

Swanton Town and Village Municipal Plan

**Prepared by the
Swanton Planning Commission
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ACKNOWLEDGEMENTS

This plan is reflective of the thought and insight of the Swanton Planning Commission, the Swanton Town Selectboard, the Town Administrator, the Swanton Village Trustees, the Village Manager, and the Swanton Zoning Administrator.

The quality of this plan also reflects the superb work of the planning committees from the 2005, 2010 and 2015 plan updates, which were staffed by volunteers from Swanton Town and Village. The committee members added important local insight that helped this plan better reflect the interests and values of the entire community. Swanton encourages local participation at all levels of the planning process.

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**Town of Swanton
Planning Commission
Report on Proposed Municipal Plan Update**

The Town of Swanton Planning Commission has drafted a Municipal Plan Update (hereafter referred to as the Municipal Plan or simply the Plan), as described in 24 V.S.A. § 4381.

A draft of the Municipal Plan update is available at the Town of Swanton Town Hall, Village of Swanton Municipal Offices or to request a printed copy please contact Amy Giroux at 802-868-3325 or email at swanza@swantonvermont.org.

This report has been drafted in accordance with 24 V.S.A. § 4384 (c), and its purpose is to explain the proposed Plan's consistency with State planning goals and to describe the likely effects of any new land designations in the Plan.

**Extent to which the 2023 Town of Swanton Municipal Plan is
consistent with the goals established in 24 V.S.A. § 4302**

Each chapter has goals that are supported with various policy recommendations that touch upon many aspects of the quality of life in our community. Since August 2022 the Planning Commission has been developing the goals and policy recommendations in the Municipal Plan update, as compiled from various sources including:

- the previous 2015 Town of Swanton Municipal Plan;
- priorities adopted by the Selectboard;
- updates from various state and federal programs and initiatives; and,
- community input received at public meetings and community surveys.

The following table appears in the Municipal Plan. It links each of the 24 V.S.A. § 4302 state planning goals with the Town's goals under which are found relevant policy recommendations.

Summary of State Planning Goals Met by the 2023 Town of Swanton Municipal Plan

State Planning Goal	Met by Policy Goal(s)	Comments
To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and State agencies.	2.5,3.1,3.4, 3.5,4.1,4.2, 4.4,5.6,6.1, 7.5,8.3	Request an annual report from the Franklin County Industrial Development Corporation on the state of industrial businesses and properties in Swanton. For example: are there vacancies? Is there enough industrial zoned land in Swanton to meet the region's needs?
To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.	2.8,4.2,7.1	Strive to generate interest in community service on Town boards and commissions, and to fill vacancies in a timely fashion.
To consider the use of resources and the consequences of growth and development for the region and the State, as well as the community in which it takes place.	2.5,2.7,3.1, 3.2,4.1,4.4, 4.5,6.1,7.1, 7.2,7.3,7.4, 7.5,8.1,8.2, 8.3,9.2,11.1	Plan for increased electric demand with the support of Efficiency Vermont and local electric utilities.
To encourage and assist municipalities to work creatively together to develop and implement plans.	6.2,7.2	Expanding, or partner with neighboring municipalities to expand infrastructure.
To identify, protect, and preserve important natural and historic features of the Vermont landscape,	2.6,2.7,2.8, 3.1,3.2,3.3, 3.4,5.1,5.2, 5.3,5.4,5.5, 5.6,5.7,8.4, 10.1,10.2	Swanton supports patterns and densities of concentrated development that result in the conservation of energy. This includes support of public transit connections from Swanton to other parts of the region and considering access to public transit when reviewing Act 250 applications.
To maintain and improve the quality of air, water, wildlife, forests, and other land resources.	3.1,3.2,3.3, 3.4,3.5,4.1, 4.2,4.3,4.4, 4.5,5.1,5.2, 5.3,5.4,5.5, 5.6,5.7,7.2, 7.5,8.1,8.2, 8.3,8.4	To protect and maintain the important natural features of Swanton including: Lake Champlain, the Missisquoi River and its tributaries, the Missisquoi National Wildlife Refuge, archeological sites, and scenic areas.

Summary of State Planning Goals Met by the 2023 Town of Swanton Municipal Plan

<p>To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gasses.</p>	<p>4.1,4.2,4.3, 4.4,4.5,8.1, 8.2,8.3,8.4</p>	<p>Conduct an energy audit of municipal buildings to identify weatherization retrofits and incorporate the recommendations into the municipal capital budget.</p>
<p>To maintain and enhance recreational opportunities for Vermont residents and visitors.</p>	<p>2.8,11.1,11.2,11.3</p>	<p>Improve public access to Lake Champlain and Missisquoi River including at the Depot Museum and Marble Mill Park.</p>
<p>To encourage and strengthen agricultural and forest industries.</p>	<p>2.7</p>	<p>Encourage economic development that facilitates the manufacture and marketing of value added agricultural and forest products.</p>
<p>To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.</p>	<p>5.1,5.5</p>	<p>To provide for the wise and efficient use of Vermont's natural resources including the extraction of earth resources, and to ensure the proper restoration and preservation of the aesthetic qualities of the surrounding area.</p>
<p>To ensure the availability of safe and affordable housing for all Vermonters.</p>	<p>6.1,6.2,6.3</p>	<p>Facilitate public/private partnerships for the creation of affordable, senior, and reasonably priced housing, as well as the upgrading and rehabilitation of existing housing, through State and Federal grants, partnerships with non-profit organizations, or similar means.</p>
<p>To plan for, finance, and provide an efficient system of public facilities and services to meet future needs.</p>	<p>7.1</p>	<p>Develop a five-year capital budget and plan. Update it annually and consider possible funding mechanisms such as impact fees to reduce tax burden on existing Swanton residents.</p>

Summary of State Planning Goals Met by the 2023 Town of Swanton Municipal Plan

<p>To ensure the availability of safe and affordable childcare and to integrate childcare issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and childcare workforce development.</p>	<p>7.4,9.2</p>	<p>Ensure that the Swanton Development Regulations allow for sufficient availability of safe and affordable childcare.</p>
<p>To encourage flood resilient communities.</p>	<p>3.5,5.7</p>	<p>Maintain sufficient regulation that will assure compliance with the minimum National Flood Insurance Program (NFIP) standards; as required for homeowner eligibility under the NFIP for flood insurance purposes.</p>

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Chapter 1: Introduction

1.1 Vision Statement

We envision a Swanton in the year 2043 that is a vibrant, diverse, and thriving community where local businesses, culture, and recreational and natural assets are highlighted. A community recreational facility that serves young and old, and a good night life with a good public restaurant, bar, or community meeting place.

We envision a safe community for children, families, and seniors, where children have safe places to play beyond their backyards and seniors feel they can get around and participate in activities safely.

We envision a community that cares about its children and families and works hard to strengthen families. Our schools are seen as the best in the region – and even in the entire state.

We envision a prosperous Swanton with plenty of water resources that attracts an appropriate mix of industrial, commercial, and retail development, bringing good paying jobs to the town.

We envision that Swanton creates a sense of belonging. That there is an effective vehicle for communicating all the good things going on for residents and visitors, and a community calendar to share events. And a future where the Town and the Village collaborate respectfully and effectively.

We envision a future where Swanton is recognized for its natural beauty, its recreational assets, and its economic & cultural vibrancy, where people come to play and do business.

1.2 Town Planning Authority & Adoption Process

In 1968, the Vermont General Assembly enacted the Vermont Municipal and Regional Planning and Development Act, 24 V.S.A. § 4381. The Vermont Municipal and Regional Planning and Development Act gives all State of Vermont municipalities the authority to prepare, implement and maintain a municipal plan.

The Municipal Plan includes policies that can be used as a strategic plan of action. The Municipal Plan also includes policies for Land Use Regulations and further planning efforts. Projects that come under Vermont's Land Use and Development Act (Act 250) must conform to the Town of Swanton Municipal Plan.

The adoption of this Plan will be in accordance with 24 V.S.A. § 4385 and 24 V.S.A. § 4387. Prior to submission to the Joint Legislative Body, the Planning Commission shall hold at least one public hearing within the municipality after public notice on the amended Plan. At least 30 days prior to the first public hearing, the Planning Commission must deliver a copy of the amended Plan to: 1) the chair of the Planning Commission of each adjoining municipality; 2) the Executive Director of the Northwest Regional Planning Commission; 3) the Department of Housing and Community

Development; and 4) any business, conservation or other interest groups that have requested a copy.

Following adequate opportunity for the public to comment on the draft Plan, the Planning Commission shall make any desired changes and then file a copy with the Town Clerk for public review. At the same time a copy is forwarded to the Legislative Body for review. The Plan may then be adopted at a meeting by a majority of the members of the Legislative Body after no less than two separate public hearings.

While the statutory authority of the Municipal Plan lies with the Town of Swanton Planning Commission and the Town of Swanton Selectboard. The Village of Swanton, their board of Trustees and Village Administration are seen as critical partners in the success of our collective community. Their support of this plan is critical to the greater Swanton being able to achieve its vision.

1.3. Foundational Goals for the Municipal Plan

Goal - Provide a means for Swanton to reach its desired future: The overriding intention of this Municipal Plan is to provide a means for shaping policies and land use decisions in a manner that enables the community to reach the future described by the citizens in the Vision Statement.

Goal - Manage growth in a logical and sustainable manner: This Municipal Plan provides for the growth of the community in a manner that allows the maintenance of economic well-being, healthy, functioning environmental systems, and a sustainable high quality of life. The intent of the Municipal Plan is to meet and exceed the goals for planning established by the Northwest Regional Planning Commission (NRPC) and all related legislation.

Goal - Provide for constant citizen involvement: Continuous public involvement in the planning process is critical within the formal process for reviews and updates of the Municipal Plan. The development of Swanton is continuously monitored to ensure that growth is occurring in an orderly fashion that is not and will not adversely affect the Town's ability to provide adequate services, facilities, and infrastructure.

Goal - Conduct coordinated planning: In recognition of the regional nature of any planning, development, and growth issues, The Town of Swanton actively engages in communication and cooperation with the NRPC, Franklin County Industrial Development, and neighboring towns to ensure the orderly development of the surrounding area.

1.4. Plan Preparation

This Plan contains a vision of Swanton twenty years from now. The Plan is divided into thirteen chapters. Chapters two through eleven address specific categories that the Town of Swanton is required to plan for. Within each chapter we discuss the current state of that topic in Swanton, address data where appropriate and make goals and policy recommendations to ensure that the goals of the Town are achieved.

Chapter 12 contains a summary of the compatibility of the proposed land use areas in the plan with proposed land use areas for adjoining communities. It is important to remember that the changes that occur over the next several years may have an impact on adjoining communities. Swanton is sensitive to its neighbors and committed to cooperate mutually on regional planning issues.

Chapter 13 provides a summary of the goals and policy recommendations made in each of the chapters two through eleven and who holds the responsibility for each.

A list of the historic sites and structures as recorded with the Division for Historic Preservation can be found in the Swanton Library.

The Planning Commission decided on a planning program that would assess the existing conditions of the Town, involve the public throughout the process, and develop a vision for the future of Swanton that includes a series of goals, objectives and recommendations to implement the Plan. The Planning Commission conducted a community wide survey in the fall of 2022 that was available in physical and electronic copies. The Planning Commission also held two public forums to gain insight from residents on the following topics: Senior Housing, Recreation and the Southern Growth District.

Figure 1.1 below lists the history of developing this Municipal Plan.

Figure 1.1 History of the Swanton Municipal Plan	
1988	Planning Commission created the Municipal Development Plan for Swanton Town and Village
1994	With a Municipal Planning Grant the Planning Commission sent out requests for proposals to update the 1988 Plan. A new Municipal Plan was written by Research and Evaluation Specialists of Vermont (RESV) and adopted by the Town.
1999	General updates to the Municipal Plan were made to reflect changes in the community and its vision.
2004	General updates to the Municipal Plan were made to reflect changes in the community and its vision.
2005	Municipal Plan updated to assess current conditions in the town and to develop goals, objectives and recommendations that would lead to the implementation of the Plan. During this process Residents were asked to complete a questionnaire, participate in Public Forums and to join Sub-Committees as avenues to provide input.
2010	The Plan was updated once again to reflect general changes in the community
2015	The Plan is updated with the assistance of a Municipal Planning Grant. The Plan is restructured to incorporate language regarding flood resiliency, a new statutory requirement, and to include public input collected from the Vermont Council on

	Rural Development's Community Visit process. Northwest Regional Planning Commission aided the Town and Village of Swanton in this update.
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1.5. How To Read a Municipal Plan

Each chapter contains at least one goal and one policy statement.

Goal - A goal in this Municipal Plan is a broad statement of community values and a generalized ideal which provides a sense of direction. The essence of the Municipal Plan is contained within its goals.

Policy - A policy describes a specific step necessary to achieve a goal and provides a basis for establishing priorities, scheduling, and or assigning staff and other resources to that specific action needed to implement the Municipal Plan. It is important to note that each policy is a guide not a decision in themselves.

1.6. Goal Interpretation

For a goal to be useful, it must be clear. However, not all goals are the same; they differ in terms of expected results, commitment of resources, and indication of importance or urgency. Therefore, it is important to simplify the language used in the Municipal Plan and understand the distinctions between the different goals. The following definitions of terms provide guidance in interpreting the goal language of the Municipal Plan; where other action terms are used that are not specified here, they are to be equated to the closest applicable term described below.

ALLOW - Goals containing the word "allow" indicate that a proposed action will be supported within certain parameters and following certain guidelines.

CONSIDER - Goals containing the word "consider" indicate that an action may or may not be taken, depending upon the results of analysis that remains to be completed.

COORDINATE - Goals containing the word "coordinate" indicate that an action will occur with another entity and Swanton will carry its share of the burden or responsibility.

ENCOURAGE - Goals containing the word "encourage" indicate an action is highly recommended or desired and should be pursued when reasonable.

EXPLORE - Goals containing the word "explore" indicate that an action will be taken to investigate a subject to discover whether or not some further commitment is in order.

LIMIT - Goals containing the word "limit" indicate that an action will be taken to keep the subject within certain limits or will at least make undesired change more difficult.

MAY - Goals containing the word "may" indicate that an action will possibly be taken depending upon future conditions or analysis.

RESTRICT - Goals containing the word "restrict" indicate that an action will prevent an undesired result.

SHALL - Goals containing the word “shall” indicate that an action must be taken in all cases. This represents a commitment to implementation and the expectation that the associated policies will be carried out.

SHOULD - Goals containing the word “should” indicate that an action will be taken in most cases, but exceptions are acceptable for good reasons.

