spaces and scenic vistas.

Objective 6.1.1. *Identify, map and prioritize Town open spaces and significant scenic vistas.*

NATURAL ELEMENTS

***Implementation 6.1.1.1.** Work with town officials, boards, land trusts, state, regional and federal agencies to establish and implement open space protection goals through the establishment of conservation easements, zoning regulations and other land protection mechanisms.

***Implementation 6.1.1.2.** Establish building siting criteria for scenic ridgeline review to include Vantage Point Formula, prohibition of “skyline” buildings and construction impacts such as grading, maximum slopes for driveways and erosion control.

***Implementation 6.1.1.3.** Produce a handbook that suggests appropriate design strategies for development along ridgelines and distribute through realtors.

Implementation 6.1.1.4. Continue to evaluate the scenic ridgeline overlay map, viewshed map and make adjustments where necessary.

7. **Problem/Issue: There is a need to preserve the Village and hamlets as they are defined by their public/private open spaces.**

Goal 7.1. Improve management and financial support of open spaces so that they have long-term aesthetic and environmental viability.

Objective 7.1.1. *Develop a comprehensive plan that protects and improves the "sense of place" and scenic value created by the Town's open spaces, including those within the Village and outlying hamlets.*

***Implementation 7.1.1.1.** Adopt a scenic policy statement to guide planning and administrative decisions that potentially diminish or eliminate characteristics or values commonly or traditionally associated with Woodstock's village and hamlets.

***Implementation 7.1.1.2.** Encourage the establishment of a riverside park within the Village as proposed in the East End Study and the Woodstock Conservation and Development Report.

Implementation 7.1.1.3. Develop an open space plan for the Town and the Village that includes existing parks and open spaces and provides: trails, pedestrian/bike paths and scenic overlooks along prominent streams and highway corridors, improved sidewalks to and through neighborhoods, and public easements along river corridors for new parks and greenbelts.

***Implementation 7.1.1.4.** Develop long-term management plans for the maintenance of public open spaces and parks.

Implementation 7.1.1.5. Encourage the National Park Service to maintain open space consistent with the goals of the Town and Village Plans.

Implementation 7.1.1.6. Establish a new street tree planting program along scenic roads and encourage implementation of the Route 4 Corridor Street Tree Master Plan.

Implementation 7.1.1.7. Continue to sponsor civic and educational activities such as Green Up Day and encourage participation by all citizens and school children.

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Objective 7.1.2. Maintain the open, residential character of the Village and hamlets that is created by trees and landscaping found in existing residential yards.

***Implementation 7.1.2.1.** Regulate commercial uses that impact residential areas by restricting signage, establishing more rigorous conditional use and design review criteria and requiring rear yard parking for home occupations.

Implementation 7.1.2.2. Develop educational programs encouraging open front yards with shrub landscaping and street trees and review zoning regulations regarding fencing.

***Implementation 7.1.2.3.** Amend zoning regulations to require design and site plan review for any development that may obstruct open views and vistas of the Ottawaquechee River.

RECREATION & CULTURAL DEVELOPMENT

Woodstock and its surrounding areas offer many opportunities for recreation and cultural activities.

WOODSTOCK RECREATION CENTER

The Woodstock Recreation Center (commonly called the Rec Center) offers quality recreational activities and programs for all members of the Woodstock Community, serving Woodstock's youths, adults and senior citizens. The Center buildings and land are owned by Woodstock Associates, a non-profit established under terms of the Faulkner will, which administers distributions from the Faulkner Trust, a major source of funds for the Center, along with user fees and the Town of Woodstock. The Center operates in five locations: the Recreation Center Building, the Center outdoor area, the Little Theater, Vail Field and The Wall & Quechee Golf Meadow Driving Range. It also organizes activities in other areas.

Woodstock Recreation Center Main Building

The main building includes offices, a summer concession area, and The Spectrum Teen Center, which provides a wide range of activities for Woodstock teenagers. Beginning in January 2007, a new fitness center, dance studio and conference room will be in place.

The Center Outdoor Area

The outdoor area includes two swimming pools, a lighted regulation basketball court, a storage garage, two parking areas and a picnic area. Swimming lessons are offered to all children, beginning with infants. In addition, Swim Team offers an organized program for summer competition against area swim teams. The pools are open to all ages for recreational swimming at scheduled times. An organized Adult Men's basketball league is offered during the summer months.

Little Theater

The Little Theater is currently used for many recreational activities. It has a large floor space, a stage, dressing rooms and houses Rainbow Play School downstairs. On a regular basis, the theater is used for a wide range of activities, such as Aikido, belly dancing, theater performances
the Freelance Singers and dog obedience classes.

Vail Field

Vail Field is used for the majority of athletics offered through the Rec Center. Organized programs for baseball, soccer, field hockey and lacrosse take place on the multi-purpose fields and baseball diamond. The field space can be arranged appropriately for different age groups and activities. In addition to the fields, there are two lighted tennis courts, a basketball area and a new playground structure for all ages, including a sandbox, swings, slides and more. The Summer Day Camp program for children ages 5 to 11 uses all these areas, as well as the covered pavilion.

The Wall & Quechee Meadow Golf Driving Range

The Wall, operated by the Rec Center, is a facility located east of Taftsville on Route 4, in Hartland just east of the Route 12 junction. The facility includes a building housing the climbing wall consisting of six-38 foot high towers, 25 top rope stations, marked routes

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rated 5-13, as well as lead climbing, beginner wall routes and advances routes. Outdoors is a golf driving range. The Wall offers many classes and activities based on the sport of climbing: climbing camps, group classes, private instruction, a wall climbing team and club activities.

OTHER ACTIVITIES

Woodstock Recreation Center holds its major fund-raiser in the fall each year. The Apples and Crafts Fair is held Columbus Day weekend. More than 100 craftspeople and specialty food producers participate in this annual fund-raiser for the Rec Center. The Center also sponsors the annual July 4th barbecue at Woodstock Union High School, setting up tents for the food, fun and music, culminated by fireworks for the community and the Langhan's Road Race on July 5th.

UNION ARENA COMMUNITY CENTER

For over twenty years, members of the Woodstock community considered various schemes and locations for an indoor ice rink. In 2002, an independent non-profit, called Union Arena, Inc. was formalized as a 501(c)3 organization and began the process of designing and funding the arena.

Union Arena is located on the grounds of the Woodstock Union High School (WUHS). Construction was started in the summer of 2003 and the building opened in November of that year. Upon completion, the building was donated to WUHS, which signed a contract with Union Arena to operate and manage the facility. No tax dollars were used to construct the arena, nor is any tax money used for operational expenses. The Union Arena-WUHS contract outlines certain reserved uses for the school, including having it ready to function as a field house by the first day of Spring sports practice in late March, priority scheduling and other terms and conditions. The school is not charged for athletic and academic programs conducted by WUHS during the normal operating school year. A Board of Directors, representing the community, oversees the operations of Union Arena.

