

SOUTH HERO

TOWN PLAN

2009

PREPARED BY:

the South Hero Planning Commission and

Residents of the Town of South Hero

with the assistance of

Northwest Regional Planning Commission
St. Albans, Vermont

Adopted by the South Hero Selectboard: September 14, 2009

Tables

Table	Page
1. South Hero Land Use, 2003	10
2. Size of Permanent Residential Parcels, 2003	11
3. Building Permit Trends, 2000-2008	12
4. Subdivision Trends, 1996-2008	13
5. Housing Unit Trends, 1980-2000	13
6. Place of Work of South Hero Residents, 2000	27
7. Industry of South Hero Residents, 2000	28
8. Occupation of South Hero Residents, 2000	28
9. Population Trends, South Hero, Grand Isle County, 1970-2010	31
10. Population Projections, South Hero, Grand Isle County, 2005-2015	31
11. Change in # of Parcels, Grand List, 1987-2003	32
12. Growth in Grand List, 1992-2003	32
13. Growth in Budget for Town Services, 1992-2003	32

Charts

Chart	Page
1. Acreage by Land Use, 1993 and 2003	10
2. Population Trends in South Hero, Grand Isle County, 1970-2010	31
3. Chart 3: Annual Average Daily Traffic, Route 2, 1989-2007	33

Table of Contents

Introduction to the South Hero Plan	4
I. The Use of Land	6
II. The Special Environment of the Island	15
III. Community Assets	22
IV. Jobs and Businesses	26
V. Growth and Town Services	29
VI. Vision for the Future of South Hero	37
VII. Relationship to the Surrounding Region	39
APPENDIX 1: List of Historic Sites	40
MAPS	44
1. Base Map	
2. Primary Agricultural Soils	
3. Land Cover/Land Use	
4. Community Assets	
5. Critical Areas	
6. Transportation	
7. Current Zoning	
8. Proposed Land Use	
9. Facilities and Utilities	

Introduction to the South Hero Plan

As an island in Lake Champlain, South Hero is a special place. There are many features of the island that are unique and are essential to the Town's character. Among them are broad scenic views of farm fields, the lake, the Adirondack Mountains to the west and the Green Mountains to the east; broad wetlands; natural areas, particular fossil sites; wildlife habitat; the lake shoreline; and the outer islands.

The purpose of the South Hero Town Plan is to provide a guide to the community and a plan for the future of the Town. This plan contains detailed information about the Town - its natural resources, its history, its growth patterns, its businesses, its residents, its public services and community events and activities. Most of the information was gathered by residents from surveys, public workshops and committees. The vision for the future of the Town, the goals, objectives and strategies were developed by Town residents.

Planning and zoning in South Hero began on July 11, 1972 with the adoption of interim zoning. The first Town Plan was written and adopted in April, 1975 and permanent zoning bylaws were then established on July 29, 1976. In 1978 special flood damage prevention zoning measures were adopted and in 1979 were ratified by the voters at Town Meeting. Changes to the zoning bylaws followed in March 1990 creating a review of waste water systems when a zoning permit is required. The bylaws also started a more thorough review of seasonal to year-round housing unit conversions and instituted site plan review by the Planning Commission as part of the zoning process. Subdivision regulations were adopted by the voters on March 5, 1990 and the flood damage prevention regulations were updated in March 1991. In 2002, the zoning regulations were updated to include provisions for telecommunications facilities.

From June 1993 to February 1994 significant public input and dedication was realized through six sub-committees of the South Hero Town Plan Steering Committee; they included Use of Land, Special Island Environment, Community Assets, Jobs and Businesses, Growth and Town Services and Public Participation and Publicity Committees.

Early in the process a survey of residents was taken to get their views on a variety of issues. All the committees had access to the results of the survey and used these opinions to help develop their recommendations. The Jobs and Businesses Committee did their own survey of several area businesses to supplement the town survey. The Use of Land Committee talked to all of the farmers in order to arrive at their recommendations for farming and farm land. The Public Participation and Publicity Committee was responsible for writing articles for the Islander on the plan, the committees' work and the public workshops and for putting notices of meetings up around the Town. As a result attendance was high at the public meetings.

The 1994 plan was found to be comprehensive and was readopted in 1999. In 2004, the Town of South Hero adopted a Town Plan that included significant revisions. This update incorporated the most up-to-date statistics, including the 2000 U. S. Census data, and was revised to address current issues of concern. The process for developing the 2004 Plan was lengthy and comprehensive, spanning several editions and many years. Great care was taken to involve as many people as possible.

The 2009 Town Plan update is intended to be a minor update which ensures that the Town Plan reflects the most current statutes. Current data was included where possible, however new Census data will not be available until after the 2010 Census. The 2009 Plan update also includes an update to the Proposed Land Use map, which is intended to lay the groundwork for the potential creation of Village Zoning Districts.

This Town Plan identifies actions that the Town can take to shape its own future in accordance with its vision. However, the Town does recognize that many factors influencing its future are beyond its control. These factors include the economy and state and federal regulations. However, there is an opportunity for the Town to have greater control over state actions. Title 3 VSA, Chapter 67, §4020 says, “State agencies that have programs or take actions affecting land use, ..., shall engage in a continuing planning process to assure that those programs and actions are consistent with the goals established in 24 VSA section 4302 and compatible with regional and *approved municipal plans*, ... (emphasis added).” By adopting this plan, the Town will have more control over its future and there is a greater chance that state plans and projects will have to reflect the Town’s voice. Further, growth is inevitable; though not encouraging or discouraging growth, this plan works towards anticipating growth and ensuring it is well planned.

Two boards, appointed by the 5 member Select Board, - the 7 member Zoning Board of Adjustment and the 5 member Planning Commission - and the Administrative Officer make up the review and revision process of the planning and regulatory effort in South Hero.

I. The Use of Land

GOALS

1. Allow South Hero to grow in a responsible way, with respect for its unique characteristics, natural beauty and rural environment.
2. Support farming and maintain agricultural land to keep the rural landscape of the Town and help the local economy.
3. Encourage commercial and small, light industrial enterprises in and near Keeler Bay and South Hero villages, in suitable locations on major roads, and in small, mixed use homesteads.
4. Provide for the compatible coexistence of development with major ecologically sensitive areas, such as wetlands, natural areas, and Lake Champlain; scenic views; and historic sites.

OBJECTIVES

1. Enable residential and agricultural or residential and commercial mixed use homesteads to flourish throughout the Town.
2. Provide incentives to locate commercial and small, light industrial development in and adjacent to the villages and on Route 2 in a way that maintains the beauty of the entrances to the Town from the east and west and prevents strip development.
3. Consider studying the potential for, cost of, and impact of a small scale, municipal sewage disposal system for the villages to reinforce a village pattern of growth and encourage appropriate commercial and industrial development.
4. Recognize in plans and regulations that there are certain parts of Town that will be easier to develop in than others due to the capability of the soils for septic systems, presence of wetlands, natural areas, scenic areas, and primary agricultural soils, and existence of state and federal regulations.

RECOMMENDATIONS:

Future Land Use

Residential Development:

The predominant land use trend in South Hero is residential subdivision. In the future houses should be located throughout the Town in accordance with Town standards. The major factor affecting residential use will be the capability of land for sewage disposal. While this land pattern is recognized as wasteful of resources, until approvable innovative, alternative sewage disposal systems are found, it will predominate. Measures, including conservation easements, should be applied on 10+ acre lots to protect resources, particularly prime agricultural soils and to enable farming to continue wherever possible. Steps should be taken to cluster residential development where good soils can be found. The South Hero Development Regulations enables the use of Planned Unit Developments (PUDs), which allow for clustered development and the

protection of open space. Residential development at higher densities is also appropriate in the villages. All residential uses should compatibly coexist with prime agricultural land, wetlands, natural areas, shorelines, flood plains, and scenic areas wherever possible, through clustering and use of conservation easements to protect resource areas.

Seasonal Home Conversions to Year Round Use:

The seasonal home community is important to the character of the Town of South Hero. Places that once were only occupied in the warmer months are now occupied year round. Conversions in places where there is a dense pattern of seasonal homes along the shoreline and where soils for septic systems are poor and road access is limited need attention. To protect the water quality of the lake, to enable safe and efficient access to properties, and to protect the scenic beauty and fragile character of the shoreline, the Town will take measures to insure properly functioning septic systems, year round road access for emergency vehicles, and maintain adequate lake shore and yard setbacks.

Villages:

The villages of South Hero and Keeler Bay are compact centers for shops, services, low impact industry, offices, tourist services, places of worship, municipal offices and facilities, the museum, the school and homes. They serve as gathering places for a variety of community events and activities. To enable continued growth in the villages, safe alternatives for sewage disposal must be found. In addition, extensions to the water supply system may be considered. Traffic on Route 2 must be controlled in the villages for the safety of pedestrians and to protect the character of these areas. Historic resources contribute to the character of the villages; new development should recognize these resources and use them in a productive and compatible way. Outside of the villages rural countryside will prevail. Future revisions of the South Hero Development Regulations may create village zoning districts which would enable higher density development and encourage commercial uses in the village areas.

Commercial and Industrial Development:

Commercial and industrial development in South Hero should be of a scale and impact appropriate for the Town's rural character. Commercial services, retail shops, offices, light industries, agricultural operations, and home businesses and industries are encouraged in the Town. Most commercial and industrial uses will be encouraged in or adjacent to the villages, however the particular use will determine the appropriate location. Commercial and industrial uses outside these areas will have higher standards to meet and will have to show how they will protect the scenic beauty of the entrances to the Town and will be compatible with the resources that the Town is trying to protect. Home occupations will be encouraged throughout the Town provided they fit in with the surrounding neighborhood. All uses must demonstrate that they have adequate road access and all uses requiring a Wastewater and Potable Water Supply Permit shall receive a certificate of occupancy from the Administrative Officer before using or occupying a premises.

Agricultural Development:

Farms of all types are encouraged to remain on prime agricultural soils in the Town of South Hero. The best locations for farms are designated as prime agricultural land on the Primary

Agricultural Soils Map (Map #). The Town encourages compatible home occupations on farms, such as farm stands, value added agriculture enterprises, storage operations in barns, and bed and breakfasts. When a farm designated as prime agricultural land is proposed for subdivision, the Town will work with the owner/developer to locate house sites in a way that protects as much of the prime agricultural land as possible.