1.7. Amending the Municipal Plan

The Municipal Plan is not static, but rather is a dynamic and multi-faceted policy document that defines and addresses the changing needs of Swanton. The Municipal Plan is based on an on-going assessment and understanding of existing and projected community needs. To assure that the Municipal Plan is kept current, short-term goals and policies may be reviewed periodically to reflect compatibility with budgetary priorities and related program status. Long-term goals and policies must also be given consideration to assure timely funding and development of infrastructure and public services and facilities.

Although the Municipal Plan serves as the primary means to help implement its vision. The Town’s Zoning Bylaws & Subdivision Regulations is the primary tool used to implement the policies of the Municipal Plan. The Zoning Bylaws & Subdivision Regulations provide detailed direction related to development standards; permitted, conditionally permitted, and prohibited uses; and other regulations. The land uses in the Zoning Bylaws & Subdivision Regulations and its Planned Unit Development mechanism, provides the Zoning Bylaws & Subdivision Regulations with flexibility in the application of development standards that may yield a more desirable and attractive project than would otherwise be possible with a strict application of the underlying zoning regulations.

Chapter 2: Swanton: Our People & Prosperity

2.1 Location

Swanton Town and Village are situated on the Missisquoi River and Lake Champlain in the Northwestern portion of Franklin County near the New York and Canadian borders. The Town of Swanton has a total area of 60.6 square miles, of which 37.6 square miles (62.4%) is land and 23.0 square miles (37.98%) is water. The Town of Swanton shares borders with Fairfield, Highgate, Town of St. Albans, and Sheldon and extends into Lake Champlain. Across Lake Champlain is Alburgh and North Hero. Swanton is about 30 miles north of the City of Burlington and about 80 miles south of Montreal, Canada. The major roads serving Swanton are I-89 and US Route 7, which tie in with VT Route 78 and VT Route 207.

2.2 Brief History of Swanton

Swanton has a rich cultural heritage--with evidence of Native Americans living in the area as early as 6,000 B.C. The Abenaki People hunted, fished, and lived near the Missisquoi River. The earliest confirmed date for an Abenaki village is 1682. The French were next to settle this area in pursuit of the rich marble deposits and timber resources.

The town grew around the area of the Taquahunga Falls (site of the current dam in Swanton) on the Missisquoi River. The settlement patterns today are largely attributed to the natural features and the past hunting and gathering practices of early settlers. Until the mid-1800's, water transportation was the primary means of moving goods and services to Burlington, Montreal, and New York City.

Sawmills were established along the waterways to process and transport lumber products. In 1860, a railroad was constructed through Swanton to Maquam Bay and a facility was constructed for the interchange of goods from water to rail. Through the late 1800's several railroad lines provided important links to Canada and other parts of Vermont. These railroads were used to transport freight as well as passengers. Rail continued to be the major form of transportation until Interstate 89 was completed in the early 1970's. The main line of the New England Central Railway follows Route 7 and 78 corridors. Rail freight is the only current use of rail infrastructure in Swanton.

Today, Swanton is a rural community relying heavily on its agricultural, manufacturing, natural features including Lake Champlain, the Missisquoi National Wildlife Refuge, and the Missisquoi River, for tourism. The Town is at the hub for the transport of goods and services between Canada, New York, and other areas of Vermont. Swanton has a variety of businesses and industries, including cheese production, food products, machine tools, and mining.

Swanton is the home of the Abenaki Nation of Missisquoi. The Abenaki People continue to play a strong role in community activities. The Abenaki Tribal Council and the Abenaki Self Help Association have established a Learning Center and a Housing

Project. Recent efforts include a health center, an employment program, and a summer lunch and activity program.

2.3 Current Population and Future Growth

Year	Swanton Town	Swanton Village	Total Town and Village	Swanton Town % Change	Franklin County	% of County Population	Vermont
1940	2,082	1,461	3,543	x	29,601	x	359,231
1950	1,465	2,275	3,740	5.6%	29,824	12.54%	377,747
1960	1,556	2,390	3,946	5.5%	29,474	13.39%	389,811
1970	1,992	2,620	4,612	16.9%	31,282	14.74%	444,732
1980	2,621	2,520	5,141	11.5%	34,788	14.78%	511,456
1990	3,276	2,360	5,636	9.6%	39,980	14.10%	562,758
2000	3,655	2,548	6,203	10.1%	45,417	13.66%	608,827
2010	4,041	2,386	6,427	3.6%	47,746	13.46%	625,741
2020	4,373	2,328	6,701	4.3%	49,946	13.42%	643,077
2030 (proj.)			7,101	6.0%	51,810	13.71%	653,575

Source: 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020 U.S. Census.
 Vermont Population Projections 2010-2030 (Vermont Agency of Commerce and Community Development - Scenario A)

The 2020 United States Census determined that Swanton had a population of 6,701 people. This represents an increase of 4.3% since the 2010 Census. The Town of Swanton has experienced consistent decade over decade growth since at least the 1940s. The Vermont Agency of Commerce and Community Development anticipates that the Town of Swanton is likely to grow an additional 6% in the next decade bringing its total population to an estimated 7,101 people by 2030.

To put Swanton’s growth into context, Swanton has consistently represented 12.5% to 14.8% of Franklin County’s total population. In fact, all Franklin County towns grew in population between 2010 and 2020 except for Richford and the City of St. Albans. Swanton’s 4.3% growth outpaced Franklin County’s growth of 3.7%, and the State of Vermont’s 1.6% growth rate in the same time.

Table 2.2: Population by Age Group as a Percentage of Total Population in Swanton and Franklin County (2000 to 2020)						
Age Group	Swanton			Franklin County		
	2000	2010	2020	2000	2010	2020
Under 5 years	7.20%	4.10%	5.30%	7.10%	6.40%	5.80%
5 - 9 yrs	8.40%	6.50%	5.80%	8.20%	7.30%	6.90%
10 - 14 yrs	7.20%	6.40%	7.60%	9.20%	7.00%	5.40%
15 - 19 yrs	7.20%	7.70%	5.30%	7.00%	7.00%	6.30%
20 - 24 yrs	5.00%	4.40%	4.20%	4.80%	5.10%	5.50%
25 - 29 yrs	5.70%	5.70%	4.40%	6.00%	5.70%	6.30%
30 - 34 yrs	6.60%	3.90%	6.40%	7.60%	6.10%	6.30%
35 - 39 yrs	8.70%	7.70%	5.70%	9.10%	7.10%	6.80%
40 - 44 yrs	8.10%	11.10%	7.00%	8.70%	8.20%	5.90%
45 - 49 yrs	7.10%	9.30%	8.00%	7.70%	8.50%	6.70%
50 - 54 yrs	7.40%	7.10%	11.10%	6.40%	7.90%	7.20%
55 - 59 yrs	5.80%	6.30%	6.30%	5.10%	6.80%	7.70%
60 - 64 yrs	3.50%	6.20%	8.20%	3.40%	5.20%	6.90%
65+ yrs	12.20%	13.60%	14.70%	10.90%	11.70%	16.30%
Median Age	35.7	41.4	43.3	36.7	38.9	
Data Source: 2000, 2010, 2020 U.S. Census of Population and Housing; 2020 American Community Survey (ACS)						

Swanton has continued to see a decline in the population of school age children between 2010 and 2020. This has affected school enrollment numbers. Simultaneously, Swanton has seen a rise in the percentage of the population above 45 years of age, and particularly those over 65 years of age. This trend is consistent with what is being seen across Franklin County and the rest of Vermont. The 2020 American Community Survey by the United States Census Bureau reports that the median age for Swanton is 43.3 years.

A breakdown by age group in Swanton, Franklin County, and Vermont State is provided by and based on the 2020 Census. As individuals approach retirement age, demand for senior services such as housing options and rural transit will likely increase and slowly decrease the school age population.

The Town of Swanton is well positioned in its proximity to the Highgate Airport which is undergoing an expansion including the extension of the runway and water and sewer access from the Village of Swanton. The airport is widely seen as a catalyst for economic growth in our region.

2.4 Current and Future Economic and Employment Growth Swanton has historically served as a major center for the transport of goods and consequently the community enjoys a variety of business and industry while being able to maintain a strong agricultural base economy. Swanton boasts several foundational assets for economic growth including prime location with access to Interstate 89 on two interstate exits, proximity to the Franklin County Airport, municipal services, excellent education programs, a strong workforce, and quintessential Vermont scenery.

Private residences make up 76.8% of Swanton’s Grand List. Table 2.3 shows a summary of the various grand list components such as residential, seasonal, industrial and commercial uses. It is interesting to note that seasonal uses (4.9%) account for a larger proportion than industrial uses (2.29%) in the total Grand List.

Table 2.3: Composition of Swanton's Grand List, 2021		
Revenue Type	No. of Parcels	Listed Value
Residence	2097	\$ 513,068,900.0
Mobile Homes	344	\$ 35,279,350.0
Seasonal	174	\$ 35,023,770.0
Commercial	101	\$ 41,149,323.0
Commerical Apartments	25	\$ 11,935,914.0
Industrial	17	\$ 16,328,469.0
Woodland	0	\$ -
Utilities	8	\$ 28,651,577.0
Farm	42	\$ 14,564,033.0
Misc./Other	481	\$ 17,481,670.0
TOTAL	3,289	\$ 713,483,006.00
Source: Swanton Grand List, 2021 and VT Department of Taxes (Municipal Listed Values and Equalized Values by Category)		

In 2020, there were 3,257 Swanton residents aged 16 years and over who were employed. Table 2.4 provides a breakdown of the occupations held by residents of Swanton in 2020. 33.8% of these residents are in an occupation of management, professional, and related occupations. Another 19.2% are in sales and office occupations. 16.7% of Swanton residents work in service occupations.

Table 2.4: Occupation of Swanton Town Residents in 2020, Employed Civilian Population 16 Years and Older		
Occupation	Total	Percent
Management, business, science, and arts occupations	1,102	33.8%
Sales and office occupations	626	19.2%
Service occupations	545	16.7%
Production, transportation, and material moving occupations	667	20.5%
Natural resources, construction, and maintenance occupations	317	9.7%
Total	3,257	100.0%
Source: 2020 American Community Survey 5-Year Estimates		

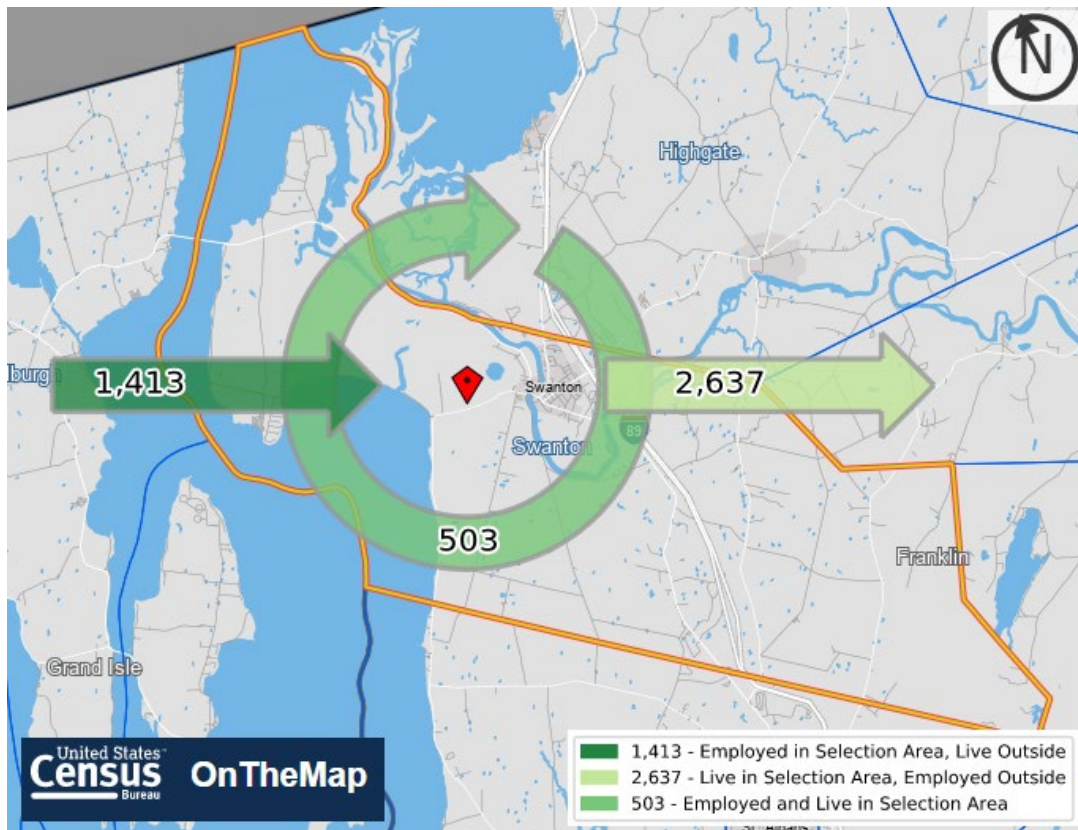
Swanton has a variety of businesses. Some of the larger employers include Poulin Grain, Leader Evaporator/H2O, VT Precision Tools Inc, and Shelburne Limestone Corporation. These businesses are a part of the diversity of employment opportunities available to Swanton residents and residents from around the county.

Table 2.5: Industry of Employed Civilian Population 16 Years and Older in 2020, Swanton, VT		
Economic Sector	Total	Percent
Manufacturing:	613	18.8%
Educational, health, and social services:	588	18.1%
Retail:	369	11.3%
Professional, scientific, management, administrative, and waste management services:	307	9.4%
Public Administration:	231	7.1%
Construction:	234	7.2%
Arts, entertainment, recreation, accommodation, and food services:	153	4.7%
Transportation:	151	4.6%
Other services (except public administration):	223	6.8%
Finance, insurance, real estate, rental, and leasing:	183	5.6%
Information	32	1.0%
Wholesale trade:	58	1.8%
Agriculture, forestry, fishing and hunting, and mining:	115	3.5%
Total	3,257	100.0%
Source: 2020 American Community Survey 5-Year Estimates		

According to the 2020 American Community Survey, 18.8% of the total workforce works in manufacturing. This is followed closely by those working in educational, health and social services (18.1%) and retail (11%).

According to the US Census Bureau “On the Map” service, approximately 503 Swanton residents work in Swanton. 1,413 people commute into Swanton for employment and 2,637 Swanton residents commute outside of Swanton for Employment. A net outflow of 1,224 people.