Union Arena offers five months of winter ice for adult and youth ice hockey, figure skating and public skating. A summer ice skating program is also offered. Spring and fall indoor sports include field hockey, soccer, baseball and lacrosse, when inclement weather in spring and fall months forces these sports indoors. Senior, pre-school and handicapped exercise programs are held in all seasons.

The arena also houses cultural activities: theater festivals, school graduations, art shows, crafts fairs, antique shows, concerts, pet and agricultural shows and other large community gatherings.

WOODSTOCK ELEMENTARY SCHOOL

The public has the use of the following facilities at the Woodstock Elementary School: the gymnasium for aerobics, basketball, ballet, volleyball and square dancing. There are other programs for the Montshire Museum and antique shows. Other rooms used in the school include the cafeteria, music room and the art room for community activities.

The playground was recently refurbished by volunteer parent's groups, and consists of a "jungle gym," slides and other equipment. Except for school hours, use of the playground is unsupervised.

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WOODSTOCK UNION HIGH SCHOOL

Woodstock Union High School is located in West Woodstock on U. S. Highway 4. It has two gymnasiums and an auditorium that seats 450 people. The school also has two cafeterias which are, on occasion, used by the public.

Sports competitions that the public may attend include soccer, football, field hockey, basketball, baseball, softball and lacrosse. Hockey events are held in the Union Arena, adjacent to the high school. Ski competitions are held at the Suicide Six ski area, in South Pomfret, and tennis matches at the Health and Fitness Center of Woodstock Resort.

Other school activities open to the public include student band concerts, choral concerts, plays, musicals and art exhibits.

The high school is used for meetings, classes and many other activities for the general public.

WOODSTOCK RESORT

The private facilities of the Woodstock Resort Corporation include Health and Fitness Center, the Country Club, Suicide Six Ski Area, and the Woodstock Inn.

The Health and Fitness Center offers a range of indoor and outdoor sports and fitness facilities. Two indoor tennis courts are available year round, six clay courts and four hard courts are open from spring until mid-autumn. The facility also features a large weight training and exercise room, an indoor pool for training and exercise, a hot tub, sauna and a spa. There are racquetball and squash courts and outdoor courts for paddle tennis in the winter. Classes and individual instruction in tennis, aerobics, fitness training and rehabilitation are available.

The Country Club facilities include an 18 hole par 70 Robert Trent Jones designed golf course, a pro shop, driving range and practice area. From May through October, the club bar and lounge is open. In winter, the Country Club becomes the Ski Touring Center, featuring 75 kilometers of groomed ski and snowshoe trails, including the Mt. Tom trails, groomed by the STC.

Both the Health and Fitness Center and the Country Club are used by the high school for their golf and tennis teams, and the high school cross country ski team uses the Ski Touring Center trails. Other junior programs for golf and tennis are sponsored at the facilities.

The Suicide Six ski area in South Pomfret has eighteen downhill trails, with snowmaking covering 50 acres. Suicide Six is the home of the Woodstock Ski Runners, who organize programs for skiers of all ages and abilities, and sponsor an annual sale of ski equipment at reduced prices. Throughout the ski season, Suicide Six is a center for local skiing and many special events take place there.

AREA PARKS AND FORESTS

There are several parks and forests within Woodstock, or a short drive from Woodstock, where hiking, camping, fishing, boating and swimming can be enjoyed. Facilities include Silver Lake State Park in Barnard; Quechee Gorge State Park in Quechee; the Coolidge State Forest in

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Plymouth; and a recreation area at the Army Corps of Engineers Hartland Dam. In addition, the area encompassing Marsh-Billings-Rockefeller National Historical Park offers extensive opportunities for hiking, horseback riding and cross-country skiing on maintained carriage road trails.

TOWN FORESTS/PARK

Woodstock owns four parcels of land that are designated as Municipal Forests through V.S.A. Title 10, Chapter 83, 2653. The Select Board may request planning and management help on the Municipal Forests from the Vermont Department of Forests, Parks and Recreation.

The Billings Parks on Mt. Tom and Mt. Peg are managed by the Billings Park Commission. Billings Park on Mt. Tom, a gift to the Town, is well known and well used by many residents and visitors who walk the trails up from Faulkner Park for the spectacular views of the Village and surrounding countryside. In addition to the hiking and cross-country ski trails, this 130 acre lot is a dramatic backdrop to the Village of Woodstock.

Billings Park on Mt. Peg, also a gift to the Town, forms a similar steep wooded contrast to the southeast edge of the Village. Its 62 acres provide trails used by hikers and skiers.

The Billings Lot is a 22 acre woodlot near the Vondell Reservoir managed for periodic timber harvests. There are no signs and it is not easily identified. Size, access, and steep slopes limit recreation.

The Long Hill Block near South Woodstock, consisting of 100 acres, was originally a source of wood for the poor farm. The forest lay dormant for many years and then was rediscovered about twenty years ago. It is located alongside Long Hill Road and consists mostly of good hardwoods on mildly sloping land. A parking area would be necessary for public access.

COOLIDGE STATE FOREST

The state of Vermont owns nearly 800 acres in four lots off the Long Hill Road and Curtis Hollow roads in the southwestern part of the Town. While the three smaller lots accessed by the Long Hill Road are managed mostly for wildlife habitat and timber, the Curtis Hollow Block has deeper soils suitable for more uses. A small, federally funded parking lot used primarily by snowmobilers is at the base of a good unplowed road that extends in to the middle of this forest.

The land here ranges from 1000 to 2300 feet in elevation, and supports a nice stand of hardwoods. The boundary is near the top of Old Baldy, the nearly bare highest point in Town. It currently sees little public use.

VILLAGE PARKS

The Green is governed by the Village Trustees and enjoys maximum public use. Teagle Landing is centered in the Village at the Kedron Bridge. It functions as a vest pocket park and provides a rest and eating area. Tribou Park is a civil war commemorative park at the junction of Central and Pleasant Street. It is a resting spot with benches. The Village owns 3.2 acres in the East End adjacent to the former Woodstock Railroad terminus. This site currently functions as a snow dump in the winter, but could provide an important public access to the river.

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Faulkner Park is located at the base of Mount Tom, adjacent to the Mount Tom Town Forest. It is the starting point to the Mount Tom Trail. The park is open, without facilities other than benches.

WATER RESOURCES

Kedron Brook, Barnard Brook, and the Ottawaquechee River are three major waterways running through the Town and Village of Woodstock. They are used by the public for fishing, swimming and canoeing.