Strategies

1. The Town should support purchase and/or donation of development rights to maintain agriculture and important natural areas.
2. The Town should provide for agriculture easements in subdivisions and promote small lot cluster housing where soils are suitable.
3. The Town should provide for “building envelopes” in subdivisions for house sites to coexist with wetlands, natural areas, and farmland.
4. When development is proposed for a parcel of land, landowners should be allowed to bring forward their own information, from qualified field investigation, on the location of wetlands, natural areas, agricultural soils, and soils suitable for sewage disposal.
5. The Town should define village areas in the zoning regulations, encourage development there and take steps to improve their appearance, establish sign and height standards, and set and enforce appropriate speed limits.
6. Commercial and small, light industrial enterprises should be encouraged by designating locations where these uses will be less restricted than in other parts of Town.
7. The Town should study its needs for a safe and adequate sewage disposal system. The study should address: the potential for a sewer system in the village areas that is limited in capacity and area served; sewage disposal on existing small lots on the lakeshore and in clusters off farmland; and the impact of sewage disposal systems on growth and farming in the Town. The study should be concerned with costs of construction and operations of sewage systems and growth impacts.
8. The Town should continue to support innovative solutions for safe sewage disposal for existing homes with sewage disposal problems.
9. The Town should support the development of hospitality or service based businesses, best suited to serve the needs of residents, seasonal residents and the tourism population.

FINDINGS

Capability of the Land for Agriculture and Development

The character of South Hero’s soils, topography, geology, and ground and surface water will influence the future growth and development of the Town. U.S. Soil Conservation Service Soil Survey maps provide valuable information on soils, slopes, geology, ground water, resource potential and wetlands.

On Site Sewage Disposal Potential:

Soils found on soil surveys may be classified for the suitability for on-site sewage disposal. Because South Hero has no municipal sewage disposal facility, on site sewage disposal capability is an important factor in determining where growth will go. Soils types were divided into four categories: best potential for in-ground systems, potential for mound systems, potential for mound systems-bedrock limitations, and limited potential, i.e. may not pass Vermont Environmental Protection Rules.

A large part of South Hero has poor potential for on-site sewage disposal. This does not mean that no development can take place in these areas. New state regulations allow the use of more innovative treatment systems which work on a wider range of soils and therefore create opportunities for development on lots that were previously considered undevelopable. In addition, developers are increasingly using small-scale shared wastewater systems to treat entire subdivisions without needing suitable soils on each lot.

The areas that have good potential for on site sewage disposal are small and scattered and do not coincide with where the most concentrated development has taken place to date, including the two villages and the lakeshore. Areas with limited potential for state approved systems are made up of ground water recharge areas; therefore, concentrated developments in these areas should be avoided.

Both the villages of South Hero and Keeler Bay have very poor soils potential for siting commercial or industrial facilities under present State regulations. Without the benefits of a municipal or innovative sewage disposal system, the concentration of commercial developments is only marginally feasible. Small areas outside of the villages show good to moderate potential, but their locations, end of Kibbe Point, along South Street and a few others, are either off town roads, or are already residential or prime agricultural in nature.

Agricultural Potential

Primary agricultural soils indicate locations where there is the highest potential for agriculture based on soil physical and chemical conditions. This information is determined from the U.S. Soils Conservation Service Soils Survey for South Hero. Soils in the survey are placed in value groups and classified either as primary agricultural soils or not primary agricultural soils, based on state definitions. The Primary Agricultural Soils Map, shows the areas that qualify as primary agricultural soils (Map 2). As a result of field investigations, most non-farm, forested, wetlands, or built up areas have been eliminated from the mapped primary agricultural soils areas.

According to the State definition of primary agricultural soils, these soils “have potential for growing food and forage crops, are sufficiently well drained to allow sowing and harvesting with mechanized equipment, are well supplied with plant nutrients or highly responsive to the use of fertilizer, and have few limitations for cultivation or limitations which may be easily overcome,... the average slope of the land does not exceed 15 percent, and such land is of a size capable of supporting or contributing to an economic agricultural operation.”¹

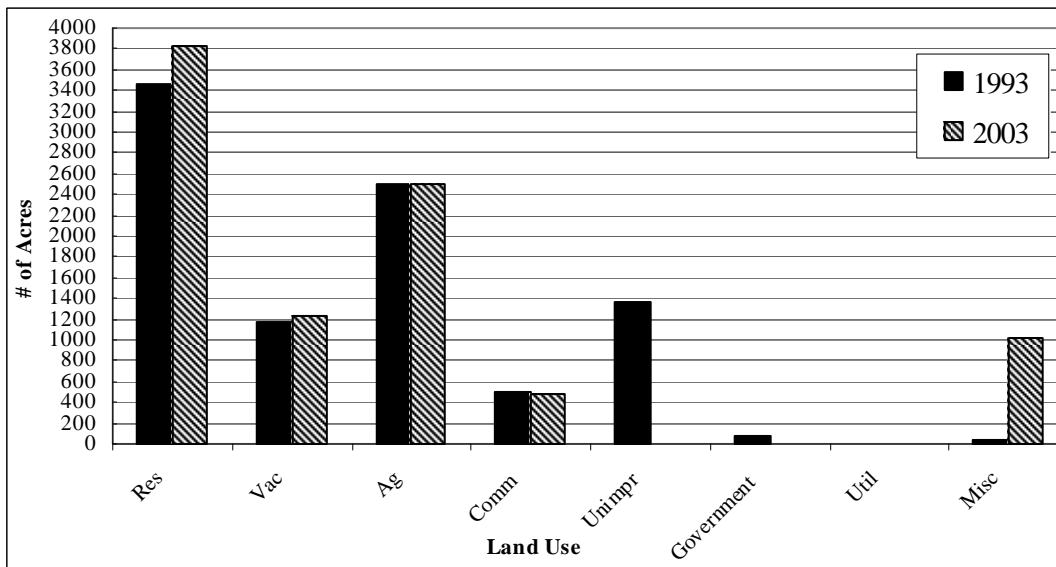
¹ This is the State of Vermont Act 250 definition of Primary Agricultural Soils.

Land Use Patterns

As of 2003, there were a total of 9,154 acres of land in South Hero divided into 1,199 parcels, averaging 7.6 acres. Nearly one half of the land in Town is used for agriculture (although much of this land is not designated as agriculture on the Grand List). Most of the land is used for permanent residences (42.2 percent of all acreage); an additional 13.5% of the land is used for vacation homes. Thus, residences use just over 55% of the land in the Town. Table 1 shows the distribution of acreage and number of parcels based on information provided from the 2003 Grand List.

Land Use	#of Parcels	% of Total	Total Acres	% of Total	Avg. Parcel
Permanent Residence	597	49.8	3,833.6	42.2	6.4
Vacation Residence	257	21.4	1,231.0	13.5	4.8
Agriculture	18	1.5	2,508.8	27.6	139.4
Commercial	33	2.8	486.7	5.4	14.7
Unimproved	173	14.4	3.3	0.0	0.0
Government	0	0.0	0.0	0.0	0.0
Utilities	4	0.3	4.0	0.0	1.0
Miscellaneous	117	9.8	1,027.1	11.3	8.8
TOTAL	1,199	100.0	9,094.5	100.0	7.6

Chart 1: Acreage by Land Use, 1993 and 2003



Permanent Residences:

Over 76% of the land that is in permanent residential use is in ten acre or greater lots. However, only 128 out of 597 residential parcels are ten acres or more. The average lot size of the 469 lots that are less than ten acres is 1.9 acres. See Table 2.

Category	# of Lots	Total Acres	A v. Lot Size	% of Res. Acres
Res: >10 A	128	2,934	22.9	76.5
Res: < 10 A	469	900	1.9	23.5
TOTAL	597	3,834	6.4	100.0

Vacation Residences:

There are 257 vacation residence parcels totaling 1,231 acres or 13.5% of the land in South Hero. Over 92% of these parcels are lake front lots averaging a little over two and a half acres in size. The number of vacation homes increased in South Hero by 6% between 1993 and 2003.

Commercial Uses:

There are 33 commercial parcels of land in the Town; however, this figure does not include businesses that are not reported on the Grand List, such as home businesses, or farms.

Farms:

Over 4,345 acres, or nearly one half of the land in South Hero is farmed. However, farmers only own about 58% of this land. Three farmers use close to 1,720 acres or nearly 40% of all the farmland. Six farmers lease at least some land, estimated to total 1,612 acres.

Forested Land:

South Hero has scattered areas of forested land, including mature forests, wetland forests, and young forests that are growing up from old farm fields or pastures. The Land Use/Land Cover Map shows forested areas (Map #). The large tracts of forest land shown on the map include small open non-forested areas and young forests that were once hay fields or pasture. Unlike most of Vermont the Lake Champlain islands support growth characteristic of Central Woodlands, such as shagbark hickory, basswood, black walnut, and red and white cedar.

There are two fine woods of deciduous (broad-leaved) trees. One is on the eastern side of Eagle Camp. Another is on the western portion of the Hobart Tracy property. These woods support many wildflowers, such as bloodroot, trillia, hepatica, meadow rue, white and red bane berry and a host of others. Many of these plants are becoming rare in other parts of New England.

Lake Front:

In 2003, about 39%, or 473, of all parcels of land in South Hero have some lake frontage. Most (254) of the parcels that have lake frontage are vacation residences; another 181 parcels are permanent residences. There are another 51 lakefront parcels that are “unimproved”, but some of these are used for agriculture.

Village Areas:

In 2000, the Village Working Group was formed to "Develop a vibrant village, where all can live and travel safely." Through the use of VT Transportation Grants, they continue to develop and implement traffic calming techniques in the SH villages.

Land Use Trends

All zoning permits and subdivision approvals from the last three years were reviewed to identify the recent trends in land development in South Hero. (See Tables 3 and 4) Prior to this period, there is only data from U.S. Census showing changes in the number of year round and vacation homes in the Town from 1980 to 2000. (See Table 5) These data show the following land use trends:

1. The largest number of zoning permits issued over the last three years have been for additions to existing uses (67 permits), followed by 46 permits for new houses, 5 agricultural related permits, and 141 other permits.
2. Year round housing units grew from 390 to 689 between 1980 and 2000, an average annual growth rate of 3.8%. Trends since 1990, indicate this growth rate is slowing to a little over 2.3% annually. There are approximately 689 year round units in South Hero today.
3. Seasonal home units are declining in South Hero. According to Census data, there were 442 seasonal units in 1980, 396 seasonal units in 1990 and 347 in 2000, a 21.5% decrease between 1980 and 2000. Since 2000, permits were issued for 7 seasonal home conversions to year round use. The conversions raise general issues of adequacy of septic systems, especially in areas of poor soils and sufficient road access especially for emergency and fire vehicles. In addition, often the conversions are accompanied by major building alterations, which increase the coverage and bulk of buildings on small lots.