Figure 2.1: Employment Inflow & Outflow



Despite the advantages Swanton has. Many residents expressed at the 2015 Community Visit and in our community survey conducted as part of this plan in the fall of 2022 that economic growth in the community is occurring too slowly.

Swanton has historically promoted commerce and industry by working closely with groups such as the Franklin County Industrial Development Corporation and the Swanton Chamber of Commerce.

Economic Development Goals

2.5 Goal: Promote new business and industry within Swanton's village, commercial, and industrial areas.

Policy: Initiate semi-annual joint Selectboard, Village Trustee and Planning Commission meetings with the Executive Director of the Franklin County Industrial Development Corporation.

Policy: Request an annual report from the Franklin County Industrial Development Corporation on the state of industrial businesses and properties in Swanton. For example: are there vacancies? Is there enough industrial zoned land in Swanton to meet the region's needs?

Policy: Review, revise and enact the Swanton Downtown Development Plan and actions steps in the Swanton Community Visit Report to guide future community development, enhancements, or improvements.

2.6 Goal: Foster a strong and diverse economy that provides satisfying and rewarding job opportunities while maintaining high environmental and social standards.

Policy: Maintain and enhance Swanton's role as a commercial center.

Policy: Maintain and enhance municipal services to accommodate a variety of businesses.

Policy: Encourage the rehabilitation of local brownfields and underutilized properties. Particularly the property called out in the Northern Gateway Targeted Area-Wide Plan.

Policy: Work with the Vermont Agency of Transportation to bring water and sewer infrastructure to a public right of way as part of their new District Garage Project off Exit 20.

2.7 Goal: To maintain and support a viable agricultural economy including agriculture, forestry, agritourism, and other related activities.

Policy: Support farmers by identifying financial resources that might assist in maintaining, expanding and/or diversifying their business.

Policy: Encourage local businesses to manufacture products and source materials or ingredients from local farms.

Policy: Encourage economic development that facilitates the manufacture and marketing of value added agricultural and forest products.

Policy: Promote development of smaller farm tracts via required open space in planned residential developments.

Policy: Support farmers in continuing acceptable agricultural practices in accordance with the "Best Management Practices", a Vermont Department of Agriculture program.

Policy: Encourage the growth of the Swanton Farmers Market.

2.8 Goal: Strengthen tourism in Swanton.

Policy: Promote recreational assets within Swanton as the initial access point to the Lamoille Valley Rail Trail.

Policy: Collaborate with Vermont Fish and Wildlife and U.S. Fish & Wildlife Service to promote State and Federal Fish and Wildlife resources in Swanton.

Policy: Encourage and support various groups and organizations including the Swanton Chamber of Commerce, Swanton Historical Society, Friends of the Library, Abenaki Self Help Association, Tribal Council, Friends of Missisquoi National Wildlife Refuge, service clubs, churches, senior citizen organizations and clubs to enhance Swanton as a cultural, recreational, Swanton Enhancement Project and tourist center.

Policy: Support the work to develop a welcome center and increased wayfinding signage by the Swanton Interstate exit.

Policy: Promote the work of the Swanton Historical Society and highlight the community's historical assets (Depot Museum, cemeteries, etc.) to encourage more local and regional tourism.

2.9 Goal: To enhance the vitality of Swanton's historic downtown center and chart a path for future investment and promotion to capitalize on its unique assets and geography.

Policy: Encourage both public and private development, enhancements, and improvements in the Village.

Policy: Maintain Village Center designation and encourage private landowners to utilize benefits of the program.

Policy: Support the Town of Swanton becoming a Certified Local Government to be able to access further historical preservation grant dollars from the State of Vermont.

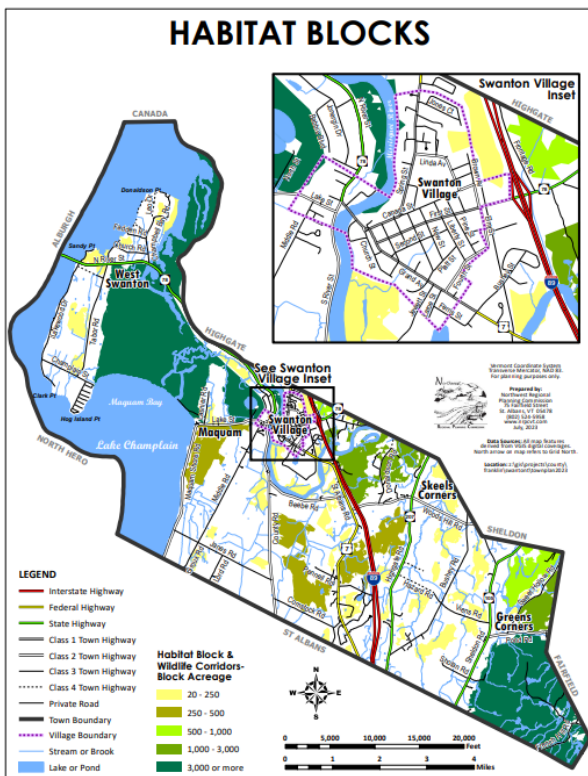
Chapter 3. LAND USE

This Land Use Chapter establishes goals and policies for Swanton as it continues to develop and articulates how the community will implement its vision of future distribution of land uses through land use policies and regulations. It also serves as the basis for revisions and creation of new land use and development regulations to implement its policies.

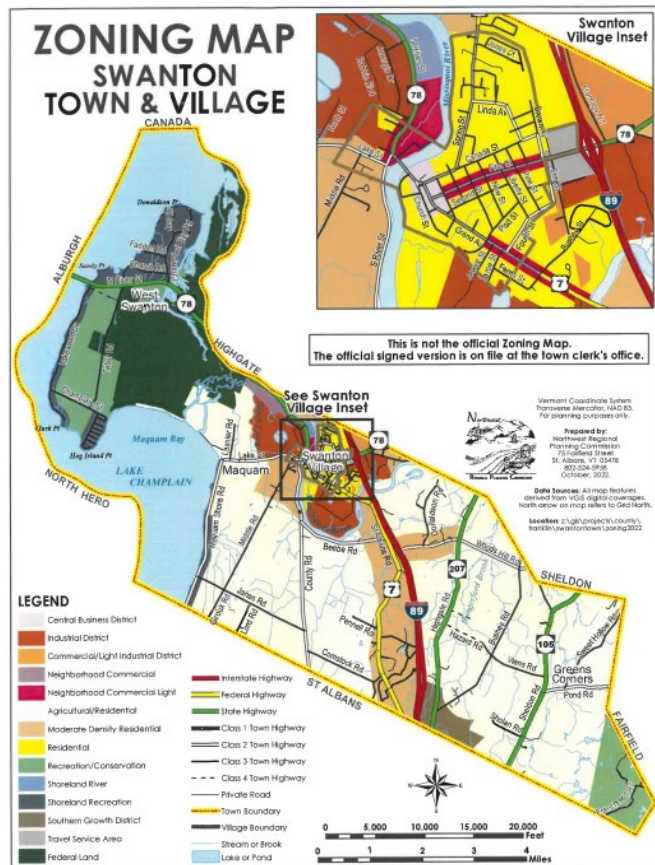
Swanton plans to direct growth to appropriate areas of the Town and Village by establishing various land use areas as shown on Map 3.1 - Swanton Town Proposed Land Use. The Proposed Land Use Plan is based on existing land use patterns, traffic patterns, the intensity of proposed

uses, physical constraints of

Map 3.2



Map 3.1



the land, the resident's vision for the community, and several long-term planning goals and objectives. Traffic generation, the intensity of the proposed uses, and the ability of the community to provide facilities and services were also considered in the establishment of the proposed land use districts.

Swanton community planners are cautious of strip development and recommend that future growth be clustered near the existing Village Center. Swanton maintains a Designated Village Center which can help provide technical expertise and resources to the municipality to further the desire to keep future growth concentrated. In response to development constraints around the Village

and a desire to accommodate well-planned development in the southern part of Town, Swanton is also encouraging clustered, mixed-use development within the Southern Growth District near Exit 20. Maintaining large unfragmented habitat areas is critical to supporting large animal species and habitat functions. Over time even low-density rural development and roads can fragment these areas, threatening the health, function, and value of these habitats. Much of Swanton's forest habitat block is protected as part of the Missisquoi National Wildlife Refuge. Other priority habitat blocks are shown on Map 3.2. The rural open lands covering most of the Town should be preserved and agriculture should be kept viable by promoting growth in designated areas. Future commercial and industrial growth in Swanton should be environmentally sound and in balance with existing uses.

Land Use Goals

3.1 Goal: Encourage development in a manner that will promote the public health, safety, prosperity, convenience, efficiency, and the economy of Swanton.

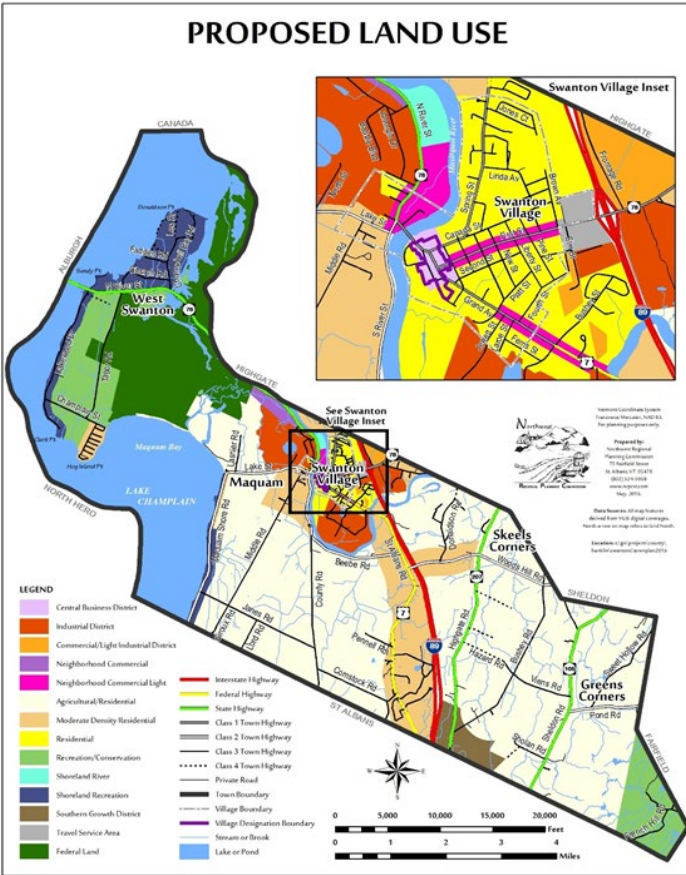
3.2 Goal: To preserve and enhance the rural qualities of Swanton Town and Village. Maintain the historic settlement pattern of the compact village and clustered residential development separated by rural countryside.

Policy: Concentrate development in the Village area and the Southern Growth District, while requiring lower densities of development in the rural areas of Town. Policy: Encourage the type, location, and intensity of land uses to be compatible with the environmental, infrastructural, and economic capabilities of the community.

Map 3.3

Swanton Village Designation





Policy: Require the development of multi-use paths/sidewalks to provide increased pedestrian and bicycle connectivity to existing municipal infrastructure and to proposed development.

3.3 Goal: Ensure that the Land Use & Development Regulations incorporate smart growth principles.

3.4 Goal: To live with respect for the land; make wise and efficient use of it and preserve the Town's working landscape.

Policy: Community infrastructure shall be planned to minimize development pressure on agricultural and forest land.

3.5 Goal: Maintain sufficient regulation that will assure compliance with the minimum

National Flood Insurance Program (NFIP) standards; as required for homeowner eligibility under the NFIP for flood insurance purposes.

The NFIP is an insurance program to protect the safety, health, and welfare of life and property. If a resident is out of compliance with NFIP, then the insurance of all landowners in Swanton could be voided. Swanton added an overlay district with specific regulations to assure compliance with the NFIP and the continuing availability of property insurance.

Policy: Periodically review the Flood Hazard Overlay district within our Land Use and Development Regulations to maintain sufficient regulation that will assure compliance with the minimum NFIP standards as required for continued homeowner eligibility under the NFIP for flood insurance purposes

Policy: Seek grant funding to conduct a study of the First Street Corridor. This study should assess the effectiveness of the Neighborhood Commercial Light District (NCL) and gather public input regarding the future vision of this corridor. This study should focus on land use, parking and streetscapes.

Chapter 4. TRANSPORTATION

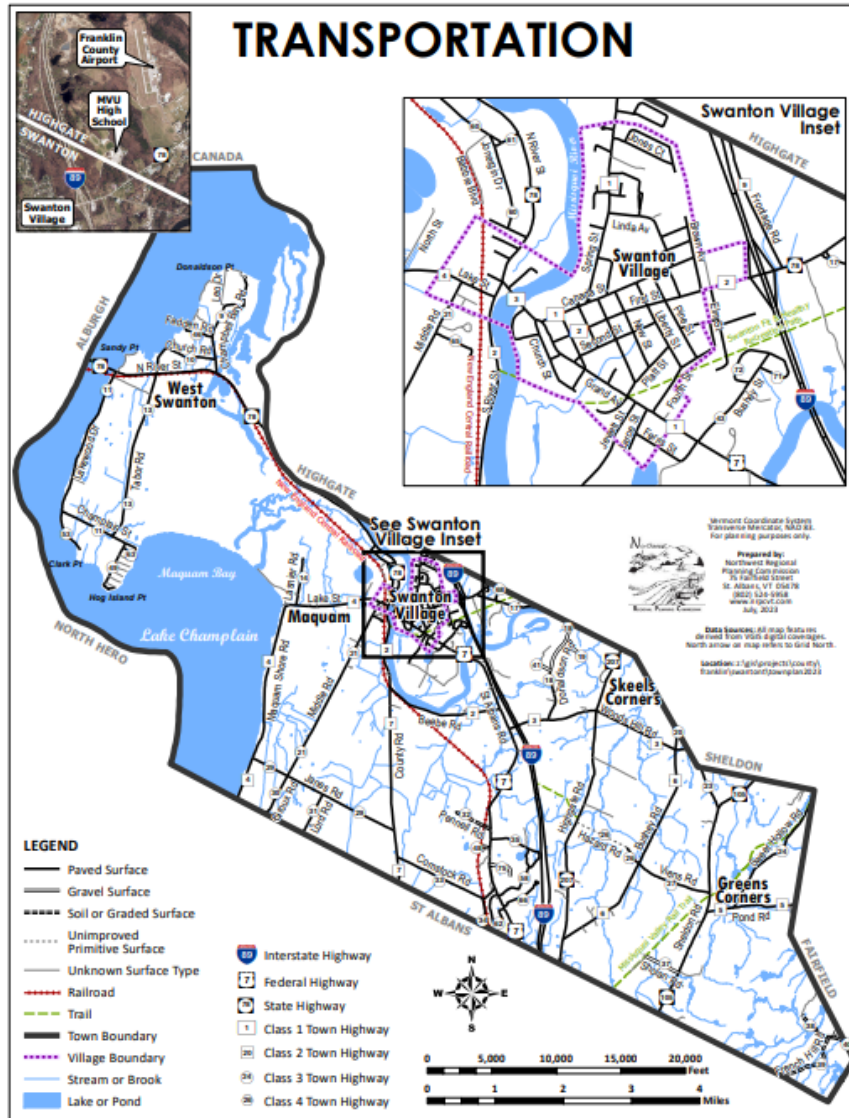
This chapter seeks to articulate Swanton's broad approach to transportation that emphasizes safe, convenient, economic and energy efficient movement of people and goods utilizing a variety of transportation features that includes public transit, sidewalks, bikeways, multi-use paths, in addition to the movement of cars and trucks along our roads and highways.