EQUINE SPORTS

Woodstock attracts many people interested in equine recreation because of its scenery, facilities, and network of unpaved roads and trails. The Green Mountain Horse Association, in South Woodstock, has extensive facilities and conducts many equestrian events and activities for members and the public. There are also a number of private stables where riding horses are kept and trained, and are available for riding.

SPECIAL PLACES

The Appalachian Trail runs through the northwest corner of Woodstock, between Bridgewater and Pomfret. Information on the Trail is available through the Green Mountain Club.

PENTANGLE COUNCIL ON THE ARTS

Pentangle Council on the Arts was established in 1974 by a group of concerned citizens in Woodstock to strengthen arts education in the schools, build community and enhance quality of life. Since then Pentangle has evolved into a vital not-for-profit presenting live entertainment, movies, arts programs and residencies in the schools and acting as an arts advocacy organization. The council employs a staff of 15, is governed by a board of 17 and yearly hires an average of 70 artists to work in the community. Approximately 12,000 attend and are served by their programs yearly.

Pentangle serves seven schools in the Windsor Supervisory Union School District and an additional 25 schools and home schooled families with its live art programs and residencies. They bring the world to Woodstock by presenting high quality, professional touring artists of music, theater and dance. Pentangle has always played a role as a collaborator and partner to present community events like the 4th of July, Community Street Dance, Celebrate Community, Wassail Weekend, parades, school productions, the Classical Music Series and free Thursday Summer Brown Bag Concerts.

WOODSTOCK HISTORICAL SOCIETY

The Dana House is owned by the Woodstock Historical Society. This is an historic house with a fine collection of period furnishings from 1800 to 1860. With the furniture are collections of maps, portraits, silver, costumes and toys. The barn of Dana House contains a rare collection of farm, household and artisan tools as well as many other artifacts from the last century. The Dana House is open May-October.

Programs include two or three lectures a year on matters of interest to the membership. The facilities include an indoor auditorium and an outdoor lawn.

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MARSH-BILLINGS-ROCKEFELLER NATIONAL HISTORICAL PARK

Vermont's only national park is located just north of the village at the intersection of Route 12 and River Road. The park was gifted by the Rockefellers in 1993, and consists of the Billings mansion and other buildings and 550 acres of land, mostly forested. Guided tours to the mansion are available. Access is free to the many carriage roads and trails on the property. The park offers educational programs in art, agriculture, forestry, history and natural history.

BILLINGS FARM AND MUSEUM

The Billings Farm and Museum is constituted from two separate elements: Billings Farm, a modern working dairy farm which has remained in the Billings family since it was founded in 1869 and a museum of exhibits of late 19th Century Vermont farm life from the perspective of the hill farm family. The museum occupies barns which were originally part of the working farm, and are now rented by the museum.

The Museum is operated as a project of a private non-profit charitable and educational foundation. The museum has completed the restoration of the 1890 Farm Manager's House, which is available for use as an education resource for the community. Portions of the museum are open year round.

KING FARM

The Vermont Land Trust, a statewide land conservation organization, owns the 156 acre King Farm located in West Woodstock. The property was left to Trust by Francisca King Thomas in 1987 with the stipulation that the property be perpetually conserved for agricultural and forestry activities or related educational programs by the Vermont Land Trust. No new construction is permitted unless it is necessary or incidental to the property's intended uses. The King Farm house currently is used as an office by the Two Rivers-Ottawaquechee Regional Commission and as a field office for the Trust. The land and outbuildings are currently used for haying and horse boarding. The property is listed on the National Register of Historic Sites.

The King Farm abuts the Marsh-Billings-Rockefeller National Historical Park. A system of trails on the Farm links to trails in the Park. A Committee was formed in early 2006 to investigate creation of a network of trails that will connect the Farm to other trails in the area. Woodstock is participating in this effort. Presently, the Vermont Land Trust is seeking long-range proposals for the future use of the Farm. Future uses of the Farm, however, must fulfill the conservation goals and stewardship values set forth by the Trust as obligated by its acceptance from the King family twenty years ago.

ART GALLERIES

There are a number of art galleries in Woodstock that provide for individual and group shows. Some also have lectures, presentations and musical events to accompany the shows.

NORMAN WILLIAMS PUBLIC LIBRARY

The Norman Williams Public Library is housed in an historic building, built in 1883, located on the Green. Meeting rooms for 40 people are available to the community free of charge. Programs include story hour for preschoolers and summer programs conducted jointly with Pentangle, such as concerts and lectures.

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GREEN MOUNTAIN PERKINS ACADEMY

The Academy was originally established in 1848 as a school in South Woodstock. An historical association was formed in 1956 to restore the interior of the building and to add additional material directly relating to the Academy and to the life and times of the community. Collections include early sheet music, original records of local organizations and genealogical information. It is opened for limited hours in the summer. There is no admission fee.

MEETING HALLS

There are a number of halls in the Town that are available to the public for a nominal fee. These include the Masonic Hall, the Woodstock Town Hall, the Windsor Superior Court House, the Dana House, the Senior Center; local schools and the Little Theater. The village and hamlet churches, Prosper Community Center and the Jewish Community Center in West Woodstock also have a number of halls and rooms available to the public, some involving a charge. The South Woodstock Firehouse is also available to residents.

SENIOR CITIZENS

The Thompson Senior Center, located in West Woodstock, across from the High School, is open weekdays, serving the Senior population of Woodstock, Pomfret, Bridgewater and Barnard. Services include congregate meals, Meals-On-Wheels, transportation, exercise and education programs, health clinics, support groups, daily check-in calls, commodities food program, senior advocate services, assistance with tax preparation and government issues, and many others. Service costs are generally free, or request a small donation.

THEATRICAL OUTLETS

The Freelance Singers is a community sing project open to the community. The two annual productions are under the auspices of the Recreation Center. There are no auditions, but attendance at rehearsals is mandatory.

The High School Auditorium seats 400 and is used by the community when not booked for a high school event. There is a fee for the use of the auditorium; police and janitorial services are mandatory. The high school itself has a variety of events including band & choral concerts which are open to the public. The *Yoh Theater Players* give a variety of performances which are open to the public and are well attended.

The Town Hall Theater functions as a theater and as a movie house, operated by Pentangle. There is an orchestra pit and a backstage that will accommodate most productions. The theater seats 389. When not in use for live productions, it serves as a movie house. Although used by professional groups brought in by Pentangle, it is available to amateur groups in town as well, and for Town and Village meetings.

New Woolhouse Productions are held at the Little Theater (seating capacity 170) under the auspices of the Recreation Center. Run by an independent board, the productions vary in

scope and content. They receive funding from the Faulkner Trust (through the Recreation Center), as well as through ticket sales. The performances are amateur and, except for the director and accompanist, unpaid. Ideally, they do four productions a year.