Tables 3, 4, and 5 summarize land use trends in the Town of South Hero.

Table 3: Building Permit Trends, 2000-2008

	Building Permits	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
	New Homes	12	15	9	10	10	9	10	7	3	85
	Home Additions	14	16	17	20	10	9	14	10	17	127
	Accessory Buildings	1	2	2	3	8	19	8	18	11	72
	Agriculture	1	0	1	3	1	1	1	0	3	11
	Conversion of Seasonal to Year-round home	0	3	2	2	1	1	8	8	2	27
	Other	40	39	42	20	30	36	35	32	29	303
	TOTAL	68	75	73	58	60	75	76	75	65	625

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Sum Change
Approved Subdivisions	4	11	6	5	6	1	0	2	3	2	7	4	6	35
Acreage Involved				91	135	79	0	369	235	112	204	32	264	
Lots Created	7	27	6	14	20	6	0	2	4	3	15	5	17	82

Housing Type	1980	1990	2000	# Change		% Change	
				1980-90	1990-00	1980-90	1990-00
Year Round Units	390	562	689	172	127	44.1	23
Seasonal Units	442	396	347	-46	-49	-10.4	-12
TOTAL UNITS	832	958	1,036	126	78	15.1	8

Farming

The largest single land use in the Town of South Hero is farming. (More land is designated as residential according to the Grand List, but often only a portion of those parcels are used for housing.) There are twenty two (22) farms in the town, not including part time or hobby operations. There are 15 animal farms (not including dairy farms), 5 dairy farms, 15 hay farmers, 2 orchards, 2 vegetable farms, 2 horse farms, 1 vineyard and 1 nursery. Many farming operations utilize their land for several uses, and in some cases by several farmers. Of the 4,345 acres in South Hero used by farmers, approximately 2,625 are owned and 1,720 are rented.

Agriculture and Agritourism are an important segment of South Hero's economy. Besides providing jobs for residents, using an important land resource, contributing to the scenic beauty and open spaces of the Town, and providing an important product, farms provide a market for other businesses. There are several businesses in South Hero tied to farming. Agritourism could provide farmers with a source to diversify their farming venture.

Although South Hero is part of a 'micro-climate', which provides a longer growing season, there are relatively few agricultural ventures which take advantage of the benefits.

Existing Regulations

In 2009, the Town of South Hero adopted "Land Development Regulations" which updated and replaced the previous Zoning, Subdivision and Flood Hazard Regulations. These regulations take steps to protect six conservation areas, including the "Crick" and the woods near Eagle Camp, through 25 acre minimum lot sizes. There is no specific protection established for prime agricultural lands. Protection for the shoreline is provided by a building setback of 75 feet. Commercial development is conditional in the Rural Residential and Shoreland districts upon approval of the Board of Adjustment and site plan approval from the Planning Commission. There is no encouragement for commercial and industrial development to locate in specific areas

of the town. Residential development is permitted anywhere in town. The maximum density of residential development is 1 unit/acre, except in the Conservation District where it is 1 unit/25 acres. Conversions of seasonal homes to year round use must meet state regulations for septic disposal and potable water, and must have adequate road access and off street parking. The bylaws currently include provisions for telecommunications facilities.

The Land Use Regulations also include rules to guide the subdivision of land into parcels. They include standards for roads, lighting, signs, landscaping, utilities, and the protection of certain resources. They encourage protection of agricultural land but contain no specific provisions for accomplishing such protection.

II. The Special Environment of the Island

GOALS

1. Provide for the compatible coexistence of development with major ecologically sensitive areas, such as wetlands, natural areas, and Lake Champlain; scenic views; open and agricultural land; and historic sites.
2. Support reduction of lake, ground water and air pollution.
3. Work towards a system of town multiple use paths, trails and recreational areas that exist within town and private lands. Trails should be accessible to recreational resources, local businesses, the school, and concentrated residential areas.

OBJECTIVES

1. Increase public awareness of the unique characteristics of South Hero in an effort to help preserve those characteristics for future generations.
2. Monitor the lake shore for point and non point sources of pollution and identify measures to minimize pollution.
3. Identify opportunities by which significant properties, including natural areas, farmland, scenic areas, recreation areas, and historic sites, can be protected, such as state, federal, and private grants, donations, and leases.
4. Insure that the conversion of seasonal homes to year round use results in safe and adequate sewage disposal, water supply, and road access and meets zoning provisions.
5. Support continued efforts to maintain adequate public access to the lake.

STRATEGIES

1. The Town Planning Commission should stay up to date on state and federal regulations concerning wildlife, wetlands, natural areas, and water quality and determine the best course for the Town to take regarding regulations for these areas. The Planning Commission should monitor the effectiveness and enforcement of town regulations
2. The Town should consider creating an optional fund in conjunction with payment of property taxes to create new town trails.
3. The Town should support and seek out and apply for state, federal and private grants for the protection of natural areas, wetlands, scenic areas, shoreline recreation areas, and wildlife habitat.
4. The Town should support donations, leases, and other private, voluntary ways to protect natural areas, wetlands, scenic areas, shoreline recreation areas, and wildlife habitat.
5. Town zoning and subdivision regulations should be strictly and consistently enforced. All town officials should be well-informed about these ordinances.

6. In the Town zoning and subdivision regulations, provisions should insure that development compatibly coexists with the following special environmental areas:
 1. Natural areas, especially significant fossil sites
 2. Critical habitat on the out islands
 3. Public access areas on the lake shore
 4. Lake Champlain shoreline
 5. Wetlands, including the “Crick” and the area of Round Pond
 6. Scenic views
 7. Flood plain areas
7. To protect the Lake Champlain shoreline and recognize its diverse and unique character, the Town Planning Commission shall keep apprised of lakeshore land use and identify shoreland areas that may be treated differently in the Town regulations.
8. To minimize pollution to the Lake and ground water, the Town should undertake or support efforts to:
 1. Identify pollution sources.
 2. Work with farms to limit discharges through such means as alternatives to herbicide and pesticide application and alternative methods of application.
9. The Town should support programs which:
 1. Educate the public, including children and landowners, of the importance of agriculture, natural areas, wetlands, and historic sites.
 2. Organize volunteers who are interested in creating and maintaining town trails and coordinating with regional trail projects.

Scenic Views

A scenic view is an area from which an open vista may be viewed by the public. Most scenic views will be from public roads, but will also be from public recreation areas and from the lake. The Special Island Environment Committee found 14 scenic views and ranked them from 1 to 4, with 1 being the best. All views are depicted on the Community Assets Map, which is attached to this Plan (Map #).

#1 Scenic Views

- Sunset View Road overlooking the ridge to the south/west and west with the lake and Adirondacks in the background.
- At the intersection of Landon Road and East Shore Road there is a view across Round Pond into the bay with the Green Mountains in the background. The view is enhanced by the farm fields which surround the intersection.
- Along causeway traveling in both directions on Route 2: panoramic view.

#2. Scenic Views

- Route 2 from Kibbe Point Road east to the town line on the Sand Bar; offers views of the Green Mountains to the east with the lake in the foreground.

- Route 314 as it tops the hill approximately 300 yards from the town line. This slope offers a view of the lake with Plattsburgh and the foothills of the Adirondacks in the background.
- West Shore Road at junction with Eagle Camp Road looking west over Rockwell Bay. The lake is in the foreground with Plattsburgh in the background.
- West Shore Road overlooking Sawyer Bay with the lake in the foreground and Adirondacks in the background. Also scenic looking east into the fields surrounding the bay.
- White's Beach on West Shore Road viewing the lake to the west with the Adirondacks in the background. Sunsets and beautiful island views of Providence Island, Carleton's Prize and Stave Island.
- South Street from the top of the hill headed south after Whipple Road and for a distance of approximately 100 yards. Views of the lake, greater Malletts Bay, the Adirondacks and the Green Mountains.
- The railroad bed from the point where it emerges into the lake at the south end of the island and proceeds into the lake, i.e. The Fill. Views are spectacular in all directions.
- Hochelaga Road from the top of the hill as you turn off of South Street to the turn off for Camp Hochelaga. Views of the lake and the Green Mountains.
- Town Line Road looking east and south from the top of the hill at Sweeney's Farm. Views are of the lake, Keeler Bay and the Green Mountains.

#3. Scenic Views

- South Street has views to the west from Folsom School to the Kinney's Farm. Some lake views but mostly the Adirondacks.
- The intersection of Lakeview Road and Station Road has views to the east and south with fields in the foreground and the Green Mountains in the background.

#4. Scenic Views

- All of Lakeview Road may be considered scenic from views of the farm fields and the "Crick" to the left with the ridge line running along the right and finally the lake and the Adirondacks to the west.
- All lake public access areas afford views of the lake and surrounding areas.
- From Kibbe Point Road at the first sharp curve to the right there are views of the lake and the Green Mountains to the east with farm fields all around the area.

Scenic Roads

Upon review of all roads in the Town, it was determined that portions of all roads may be considered scenic, taking into account the beauty of the seasons, the contrast of the sky against open fields and woodlands, and the distant mountains and lake views.

Wetlands

Wetlands are mostly semi-aquatic lands that are flooded or saturated by water for varying periods of time during the growing season. In all wetlands, the presence of water creates conditions that favor the growth of certain plants, such as cattails, water lilies, alders, dogwood, red maple, and swamp oak, and promote the development of wetlands or hydric soils.² Wetlands

² Agency of Natural Resources, Water Quality Division, Wetlands Fact Sheet. #6. May 1992.

are important to the town because they provide flood and storm water storage, surface and ground water protection, shoreline anchoring and erosion control, wildlife and migratory bird habitat, threatened and endangered species habitat, educational and recreation opportunities, and open space and scenic beauty.

The Critical Areas Map, shows the general location of wetlands in South Hero based on soils information, soils interpretation, aerial photography, review of National Wetland Inventory maps and United States Geological Survey maps, and site visits (Map #). However, more precise location of wetlands must be determined by more extensive field investigation.

There are two types of wetlands shown on the map - forested wetlands and non-forested wetlands. The map shows large areas of both types of wetlands distributed throughout the Town. The State of Vermont estimates that there are 877 acres of wetlands in South Hero, or 8% of the Town's land area.³ Due to State and Federal wetland regulations, these areas will have limitations on the type of development that can occur.