Swanton is the hub of major north/south and east/west transportation corridors. Good transportation access is critical to the Town's industrial and commercial enterprises and is also important to a robust seasonal tourist economy. Swanton is unique in that it is close to the major highways of the northeastern US and southeastern Canada, which provide for economical travel by its citizens. This same ease of access has made truck traffic a burden to the community as it is located between Interstates 89 and 87, which are major north-south routes between the metropolitan centers of New York City, Boston, and Montreal, QC. The impacts of the recently extended Autoroute 35 south of Montreal to the Vermont border have yet to be evaluated. Swanton shall work with VTrans, Quebec authorities, and US Border Patrol & Immigration to evaluate impact to traffic in Swanton, especially as Canadian authorities continue to work towards the connection of Autoroute 35 to Interstate 89.

Growth and development along the Routes 7 and 78 corridors have introduced additional traffic and access management problems. As noted during the 2015 Swanton Community Visit, these roads are dangerous, especially for bicyclists and pedestrians. The heavy traffic through the central business district and the Village historic area is causing congestion, safety problems, and detrimental impacts on historic buildings. It is also negatively affecting the Village's character. To maintain current levels of service and to accommodate anticipated growth, several intersections and roadways in the Town and Village will need improvement.

Genesee and Wyoming maintain and operates rail through the Town of Swanton. St. Albans is the northernmost stop for passenger rail in western Vermont. Swanton would be supportive of passenger rail returning to Montreal. The Franklin County State Airport is located just Northeast of the community in Highgate. Although, many passenger flights take place from The Patrick Leahy Burlington International Airport and Plattsburgh International Airport

Map 4.1



In the future, Swanton shall strive to provide for the movement of goods and people using safe and efficient methods. Swanton shall continue to focus its transportation efforts on improving traffic safety, particularly for bicycles, and solving current problems related to truck traffic and traffic circulation in the Village.

4.1 Goal: Develop a comprehensive approach to our transportation system that emphasizes the safe and efficient movement of people and goods utilizing a variety of transportation modes that includes public transit, sidewalks, bikeways, multi-use paths, in addition to the movement of cars and trucks along our roads and highways.

Policy: Study the impact of implementing a “Complete Streets” Policy on the Town and Village of Swanton.

Policy: Encourage use and development of intermodal transportation (i.e., Franklin County Airport, railroad) as a means of promoting tourism.

Policy: The Town of Swanton will seek funding for improvements that are needed to provide pedestrian and bicycle circulation throughout town and to enhance bicycle and pedestrian safety.

Policy: The Town of Swanton shall seek funding to improve accessibility to businesses and pedestrian infrastructure.

Policy: Seek grant funding to conduct a study of the First Street Corridor. This study should assess the effectiveness of the Neighborhood Commercial Light District (NCL) and gather public input regarding the future vision of this corridor. This study should focus on land use, parking, and streetscapes.

4.2 Goal: To ensure that Swanton's transportation system promotes efficient land use patterns, supports local economic development and is coordinated and compatible with the regional transportation network.

Policy: Collaborate and Participate in the regional transportation planning program of the Northwest Regional Planning Commission, including the commission's Transportation Advisory Committee and other committees.

Policy: Collaborate with adjoining communities and the State of Vermont Agency of Transportation on the planning, design, and implementation of multi or shared use bike paths and other non-motorized transportation facilities.

4.3 Goal: Encourage improvements to bicycle and pedestrian safety within the Village, along VT Route 78 and VT Route 36.

Policy: Support planning for a town-wide network of pedestrian/bicycle paths connecting major destination points and linkages to similar facilities in adjacent towns.

4.4 Goal: Support Green Mountain Transit in providing services to Swanton.

Policy: Work with GMTA to study public transit routes and to expand routes as needed.

Policy: Promote the use of carpooling and ridesharing facilities. Work with GMT and VTrans to develop where appropriate.

Policy: Seek funding to increase wayfinding signs for GMT Transit.

4.5 Goal: Seek funding and make improvements that are needed to enhance traffic safety and vehicular circulation.

Policy: Monitor the availability and adequacy of parking in the Central Business District.

Policy: Improve traffic patterns and traffic safety in the Village.

Chapter 5. SCENIC AND NATURAL RESOURCES

The purpose of this chapter is to describe Swanton's commitment to stewardship of the natural environment and to provide a basis for policies that guide the Town's decisions that will affect the natural environment. The environment is a complex system of interrelated components upon which the Town depends including air, water, soils, plants, and animals. Finding a balance between the preservation, protection, and transformation of natural resources with other community needs is vitally important to ensuring the continued viability of natural systems and the continued high quality of life for Swanton.

Swanton has a number of natural resources. Some of these resources are managed by federal, state, and/or local agencies. Lake Champlain is a resource of international concern. Swanton is committed to the future protection and conservation of these significant resources and is interested in cooperating at all levels. To maintain and encourage a functional, interconnected system of habitats and recreation areas within the Town, region, and state, land uses in Swanton should be directed to appropriate areas.

Map 5.1



There are significant natural resources in private ownership including primary agricultural soils, scenic areas, wetlands, and wildlife habitats. Map 5.1 depicts important areas for wildlife habitat including threatened, endangered, and rare species. It is important that these significant resource areas are maintained. Many of these features are part of the working landscape. To protect the landscape, Swanton should ensure that agriculture is adequately protected. Swanton should also investigate the identification and protection of scenic viewsheds within the community.

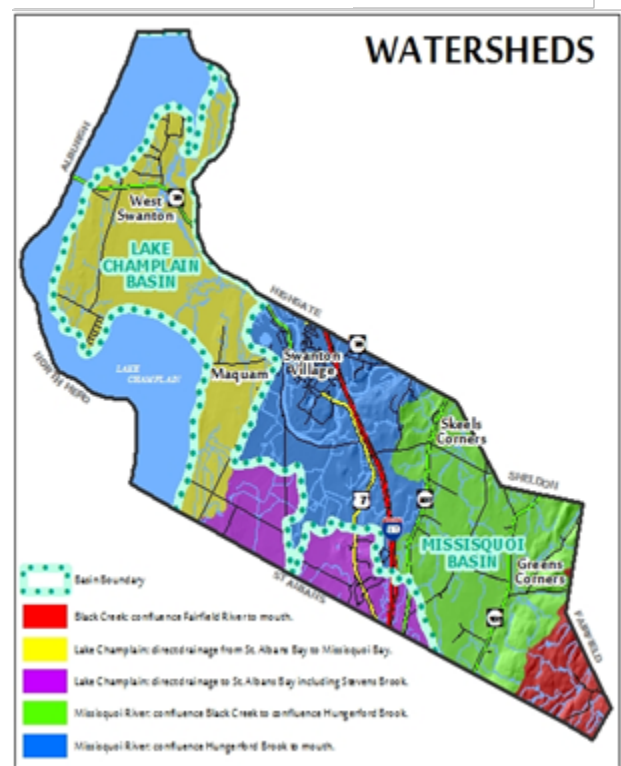
Air quality is generally high throughout Vermont, especially in rural communities such as Swanton. Motor vehicles are the largest source of air pollution in Vermont, which can create localized areas of poor air quality where traffic is congested. Air quality can also be impacted by weather patterns which carry pollutants from other areas, such as in 2023 when fires in Southern Canada impacted air quality across northern Vermont.

Vermont Statute enables municipalities to create conservation commissions to make inventories and conduct studies of the natural resources of the municipality and historic, educational, cultural, scientific, architectural, or archeological resources which the public has an interest; amongst other duties outlined in 24 V.S.A. Chapter 118. Creation of the Swanton Conservation Commission should be considered in the future to protect these resources in Swanton.

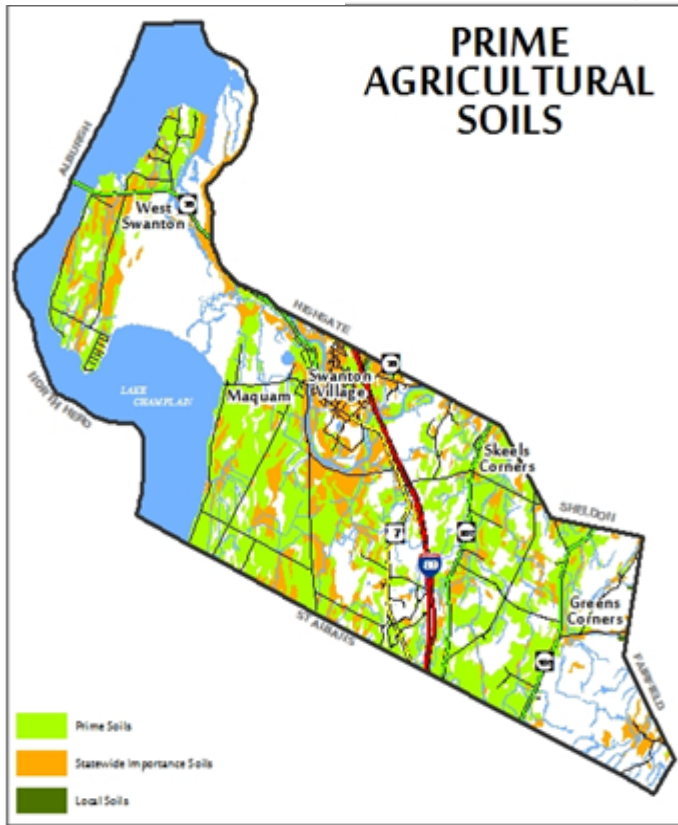
It is vital that the water quality of Lake Champlain be protected. The community will continue to identify ways to mitigate the effects of point and nonpoint source pollution on the water quality of Lake Champlain. The community will continue to work with the State of Vermont, Missisquoi River Basin Association, Friends of Northern Lake Champlain, and other organizations to plan and implement water quality improvements. The community will also continue to cooperate with the state and the regional planning commission to ensure that Swanton is a flood resilient community and to investigate additional steps that the community can take to protect people, structures, and the environment from the dangers of flooding. One step shall be to review River Corridor maps created by the Vermont Agency Natural Resources and to assess whether such maps should be incorporated into the Swanton Development Regulations.

An additional community concern involves the Missisquoi Bay Bridge which was replaced in 2008. However, because of permitting issues surrounding a state threatened species, the spiny soft-shell turtle, all but 330 feet of the causeway on the existing structure will remain in place. Long term monitoring of the turtle and the impact of the newer bridge is ongoing. Many residents support removing the existing causeway to return the natural flow of the Lake and help improve the water quality of Missisquoi Bay. [Scientific data from studies conducted by the Agencies of Transportation and Natural Resources state that phosphorus concentration would improve by 8% with the removal of the causeway.](#)

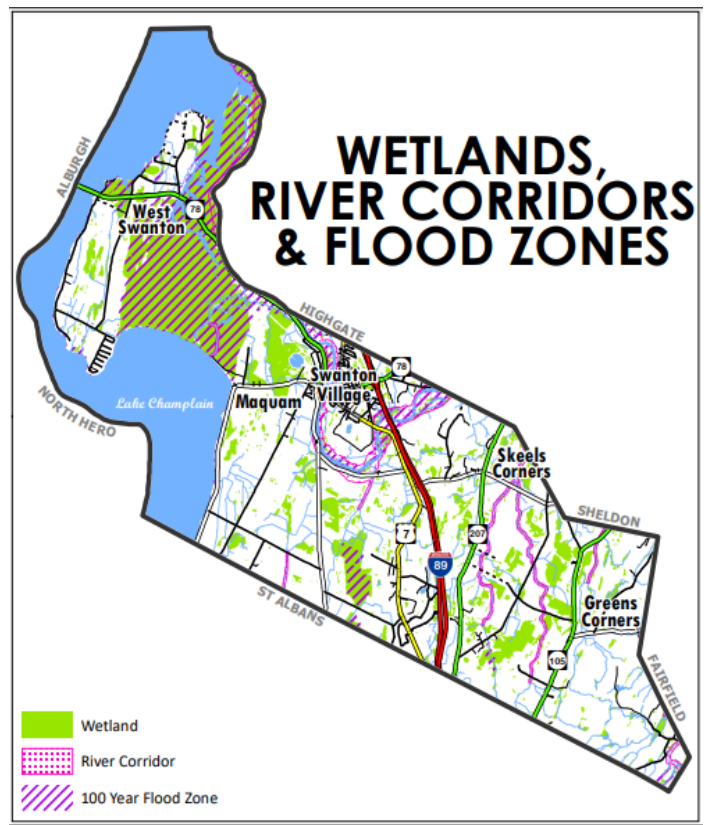
Map 5.2



Map 5.3



Map 5.4



5.1 Goal: To protect and maintain the important natural features of Swanton including: Lake Champlain, the Missisquoi River and its tributaries, the Missisquoi National Wildlife Refuge, archeological sites, and scenic areas.

Policy: Cooperate with and participate in the efforts of state and local groups to ensure that the water quality of Lake Champlain is protected.

Policy: Promote the use of low impact development (LID) through educational programs to minimize the negative impacts of stormwater.

Policy: Protect important vistas and scenic views of Swanton which are worthy of protection.

Policy: Continue to advocate for the removal of the West Swanton Causeway to improve water quality.

5.2 Goal: Protect ecological and resource sensitive areas such as wetlands, fragile soils, steep slopes, wildlife habitat, and State designated natural and fragile areas from inappropriate development.

Policy: Prohibit all development in Class I and II wetlands and associated buffer areas to protect the value, functions, and biological diversity of wetlands.