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ACTION PROGRAM

The following are the identified problems and issues and corresponding goals, objectives and implementations for resolution.

- 1. Problem/Issue: Inadequacies of recreational facilities at the high school.**
Goal 1.1. Provide adequate recreational facilities and programs for use by community at the high school.
Objective 1.1.1. Provide safe and adequate playing fields.
Implementation 1.1.1.1. Make available the field space at the high school.

Objective 1.1.2. Enable any student, regardless of financial ability, to Participate in sporting activities.
Implementation 1.1.2.1. Encourage equitable participation in all sports.
- 2. Problem/Issue: Continue adequate support of the Recreation Center facilities.**
Goal 2.1. Ensure that Recreation Center facilities are adequately maintained.
Objective 2.1.1. Maintain the safe use of recreational activities.
Implementation 2.1.1.1. Continue public financial assistance.

Goal 2.2. There is a need for after school and weekend youth programs.
Objective 2.2.1. Provide adequate and attractive facilities and programs for young people during the after school and weekend period.
Implementation 2.2.1.1. Help fund and maintain the teen center.
Implementation 2.2.1.2. Secure funding for additional youth programs.
- 3. Problem/Issue: There is a need to expand public facilities for the enjoyment of the natural environment.**
Goal 3.1. Provide for the enjoyment of the natural environment.
Objective 3.1.1. Provide scenic pathways in the Village.
Implementation 3.1.1.1. Build a walkway along the Ottauquechee River starting at the Frost Mills lot and ending at a park at the eastern side of the Village.
Objective 3.1.2. Complete recreation paths throughout the Village and Town.
Implementation 3.1.2.1. Create and maintain a bicycle path between the High School and the Village.
Implementation 3.1.2.2. Create a bicycle path north on Route 12.

Objective 3.1.3. Provide for improved pedestrian access.
Implementation 3.1.3.1. Maintain, preserve and extend existing Village Sidewalks including improved access to the Recreation Center.
Implementation 3.1.3.2. Construct sidewalks where a need is determined.

Objective 3.1.4. Utilize the Town forests, especially the forest in South Woodstock.
Implementation 3.1.4.1. Encourage high school agriculture and forestry classes to utilize and study existing Town forests.
Implementation 3.1.4.2. Encourage public use of town forests.

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Objective 3.1.5. *Create a park along the Ottawaquechee in the East End of the Village.*

***Implementation 3.1.5.1.** Implement the park component of the 1986 East End Study.

4. Problem/Issue: Inadequate facilities at the Little Theater.

Goal 4.1. Maintain a small, up-to-date space for theater in Woodstock.

Objective 4.1.1. *Provide adequate physical facilities for uses at the Little Theater.*

Implementation 4.1.1.1. Refurbish facilities at the Little Theater include include enlarging the dressing rooms, providing storage space and providing disabled access.

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HIGHWAYS

To a large extent, Woodstock's development has and continues to be affected by the quality of transportation networks. Good rail and car access in the past has made Woodstock attractive to tourists and retirees. By the same token, the lower quality back roads, until fairly recently, kept people near the commerce centers, the hamlets. The idea that life moves slowly in the country appealed to many residents or visitors who came partly because of the back roads.

Woodstock's major transportation concern relates to the present and future of U.S. Route 4 which is Woodstock's main street. U.S. Route 4 is a Federal and State highway serving as a major east-west access across the State. As it passes through Woodstock, U.S. Route 4 is narrow, unable to be widened, and not suited to serving steadily growing traffic demands. While traffic congestion is the most obvious result of this dilemma, U.S. Route 4 traffic also contributes to vibration damage to many of Woodstock's historic structures, encourages the tendency for "strip" development along its entire length, and detracts from the community's sense of place.

In January of 2001, the Vermont Agency of Transportation issued the "East-West Highway Study," a study of the Route 4 corridor as mandated by legislative act No.154 passed in 2000. The sixty page study essentially affirms the status-quo in that it does not recommend an alternative highway system. "Solutions rest... in wise land use planning, regulatory decision making and judicious investments in the major highways and rail infrastructure already existing in the corridor..."

Woodstock opposes the construction of two additional lanes onto Route 4, resulting in a 4-lane highway. Woodstock recommends the construction of road improvements to foster the safe flow of traffic as a short term solution, and the construction of a new, limited access highway as the long term solution to moving traffic between Rutland and White River Junction.

Specific improvements advocated by Woodstock on U.S. Route 4 roadway are as follows:

1. Selective shoulder and lane widening which should improve level of service.
2. Study methods to reduce delays for side-road traffic and to improve safety.
3. Construction of turn-outs with advance signage to warn drivers which should reduce platoon delays.
4. Construction of passing lanes.
5. Installation of signs indicating no passing to further reduce platoon delays.
6. Reconstruction of U.S. Route 4 within the Village of Woodstock, with reference to the "Route 4 Corridor Street Tree Master Plan".

With the above specific recommendations in mind, the historic pattern of roadway layout should be maintained. The more intensive commercial operations on Route 4 east and west of the Village have also resulted in a degradation of scenic values. Extensive curb cuts, parking lots and service/delivery areas have created an unattractive and dangerous zone of commercialized uses. Proposed revisions of these areas could be integrated into larger plans to improve Route 4 and Route 12. Establishment of defined circulation points to and from commercial uses with curbs and medians would greatly improve appearance and traffic circulation. Tree-lined sidewalks and bike paths would allow for safe pedestrian traffic and

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reduce the automobile-dominated character. Many of these improvements can take place within the legal right-of-way and without any taking of property.

VILLAGE

A 2000 study of the East End, the East End Master Plan, notes traffic as a detriment to successful development of this end of the Village. In particular the plan recommends that the current private road corridors, Maxham Meadow Way and the Sewer Plant Road, be converted to an official village street. The street would both provide an alternative to Route 4 and better access to the existing and potential businesses between Route 4 and the river. To maintain Village streets and sidewalks during the winter months, a snow dump is necessary. Encourage the Village to find an alternative area to the Poma area snow dump.

LOCAL ROADS

While Woodstock recognizes the need to be able to reach homesites within the town, there is some question about the nature of back roads related to the following points:

1. Wider, smoother roads tend to generate more and faster traffic.
2. Wider, smoother roads can be an inducement for suburbanization of the countryside.
3. Road improvements can alter the nature of previously semi-pristine wild areas.
4. By making life in the country more attractive to more people, road improvements stimulate piecemeal development which generates a relatively high household service burden on the town.