The two most significant wetlands in South Hero are the South Hero Marsh Wildlife Area and the "Round Pond." The South Hero Marsh Wildlife Area outlets on the north side of U.S. Route 2, just west of South Hero Village, and extends southerly nearly to West Shore Road. The "Crick", roughly 100 acres in size, is mostly wooded with deciduous trees. The Round Pond is situated near the shoreline, northeasterly of the intersection of Landon Road and East Shore Road. The pond is mostly open water; the wetland is more extensive and includes some marshes northerly along the shoreline.

Natural Areas

Natural areas are areas of land which have retained their wilderness character although not necessarily in a completely natural or undisturbed state; have rare or vanishing species of plant or animal life; and unique ecological or geological areas. Natural areas are important for the diversity of the natural environment, for recreation, educational and scientific research opportunities, and for habitat of rare and endangered species of plant or animal life.

Natural areas in South Hero have been identified from two sources: the Vermont Natural Areas Inventory and the Vermont Department of Fish and Wildlife. No thorough inventory of natural areas has been conducted in the town. Therefore, these lists may not be complete. Further, the data from the Vermont Natural Areas Inventory is old and requires updating.

Most of the natural areas identified in South Hero are geological areas, specifically areas of mineral and fossil activity. Other areas include the out islands and marshes already identified in the wetlands inventory. The Critical Areas Map, shows the natural areas from the Vermont Natural Areas Inventory and from the Vermont Department of Fish and Wildlife (Map #).

Two sites of particular geologic interest are: 1) at the cut in Route 2 between the northern entrance to Tracy Road and Sunset View Road and 2) at the quarry to the south of Sunset View Road approximately 0.25 miles from Route 2. (The quarry is on private land and permission

³ Agency of Natural Resources, Water Quality Division, Wetlands of Grand Isle County. A Citizens. Draft, April 1992.

must be granted before visiting the site.) Fossil evidence may be found in many rock outcroppings throughout the town as much of the rock is in layers of sediments put down over millions of years.

State Parks

The Round Pond State Park and Natural Area consists of approximately 125 acres of spectacular wetlands, fields, woodlands, and approximately 1,100 feet of Lake Champlain shoreline. This resource was conserved and was opened to the public in 2001.

Public Access to the Lake

Public access to the lake from the Town of South Hero is an important asset which enhances the recreational and scenic value of the town as a whole for residents, seasonal home owners and visitors.

The public access areas in the Town are shown on the Transportation Map (Map #), and listed below:

- at the end of the public portion of Hill Road;
- at the end of the public portion of Lavigne Road as it comes into Keeler Bay;
- Keeler Bay Road at the first hard curve to the right;
- State fishing access;
- Sweeney Farm access off of Town Line Road (winter only);
- White's Beach (owned and maintained by the Town);
- Allen Point Access to "the Fill";
- the railroad bed on Keeler Bay, south of Montani's campground;
- "Knee Deep" Bay Trail; and
- Round Pond State Park

Public Trails

Trails make land available for walking, jogging, bicycling, horseback riding, skiing, snowmobiling, snow shoeing, and all terrain vehicle use. These uses may not always be compatible with each other and trail planning should consider this. Trail locations can include existing rights of way for roads and the former railroad bed and negotiated easements or licenses over private property.

There is one public trail existing in the Town today. It is located along the railroad bed from West Shore Road to Tracy Road as shown on the Transportation Map as the South Hero March Trail (Map 6). Portions of the railroad bed are owned by US Fish and Wildlife and leased by the Town. The former railroad bed at one time linked the islands to the mainland. There have been discussions about reconnecting the rights of way in order to have a continuous walking and biking trail from as far as Burlington through the islands. In 2003-2004 the South Hero Village to Allen Point Access Linkage Feasibility and Alignment Study investigated the feasibility of a link for non-motorized and snowmobile travelers from the Allen Point Access Area and the village of South Hero. The study has identified a preferred alternative as: widening the pavement on South Street slightly and widening the cleared area of the South Hero Recreation Path.

Future trail development will require cooperation and negotiation with landowners, town investigation of liability issues, good access including parking facilities, public support, provision of public safety, protection of wildlife habitat and natural areas, and public funds.

Volunteers can help in easement negotiations, trail planning, trail clearing, fundraising and monitoring. Federal and state funds are available for certain types of trails.

The Outer Islands

There are seven outer islands that fall within the boundaries of the Town of South Hero. These islands are important natural areas, historic sites, and places of scenic beauty. The following list will give the size and significant features of the islands while Map #, Community Assets, will show their locations:

Carleton's Prize: 0.09 acres; 280' of lake frontage; no buildings; owned by the Lake Champlain Land Trust. Considered a natural area because the island has "significant and unusual land and water interfaces; cliffs, palisades, bluffs, rims." It is also a critical habitat for the Smooth Draba. Carleton's Prize has a place in the history of the Revolutionary War. (See boxed story)

Sawyer Island: 1.9 acres; 1,380' of lake frontage; 1 building; private ownership as seasonal residence. One of the Lake's islands-rocks. Very little soil, sparse vegetation, some waterfowl nesting.

Kellogg Island: 3.6 acres: 1,960' of lake frontage; 7 buildings; private ownership as seasonal residence. Cedar covered. Striking visual element in Keeler Bay.

Cedar Island (also known as Gull Island): 8.2 acres; 2,300' of lake frontage; 2 buildings; private ownership as seasonal residence. State of Vermont critical habitat for Limestone Rock-Cress. Dense cedars around cliff perimeter.

Fish Bladder Island: 11.6 acres; 2,860' of lake frontage plus 1,580' sometimes submerged; 2 buildings; private ownership as seasonal residence. State of Vermont critical habitat for Limestone Rock-Cress. Limited forest cover due to landscaping and grooming of vegetation except in north end.

Stave Island: 81 acres; 8,650' of lake frontage; 2 buildings; private ownership as seasonal residence. State of Vermont critical habitat for Smooth Draba, Canadian Milk Vetch, Pale Vetchling, Obediance, Small Skullcap and Back's Sedge. Unique house and observation tower.

The Story of Carlton's Prize: A South Hero Historic Site

During the Revolutionary War, Benedict Arnold's fleet of small boats engaged Admiral Carlton's large naval force in the Battle of Valcour Island near Plattsburgh, New York. Arnold lost the engagement and took his remaining boats south on the lake. Admiral Carlton pursued but ran into heavy fog. When a boat was spotted, the admiral ordered that it be fired upon as it was surely the retreating rebels. After several shots were fired, it was determined that the "Boat" was, in fact, an island. Hence the name, Carlton's Prize.

Shallow soils and brush vegetation with rock ledge shoreline for most part.

Providence Island: 148.5 acres divided into 16 private lots of varying size with 55.4 acres of common land (mostly wetland); 13,485' of lake frontage (5,000' held in common); 9 buildings; private ownership as seasonal residences. State of Vermont critical habitat for Northern Wild Comfrey, Nodding Stickseed, Limestone Rock-Cress, Smooth Draba, Canadian Milk Vetch, Pale Vetchling, Vetchling, Small Skullcap, Back's Sedge, Alpine Rush and Marsh Horsetail. Cedar forested and meadows with rock ledge and rocky beach shoreline. Connected to mainland by underwater powerlines. Important role in the Lake's history. Significant in the War of 1812 and as a summer resort at the end of the 19th century complete with a hotel, a dance pavilion, and ferry service to Burlington!

Lake Champlain Shoreline

The Town of South Hero has 136,490 feet of Lake Champlain shoreline; also identified as 495 parcels with shoreline of the total 1,199 parcels in town. The lake frontage is used for many different purposes, including vacation homes, year-round residences, commerce, agriculture and public access. About 82% of all parcels with lake frontage are in residential use, either year round or seasonal; while 5% are in commercial use and 13% are in other or miscellaneous use.

Flood plains

Most of the Lake Champlain shoreline below the elevation of 102' is subject to flooding. In addition, there are other areas, including tributaries to the lake, the "Crick", and wetlands that have been designated as within the 100 year flood levels. (See Flood Insurance Rate Maps for Town of South Hero in Town Clerk's Office for official descriptions.) The Critical Areas Map also depicts the 100 and 500 year flood zones.

The Town of South Hero Development Regulations also include rules to protect flood plains and prevent damage to property and risk to human lives. Agricultural and recreational/open space uses are permitted in the flood plains; single family residences, building improvements, public services, certain outdoor recreation uses, and excavation and fill are conditional uses and must meet special development standards.

III. Community Assets

GOALS

1. Preserve South Hero as a peaceful, thriving rural community that prides itself on cooperation, participation, and sharing.
2. Make plans and regulations that enhance community assets, maintain community cohesion, look to the future, and consider the needs of landowners.

OBJECTIVES

1. Improve the village environment of the villages of South Hero and Keeler Bay.
2. Increase the involvement of community members in community affairs.
3. Support preservation of historic sites in South Hero.
4. Support necessary affordable housing.
5. Support housing and services for the elderly.
6. Support youth activities, including their involvement in town events and programs.

RECOMMENDATIONS

Strategies

1. The following items are community opportunities which should be promoted:
 - education of the public, including children and landowners, of the importance of agriculture, natural areas, wetlands, and historic sites.
 - organization of volunteers that are interested in creating and maintaining town trails and coordinating with regional trail projects.
 - encouraging volunteers to participate in town government.
 - finding a home for cultural events, possibly using a historic site.
 - develop activities that support farmers and are attractive to tourists.
2. The Town should support the work of CIDER (Champlain Islanders Developing Essential Resources) and the provision of elderly housing and transportation services.
3. The Town should support after school enrichment programs for children and participation of youth in town activities, including recreation programs, local government, and recycling.

Affordable Housing Strategy

1. A first and regionally identified need for affordable housing is housing for the elderly. The Town of South Hero will support efforts to provide affordable housing to meet these identified needs. Such housing could be provided through regional, non-profit housing developers, such as the Lake Champlain Housing Development Corporation, with the assistance of state and federal grants and loans. The Town will provide for incentives for this type of housing through its land use regulations.

2. A second and locally identified need for affordable housing is more home ownership opportunities for working families and those with lower incomes. These opportunities can be provided with the assistance of community land trusts, non-profit organizations such as Habitat for Humanity, and vocational programs at high schools. The Town supports the provision of more affordable home ownership opportunities, which can support the development of village centers and targeted development of infrastructure.