Policy: Prohibit development in significant wetlands such as the Missisquoi National Wildlife Refuge and the Fairfield Swamp Management Area.

Policy: Inform and educate the public about the importance of wetlands to wildlife and plant habitat, and the value wetlands have as a local resource.

Policy: Ensure that the Missisquoi National Wildlife Refuge's resource management plan and the Swanton Town and Village Municipal Plan are consistent and compatible with the goals and objectives of each plan.

Policy: Discourage fragmentation of important habitat blocks and encourage clustered development.

5.3 Goal: Maintain and protect ground and surface water resources.

Policy: Maintain and protect high quality ground water (particularly wellhead protection areas) and ensure sufficient yields to adequately serve current and future residents.

Policy: Provide safe, healthy conditions for boating and other water-based recreation.

5.4 Goal: To maintain and improve native biological diversity.

Policy: Identify the important habitats of Swanton and work cooperatively with other groups and organizations to ensure their continued protection.

Policy: Regulate new development so as to maintain a functional, interconnected system of habitats within the Town and region.

Policy: Protect and enhance the quality of rivers and streams for fish and wildlife habitats, feeding areas, and travel corridors.

5.5 Goal: To provide for the wise and efficient use of Vermont's natural resources including the extraction of earth resources, and to ensure the proper restoration and preservation of the aesthetic qualities of the surrounding area.

Policy: Ensure existing reclamation requirements are adequate and that the aesthetic qualities of the surrounding area are considered.

5.6 Goal: To protect the long- term productivity of prime agricultural soils for the production of agricultural products.

Policy: Allow for higher density of development in appropriate areas near the Village Center and in the Southern Growth District.

Policy: Explore various tools including transfer of development rights (TDR) or purchase of development rights (PDR) programs to provide farmers with alternatives from the pressure to develop primary agricultural soils.

5.7 Goal: To ensure that Swanton is a flood resilient community.

Policy: Discourage development in identified flood hazard, fluvial erosion, and river corridor protection areas. If new developments are to be built in such areas, it shall not exacerbate flooding and fluvial erosion.

Policy: Protect and restore floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion.

Policy: Encourage flood emergency preparedness and response planning.

5.8 Goal: Protect the health of the residents of Swanton by ensuring good air quality.

Policy: Ensure that new development does not have a detrimental effect on air quality.

Chapter 6: Housing

Past and projected demographic trends are a key element in planning for Swanton's future. Understanding these trends from age and income levels of Swanton residents helps orient community leaders and developers to meet future housing needs. As Swanton's population changes so does its needs. For example, as the average age of Swanton increases, so does the need for elderly housing.

It is critical to the future prosperity of Swanton that updating and expanding housing stock is made a priority. Housing costs continue to rise in Swanton and across Franklin County. In 2020, 27.7% of Swanton's single-family homes are valued over \$300,000, over double the percentage in the same category a decade prior. Swanton has averaged 18 new housing permits annually over the past 5 years. Furthermore, the Northwest Regional Planning Commission conducted a Northwest Vermont Region Housing Assessment in 2022. The study concluded that Grand Isle and Franklin County have a housing need of 7,600 households over the next 20 years. Table 6.2 also shows that the most vulnerable neighbors struggle to afford rental housing.

	Swanton						Franklin County					
	2000		2010		2020		2000		2010		2020	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Single Unit Detached	1,891	70.3%	2,347	75.2%	2,397	80.5%	13,581	70.8%	15,447	72.4%	17,007	74.9%
Single Unit Attached	27	1.0%	15	0.5%	29	1.0%	363	1.9%	471	2.2%	681	3.0%
2-4 Unit Structure	302	11.2%	404	12.9%	309	10.4%	2,353	12.3%	2,554	12.0%	2,066	9.1%
5-9 Unit Structure	52	1.9%	37	1.2%	31	1.0%	450	2.3%	473	2.2%	522	2.3%
10+ Unit Structure	57	2.1%	81	2.6%	40	1.3%	346	1.8%	205	1.0%	863	3.8%
Mobile Home	309	11.5%	237	7.6%	170	5.7%	1,957	10.2%	1,813	8.5%	1,544	6.8%
Boat, RV, van, etc	51	1.9%	-	0.0%	-	0.0%	141	0.7%	5	0.0%		0%
Total Housing Units	2,689	2,689	3,121	100.0%	2,979	100.0%	19,191	100.0%	21,335	100.0%	22,706	100.0%

Source: 1990, 2000 U.S. Census of Population and Housing Summary File 3, based on a sample population and configured to represent the total population

Percent of Franklin County Median Household Income		30% of Income			Income Available for Rent/Month	Median Gross Rent - Swanton	Affordability Gap
		Per Year	Per Month				
100%	\$ 62,352.00	\$ 18,705.60	\$ 1,558.80	\$ 1,558.80	\$ 893.00	\$ 665.80	
80%	\$ 49,881.60	\$ 14,964.48	\$ 1,247.04	\$ 1,247.04	\$ 893.00	\$ 354.04	
50%	\$ 24,940.80	\$ 7,482.24	\$ 623.52	\$ 623.52	\$ 893.00	\$ (269.48)	
30%	\$ 7,482.24	\$ 2,244.67	\$ 187.06	\$ 187.06	\$ 893.00	\$ (705.94)	

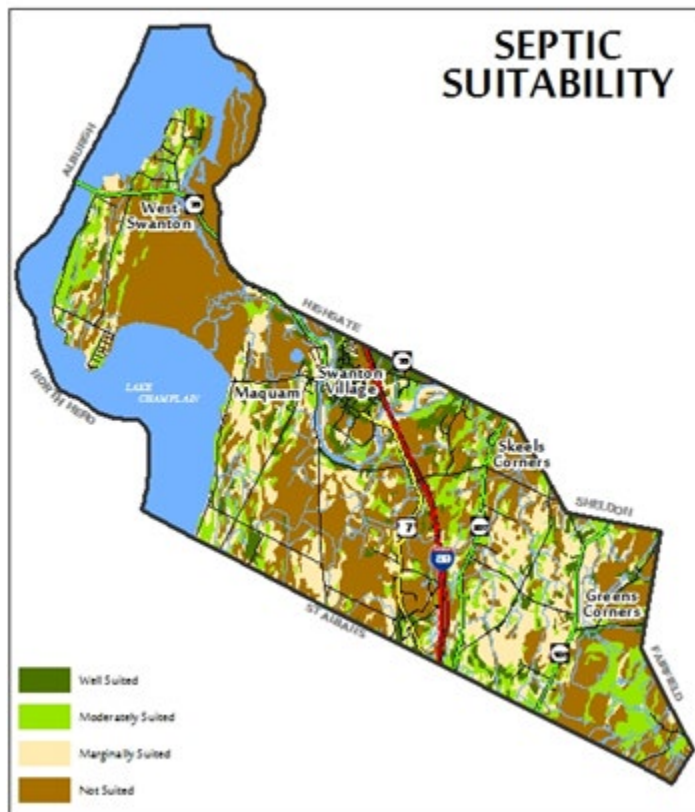
Data Source: Median income and median rent based on ACS 2020 estimates; all other figures computed by Planning Commission.

6.1 Goal: Encourage affordable, senior, and reasonably priced housing including accessible housing for the disabled. To provide for a diversity of housing types and ownership options in a variety of settings and ensure that housing continues to be affordable to present and future residents of Swanton.

Policy: Seek grant funding to conduct a Housing Needs Assessment for Swanton.

Policy: Facilitate public/private partnerships for the creation of affordable, senior, and reasonably priced housing, as well as the upgrading and rehabilitation of existing housing, through State and Federal grants, partnerships with non-profit organizations, or similar means.

Map 6.1



Policy: Identify properties, including Town-owned properties, that could be developed and identify funding that could assist a developer to build units.

Policy: Promote and incentivize the creation of accessory dwellings units as a strategy to create additional affordable housing in the community.

Policy: Support the development of compact and perpetually affordable housing.

Policy: Explore the needs of special population groups, including the mentally disabled, physically handicapped, single parent households, and elderly and homeless persons, and work to ensure the continued provision of appropriate housing for these groups.

6.2 Goal: Use zoning and development review to support housing goals.

Policy: Review zoning and subdivision bylaws to allow for higher density housing in appropriate locations where municipal water and sewer infrastructure exists.

Policy: Review and implement means of streamlining the development review process as a way of reducing housing costs. Remove unnecessary barriers to well planned housing projects.

Policy: Expanding, or partner with neighboring municipalities to expand infrastructure.

Policy: Review zoning and subdivision bylaws to ensure that manufactured housing does not face unnecessary barriers to development.

6.3 Goal - Retain existing housing stock through upgrades to substandard housing and conversion of seasonal housing for year-round use.

Policy: Preserve the affordability of the existing housing stock by encouraging rehabilitation, restoration and weatherization

Chapter 7: FACILITIES, UTILITIES, AND SERVICES

Proper management of community facilities and services is critical to the day-to-day functioning of Swanton and its fiscal health. Meeting Swanton's needs at a cost that they can afford is dependent on a thorough inventory of the present facilities and services, a review of future needs and a plan for meeting those needs in a fiscally balanced manner.

Swanton Town and Village currently provide a wide range of public facilities and services for residents.-Capital budgeting is an important tool used for planning large capital expenditures often required for maintaining or increasing service levels. Capital budgeting should be strongly considered in both communities in the future.

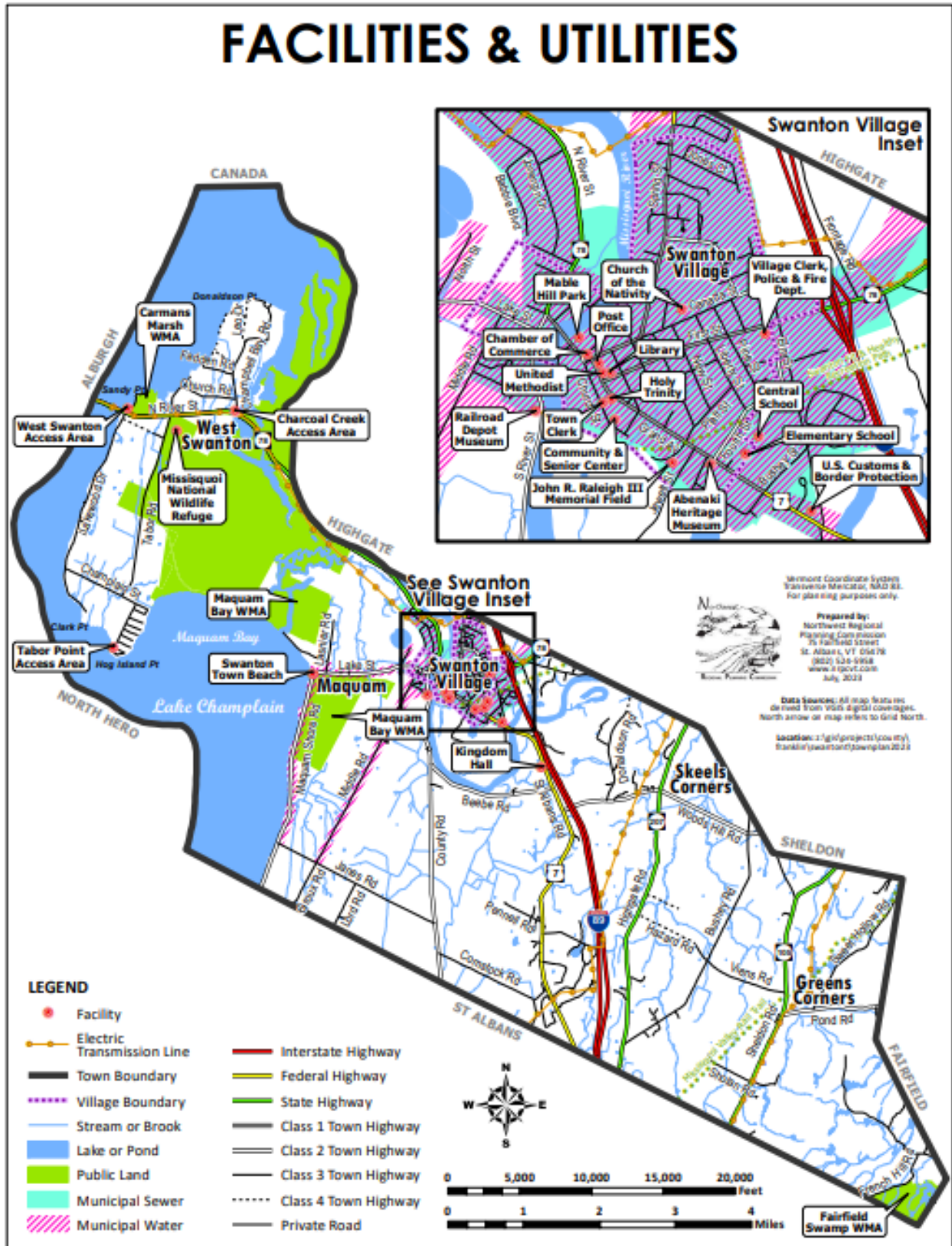
The following is a detailed discussion about future public facility and service needs and improvements:

General Government

Swanton is one of a few Vermont towns that include an incorporated Village. Swanton's Charter was signed on August 17, 1763. The Village of Swanton was established in 1888, more than 100 years after the Town was formed. Swanton Town and Swanton Village maintain two governments, each providing a variety of services to residents.

The cost of providing certain services is shared between the Village and Town residents, such as fire protection and recreation. Services provided to Village residents include: highway, police, fire, and recreation. The Village also provides sewer, water, and electricity and maintains these services by user revenues. Town residents also receive a variety of services, including highways, rural fire protection, police protection, recreation, and schools.

Map 7.1



7.1 Goal: Maintain and improve core municipal services in a financially responsible and sustainable manner.

Policy: Develop a five-year capital budget and plan. Update it annually and consider possible funding mechanisms such as impact fees to reduce tax burden on existing Swanton residents.

Policy: Consider creating a volunteer or self-funded (via grant overhead/administration budgets) grant coordinator position to lower the tax burden for existing projects as well as new projects that benefit the community.

Policy: Strive to generate interest in community service on Town boards and commissions, and to fill vacancies in a timely fashion.

Policy: Develop a plan for the long term maintenance of municipal buildings and infrastructure. Ensure there is capacity within the organization to plan for those needs, and ensure those needs are adequately funded.

Policy: Update the Town Website to improve and expand digital services available to residents.

Policy: Review current policing services in the Town of Swanton and seek to expand those services to meet community concerns and needs.