Woodstock's remaining road system adequately serves current and near future needs and the existing five-year highway maintenance and improvement program addresses most of the identified concerns. The Town Highway Plan is current, complete and adequately addresses present and foreseeable needs. As future municipal highway plans are adopted by the governing body, they will become a part of this plan and will be used to help form any applicable capital budget.

The increased use of "hard-pak" for the travel surface of non-paved roads has greatly contributed to improved travel conditions and reduced erosion with a surface which survives best between routine grading operations.

Gravel roads may also be improved in areas that are wet or susceptible to erosion with the appropriate filter fabrics and other geotextiles. These treatments reside under the gravel road surface and strengthen the road's durability and traveling surface while minimizing damage from storm water and vehicle traffic.

Class IV roads are a transportation and recreation resource that affords our residents access to conservation and agricultural lands. Because of the infrequency and type of use, Class IV roadways are relatively benign to the surrounding flora and fauna. Road enhancements that could generate additional development and traffic would significantly impact these lands.

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While the Town owns the right-of-way, it has no legal obligation to maintain Class IV road surfaces, culverts, or bridges. The Town should resist “throwing-up” roads where the public use is forever abandoned. Woodstock should preserve Class IV roadways in their current state and discourage private or publicly funded improvements that exceed basic road maintenance activities and/or alter the character of the existing roadway. The Town needs to identify Class IV roads in relation to the current “Ancient Roads” legislation.

Specific recommendations for providing safe routes for recreational activities such as bicycling, jogging and horseback riding are contained in other elements in this Plan (see Recreation & Cultural Development).

SIDEWALK & PEDESTRIAN CONCERNS

Woodstock should provide continuous safe sidewalk access to allow safe passage to schools, village and commercial facilities. Areas of particular need that do not have through sidewalks include: the north end of High Street, the north end of Lincoln Street, Bond Street, Route 4 East, and the south side of Route 4 from the Village to College Hill. To maintain Village sidewalks during the winter months, a snow dump is necessary.

BICYCLIST CONCERNS

Woodstock recognizes the need to develop continuous safe bicycle routes throughout the Town for use by both students and recreationalists. This is particularly challenging due to high volume traffic and the narrow shoulder width on US Route 4, which is the primary east/west corridor through the Town and Village. Although routes along VT 106 and VT 12 are also desirable, highest priority should be given to the route with the likelihood of greatest use, which would run from the Village to the Middle-High School in West Woodstock. In this regard, the Town has applied for an enhancement grant to study the feasibility of developing this route in the near future.

PUBLIC TRANSPORTATION

A review of existing public transportation facilities reveals that although no regular taxi company exists in Woodstock, such service is available from the White River Junction or West Lebanon area.

The Senior Citizens Center offers limited van service to participants for travel from home to the center as well as for trips to shopping and banking facilities. Woodstock and surrounding towns contribute through taxes to this service which is also federally supported.

Air travel services are available from the nearby airport in West Lebanon, New Hampshire and no commercial airport or heliport need exist in Woodstock.

Woodstock does not currently offer public transportation, but such could reduce parking demand and peak automobile traffic.

Public bus service is no longer available. Regional bus options need to be explored.

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TRANSPORTATION PLANNING

Transportation planning is a collaborative process between town officials and planners, regional planners, state/federal transportation agencies and private land owners and developers. The purpose of transportation planning is to maintain consistent, coordinated and proactive responses toward preserving the existing transportation system while addressing future infrastructure and service needs. Citizens and the traveling public should continually be consulted and that public input must result in meaningful changes to transportation policy and investments.

The Town should continue providing educational opportunities to the volunteers serving on Planning and Conservation Commissions. Basic classes on traffic operations and management, as well as transportation topics in development review, should be held on an as needed basis.

Good transportation planning results in the efficient and timely construction of local and state transportation projects. Town officials should be persistent in pursuing grant funds and advocate for the completion of all state or federally sponsored transportation projects. Woodstock should actively maintain a transportation priorities list and be able to communicate those priorities to elected officials, town citizens, and transportation agencies.

SCENIC ROADWAYS

Woodstock has many local and state roadways highly valued based on their scenic character. Motorists traveling along US Route 4 are able to traverse a landscape of green hills bordered by rural development and the scenic Ottauquechee River. Similar landscapes also exist along VT Route 12 with the Gulf Stream and VT Route 106 with Kedron Brook. In smaller scale and with a greater diversity of landscapes, we see similar scenic resources on our local village and town roads where we travel in the company of maple trees, stone walls, and beautiful residential homes.

Very often the fabric of our landscapes and definition of community are defined by this traveling experience. Scenic roads also accomplish the task of slowing traffic speeds and encouraging bicycling and walking. For this reason, scenic roads are often safer and support a greater diversity of multimodal transportation activity.

It is important to preserve the scenic resources of our roadways. When opportunities develop, it will be a priority to enhance a road's scenic character. Transportation or adjacent land projects that would prove to degrade roadways identified as having scenic resources will be discouraged.

ACCESS MANAGEMENT

This is a process to provide reasonable access to adjacent land uses while maintaining a safe and efficient flow of traffic. An access can be a residential or commercial driveway or it can be another public highway.

A single well-designed access to a public highway presents few concerns for the traveling public. But if access has been poorly designed and/or their frequency increases, the road's *health* declines. Ironically, this also handicaps our ability to access those very land uses that

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have the driveways leading to businesses and homes. Towns that have not emphasized access management have had to deal with negative consequences. To combat traffic congestion and safety concerns, towns are forced to resort to costly highway expansion projects.

Especially on high traffic roadways, Woodstock needs to support adjacent businesses and homes so everyone maintains safe and efficient access. Simultaneously, the Town will continue to maintain our existing highways for the benefit of the traveling public.

TOWN ROADS AND TRAILS AFFECTING CONSERVATION AREAS

Town roads and legal trails are the primary means of access to land in conservation areas. Principal users of these roads or trails are local residents, seasonal camp owners, hikers, snowmobilers and loggers. Some of these roads accommodate relatively few vehicles. The Selectboard retains jurisdiction over local roads. Roads are classified by the Town. Class 3 highways include the typical back road. Class 4 roads are not regularly maintained and are only improved to the extent required by the necessity of the Town. Legal trails are not highways and the Town is not required to maintain them.

Future land use planning and development needs to be compatible with and complement the long-term use goals and policies of this Plan. Public investment decisions that have the potential effect of altering the stated land use goals of this Plan are to be discouraged. In considering whether to reclassify or improve a Class 4 road or legal trail, or to lay out or accept a new highway in conservation areas, due consideration should be given as to the extent of development likely to result from the action and whether such action supports the goals of the Plan for the area affected. Upgrading roads and trails could stimulate new development in an area intended primarily for conservation. Over time, the cumulative impact of new development will erode the fundamental land use goals for the area.