FINDINGS

Over the past forty years the amount of land in agricultural use in the Town has declined, people have moved in, and more residents commute to the Burlington area now. Yet the Town of South Hero has maintained its spirit of cooperation and participation in the face of these changes. South Hero is the kind of town that attracts people who value rural life and seek to be involved in their community. The following community assets that people participate in and that draw people to our town are:

School

Folsom School is a focal point for community and educational activities. The school is noted for the dedication and morale of its teachers and staff, its high academic standards, its excellent library (available for public use), and activism of volunteers in school, pre-school and after-school programs.

Civic Organizations

Civic organizations are involved in children's activities, historic preservation, agriculture, business, social services, church activities, and community events among other activities. The organizations and activities include: Boy and Girl Scouts, Masons, Eastern Star, Granny's Attic, 4-H, churches and church activities, Veterans of Foreign Wars, Camp Hochelaga, a YWCA girls camp, AppleFest, South Hero Players, South Hero Recreation Path Committee and 4th of July Parade.

The South Hero Land Trust (SHLT), one of several land trusts, is an active organization within the community with the mission of protecting the farmland, woodland, natural and recreational areas, and open spaces which help give South Hero its distinctive quality of life. To date, this trust has conserved 1,250 acres of land in South Hero. The SHLT has also developed volunteer group called "the Friends of Round Pond." SHLT is a partner with other organizations and community groups in presenting the outreach program at Folsom School, "The Lands, The Farms and Me". The SHLT maintains the potential to continue to participate in town plan goals.

Health and Other Services

South Hero has diverse services, both professional and volunteer, that contribute to the well-being of its residents. They include: the volunteer fire/rescue squads, doctor/nurse practitioner/dentist, physical therapist, pharmacy, the Visiting Nurses Association, a parent-child center and an elderly/community service network.

Tourist Services and Attractions

For visitors to the Town there are many tourist services and attractions including: the Chamber of Commerce, museum, gift stores, marina, fishing access, nearby ferry service, quarries and fossils, restaurant/snack bar/delis, grocery stores, gas stations, motel, bed & breakfast, campgrounds and historic sites.

A Notable South Hero Visitor

Ebenezer Allen, South Hero's first settler, lived on the South End of "South Island." To serve many of the island's first settlers who crossed the lake from Colchester Point, he ran a small inn. Ethan Allen, a cousin of Ebenezer, and one of Vermont's most famous people, use to frequent Ebenezer's inn. The history books tell how Ethan died one winter night while returning home from South Hero. While the history books claim that Ethan died from "apoplexy," the local version is that Ethan, who was known to imbibe rather heavily, passed out on the way home, fell off the wagon onto the ice and froze to death.

Historic Sites

A historic building inventory has identified 99 historic sites in South Hero. In addition, older, long time members of the community have provided additional historical information about the Town. The Community Assets Map shows the location of historic sites in the Town (Map #). Appendix 1 contains a list of historic sites identified in the inventory, researched by the Vermont Division for Historic Preservation and Town residents. The list includes houses, farms, camps, log cabins, school houses, churches, stores, inns, cemeteries, an old boat launch and steam boat landing (from the days before the bridge) and barns. Groupings of historic buildings are in the following areas: 1) Sand Bar Historic District; 2) West Kibbe Point Historic District and 3) South Hero Village Center Historic District. There are no regulations for historic buildings in the Town of South Hero. The list is included for town interest only and is not meant to imply that regulations will be in effect on these sites. In addition to these historic sites, artifacts (arrowheads, pottery, etc.) have been found indicating the presence of Algonquin and Iroquois tribes that moved around the islands.

A Historic Site in South Hero

There was a boat launch on South Hero that was the scene of much activity during Prohibition. Rail tracks led from the shoreline into a shed where bootlegged liquor could be unloaded. Remnants of this activity, including a stone wall and marine railway can still be found. Today, this site is a residence.

Affordable Housing

An important community asset is the supply of affordable housing that enables people to stay in the community and live close to their jobs and families. According to the 2000 Census there are 1,036 housing units in town: 531 are owner-occupied, 132 are renter-occupied, and 373 are vacant or seasonal units. In 2000 the median year round house value was \$163,200 and the median gross rent for year round occupancy was \$702, including utilities.

In 2000 the median family income for the town was \$61,198 up from 41,823 in 1990; the median county income was \$48,878, up from 33,629. These shifts represent a 46% and 45% increase, respectively. There are at least 315 households out of 663 households whose incomes are at or below the town median; 179 at or below 80% of median; and 77 at or below 50% of median.

The standard federal and state definition of affordable housing is housing that consumes no more than 30% of a household's income. Housing costs are defined as mortgage, taxes and insurance for owner occupied units and rent plus utilities for rental units. Generally, planning efforts in Vermont target affordable housing programs to households whose incomes are at or below the county median income (\$48,878 for Grand Isle County). Median income is defined as households whose income is 100% of median, low income is defined as households whose income is 51-80% of median, and very low income is defined as households whose income is at or below 50% of median.

According to these figures, a family earning median income for South Hero, should be able to afford a \$201,654 home. During 2002, the median home price was \$170,000. Therefore, to afford the median priced home in South Hero, a family would need an income of \$54,580; unfortunately, 179 families (37%) earn less. This indicates that the affordability issues are focused on those families earning 80% or less of median family income.

Of the 117 South Hero residents who rent, 27% spend more than 30% of their income on housing. To afford the median rent of \$702 per month, a family would need an income of \$34,640 (56% of the median family income). This means that the 97 families (21% of families) could not afford a home at or above the median rent.

IV. Jobs and Businesses

GOALS

1. Actively encourage commercial and small, light industrial enterprises in and near the villages, in suitable locations on major roads, and in small, mixed use homesteads.
2. Support farming and maintain agricultural land as much as possible to keep the rural landscape of the Town and help the local economy.
3. Explore innovative ways to finance and provide town services to augment property tax burdens.

OBJECTIVES

1. Provide incentives to locate commercial and small, light industrial development in and adjacent to the villages and on Route 2 in a way that maintains the beauty of the entrances to the Town from the east and west and prevents strip development.
2. Study the potential for, cost of, and impact of a small, limited use sewage disposal system for the villages to reinforce a village pattern of growth and encourage appropriate commercial and industrial development.
3. Provide incentives to maintain farms and preserve agricultural land, through tax policies, regulations, and the purchase of development rights and conservation easements.
4. Administer town regulations in a fair and efficient way and monitor them for their effectiveness and enforcement.
5. Support the development of home businesses and industries that fit with the rural character of South Hero.
6. Encourage and preserve economic diversity.
7. Ensure regulation of land development in South Hero encourages the availability of safe and affordable child care.

RECOMMENDATIONS

Strategies

1. The Town should define village areas in the zoning regulations, encourage development there, and implement appropriate ordinances.
2. The Town should apply for a grant to study the town's needs for safe and adequate sewage disposal. The study should address: the potential for a sewer system in the village areas that is limited in capacity and area served; sewage disposal on existing small lots on the lakeshore and in clusters not on agricultural soils; and the impact of sewage disposal systems on growth and farming in the Town. The study should be concerned with costs of construction and

operations of sewage systems and growth impacts. A volunteer commission should be formed to oversee the study.

3. The Town should explore the possibility of expanding the village water district or setting up other water districts in concentrated areas of the Town.
4. Home businesses and industry should be encouraged, provided such operations do not interfere with the residential and agricultural character of the surrounding area.
5. Outside the designated villages, commercial development should only be limited to areas where there is adequate sewage disposal and water supply, road access and the development will not adversely impact gateways to the villages or contribute to strip development.
6. The town should encourage the development of communication technology infrastructure to and within the community.

FINDINGS

Employment of South Hero Residents

Based on 2000 U.S. Census figures, there are 1,696 people in South Hero, while 947 people are employed. Of that population 707 people work outside of South Hero and 225 people work in South Hero. Table 6 ranks the place of work of South Hero residents.

Over 63% of South Hero employed residents work in Chittenden County and about 28% work in Grand Isle County.

South Hero residents are engaged in a wide range of jobs including agriculture, construction, manufacturing, retail trade, business and professional services, and health and education. Table 7 shows the industries in which South Hero residents are employed. Table 8 shows the occupations of employed South Hero residents.

Table 6: Ranking of Place of Work of Employed South Hero Residents, 2000

Rank	Place of Work	#of Residents	Rank	Place of Work	#of Residents
1.	South Hero	225	10.	North Hero	17
2.	Burlington	182	11.	St. Albans C.	16
3.	Essex	119	12.	Milton	14
4.	S. Burlington	96	13.	Fairfax	6
5.	Williston	73	14.	Charlotte	4
6.	Colchester	51	15.	Richmond	2
7.	Grand Isle	25	16.	Other Vt.	31
8.	Shelburne	21	17.	Out of State	25
9.	Winooski	20			

Table 7. Industry of South Hero Employed Residents, 2000

Industry	#of Residents	Industry	#of Residents
Educational, health and social services	202	Finance, insurance, real estate, rental and leasing	57
Construction	117	Public Administration	57
Manufacturing	111	Transportation and warehousing and utilities	40
Retail Trade	100	Other services	40
Professional, scientific, management, administrative and waste management services	68	Agriculture, forestry, fishing and hunting, and mining	34
Arts, entertainment, recreation, accommodation and food services	67	Information	30

Table 8. Occupation of South Hero Employed Residents, 2000

Occupation	# of Employed Residents
Managerial & Professional Specialty Occupations	412
Sales and Office Occupations	265
Service Occupations	79
Farming, Forestry and Fishing Occupations	11
Construction, Extraction and Maintenance Occupations	101
Production, Transportation and Material Moving Occupations	79

Child Care Facilities

Child care can be a growing concern for existing and prospective families, whether in regards to finding quality services or the costs securing these services.

According to state data, South Hero currently has 3 registered child care homes and 1 child care center, with a total capacity of 53 children. The 2000 U. S. Census indicates that there are 269 children from birth to age 12 living in South Hero. Data on siblings or other, in-home childcare options or un-registered childcare homes are not available. The question remains whether the needs of the remaining 216 children being met.

Early Industry in South Hero

South Hero's first industry centered around the large oak and pine trees that grew on the island. During the winter months, oak for ship's planking and pine for masts and spars were cut and formed into large rafts. When the ice melted in the spring these large rafts, with tents and shacks on them for living spaces, were floated down the lake northward with the help of predominately southerly winds. When they reached the Richelieu River, the currents took over. It would then take most of the summer to reach Quebec City where the timber was sold.