Town and Village Municipal Offices

In 2004-2005, the Town Office building underwent extensive renovations to increase space and make overall improvements in structure and appearance. The Town assessed the possibility of expanding the Town Office to incorporate the second story to the current Town Office building. At the time of the assessment 2015, it was determined such an expansion was cost prohibitive.

In the spring of 2023, the Village of Swanton purchased the property at 124 First Street to meet future space needs. The current Swanton Village Municipal Complex is nearly 50 years old. The facade was updated approximately 10 years ago, but updates are needed to meet the needs of Swanton residents and the region.

Town Highway Garage

The equipment and services of the Town Highway Garage and Town Highway Department meet current needs and it is anticipated that they will continue to do so in the future. The Town Highway budget reflects a capital improvement fund that is used to upgrade the Town Highway Department fleet of trucks and equipment as needed.

The Town of Swanton is converting the truck fleet to all larger tandem dump trucks as existing trucks are replaced.

Fire and Police Protection

The Village Fire Department provides fire protection in the Village and Town. The Fire Department's ability to provide quality services at present and in the future is excellent. The Department's equipment inventory is adequate and the ability of the equipment to provide adequate service is excellent. Residents of Swanton are very satisfied with fire services. The Fire Department is located within the Swanton Village Municipal Complex which is past its useful life and needs extensive upgrades to meet the needs for the next fifty years. Additional firefighters and additional equipment shall be added to the department as the community grows.

The Village Police Department currently occupies a portion of the Village Municipal Complex located on First Street. The space within the Municipal Complex for the Police Department is not adequate and needs to be addressed in the coming years to meet current and future demand on the department. The Department currently provides a service to Swanton residents. Upon request, the Department also participates in mutual aid to surrounding towns, including Swanton Town. The current level of police service shall be maintained as the community and the region continue to grow.

Public Water System

The Village has maintained a water treatment facility since 1978 and continues to make investments in upgrades to the system from time to time to meet community needs. See Map 3.7 for the municipal water service area.

Public Sewer System

The sewer system effectively handles the current demand and has the capacity to accommodate new connections. The Village of Swanton is permitted for 0.9 million gallons per day.

Public Stormwater System

There have been increasing concerns in the community about stormwater management over the last several years. Stormwater affects water quality in our lakes and rivers. It also can cause flooding if insufficiently managed. The community should continue to consult the several studies that have been completed in recent years to better understand the existing stormwater system and to help evaluate how to improve the stormwater system. The community should actively seek grants to continue to upgrade the stormwater system.

Swanton Electric Department

There are no current plans to make significant changes to the generating or transmission facilities owned by Swanton Electric. The existing generation is sufficient. The community continues to support Swanton Electric and hopes to continue to have the lowest electric rates in the State. The Town of Swanton supports the relicensing of the hydro generation facilities owned by Swanton Electric.

Solid Waste

Swanton will continue to be a member of the Northwest Vermont Solid Waste Management District in the future. Swanton will work with the district to ensure community compliance with future state requirements regarding recycling and composting.

Swanton Public Library and Historical Society

The Swanton Public Library, governed by a Board of Trustees, adequately provides the community with library services, now and into the future. The library shares its building with the Swanton Historical Society. The Swanton Historical Society should work closely with the library in maintaining and preserving Swanton's inventory of historical and cultural resources. Additionally, the Library and the Historical Society should continue to cooperate and promote "cultural tourism" by conducting guided tours and educational workshops, developing maps and brochures and other resource materials.

Educational Facilities

Swanton currently maintains two public schools serving grades K-6, the Elementary School and the Mary Babcock Elementary School located on Grand Avenue. Grades 7-12 are provided by the Missisquoi Valley Union High School located in Highgate and Swanton. There are no private schools offering K-12 education in Swanton. There are no current plans for expansion of these facilities.

Childcare Facilities

Childcare is a growing concern for existing and prospective families, whether in regard to finding quality services or the cost of securing these services. The Town and Village, in collaboration with the School District, shall continue to monitor the availability of childcare in the community to ensure that safe and affordable child care is available in the community.

Health Care

Missisquoi Valley Rescue (MVR) services Swanton and the surrounding areas. MVR is a non-profit organization based in Swanton. The community shall work with MVR to ensure that the community keeps the current level of service as the community grows.

Northwestern Medical Center, located in St. Albans is the closest hospital to Swanton. Northern Tier Center for Health (NOTCH) is a local non-profit health care provider with doctor's offices and a dental clinic located in Swanton Village. The Village and the Town shall work with each organization to ensure that the public health needs of the community are properly addressed.

7.2 Goal: To provide public services and facilities adequate to meet the needs of present and future residents in an efficient and environmentally sound manner.

Policy: Ensure that all municipal departments have the equipment necessary to provide adequate service and acceptable response times to the entire community.

Policy: Ensure that adequate water for fire protection is available throughout the year in all parts of the community.

Policy: Continue mutual aid and cooperation among all emergency service groups.

Policy: Encourage efficient use of treated municipal water in order to make the most of the available capacity.

Policy: Support efforts to educate residents about solid waste disposal options, currently available through Northwest Vermont Solid Waste District, in order to reduce junk and hazardous materials from being disposed of improperly.

Policy: Maintain representation on the Northwest Vermont Solid Waste District Board of Supervisors.

7.3 Goal: To provide for quality educational facilities that meets the needs of the current and future residents.

Policy: Coordinate new partnerships with various groups and organizations including, but not limited to: Friends of the Library, Swanton Historical Society, the Swanton Chamber of Commerce, Friends of Missisquoi National Wildlife Refuge, Friends of Northern Lake Champlain, Swanton Recreation Commission, and the Abenaki Self Help Association to provide community activities and educational opportunities for young and old.

Policy: Maintain and expand cooperation and coordination between the Swanton School District, the Swanton Village and Town governments, the other members of the Missisquoi Valley Union School District and the School Board to ensure that the District's long term plans are consistent with those of the community.

Policy: Encourage local educational institutions to broaden access to educational and vocational training opportunities for all age groups to the greatest extent possible.

7.4 Goal: Ensure that the Swanton Development Regulations allow for sufficient availability of safe and affordable childcare.

Policy: Ensure the availability of safe and affordable childcare and integrate childcare issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and childcare workforce development to the greatest extent possible.

7.5 Goal: To identify and address the public health needs of all community residents.

Policy: Support the gathering of data and information about substance abuse and substance abuse treatment in the community.

Policy: Support efforts to create and expand access to substance abuse treatment in Swanton.

Policy: Engage with local non-profits, health care providers, and local emergency services to ensure that the needs of the community's homeless are adequately addressed and that the community's homeless are made aware of the resources available in the community.

Chapter 8: Energy

Virtually everything involves the use of energy. Energy is used in the production of the food we eat and the clothes we wear. Yet our supply of energy is not unlimited. Most energy sources used are non-renewable energy resources such as oil, coal, and gas. As we use more and more of these energy resources, it becomes ever more difficult to extract and use such resources without causing detrimental effects on our environment. The community should continue to support local energy conservation and weatherization efforts that reduce reliance on non-renewable energy resources. The community should also be mindful of how land use decisions affect future energy usage.

The majority of Swanton is fortunate to be within the service area of Swanton Electric, the electric utility with the lowest rates in Vermont. Swanton is also fortunate that Swanton Electric generates all of its power from renewable hydropower sources. The community should continue to support the development of renewable energy sources in the community in the future. However, the community should also consider if there should be policies in place that direct the siting of renewable resources, particularly solar and wind resources. This is of considerable importance bearing in mind future State renewable energy goals that call for 90% of the state's energy needs (electric, heating, and transportation) to be met with renewable energy resources by 2050.

In Appendix A, Swanton has created an “enhanced energy plan” in conformance with 24 V.S.A. 4352. The enhanced energy plan takes the place of other energy-related plan requirements in 24 V.S.A. 4382. For more information, see Appendix A.

Energy Goals and Objectives

8.1 Goal: Plan for increased electric demand with the support of Efficiency Vermont and local electric utilities.

Policy: Support energy conservation efforts and the efficient use of energy across all sectors.

Policy: Support the development and siting of renewable energy resources in the Town that are in conformance with the goals, strategies, and mapping outlined in this plan. This includes the preferred size and colocation of solar, wind and hydro facilities as discussed in the Town of Swanton Enhanced Energy Plan. Development of generation in identified preferred locations shall be favored over the development of other sites.

8.2 Goal: Reduce annual fuel needs and fuel costs for heating structures, to foster the transition from non-renewable fuel sources to renewable fuel sources, and to maximize the weatherization of residential households and commercial establishments.

Policy: Coordinate with Efficiency Vermont, Vermont Gas, and other agencies along with state low-income weatherization programs to encourage residents to participate in weatherization programs available to Swanton residents.

Policy: Support the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps.

Policy: Promote the use of the residential and commercial building energy standards by distributing code information to permit applicants.

Policy: Conduct an energy audit of municipal buildings to identify weatherization retrofits and incorporate the recommendations into the municipal capital budget.

8.3 Goal: Hold vehicle miles traveled per capita to 2011 levels through reducing the amount of single occupancy vehicle (SOV) commute trips, increasing the amount of pedestrian and bicycle commute trips, and increasing public transit ridership.

Policy: Study the possible expansion of public transit routes in Swanton.

Policy: Plan for and seek funding to install additional electric vehicle charging infrastructure in Swanton including residential, commercial, and municipal properties.

8.4 Goal: Focus growth within and adjacent to the village.

Policy: Swanton supports patterns and densities of concentrated development that result in the conservation of energy. This includes support of public transit connections from Swanton to other parts of the region and considering access to public transit when reviewing Act 250 applications.

Chapter 9: Education

Swanton currently provides high quality education to members of the community. The municipality and its residents take pride in the educational opportunities and give high priority to maintaining a strong academic reputation in the area. The schools strive to provide an education that incorporates advanced technology, learning strategies and subject matter that will meet the needs of all students and will be a strong foundation for future opportunities. Many of the students who receive their initial schooling experience in Swanton go on to succeed in their post-secondary education and in a wide variety of careers. Providing educational opportunities for all ages inspires residents to be life-long learners and to actively pursue their interests.

As the municipality experiences development and population growth it is important to continually assess if education is keeping pace with these changes. The public schools in Swanton are part of the Missisquoi Valley School District. Swanton Elementary School comprises two buildings, Swanton Central building, which houses 2nd through 6th grades and the Mary S. Babcock building, which houses pre-kindergarten through 2nd grade. The Town sends its high school and middle school students to Missisquoi Valley Union High School (MVU), which enrolls students from the towns of Franklin, Highgate, and Swanton, in addition to tuitioned students from other surrounding towns. Swanton's total student enrollment (including the enrollment of MVU) continues to decrease from its high in the 1990's with school year 2022-23 enrollment at 1,027 students.

Several opportunities exist for higher and continuing education in the Swanton area and greater region. Community College of Vermont has a campus in St. Albans offering a variety of courses and support for students. The University of Vermont has an Extension office in St. Albans also provides a number of resources, support services to the community and opportunities to engage in programs. There are several higher education institutions in Burlington, about 40 minutes south of Swanton, including the University of Vermont, Champlain College, St. Michael's College, Community College of Vermont, and Vermont Technical College. Vermont State University also has campuses in Johnson & Lyndon.

Childcare is a growing concern for existing and prospective families, whether in regard to finding quality services or the cost of securing these services. According to the Vermont Department of Education Child Care Provider Data (1/20/23), Swanton currently has 10 registered daycares with capacity for 135 children. This is a decrease in capacity from a capacity of 252 calculated during the last municipal plan update in 2010. Data on other options, such as stay at home parents, family care providers, unregistered childcare homes, or other in-home childcare options is unavailable.

9.1 Goal - Provide a high-quality education that meets the individual needs of all students that creates productive and responsible citizens in cooperation with the Missisquoi Valley School District.

Policy: Swanton will support efforts in the Missisquoi Valley School District to continue to provide high quality education to students at an affordable tax rate.

9.2 Goal - Ensure the availability of safe and affordable childcare and to integrate childcare services into the planning process, including childcare financing, business assistance for childcare providers, and childcare workforce development.

Policy: Swanton will support the development of additional childcare facilities of all sizes in Swanton. Access to qualified and affordable childcare is key to a productive and stable workforce, making it a strategic element for our economic development strategy.

Policy: Swanton will review our current Land Use and Development Regulations to ensure that childcare facilities have the least restrictive permitting possible.

Chapter 10: Historic and Cultural Resources

As Swanton experiences increased growth, historical and cultural resources become more vulnerable and preserving and maintaining this rich inventory can become more challenging. Though Swanton has done a good job at preserving historical structures, several historical and archeological sites have been threatened or lost to development, fire or demolition. It is important that the community dedicate itself to preserve the charm of Swanton Village as a traditional New England settlement.

It is also important to preserve lower Swanton dam and Abenaki cultural sites in the community.

The Swanton Arts Council, a group of local artists and craftspeople, emerged from the 2015 Swanton Community Visit as a unique task force. The Council enhances the exposure and recognition of local artists and promotes artistic collaboration in the community. The Council has been highly successful at recruiting new members, a testament to the untapped artistic potential of the Swanton community. The efforts of the Swanton Arts Council and other groups promoting the arts shall continue to be supported.

The following outlines a series of goals and policies directed to enhance and protect the historical and cultural richness in Swanton.

10.1 Goal: To protect the historic qualities of Swanton Village as a traditional New England settlement and recognize that these resources contribute to the Town's economic well-being.

Policy: Establish a Village Historic District in the Development Regulations. The Development Regulations shall address issues related to exterior architectural and aesthetic guidelines.

Policy: Explore ways in which Swanton's historic and cultural resources can become an element of an economic development strategy. This could include the preservation,

Map 10.1



development, and utilization of the Swanton Dam and the Fish Hatchery at Sandy Point in West Swanton.

Policy: Encourage utilization of the State of Vermont Roadside Historic Site Marker program.

10.2 Goal: To encourage greater appreciation of Swanton's history and Native American heritage.

Policy: Identify and protect significant archeological sites by maintaining and encouraging communication between the municipalities, the Swanton Historical Society, and the Abenaki Community. Such communication may expedite various local projects because the issues and needs are of common interest.

Policy: Promote use of the Swanton Public Library as an important cultural, educational, and recreational facility.

10.3 Goal: To encourage recognition and appreciation for the local arts community.

Policy: Support the growth and work of the Swanton Arts Council.