ANCIENT ROADS OR UNIDENTIFIED CORRIDORS

Ancient roads are the common name for legally established town highways (predominantly Class 4 highways) that, due to numerous factors and the passage of time, have become largely impassable and, in many cases, unobservable. Oftentimes, these roads do not show up on town highway maps, but have not been formally discontinued by the town either. Subsequent research by landowners and towns has resulted in discoveries of old roads, rights-of-way, or trails that, heretofore, were thought to be non-existent. These situations, in some cases, have frustrated land use decisions. Furthermore, they have resulted in lawsuits necessary to affirm legal interests in property.

In 2006, Act 178 was passed by the Legislature to address the ancient roads issue. The new law requires towns to begin to include Class 4 highways and legal trails on official highway maps by 2015. Such maps have to be filed with the town and the Vermont Agency of Transportation. The new law provided that a town has until 2009 to add unobservable and unmapped roads to its official maps. Once added, the road remains as a Class 4 unless the town chooses to discontinue it, like other roads. Unidentified corridors never added to the maps after 2009 will automatically become discontinued and the rights-of-way will then become the property of adjoining landowners.

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Recommendation:

The Town of Woodstock may have unidentified roads which need to be researched. The existence of such roads as public investments created years ago may have important land use planning implications for future land conservation and development. It is in the interest of the Town of Woodstock to employ ways to research old roads and to meet the intent of Act 178. While the key responsibility rests with the Woodstock Selectboard, such efforts should include the participation of other town officials including members of the Planning Commission and Conservation Commission. By doing such, the Town will be able to draw from a variety of resources to ensure that future generations are not left with difficult or irresolvable property claims.

ACTION PROGRAM

The actual implementation of nearly all of the recommendations or suggestions should be preceded by a review by a certified traffic engineer or consultant.

Following are the identified problems and issues and corresponding goals, objectives, and implementations for resolution. Those implementations with an asterisk are of high priority.

1. Problem/Issue: Congested Traffic.

Goal 1.1. Minimize through traffic on U.S. Route 4 in Town and Village.

Objective 1.1.1. *Provide a limited access highway.*

Implementation 1.1.1.1. Review traffic flows.

Implementation 1.1.1.2. Work with the State in building a limited access highway.

Goal 1.2. Enhance vehicular traffic flow in the Village.

Objective 1.2.1. Analyze flow in the Route 4 Village corridor.

Implementation 1.2.1.1. Prepare and periodically review a traffic flow plan for the Village of Woodstock that includes volume, speed and type of vehicle.

Objective 1.2.2. *Reduce redundant Village traffic caused by searching for parking.*

Implementation 1.2.2.1. Provide additional parking spots and lots.

Objective 1.2.3. *Remove bottlenecks to vehicular traffic flow.*

Implementation 1.2.3.1. Review congestion problems in the Village and recommend solutions.

Objective 1.2.4. *Control tour buses.*

Implementation 1.2.4.1. Analyze the Traffic Ordinances for the Village of Woodstock, including bus loading zones.

Implementation 1.2.4.2. Continue to designate bus loading and unloading zones.

Implementation 1.2.4.3. Maintain parking areas for buses.

Implementation 1.2.4.4. Continue to restrict buses from side streets of the Village.

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Objective 1.2.5. *Create local alternative to Route 4 in East End.*

Implementation 1.2.5.1. Study and ascertain public/private support.

Implementation 1.2.5.2. Design and construct village streets along existing private road corridors.

Goal 1.3. Enhance vehicular traffic flow along U.S. Route 4 in Town.

Objective 1.3.1. *Allow slower or impaired autos to pull off Route 4 permitting smoother traffic flow.*

Implementation 1.3.1.1. Petition the State to construct additional pull-off areas.

Implementation 1.3.1.2. Work with state to implement improvements that make Route 4 a safer and less congested highway.

2. **Problem/Issue: Damage to existing structures and foundations from vehicular traffic.**

Goal 2.1. Minimize vibration damage to existing buildings and foundations.

Objective 2.1.1. *Reduce heavy truck traffic on roads in Village.*

Implementation 2.1.1.1. Petition the State of Vermont to provide a limited access highway or alternate route for heavy trucks.

Objective 2.1.2. *Improve roadway base of U.S. Route 4 to allow maintenance of smoother highway surface.*

Implementation 2.1.2.1. Support the repaving of U.S. Route 4 in the Village.

Implementation 2.1.2.2. Protect the Green's historic fence and landscaping.

Objective 2.1.3. *Reduce vehicular speeds on U.S. Route 4 in Village.*

Implementation 2.1.3.1. Enforce speed limits.

3. **Problem/Issue: Lack of public mass transportation.**

Goal 3.1. Encourage the development of dependable mass transportation systems to minimize automobile dependence and use.

Objective 3.1.1. *Reduce the dependence and use of the private automobile.*

***Implementation 3.1.1.1.** Support the establishment of a tourism/citizen-based bus service serving the Marsh-Billings-Rockefeller National Historical Park, Woodstock Village and other local points of interest.

Implementation 3.1.1.2. Support the establishment of a regional public transportation system.

Implementation 3.1.1.3. Support the continued service by Amtrak in Vermont and specifically to White River Junction and Randolph stops.

***Implementation 3.1.1.4.** Support the establishment of Advanced Transit or a Transit or a Stagecoach Fixed Route commuter service from Woodstock Village to major employers located in the Upper Valley.

***Implementation 3.1.1.5.** Increase support to provide additional elderly and disabled transportation services for Woodstock's seniors. Work with the Senior Center and regional transportation providers to leverage local resources with state and federal grants.

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4. **Problem/Issue: Highway safety.**

Goal 4.1. Provide greater safety and reduce hazards and accidents.

Objective 4.1.1. *Improve the safety at hazardous road areas.*

***Implementation 4.1.1.1.** Petition the State to improve U.S. Route 4.

Implementation 4.1.1.2. Petition the State to improve high frequency accident areas of U.S. Route 4.

Implementation 4.1.1.3. Work with the State to improve sight distance at Town Road 50 and U.S. Route 4 in West Woodstock.

Implementation 4.1.1.4. Work with the State to improve the Taftsville portion of U.S. Route 4.

Implementation 4.1.1.5. Petition state to enforce speed limits.

Implementation 4.1.1.6. Create a limited speed zone on Route 4 in the proximity of WUHS.

Objective 4.1.2. *Reduce pedestrian conflicts with motor vehicles.*

***Implementation 4.1.2.1.** Provide parking areas for Vail Field participants and spectators.

***Implementation 4.1.2.2.** Create bicycle and pedestrian paths between the high school and the Village per the Safe Routes to School program.