V. Growth and Town Services

GOALS

1. Find new ways to finance and provide town services to offset property tax burdens.
2. Insure that new growth does not overburden town services by planning, budgeting and exploration of new ways to cover costs of growth.
3. Promote town plan objectives in the adoption of tax policies and planning for public facilities and services.
4. Promote the voluntary and participatory role of citizens in town government.
5. Promote the production of renewable energy resources, such as wind, solar and/or hydroelectric, by including appropriate provisions in zoning regulations.

OBJECTIVES

1. Develop fees for town services that are based on real costs of providing services.
2. Cooperate with other towns in the region to save costs in town equipment and services and to insure compatible development and natural resource planning.
3. Encourage conservation of water consumption and the use of water conservation devices.

RECOMMENDATIONS

Public Services and Growth Strategies

1. The Town may apply for grants to study the town's needs for safe and adequate sewage disposal. The study should address: the potential for a sewer system in the village areas that is limited in capacity and area served; sewage disposal on existing small lots on the lakeshore and in clusters off farmland; and the impact of sewage disposal systems on growth and farming in the Town. The study should be concerned with costs of construction and operations of sewage systems and growth impacts. A volunteer commission should be formed to oversee the study.
2. The Town should continue to support innovative solutions for safe sewage disposal for existing homes with waste water problems.
3. The Town should explore the possibility of expanding the village water district or setting up other water districts in concentrated areas of the Town. Sites for future water storage on high points of land should be identified.
4. The Select Board should continue to explore ways to save on supplies and equipment through collective buying with other towns. In the future, the Select Board should explore sharing of town personnel and facilities as a way to save on costs of town services.

5. Traffic control on Route 2 is needed now and should be a joint effort of Town, County and State.
6. The Town should develop a capital budget and program that will identify town and school capital needs for a six year period and seek to minimize tax burdens on residents in anyone year. The budget and program would contain a time frame for meeting needs and a method of financing the improvement.
7. It is not a policy of the Town to provide public facilities and services to the out islands.

Transportation Plan

1. The town will continue to maintain its 26 miles of roads. Additional roads may not be accepted as town highways if they do not meet town standards as adopted by the Select Board. When existing roads are upgraded it is strongly encouraged that they are constructed to town standards. The town is not obligated to accept a road as a town highway regardless of whether it meets town standards.
2. Portions of all roads in the Town have been identified as scenic as a result of an inventory by the Special Island Environment Committee. Improvements to town roads should not alter the scenic quality of these routes.
3. Promote non-motorized transportation plans for implementation, through sidewalks, trails and multi-use paths. Including safe non-motorized routes to school, town government, recreation facilities and neighboring towns.
4. Protection of scenic quality, and preservation of the historic character of the villages.
5. Regional cooperation on trails development is supported.
6. Private roads to seasonal homes are not necessarily appropriate for year round access. When conversions of seasonal homes to year round occupancy are proposed, the Town will seek to insure that adequate all season access is provided for the occupants as part of the approval process for conversions. However, the Town will not provide Town services or take over roads unless they meet town road standards and are approved by the Select Board.
7. The Town will continue to participate in planning efforts related to route 7 and 78 byway designation, and consider the recommendations of the 2006 Lake Champlain Byway Corridor Management Plan.

FINDINGS

Population Growth

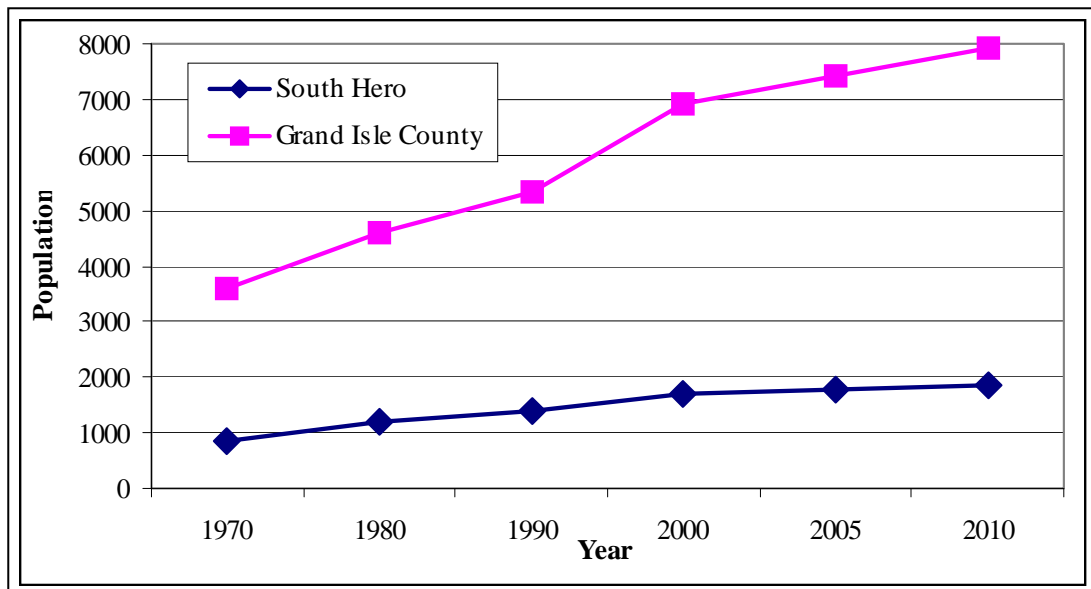
South Hero is located in the most rapidly growing county in Vermont. Grand Isle County is gaining population due to the economic growth in nearby Chittenden County where the majority of South Hero's labor force works and to which there is excellent road access. The higher

housing and other expenses in the Burlington area cause people to look for more economical living in South Hero and other Grand Isle County towns.

Between 1990 and 2000 South Hero grew from 1,404 to 1,696 people, a gain of 292 or 21%. During the same period the County grew by 1,583 people from 5,318 to 6,901, a 30% growth rate. Projections developed by the State of Vermont indicate that the growth rates for both the Town and the County will slow down slightly through 2010. South Hero's population is projected to increase by 165 people at a rate of 9.7% for the decade; Grand Isle County's population will increase by 1,022 people at a rate of 14.8%.

	1970	1980	1990	2000
South Hero	868	1,188	1,404	1,696
Grand Isle County	3,580	4,613	5,318	6,901

Chart 2: Population Trends, South Hero, County, 1970-2010



	2005	2010	2015
South Hero	1,787	1,861	1,934
Grand Is. County	7,423	7,923	8,433

Source: Vermont Department of Aging & Disabilities

Growth in Housing and Commerce

Table 11 illustrates the trends in growth by land use. Residential parcels greater than six acres are increasing.

Classification	Number of Parcels				
	1987	1993	2003	% Change	
				1987-1993	1993-2003
Residential < 6 acres	291	349	411	19.9%	17.8%
Residential > 6 acres	66	113	149	71.2%	31.9%
Mobile homes w/o land	126	160	9*	27%	-94.4%
Mobile homes w/ land	33	30	28	-9.1%	-6.7%
Vacation < 6 acres	263	242	225	-8.0%	-7.0%
Vacation > 6 acres	17	22	32	29.4%	45.5%
Commercial	41	36	33	-12.2%	-8.3%
Utilities, Electric	2	2	2	0	0%
Utilities, Other	1	1	1	0	0%
Farm	24	20	18	-16.7%	-10%
Miscellaneous / Other	183	143	290*	-21.9%	102.8%
TOTAL REAL PROPERTY	1,047	1,118	1,199	6.8%	7.2%

* Significant changes in counts reflect the change in classification of mobile homes in Apple Tree Bay.

Growth in Tax Base and Cost of Services

The growth in the cost of services has outpaced the Town's grand list growth. Over the period June, 1992 to June, 2003, the Grand List increased by 10.7% while the town budgets (including the school budget) increased by 92.2%. About 88% of the town budget goes for schools. The school budget grew by 111% from 1992 to 2003 while the non-school town budget grew by 13.1%.

	Listed Value (000's)		
	1992	2003	Growth 1992-2003
Real Prop	170,932	189,248	10.7%
Pers Prop	344	0	-100%
Tot Prop.	171,276	189,248	10.7%

Note: Numbers equalized to reflect 1990 reappraisal.

	1992	Share of Total	2003	Share of Total	Growth '92-'03
Town	389,894	19.2%	441,025	11.3%	13.1%
School	1,636,951	80.8%	3,454,198	88.7%	111.0%
Total	2,026,845	100.0%	3,895,223	100.0%	92.2%