Chapter 11: Recreation

Recreation is a critical component to placemaking. The demand for Recreational opportunities and assets continues to grow with the Town of Swanton's growing population. With the completion of the Lamoille Valley Rail Trail in sight there is momentum to continue to improve and expand on the assets available to the residents and guests of Swanton.

Municipal Parks and Recreation Assets

At present, a total of 36.26 acres of parkland is provided by the Village. In the fall of 2008, 9.5 acres of land adjacent to the John Raleigh Memorial Field Complex was donated to the Town by Shelburne Limestone Corporation and will provide an opportunity for expansion of facilities.

Table 11.1: Park and Recreation Areas in Swanton		
Recreation Areas	Acreage	Current Condition
John Raleigh III Memorial Field (Recreation Ball Fields - Jewett Street)	14.50	Good
Marble Mill Park	5.41	Needs Investment
Swanton Beach, Route 36	2.40	Fair
Village Green	1.80	Good
Veterans Memorial Park	0.15	Good
Goose Point Park	12.00	Needs Investment
Total Acres	36.26	

The Swanton Recreation Commission manages a variety of programs and community events to meet the recreation needs of the community. Youth programs for softball, baseball, soccer, basketball, skiing, and are offered, in addition to an annual summer camp program. Adult programs include basketball and volleyball leagues.

Swanton is also host to several trails, which provide walking, running, biking, and horseback riding routes for residents. The Missisquoi Valley Rail Trail, a 26.4-mile recreation trail, begins in St. Albans and passes through Swanton on its way to Richford. The 96-mile Lamoille Valley Rail Trail begins in Swanton and ends in St. Johnsbury. In July of 2009, a scenic 1-mile recreation trail (called the Swanton Fit and Healthy Trail) was opened as a first segment to the Lamoille Valley Rail Trail. It provided a paved link between the restored railway depot museum, ballfields, and the elementary school.

Swanton is home to a private golf course, open to public play, Champlain Country Club. Maquam Shore in Swanton is renowned as an excellent windsurfing location.

11.1 Goal: *Maintain and enhance existing recreation facilities and programs to meet the current and future needs of the population.*

Policy: Support and construct a community recreation center.

Policy: Assess current municipal recreational facilities and develop a plan to improve their condition and ensure there are sufficient recreational facilities for all ages.

Policy: Promote the utilization of existing community recreational facilities for recreational uses including the Library and Maquam Beach.

Policy: Improve public access to Lake Champlain and Missisquoi River including at the Depot Museum and Marble Mill Park.

Policy: Install public restrooms downtown.

State and Federally Owned Recreation and Natural Areas

There are a number of state and federally owned properties in Swanton that provide access to Lake Champlain, the Missisquoi River, the Missisquoi National Wildlife Refuge, and the Fairfield Swamp and Management Area (as illustrated on Map 3.1). These areas have been designated for the protection of natural resources and critical habitat, in addition to providing recreation opportunities. These areas provide boat access, as well as many other passive and active recreational opportunities. The Refuge provides a wealth of opportunities for hunting, fishing, bird watching, walking, canoeing, and environmental education.

Table 11.2 contains a list of the state and federally owned areas in Swanton. Together with locally owned parks and recreation areas, approximately 6,278.385 acres in Swanton is publicly owned. This represents 22.9% of Swanton's total land area.

Table 11.2: List of State and Federally Owned Public Access Areas	
Area	Acerage
State of Vermont Public Lands	
1. Fish and Wildlife Access Areas	
a. Tabor Point	5.90
b. West Swanton	0.88
c. Charcoal Creek	1.23
2. Wildlife Management Areas	
a. Maquam Bay Wildlife Area	909.64
b. Swanton Hatchery	4.00
c. Fairfield Swamp	213.40
d. Carmans WMA	83.37
Total	1,210.41
Federal Public Lands	
1. Missisquoi National Wildlife Refuge	5,023.70
Total	5,023.70
Total Public Lands	6,242.12

11.2 Goal: Improve water access and expand outdoor recreation opportunities.

Policy: Encourage private enterprise to enhance public access to lakeshore and other recreational amenities in the community.

Policy: Improve public access to Lake Champlain and Missisquoi River including at the Depot Museum and Marble Mill Park.

Policy: Maintain trails and seek funding to provide appropriate wayfinding.

11.3 Goal: Expand Recreational tourism and improve bike-a-bility.

Policy: Seek funding to construct the Maquam Shore Road Bike Path.

Chapter 12: COMPATIBILITY

Swanton adjoins five towns and Lake Champlain. It is bounded on the north and northeast by Highgate, on the east by Sheldon, on the southeast by Fairfield, on the south by St. Albans Town and on the west by Lake Champlain and Alburgh.

Swanton shares many natural features with its neighbors including Lake Champlain, the Missisquoi Wildlife Refuge, the Missisquoi River and the Fairfield Swamp State Wildlife Management Area. These natural features provide the foundation for the land uses common to Swanton and its neighbors. Common land uses include: agriculture and farming in St. Albans, recreation and wildlife management in Highgate, and forestry in Sheldon and Fairfield.

Interstate 89, Routes 7, 78 and 207 link Swanton with Highgate, St. Albans and Alburgh. Just as the land use patterns taking place in neighboring communities can affect Swanton, Swanton can affect its neighbors via plans for development. The following is a discussion of: 1) the development patterns of adjoining communities; 2) an assessment of how Swanton's future development plans might affect its neighbors; and 3) the response of its neighbors to these future plans.

Highgate

Highgate is situated on the Canadian border just north of the Swanton Town and Village line. Swanton and Highgate share several natural features including Lake Champlain, the Missisquoi Wildlife Refuge and the Missisquoi River. The two towns are connected by I-89 and Routes 7, 78 and 207. The Missisquoi Valley Union High School is located in Highgate and Swanton off Route 78 just north of the Swanton line. This school provides services to Swanton residents in grades 7-12. Highgate also houses the County Airport--a transportation asset for all surrounding communities including Swanton.

The land use patterns on the boundary of Swanton and Highgate are generally consistent. Swanton has zoned land on both sides of Route 78 as neighborhood commercial and on the north side this extends all the way to the Town line. South of Route 78 is a residential district. Highgate has established a large district of mixed commercial and industrial uses surrounding Union High School. This includes the Franklin County Airport and abuts the residential district in Swanton. Recently, the Village of Swanton has agreed to provide water and sewer services to the airport in Highgate in an effort to support regional economic growth.

West of the Dead and Black Creeks in Swanton, land uses in the two Towns are also compatible; much of this land is under the protection of the Wildlife Refuge. Lands east

of the Wildlife Refuge on the south side of Route 78 in Swanton are located in a neighborhood commercial district. The land area adjoining the river is Shoreline River. Directly across the Missisquoi River the land in Highgate is zoned for similar residential uses.

Sheldon

Sheldon is situated on the northeast corner of Swanton, just east of the Town of Highgate. Swanton and Sheldon are linked by Route 105. Sheldon shares natural features with Swanton Town, including Hungerford Brook and its tributaries. Much of the land on the Swanton/Sheldon border has been cleared for agricultural purposes. A significant portion of Sheldon's productive agricultural soils are in the vicinity of the Swanton border (within the Route 105 and Cemetery Road corridors).

Land uses on both sides of the border are generally compatible. Development is fairly sparse and much of the land is used for agricultural purposes.

Fairfield

Fairfield is situated on the eastern border of Swanton and is connected by one local road and a former railroad (now under Agency of Transportation ownership). Fairfield and Swanton are quite hilly in the location of the town boundaries and the land is predominantly forested. The two Towns share a unique natural feature--the Fairfield Swamp State Wildlife Management area which extends south into St. Albans Town. This swamp area is supported by the Dead and Black Creeks and its tributaries which lie at the base of Swanton's most mountainous areas (southeast corner of Town). These waterways eventually feed into the Missisquoi River.

Fairfield is a more rural community than Swanton. According to the 2020 US Census Fairfield has a population of 2,044. Aside from Alburgh Town, it is the smallest community adjoining Swanton. Proposed land uses along the Fairfield/Swanton border are compatible.

St. Albans Town

The Town of St. Albans is situated due south of Swanton Town. The municipalities are linked by two major north/south routes: Route 7 and I-89, and one major east/west route: VT Route 105. The two towns are also linked by two local roads, Maquam Shore and Highgate Roads (VT Route 207). The New England Central railroad connects the two towns. The rail line running east to Richford is owned by the Vermont Agency of Transportation, and has been converted to a 26-mile recreation trail, the "Missisquoi Valley Rail Trail."

The Town of St. Albans for the first time in a century is the most populous municipality in Franklin County. The Town of St. Albans is also the largest commerce center in the county with its strong industrial and retail base.

Swanton and St. Albans share natural features including: Lake Champlain, Stearns, Jewett and Hungerford Brooks, open lands, prime agricultural soils, scenic vistas and several trails within the more mountainous areas (eastern side) of the two Towns.

St. Albans Town is a suburban and rural Town surrounding St. Albans City. The Town has established a number of land use districts which adjoin Swanton Town. Along the western boundary is a lakeshore land use area. East of the lakeshore district is a large rural area containing sparse development and several active farms. In the vicinity of Route 7 and I-89, is a commercial area on the west side of I-89 and a light industrial area on the east side of I-89, which is part of the Regional Growth Center. Swanton's Southern Growth District, also part of the Regional Growth Center, borders St. Albans Town in this area. Proposed land uses in this area are compatible.

St. Albans has also established a residential/commercial district along the north side of Route 105 which extends to the Swanton Town line. This District abuts a rural area of Swanton which is still actively farmed.

St. Albans City

The City of St. Albans is surrounded by St. Albans Town and not directly adjacent to Swanton. However, The City provides municipal wastewater treatment and water services to outlying areas of St. Albans Town. The City of St. Albans and Town of St. Albans have recently (2023) engaged in a 20-year contract to share municipal policing and end a generation long dispute over access to the City's water and sewer infrastructure. This is critical for Swanton and realizing its potential growth at the Southern Growth District. The area is served by I-89 and Route 7 and Central Vermont Railroad. Amtrak passenger trains stop in the City.

As mentioned above, St. Albans City's long-range plan proposes extending sewer and water service to areas outside the City adjacent to the Swanton border. Swanton has also discussed cooperative efforts to extend sewer and water to the Southern Growth District. The Town and Village of Swanton wish to encourage joint economic ventures.

Alburgh

Alburgh Town is located west of Swanton Town, just across the strait of Lake Champlain. The two towns are connected by the Missisquoi Bay Bridge (Route 78) and the Central Vermont Railroad. The Missisquoi Bay Bridge and the Route 78 and Route

2 corridors present the Towns with planning issues. Alburgh is a small community and development is primarily occurring on the shoreline.

Though Swanton Town and Alburgh Town are separated by Lake Champlain, they share similar land use issues including: 1) traffic and transportation improvements of the Route 78 corridor; 2) Lake Champlain; and 3) the Missisquoi Bay Bridge improvements. Swanton Town is interested in cooperating with the Town of Alburgh in resolving these land use issues.

REGIONAL PLAN

The Town of Swanton and the Village of Swanton are member municipalities within the Northwest Regional Planning Commission (NRPC). All communities are entitled to equal voting representation by two locally appointed members from each community on the governing Board of Commissioners. The NRPC is legally mandated to prepare a regional plan pursuant to 24 V.S.A. § 4348. It is intended for use as a legal document, as a guide for decision makers, and as a five-year action plan to address issues of regional importance. The current Northwest Regional Plan has been effective since June 28, 2017.

Swanton recognizes that it is part of a larger region and has considered the compatibility of its planning goals with that of the region. Swanton's land use planning areas are similar to the proposed land use plan adopted by the Regional Planning Commission. The Regional Plan identifies Swanton's Village Center. It also identifies the Southern Growth District as a part of the Regional Growth Center. The Regional Plan also designates Swanton's agricultural lands as an important resource, and further states that the best farmland in the region should be given the highest level of support for continued agricultural use.

It should be noted that the Northwest Regional Planning Commission is currently conducting hearings regarding a new, draft Regional Plan. Based on review of the draft Regional Plan, it appears that the 2023 Swanton Town and Village Municipal Plan shall **continue to be compatible with all proposed regional goals and policies.**

Chapter 13: IMPLEMENTATION

The Swanton Municipal Plan is meant to be an aspirational document. Policymakers in Swanton should be actively using this plan to guide the planning process and enhance decision making. Some of the proposed policies may not be accomplished in the next eight or even twenty years. Some policy recommendations may prove to be politically or financially infeasible. When a policy identifies or recommends a possible funding source it does not mean that the funding source has been vetted by the Selectboard, the Village Trustees or the voters.

Swanton is fortunate to have many actively engaged citizens that are eager to make Swanton an even better place to live. To that end, the Planning Commission will take on the task of evaluating and prioritizing Municipal Plan goals and policy recommendations. In some cases, the Selectboard may create new committees, if one does not already exist, to further reach goals and policy recommendations in the Municipal Plan. All meetings will adhere to the open meeting law and minutes will be kept and made public.

13.1 Policy Recommendations

The Town of Swanton should implement goals and policy recommendations found in the 2023 Municipal Plan to achieve the vision of the community. The chart that follows organizes each goal and policy in a manageable summary for easier execution of the Municipal Plan.