Implementation 4.1.2.3. Create pedestrian pathways in Village along High Street, from College Hill Street to St. James Church, northwest end of Lincoln Street and Route 4 East.

***Implementation 4.1.2.4.** Provide a sidewalk along Route 4 in West Woodstock.

5. **Problem/Issue: Preserve and enhance the Town's investment in transportation planning.**

Goal 5.1. Educate elected and appointed officials.

Objective 5.1.1. *Provide adequate training.*

Implementation 5.1.1.1. Host VLCT and Regional Commission courses covering contemporary transportation topics with a focus on transportation and land development issues.

Goal 5.2. Facilitate communication of transportation priorities with town officials and staff, and Regional Commission.

Objective 5.2.1. *Establish transportation project and planning priorities.*

Implementation 5.2.1.1. Maintain a listing of transportation project priorities.

Implementation 5.2.1.2. Incorporate Town Plan guidance in transportation investment and planning decisions.

Implementation 5.2.1.3. Maintain a transportation capital program.

Goal 5.3. Continue to give opportunities for citizen input.

Objective 5.3.1. *Develop a Transportation Planning process.*

Implementation 5.3.1.1. Conduct citizen-based survey on transportation.

Implementation 5.3.1.2. Develop and adopt a Transportation Plan.

6. **Problem/Issue: Preserve scenic roadways.**

Goal 6.1. Include the consideration of scenic resources in all public and private investment decisions.

Objective 6.1.1. *Identify scenic roads.*

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Implementation 6.1.1.1. Create a map within the transportation plan that highlights scenic roads.

Implementation 6.1.1.2. Consider scenic resource impacts in all road and development projects.

Implementation 6.1.1.3. Emphasize a review of scenic resource impacts on River Road, Pomfret Road, US Route 4, VT Route 12 and VT Route 106.

7. Problem/Issue: Uncontrolled access compromises the safety and efficiency of our public highways.

Goal 7.1. Promote access management to preserve the safety and mobility for the traveling public.

Objective 7.1.1. *Improve access management standards along our state-controlled highways.*

***Implementation 7.1.1.1.** Ensure the Town works closely with the Vermont Agency of Transportation in their access permit process.

Implementation 7.1.1.2. Require all state highways to adhere to the highest level of access management standards.

Implementation 7.1.1.3. Undertake, in cooperation with the Vermont Agency of Transportation, access management studies for Routes 4,12 and 106 and adopt policies and implementation strategies to ensure that the functional classifications of these highways are not unduly compromised.

Objective 7.1.2. *Continue to implement access management standards along our local highways.*

Implementation 7.1.2.1. Improve coordination of the local access permit process between Selectboard and Development Review Boards.

***Implementation 7.1.2.2.** Support the development of zoning and subdivision regulations that promote access management.

Implementation 7.1.2.3. Access design standards will be based on actual travel speeds and not the posted speed limits.

8. Problem/Issue: Bicycling in Woodstock is not a viable or safe form of transportation or recreation.

Goal 8.1. Build safe continuous bicycle routes throughout Woodstock

Objective 8.1.1. Provide a pleasant and safe transportation and recreational alternative.

Implementation 8.1.1.1. Support widening the shoulders of US Route 4.

9. Problem/Issue: The Vermont Ancient Road Law requires towns to address ancient roads.

Goal 9.1. Identify old town roads and rights-of-ways in accordance with the land development and conservation goals as stated in the Plan.

Objective 9.1.1. Provide an opportunity to identify and review Class 4 highways and legal trails.

***Implementation 9.1.1.1.** Planning Commission in cooperation with the Conservation Commission and Selectboard shall participate in a review and analysis of unidentified corridors pursuant to Act 178.

PLAN COMPATIBILITY WITH: STATE AGENCY PLANNING , NEIGHBORING TOWNS AND REGIONAL PLANS

STATE AGENCY PLANNING

Vermont planning laws (Growth Management Act of 1988) provide that state agencies which have programs or take actions that affect land use shall evaluate how their work relates to planning at the regional and local levels. State agencies are to undertake land use planning that is compatible with adopted regional and town plans. Furthermore, Vermont law (3 V.S.A. Section 4020) provides a process under which plans are to be periodically reviewed to ensure compatibility with local and regional planning.

The most important land use development potentially impacting Woodstock's citizens is the development of plans for the upgrading Route 4 or the location of an alternative east-west route across this area of Vermont. Accordingly, it is in the interest of Woodstock to continue its participation with the Agency of Transportation and regional commission on Route 4 planning. This will ensure that Woodstock's goals and policies are understood and, to the extent practicable, incorporated into state and regional planning.

REGIONAL PLANNING

The Two Rivers-Ottawaquechee Region includes Woodstock. There are thirty-one municipalities which comprise the service area of the Two Rivers-Ottawaquechee Regional Commission (TRORC). Established in the early 1970s, the Commission is a political subdivision of the State and provides technical services to local government and state agencies, including matters affecting land use. In addition, the Commission has a regional planning program and has an adopted Regional Plan (July 2003). This Plan is currently undergoing revision and work is anticipated to be completed in 2007. Revisions include adding amendments reflecting the addition of the Towns of Thetford, Norwich, Hartford, West Windsor and Hartland to the Region in 2002 and 2004.

The current Regional Plan consists of land use planning principles and policies which are compatible with this Plan. Municipal plans may be submitted to the Regional for review and approval to ensure compatibility with the Regional Plan. As part of this legal process (24 V.S.A. Section 4350), earlier versions of the Woodstock Village and Town plans were submitted and found to be compatible with the Regional Plan. Following adoption of this Plan, it is the intent of the Town and Village to submit it to the Regional Commission for approval.

In approving a plan, the Commission affirms that it is:

1. consistent with the goals of the Vermont Municipal Planning and Development Act;
2. compatible with the Regional Plan;
3. compatible with other approved plans of neighboring towns; and
4. contains those elements of a plan as required by law.

LOCAL PLANNING

Because of inter-town relationships, planning within adjacent municipalities needs to be recognized and coordinated with planning in Woodstock. This effort includes how neighboring land use development and conservation planning policies and activities affect Woodstock. Where plans are incompatible, it is important to identify them and to seek ways to mitigate conflicts. Woodstock is bounded by six towns: Bridgewater, Hartford, Hartland, Pomfret, Reading and West Windsor.