Source: Town Reports, Growth and Town Services Committee

Town's Role in Providing Services

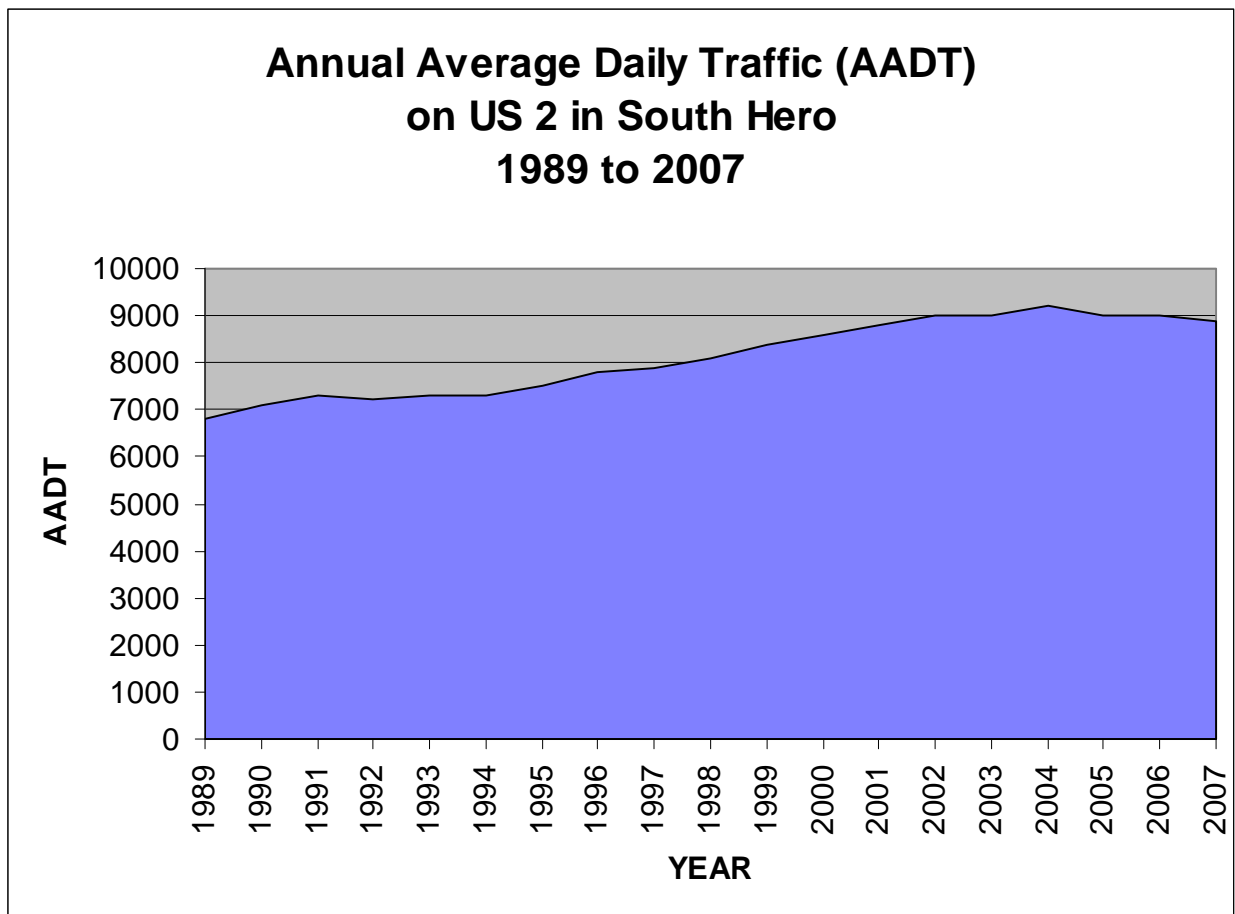
Highways

The town maintains its 26 miles of town roads with the use of town owned equipment and a full time road foreman and a few part time employees. The Select Board appoints a Road Commissioner who directs the work to be done by the road crew. The budget is set by the Select Board and supported by taxes and approximately \$50,000 in state aid. There are a large number of privately owned and maintained roads in the Town. The Town provides services on town highways only.

The town also contains U.S. Route 2 and State Route 314, both which provide connection to adjacent municipalities; although the town does not provide funding for or maintain these resources.

Route 2 continues to experience significant traffic. In an effort to minimize the speed of traffic through particular areas of town, traffic calming mechanisms are under consideration.

Chart 3: Annual Average Daily Traffic, Route 2, 1989-2002



Solid Waste

The town contracts with a private company for weekly curbside pickup of trash through a “Sticker Program.” Four times a year, special trash days are coordinated with the NWSWD for the disposal of large items. The Town continues to be a member of the Northwest Solid Waste District and hopes to solve the problems of household hazardous waste, sludge and other long term solid waste issues through the district.

Fire Department and Rescue Squad

Both of these organizations are staffed by well-trained and devoted volunteers. The main funding of the operations of these organizations is through public contributions. One of the Fire Department buildings is owned by the town and the other is owned by the department; while the Rescue Squad’s building and land are owned by the squad. Some purchases of equipment for the fire department and rescue are funded by tax dollars.

Law Enforcement

The town has no local police department. Vermont state police as well as the County Sheriffs Department cover all areas of law enforcement from traffic violations to major crimes. The town currently contracts with the County Sheriff for additional coverage and help with enforcement of local traffic ordinances. This coverage includes patrolling of the Town Beach during the summer months and various other extra coverage.

Schools

Students from Kindergarten through Grade 8 attend Folsom School on South Street. For high school, students can choose among area secondary schools and the tuition is paid for by the Town. There is currently no official town representation on any secondary school board.

Between 1994 and 2004 enrollment at Folsom School has fluctuated an average of 6 students per year, with an average enrollment of 208 students. By the start of the 2008 school year, enrollment had dropped to 125. As a result, South Hero has begun exploring opportunities to merge school facilities with nearby towns that are also experiencing declining enrollments.

Between 1994 and 2004, the population of high school students averaged 99 students per year, fluctuating by 5 students. In 2008-2009, the number of high school students was down to 82.

Library

The town and school library is combined and located at Folsom School. Support for the Library is obtained from both the town and school budgets and the funding comes mainly from tax dollars. There is a small trust fund of which only the interest may be used, to purchase current materials. The library is staffed by two salaried librarians and at least 20 volunteers from the community.

Recreation

A volunteer committee plans several activities which are scheduled during the summer months and supported by tax dollars. The most popular program is swimming lessons which are taught

at the town beach and attended by most of the youth in need of the program. The activities which are directed by salaried instructors include swimming, tennis and soccer. Also, volunteers worked to create a skating rink in the back yard of the Folsom School where recreational hockey and skating have been offered. The committee organizes family soccer games in the fall and softball in the summer on Sundays at the school. The town maintains a dirt surfaced recreational bicycle path along a short section of the abandoned railroad track in town. The town also maintains a community beach on West Shore Road which is available to all residents in Town. There are several other recreational activities organized by volunteers in town such as Youth Soccer, Champlain Adaptive Mounted Program (CHAMP), Little League Baseball, County Chorus, South Hero Players, Boy Scouts, Girl Scouts, 4-H and various church activities.

Water Supply

There is no town water system. There are several water districts, three of which formed a union and constructed a pumping and chlorination system to supply water to most of the residents of South Street and several adjoining streets. The districts maintain their own budgets and fund their operations with assessments separate from town property taxes. Existing and future water supply needs in the Town could be impacted by the emerging zebra mussel problem in Lake Champlain and the state's prohibition on the use of lake water for water supply in subdivisions. The Town may need to plan now for future water storage sites; high points of land are good sites for water storage. Investment and/or coordination, with adjoining towns, in providing water supply and distribution should continue to be considered.

Sewage Disposal

There is no town sewer system. All residences and businesses must comply with state regulations when installing their systems.

Cemetery

There is a town cemetery which operates with funding from a cemetery trust fund and income from the sale of lots.

Energy

The Town is not involved in providing electrical service, gas service or other fuel supplies for its residents. Vermont Electric Coop, Inc. provides the electrical service to the Town and to one of the out islands - Providence Island. Other out islands use generators or do without electricity. Historically, windmills have provided electricity at summer camps and at farms.

The Town encourages energy conservation. By developing primarily in a village. pattern in the future and by supporting public trails, the Town hopes to reduce auto trips. Village development and clustering of houses in rural areas could economize on the lengths of roads and utilities and minimize wasteful consumption of land. The Town may investigate hill top sites for future water supply storage. These storage sites would enable gravity flow and savings in electricity for pumping water to homes and businesses. In 2008, a grassroots organization called ICE (Islanders Caring for the Environment) formed to promote renewable energy and energy conservation in South Hero and throughout the Islands. The Town of South Hero has committed to a goal of reducing municipal energy consumption by 10% by the end of 2009 and is working

with ICE to implement energy conservation improvements in the Town Office and other municipal buildings.

Subdivisions and developments in the Town that come under Act 250 review are required “to reflect the principles of energy conservation and incorporate the best available technology for efficient use or recovery of energy.” The Town does not have a building code, nor does it propose to adopt one. Therefore, the Town will not regulate building construction for energy efficiency standards. Site plan review under the zoning regulations enables the Planning Commission to impose conditions regarding the utilization of renewable energy resources.

Coordination of Growth with Town Services

1. A central location for growth would help with the efficient and safe delivery of town services.
2. There may be significant monetary savings and/or other benefits from coordinating the expansion of town services with other towns in the County. There is still more research that is needed on this issue, however.
3. The Town needs to find ways to increase its tax base without adding significant burdens on town services. Among the ways to do this are to encourage light business growth in central locations, the use of vacant private and town buildings for new commercial enterprises, and home based businesses.
4. Expansion of the water system and development of a sewage disposal system in the village could promote growth in a central location and address water supply and water quality protection needs. However, if a sewer system were developed it should be limited in scope and accompanied by strict regulation of sewage disposal in outlying areas to preserve open areas and protect the lake from pollution.

Other, Non-Municipal Services and Facilities

Public Transportation

Vermont Transit and “CIDER” offer public bus service to Chittenden and Franklin Counties and within Grand Isle County daily. CIDER is a local organization dedicated to providing transportation services to seniors and people with disabilities, in order to help them remain independent. Residents commuting to Burlington or St. Albans can use the Park and Ride lot in Chimney Corners and ride the CCTA Link Express which offers four trips daily.

Airports

Currently there is one privately owned airport, Allenholm Airstrip, and one identified water airstrip, West of Stave Island.

VI. Vision for the Future of South Hero

The following statement represents what South Hero residents envision their community will be like when the Town Plan is implemented.

South Hero is a beautiful, peaceful, thriving rural island town on Lake Champlain. This community prides itself on cooperation, participation, and sharing. These assets have enabled the Town to implement in part its Town Plan.

Use of Land and Special Environment

South Hero is a town with a balance of broad open spaces, woodlands, and buildings offering magnificent views of the land, lake and mountains. Diverse farm operations, including dairies, orchards, fish farms, vegetable farms, and nurseries, contribute to these open spaces while at the same time providing jobs and offering locally grown products to residents and visitors. Houses are clustered in villages, along the shoreline, or integrated carefully into the landscape that maintains the rural environment. While there is a strong seasonal resident community, some conversions of seasonal homes to year round use occur, but only when safe means of year round access, water supply and sewage disposal are provided. Revitalized historic villages provide compact centers for shops, services, and homes, as well as places for the community to gather for social and cultural events. In addition to the shops and services, home businesses, professional offices, tourist services, and small, low impact industry contribute to a healthy economy. The community has achieved a redesign of the state highway through town to slow traffic down and to enhance environmental, scenic and historic features. Rural roads have retained their scenic quality - they remain narrow and are tree lined, yet they are safe for automobiles, pedestrians, and bicyclists.

South Hero is known throughout the region for its Town recreation facilities -- its beaches and parks, its bike paths and trails, and its public access to the lake. Innovative agreements between the Town and landowners have enabled public trail access. The Town takes a responsible role towards protecting Lake Champlain water quality. Air and surface and ground water are clean in South Hero as a result of community efforts at providing alternatives to individual auto use, finding creative solutions to sewage disposal problems and runoff into the lake, and preservation of wetlands.

Map # reflects the current zoning districts. The South Hero Planning Commission is considering the addition of village zoning districts encompassing South Hero Village and Keeler's Bay. The extent of these potential districts are shown on the Proposed Land Use Map (Map #).

In order to move forward in implementing the vision for these villages, South Hero is also considering application for village designation through the state for both South Hero Village and Keeler's Bay. The village designation program, enabled in Vermont Statute 24 VSA Chapter 76A, provides incentives and assistance to support village planning and revitalization efforts. Designation would make village property owners eligible for tax credits to support rehabilitation of historic buildings, façade improvements for buildings constructed before 1983, and improvements to comply with buildings codes. Designated villages also get priority for state funding and are given priority consideration when locating state buildings.

Jobs and Businesses

South Hero is a pleasant place to work - its business climate is both economically and environmentally sound. Agriculture continues to play a major role in the Town as it has in the past. Although many residents commute to the Burlington area for jobs, more and more are finding employment in the Town in home businesses, small professional offices, and light, low impact industries. This growth is due to the town's efforts to improve its telecommunications system and methods for sewage disposal. New uses for old buildings have enabled many new businesses to be incorporated into the Town with little visual impact and with the added benefit of preserving historic structures. Tourist and recreation businesses continue to be an area of economic growth; residents run riding stables, recreation facilities, charter fishing, restaurants and year round lodging facilities.

Community Assets and Town Services

There is evidence of community pride in the preservation of the landscape, improvements to public buildings and spaces, and the maintenance and beautification of property that not only benefits residents but attracts others to the Town. The Town welcomes new residents and visitors, inviting them to join in community activities and events and to appreciate the rural beauty and healthy environment of the Town. Services to older residents have encouraged many to continue to make their homes here. Young people are finding opportunities in the Town that enable them to settle here with their new families.

Volunteers and elected officials work together to govern the Town, provide social services, plan community activities, and make South Hero a healthy and safe place to live. Town services are provided in an efficient, safe, friendly and environmentally sound way. Decisions about future services are made in a cooperative and participatory atmosphere. The Town prides itself on its school, the creative solutions it has found to its sewage disposal problems, its recycling program, its recreation facilities, its sound planning, and its services to elderly and youth. A new system of fees for services enables equitable distribution of the cost of services among users, newcomers, and existing residents. The school plays an important role in community life, not only as an educational center for children, but as a center for education of adults and a link between the youth and the community at large. A new community center offers a gathering place for young and old alike and provides a variety of social and recreational programs. A wide range of cultural programs and events available in the nearby Burlington area are made accessible by transportation services that the Town coordinates. Although most of its services are provided locally, the Town is joining with neighboring towns to identify services and resources, such as joint purchasing, technical planning assistance, schools, solid waste management, and recreational facilities, which could be shared efficiently without sacrificing local control.

VII. Relationship to the Surrounding Region

RELATIONSHIP TO DEVELOPMENT TRENDS AND PLANS IN ADJACENT TOWNS

The Town of South Hero is adjacent to the Towns of Grand Isle in Grand Isle County and Milton and Colchester in Chittenden County. The Town of Grand Isle's plan was adopted in February 2007. The South Hero Plan does not conflict with the Grand Isle Town Plan and significantly mirrors the zoning designations. The Town of Colchester's plan was adopted July 2007. The Town of Milton adopted a new town plan in April 2008. Because Lake Champlain separates South Hero from the Towns of Colchester and Milton, the relationship between the plans and land uses are reasonably isolated; more detail is noted below.

RELATIONSHIP TO REGIONAL PLANS

The Regional Plan for the Northwest Regional Planning Commission (NRPC) was adopted in October 2007. This plan conforms to the Northwest Regional Plan.

The Chittenden County Regional Plan was adopted in 2006. The nearest growth center to the Town of South Hero is the Local Growth Center in the Town of Milton. Contiguous to this Growth Center is an Industrial/Commercial Area. Moving west from these areas towards South Hero is Residential Area. Closest to South Hero is a Special Conservation Area - Sandbar State Park. Sandbar State Park is separated from the Town of South Hero by a causeway for State Highway Route 2. The placement of rural and conservation areas close to South Hero is compatible with the plan of the Town of South Hero to remain a thriving rural community. The emphasis on village development and protection of prime agricultural land in the South Hero Plan will minimize conflicts with the Sandbar State Park Conservation Area.

The Chittenden County Regional Plan also recognizes the importance of Lake Champlain to that region's economy, scenic beauty, recreation, and public health. The goals of the Regional Plan to protect the beauty and water quality of the Lake are compatible with the goals of the South Hero Town Plan.

Transportation plans in Chittenden County are also important to the Town of South Hero due to the commutation patterns of South Hero residents and students and the importance of linking recreation activities throughout the Lake Champlain Basin. The emphasis of the Regional Plan on carpooling, public transportation, and completion of regional road projects, such as the Circumferential Highway, could benefit South Hero residents commuting to Chittenden County for work, shopping and school. The Chittenden County Regional Plan mentions planning for the integration of bicycle path networks in several communities, including the Town of South Hero. The South Hero Town Plan supports the creation and maintenance of town trails and coordinating with regional trail projects.

APPENDIX 1: LIST OF HISTORIC SITES

This appendix contains the list of historic sites that are located on the Community Assets Map (Map #4).

A. School Houses

1. South of Moquin's (second house on right from corner West Shore Rd.)
2. Rock House, also known as Standard School
3. Kibbe Point, just past Flynn's residence (first on left)
4. Brick building just east of Billie Hazen's on Station Road
5. Julow's home on south corner of Rt. 314 and Eagle Camp Road

B. Blacksmiths Shops

1. Owned by Joe LaRose
2. Owned by Jane Potvin

C. Saw Mill, Barrel Making, Cider Mill and Distillery

1. Gabe Joslins - across from entrance to Sunset View Road

D. Cemeteries

1. Next to Camp Greylock on Buermann Lane
2. In trees between Inn and Thompson (All remains moved into older section of present cemetery. Placed in original irregular pattern) Owned by Ann Harris
3. West Shore Road (north of Eagle Camp Road and turn right beyond Ann Larrow's)
4. Older section of present cemetery

E. Stone and Brick Houses

1. Blanchard - West Shore
2. Kjelleren - Lake View Road
3. Cashen - "1817 House" - South Street
4. Phelps-Reade - Kibbe Point
5. Hazen - Station Road
6. Woody Smith - was the local tannery, then Masonic Hall

F. Boat Launch

1. To Milton - Mainland, Sand Bar Motel
2. Phelps - Reade, Kibbe Point - steam boat landing
3. Richards Road - marine railway tracks into a shed to unload liquor and stone walls still there

G. Masonic Hall

1. South Street after moving from tannery - the Methodists had vacated this church. It became grades 1-4 school, then Masonic Hall.

H. Churches

1. Congregational - Methodist - Granny's Attic
2. Catholic - end of Keeler Bay Road on left (Roy Friends place)
3. Congregational - built on present site (burned 1976), Masonic Hall was used as church until rebuilt

I. Granny's Attic

Built as a Protestant Church, then served as a Town Hall downstairs Maple Lawn Academy - grades 5-8, then High School upstairs

J. Railroad

1. Station across Tracy Road and Station Road
2. Beanery here. Friends Bean of Boston, Ma. Supply
3. Cannery for corn

K. Stores

1. Keeler Bay (owned by Robinson, burned, present one on site)
2. Juan Robinson - Red Store across from Inn (Branch's)
3. Wallace/Edson Robinson - Polly McBride residence (east of Red Store), this held the telegraph office
4. William Champagne Store - Rt 2, house directly north of current Keeler Bay store - large windows were storefront
5. Store site between Mapleseed Daycare and Ed Gardner's former residence
6. Harrison Fowler Store - Station Road, currently apartments

L. Post Offices

1. Brick House (on Routes 2 & 314), stood on site
2. Red Store (Branch's)
3. Building on Route 2 across Sunset View Road

M. Eagle Camp - West Shore Road

N. Tavern - South Street & Route 2

O. Native Americans

1. Significant artifacts of the Algonquin and Iroquois tribes throughout the islands of Grand Isle County

P. Dr. White

T.B. Hospital (Dr. Solymass) - small cottages for patients

- Q. Quarries
1. Lessor's
 2. Sand Bar

APPENDIX 1: LIST OF HISTORIC SITES

Phelps House - Sand Bar Inn
Mott Farm - Apple Tree Bay Camp & Marina
Sand Bar Historic District
Wallis Mott - Peters House
Phelps - Reed - Lavin House
McBride - Stevens House
Capt. John Stark Log Cabin - Grahn House
Kibbe - LaLumiere Farm
West Kibbe Point Historic District
Camp Idlewild
Englewood Camp/Pfattereicher Cottage
Englewood Camp/Swartz Cottage
Conro - Buermann Estate House
Gifford Camp (Old Dining Room)
Gifford Camp (Old Cabin)
Landon - Fifield House
Dewyea House
Grand Isle Camp - Chamberlain Cottage
Fifield Cottage (hip roof)
Fifield Cottage (gable roof)
Patno - Allen House
Clark - Winch House
Standard School - Koch House
Gordon - Creveling House
Wheeler - Wells House
Methodist Episcopal Church - Masons Hall
Varney House
Landon - Rabourn House
Phelps - Allen House
Phelps Barn - Cook House
Landon - Carleton House
Landon - Allen House
Fletcher House - 1817 House
Kinney Farm
Landon - Dumbleton House
Legge House
School No 2 - Larme House
Larrow House
Skyland
Martin - Coffin House
Log Cabin - Coffin House
Hall - White House
Stave Island/Main Lodge
White House
South Hero Village Center Historic District
Kibbe's Island - Kellogg's Island
Gull Island - Cedar Island
Fish Bladder Island
Sawyer's Island
Providence Island/Main Lodge
Providence Island/Caretaker's House
Stave Island/Cottage
Ebenezer Allen (?) - Robinson House
Robinson House
Robinson - Baker House
Log Cabin/Hemingway House
Grimm House
Curley House
Phelps - Crescent Bay Farm
Tourville House
Dr. Baker Place
McBride - Chittenden House
Fletcher - Tracy House
R. H. Allen Store/S. Hero P.O./Bushway
Creamery - Tressler House
Allen House
Roy House
Robinson Barn
Hazen-Weber Place
Hazen Place
Hazen Farm
Hazen Schoolhouse
Carver House
Hick's House
McGovern House
Lessor Place
Camp Hochelaga (YMCA)
Magill Place
Eagle Camp
Davis Place
Thorpe Place
Luck Place
Charles Davis Place
Julow Barn
Robinson Place
Lynwood Smith Place
Goulet Place
Dubuque Place
Fulchino Place
St. Rose of Lima
Commodore's Table
Wilder Place
Dunne Place
Pillsbury Place