PLAN COMPATIBILITY

The Town of Hartford is the largest community abutting Woodstock and is a major transportation hub to the Region. Hartford has had a local planning program since the 1960's. This includes an adopted municipal plan, zoning regulations and subdivision regulations. The most current plan was adopted in June 2003. This plan provides for growth centers within or surrounding its five villages as well as areas adjacent to Interstate highway interchange areas. Outlying areas provide for mixed uses and residential development at varying densities. At the Woodstock-Hartford Town Line, the Ottauquechee River provides a buffer between the Taftsville hamlet area and Hartford's low-density development. The Hartford Town Plan provides several areas for commercial use along Route 4. Increased traffic on Route 4 coupled with development adjacent to the roadway, will create congestion and interrupt through traffic on this heavily used transportation corridor. It is in the interest of Woodstock to coordinate its transportation planning with neighboring towns to ensure that this valuable public investment is not unnecessarily endangered.

The Town of Hartland municipal plan (adopted February 2002) provides for future development in several different land use areas. A land use goal is to balance new growth with a healthy environment. Commercial growth is to occur in village areas in the present pattern of settlement. Rural land is to be used predominately for agriculture, forestry and compatible uses. Industrial uses are to be located within or adjacent to existing commercial and industrial areas. The Town does not have a zoning regulation in effect and is dependant on Vermont's Act 250 process to regulate land use.

The Plan provides for a small commercial area at the intersections of Routes 4 and 12 east of Taftsville. A variety of light commercial and industrial uses are presently located here. Additional development is enabled provided that access to Route 4 is controlled and attention is given to scenic resources, including the Ottauquechee River. In the late 1980's, a 60,000 square foot sub-regional shopping complex was proposed to be built on Route 4 at this site, requiring an Act 250 permit from the State. The project was eventually denied because it was not in conformance with the Regional Plan, the basic premise being that large scale retail commercial growth should occur within existing villages or adjoining areas and not in outlying low density areas. Additionally, it was found that the public investment in Route 4 as an arterial highway would be endangered due to traffic congestion. During this proceeding, the Woodstock Selectboard participated in the review of the project and eventually went on record in opposition to the project. Future land use developments in this area immediate to Woodstock should be evaluated to ensure that such activities maintain the integrity of Route 4 as a primary travel corridor and continues to support the basic land use goals of the Regional Plan.

Reading, Pomfret, West Windsor and Bridgewater are also adjacent to Woodstock. These towns are relatively small in population and have experienced slower growth rates than Hartford and Hartland. All four have plans approved by the regional commission. Except Bridgewater, all have land use regulations, including zoning bylaws. Planning in these towns extends back to the early 1970's. Land use goals for these communities are to preserve rural character, protect open space, retain agricultural land and encourage residential development in areas contiguous to existing settlements and hamlets. These communities are predominately bedroom towns to the greater Upper Valley. Major land use changes are discouraged, including areas in close proximity to Woodstock. Similar to the plans of Hartford and Hartland, all have been approved by the TRORC as compatible with the regional plan and other local plans.

CAPITAL BUDGET PROGRAM

The Town and Village of Woodstock utilize a capital budget program as a financial management tool to plan for purchases of expensive equipment or building construction projects. The concept is to set money aside in the Capital Reserve Fund annually to save money that is dedicated for the purchase of specific equipment during a specific time period in the future. This is similar to the retail stores that have a “lay away program” that we are all familiar with.

The philosophy is that capital budgeting helps level out peaks and valleys of the annual budgets by appropriating money for a \$100,000.00 purchase over four years at \$25,000.00 per year, rather than one single year purchase of \$100,000.00.

Woodstock has a comprehensive capital budget program that involves every municipal department. The idea is that if the Highway Department needs to replace one dump truck with plows and a sander every eight years, it is beneficial to set money aside every year towards this purchase. The capital budget is used to save up for office equipment such as computers and photocopiers that may have a useful life of five years.

LAND USE

Woodstock appreciates the land use pattern of the village and hamlets surrounded by open spaces as a recreational resource, as a component of the economic base and for its aesthetic beauty. Although the economy has changed from an agrarian to a service orientation, Woodstock is concerned about the loss of farms and forests to development, about haphazard growth and about strip development along major traffic corridors entering the village.

The community needs to establish a plan for protection of open spaces in order to provide a balanced pattern of land use and development. Development which provides for protective conservation easements on open space is preferable to scattered and unplanned development.

The heavy traffic along U.S. Route 4 will continue to increase until the State of Vermont develops an alternative east west highway. Failure of the State of Vermont to create an alternative traffic corridor makes it especially important for Woodstock to guard against strip development.

The decline of agriculture in the past 25 years has had a major impact on communities, such as Woodstock, where tourism has replaced farming as the major industry. In order to encourage the continuation of farming, it is necessary to allow for diversification of farming operations through manufacturing, processing or retailing of farm or forest products produced on the land.

Small businesses should be allowed to operate in the rural zone if they have committed a relatively large tract of land to open space. Woodstock may also wish to investigate the purchase of development rights.

Some important natural resources deserve special protection. The Conservation Commission should act as advocate for these natural elements. Aquifers, large tracts of forested land, agricultural soils, deeryards, wetlands, surface waters and ridge lines are examples of natural resources that have value to the public which justify additional regulation.

The fundamental reasons for the proposed land uses as shown are to:

1. allow farming and forestry, including processing;
2. protect from development certain natural resources;
3. protect the residential character of existing villages and hamlets;
4. maintain the present settlement pattern;
5. allow for reasonable development of the countryside;
6. allow for higher densities within the existing Village and hamlets;
7. prevent strip development and bolster the viability of the downtown;
8. provide areas for non-retail business to operate.

SPECIAL FEATURES OVERLAY MAPS

The following are proposed special districts and specific sites for the Special Features Overlay Map and their purposes.

CONSERVATION DISTRICTS

The purpose of the conservation district is to protect against the unsuitable development of lands with natural limitations such as: 1) shallow soils, 2) steep slopes, 3) floodway, 4) agricultural soils, 5) wetlands and 6) aquifers. Because they are fragile resources and impose limitation on development, no community facilities will be provided to these areas. (See page 71)

FLOOD HAZARD DISTRICT

The purpose of the flood hazard district is to prevent increase in flooding caused by the development of lands in flood hazard areas and to minimize losses due to floods. Within the floodway, land filling and structure will not be permitted; within the 100 year floodplain, land filling and structure will be permitted pursuant to federal and state guidelines. (See page 67)

DESIGN REVIEW DISTRICT

The purpose of the Design Review District is to protect the natural beauty and the architectural, cultural and historic character of the Town for both residents and visitors. In order to protect these characteristic, it is necessary to insure that structures are properly related to their sites, to surrounding sites and structures and that proper attention is given to exterior appearances of buildings as permitted by Section 4407 (6) of the Act. (See pages 54 & 55)

SCENIC RIDGELINE DISTRICT

The purpose of the Scenic Ridgeline District is to protect the rural and pastoral character of Woodstock by preserving and conserving Woodstock's ridges and hillsides from unregulated land development. (See pages 77 & 112)