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
2.5	Promote new business and industry within Swanton's village, commercial, and industrial areas.	Initiate semi-annual joint Selectboard, Village Trustee and Planning Commission meetings with the Executive Director of the Franklin County Industrial Development Corporation.	Town & Village Administrator	Immediate	Yes	No	No	No
		Request an annual report from the Franklin County Industrial Development Corporation on the state of industrial businesses and properties in Swanton. For example: are there vacancies? Is there enough industrial zoned land in Swanton to meet the region's needs?	Town Administrator	Immediate	Yes	No	No	No
		Review, revise and enact the Swanton Downtown Development Plan and actions steps in the Swanton Community Visit Report to guide future community development, enhancements, or improvements.	Planning Commission	1 Year	Yes	Yes	Yes	Yes

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
2.6	Foster a strong and diverse economy that provides satisfying and rewarding job opportunities while maintaining high environmental and social standards.	Maintain and enhance Swanton's role as a commercial center.	Selectboard	Ongoing	Yes	Potentially	Potentially	Yes
		Maintain and enhance municipal services to accommodate a variety of businesses.	Selectboard	Ongoing	Yes	Yes	Yes	Yes
		Encourage the rehabilitation of local brownfields and underutilized properties. Particularly the property called out in the Northern Gateway Targeted Area-Wide Plan	Selectboard	3 to 5 years	Yes	No	Potentially	Yes
		Work with the Vermont Agency of Transportation to bring water and sewer infrastructure to a public right of way as part of their new District Garage Project off Exit 20.	Town Administrator	Immediate	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
2.7	To maintain and support a viable agricultural economy including agriculture, forestry, agritourism, and other related activities.	Support farmers by identifying financial resources that might assist in maintaining, expanding and/or diversifying their business.	Town Administrator	Ongoing	Yes	No	No	No
		Encourage local businesses to manufacture products and source materials or ingredients from local farms.	Selectboard	Ongoing	No	No	No	No
		Encourage economic development that facilitates the manufacture and marketing of value added agricultural and forest products.	Selectboard	Ongoing	No	No	No	No
		Promote development of smaller farm tracts via required open space in planned residential developments.	Planning Commission	1 Year	Yes	No	No	No
		Support farmers in continuing acceptable agricultural practices in accordance with the "Best Management Practices", a	Planning Commission	Ongoing	No	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Vermont Department of Agriculture program.						
		Encourage the growth of the Swanton Farmers Market.	Selectboard	Ongoing	Yes	No	No	Potentially
2.8	Strengthen tourism in Swanton.	Promote recreational assets within Swanton as the initial access point to the Lamoille Valley Rail Trail.	Recreation	Immediate	Yes	Yes	No	Potentially
		Collaborate with Vermont Fish and Wildlife and U.S. Fish & Wildlife Service to promote State and Federal Fish and Wildlife resources in Swanton.	Recreation	Ongoing	Yes	Yes	No	Potentially
		Encourage and support various groups and organizations including the Swanton Chamber of Commerce, Swanton Historical Society, Friends of the Library, Abenaki Self Help Association, Tribal Council, Friends of Missisquoi National Wildlife Refuge, service clubs, churches, senior citizen organizations and clubs to enhance Swanton	Recreation	Ongoing	Yes	No	No	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		as a cultural, recreational, Swanton Enhancement Project and tourist center.						
		Support the work to develop a welcome center and increased wayfinding signage by the Swanton Interstate exit.	Planning Commission & Recreation	2 Years	Yes	No	Yes	Potentially
		Promote the work of the Swanton Historical Society and highlight the community's historical assets (Depot Museum, cemeteries, etc.) to encourage more local and regional tourism.	Recreation	Ongoing	Yes	Yes	No	Potentially
2.9	To enhance the vitality of Swanton's historic downtown center and chart a path for future investment and promotion to capitalize on its unique assets and geography.	Encourage both public and private development, enhancements, and improvements in the Village.	Planning Commission	Ongoing	Yes	No	No	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Maintain Village Center designation and encourage private landowners to utilize benefits of the program.	Town Administrator	Ongoing	Yes	No	No	No
		Support the Town of Swanton becoming a Certified Local Government to be able to access further historical preservation grant dollars from the State of Vermont.	Selectboard & Planning Commission	1 Year	Yes	No	No	No
3.1	Encourage development in a manner that will promote the public health, safety, prosperity, convenience, efficiency, and the economy of Swanton.	Concentrate development in the Village area and the Southern Growth District, while requiring lower densities of development in the rural areas of Town.	Planning Commission	1 Year	Yes	No	No	No
3.2	To preserve and enhance the rural qualities of Swanton Town and Village. Maintain the historic settlement pattern of the	Encourage the type, location, and intensity of land uses to be compatible with the environmental, infrastructural, and economic capabilities of the community.	Planning Commission	Ongoing	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
	compact village and clustered residential development separated by rural countryside.'							
		Require the development of multi-use paths/sidewalks to provide increased pedestrian and bicycle connectivity to existing municipal infrastructure and to proposed development.	Selectboard & Planning Commission	2 Years	Yes	No	No	No
3.3	Ensure that the Land Use & Development Regulations incorporate smart growth principles.		Planning Commission	Ongoing	Yes	No	No	No
3.4	To live with respect for the land; make wise and efficient use of it and preserve the Town's working landscape.	Community infrastructure shall be planned to minimize development pressure on agricultural and forest land.	Planning Commission	Ongoing	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
3.5	Maintain sufficient regulation that will assure compliance with the minimum National Flood Insurance Program (NFIP) standards; as required for homeowner eligibility under the NFIP for flood insurance purposes.	Periodically review the Flood Hazard Overlay district within our Land Use and Development Regulations to maintain sufficient regulation that will assure compliance with the minimum NFIP standards; as required for continued homeowner eligibility under the NFIP for flood insurance purposes	Planning Commission	Ongoing	Yes	No	No	No
		Seek grant funding to conduct a study of the First Street Corridor. This study should assess the effectiveness of the Neighborhood Commercial Light District (NCL) and gather public input regarding the future vision of this corridor. This study should focus on land use, parking and streetscapes.	Planning Commission	Ongoing	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
4.1	Develop a comprehensive approach to our transportation system that emphasizes the safe and efficient movement of people and goods utilizing a variety of transportation modes that includes public transit, sidewalks, bikeways, multi-use paths, in addition to the movement of cars and trucks along our roads and highways.	Study the impact of implementing a “Complete Streets” Policy on the Town and Village of Swanton.	Planning Commission	Ongoing	Yes	No	No	No
		Encourage use and development of intermodal transportation (i.e., Franklin County Airport, railroad as a means of promoting tourism.	Selectboard & Planning Commission	Ongoing	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		The Town of Swanton will seek funding for improvements that are needed to provide pedestrian and bicycle circulation throughout town and to enhance bicycle and pedestrian safety.	Selectboard	Ongoing	Yes	No	No	Yes
		The Town of Swanton shall seek funding to improve accessibility to businesses and pedestrian infrastructure.	Selectboard	Ongoing	Yes	No	No	Yes
		Seek grant funding to conduct a study of the First Street Corridor. This study should assess the effectiveness of the Neighborhood Commercial Light District (NCL) and gather public input regarding the future vision of this corridor. This study should focus on land use, parking and streetscapes.	Planning Commission	Ongoing	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
4.2	To ensure that Swanton's transportation system promotes efficient land use patterns, supports local economic development and is coordinated and compatible with the regional transportation network.	Collaborate and Participate in the regional transportation planning program of the Northwest Regional Planning Commission, including the commission's Transportation Advisory Committee and other committees.	Selectboard	Ongoing	Yes	No	No	No
		Collaborate with adjoining communities and the State of Vermont Agency of Transportation on the planning, design, and implementation of multi or shared use bike paths and other non-motorized transportation facilities.	Selectboard	Ongoing	Yes	No	Potentially	Potentially
4.3	Encourage improvements to bicycle and pedestrian safety within the Village, along VT Route 78 and VT Route 36.	Support planning for a town-wide network of pedestrian/bicycle paths connecting major destination points and linkages to similar facilities in adjacent towns.	Selectboard & Planning Commission	Ongoing	Yes	No	Potentially	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
4.4	Support Green Mountain Transit in providing services to Swanton	Work with GMTA to study public transit routes and to expand routes as needed.	Town Administrator	Ongoing	Yes	No	No	No
		Promote the use of carpooling and ride-sharing facilities. Work with GMT and VTrans to develop where appropriate.	Selectboard	Ongoing	Yes	Yes	No	No
		Seek funding to increase wayfinding signs for GMT Transit.	Selectboard	Ongoing	Yes	No	No	Yes
4.5	Seek funding and make improvements that are needed to enhance traffic safety and vehicular circulation.	Monitor the availability and adequacy of parking in the Central Business District.	Planning Commission	Ongoing	Yes	No	No	Potentially
		Improve traffic patterns and traffic safety in the Village.	Planning Commission & Public Works	Ongoing	Yes	Yes	Yes	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
5.1	To protect and maintain the important natural features of Swanton including: Lake Champlain, the Missisquoi River and its tributaries, the Missisquoi National Wildlife Refuge, archeological sites, and scenic areas.	Cooperate with and participate in the efforts of state and local groups to ensure that the water quality of Lake Champlain is protected.	Selectboard	Ongoing	Yes	No	No	Potentially
		Promote the use of low impact development (LID) through educational programs to minimize the negative impacts of stormwater.	Development Review Board	Ongoing	Yes	No	No	No
		Protect important vistas and scenic views of Swanton which are worthy of protection.	Development Review Board	Ongoing	Yes	No	No	No
		Continue to advocate for the removal of the West Swanton Causeway to improve water quality.	Selectboard	Ongoing	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
5.2	To identify, maintain, and protect significant wetlands.	Prohibit all development in Class I and II wetlands and associated buffer areas to protect the value, functions, and biological diversity of wetlands.	Development Review Board	Ongoing	No	No	No	No
		Prohibit development in significant wetlands such as the Missisquoi National Wildlife Refuge and the Fairfield Swamp Management Area.	Development Review Board	Ongoing	No	No	No	No
		Inform and educate the public about the importance of wetlands to wildlife and plant habitat, and the value wetlands have as a local resource.	Selectboard	Ongoing	No	No	No	No
		Ensure that the Missisquoi National Wildlife Refuge's resource management plan and the Swanton Town and Village Municipal Plan are consistent and compatible with the goals and objectives of each plan.	Planning Commission	Ongoing	No	No	No	No
5.3	Maintain and protect ground and surface water resources.	Maintain and protect high quality ground water (particularly wellhead protection areas) and ensure sufficient yields to	Selectboard	Ongoing	No	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		adequately serve current and future residents						
		Provide safe, healthy conditions for boating and other water-based recreation.	Selectboard	Ongoing	No	No	No	No
5.4	To maintain and improve native biological diversity.	Identify the important habitats of Swanton and work cooperatively with other groups and organizations to ensure their continued protection.	Selectboard	Ongoing	Yes	Yes	No	Yes
		Regulate new development so as to maintain a functional, interconnected system of habitats within the Town and region.	Selectboard	Ongoing	Yes	No	No	Yes
		Protect and enhance the quality of rivers and streams for fish and wildlife habitats, feeding areas, and travel corridors.	Selectboard	Ongoing	Yes	No	No	Yes
5.5	To provide for the wise and efficient use of Vermont's natural resources including the extraction of earth resources, and to ensure the proper	Ensure existing reclamation requirements are adequate and that the aesthetic qualities of the surrounding area are considered.	Planning Commission	Ongoing	Yes	No	No	Yes

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
	restoration and preservation of the aesthetic qualities of the surrounding area.							
5.6	To protect the long- term productivity of prime agricultural soils for the production of agricultural products.	Allow for higher density of development in appropriate areas near the Village Center and in the Southern Growth District.	Planning Commission	1 Year	Yes	No	No	No
		Explore various tools including transfer of development rights (TDR) or purchase of development rights (PDR) programs to provide farmers with alternatives from the pressure to develop primary agricultural soils.	Selectboard	2 to 5 Years	Yes	Yes	No	No
5.7	To ensure that Swanton is a flood resilient community.	Discourage development in identified flood hazard, fluvial erosion, and river corridor protection areas. If new development is to be built in such areas, it shall not exacerbate	Selectboard & Planning Commission	Ongoing	No	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		flooding and fluvial erosion.						
		Protect and restore floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion.	Selectboard & Planning Commission	Ongoing	No	No	No	No
		Encourage flood emergency preparedness and response planning.	Selectboard	Ongoing	No	No	No	No
6.1	Encourage affordable, senior, and reasonably priced housing including accessible housing for the disabled. To provide for a diversity of housing types and ownership options in a variety of settings and ensure that housing continues to be affordable to present and future residents of Swanton.	Seek grant funding to conduct a Housing Needs Assessment for Swanton.	Selectboard	1 to 2 Years	Yes	No	No	Yes

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Facilitate public/private partnerships for the creation of affordable, senior, and reasonably priced housing, as well as the upgrading and rehabilitation of existing housing, through State and Federal grants, partnerships with non-profit organizations, or similar means.	Selectboard	Ongoing	Yes	No	No	No
		Identify properties, including Town-owned properties, that could be developed and identify funding that could assist a developer to build units.	Selectboard	1 to 3 Years	Yes	Yes	No	Potentially
		Promote and incentivize the creation of accessory dwellings units as a strategy to create additional affordable housing in the community.	Planning Commission	1 Year	No	No	No	No
		Support the development of compact and perpetually affordable housing.	Planning Commission	Ongoing	No	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Explore the needs of special population groups, including the mentally disabled, physically handicapped, single parent households, and elderly and homeless persons, and work to ensure the continued provision of appropriate housing for these groups.	Planning Commission	1 to 3 Years	Yes	No	No	Yes
6.2	Use zoning and development review to support housing goals.	Review zoning and subdivision bylaws to allow for higher density housing in appropriate locations where municipal water and sewer infrastructure exists.	Planning Commission	Ongoing	Yes	No	No	No
		Review and implement means of streamlining the development review process as a way of reducing housing costs. Remove unnecessary barriers to well planned housing projects.	Planning Commission	Ongoing	Yes	No	No	No
		Expanding, or partner with neighboring municipalities to expand infrastructure.	Selectboard	Ongoing	Yes	Potentially	Potentially	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
6.3	Retain existing housing stock through upgrades to substandard housing and conversion of seasonal housing for year-round use.	Preserve the affordability of the existing housing stock by encouraging rehabilitation, restoration, and weatherization	Selectboard	Ongoing	Yes	No	No	No
7.1	Maintain and improve core municipal services in a financially responsible and sustainable manner.	Develop a five-year capital budget and plan. Update it annually and consider possible funding mechanisms such as impact fees to reduce tax burden on existing Swanton residents.	Selectboard	Annual	Yes	No	No	No
		Consider creating a volunteer or self-funded (via grant overhead/administration budgets) grant coordinator position to lower the tax burden for existing projects as well as new projects that benefit the community.	Selectboard	1 Year	Yes	Yes	No	Potentially
		Strive to generate interest in community service on Town boards and commissions, and to fill	Selectboard	Ongoing	Yes	Yes	No	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		vacancies in a timely fashion.						
		Develop a plan for the long-term maintenance of municipal buildings and infrastructure. Ensure there is capacity within the organization to plan for those needs, and ensure those needs are adequately funded.	Selectboard	Ongoing	Yes	Yes	Yes	Potentially
		Update the Town Website to improve and expand digital services available to residents.	Selectboard	1 Year	Yes	Yes	No	Potentially
		Review current policing services in the Town of Swanton and seek to expand those services to meet community concerns and needs.	Selectboard	Ongoing	Yes	Potentially	Potentially	Potentially
7.2	To provide public services and facilities adequate to meet the needs of present and future residents in an efficient and environmentally sound manner.	Ensure that all municipal departments have the equipment necessary to provide adequate service and acceptable response times to the entire community.	Selectboard	Ongoing	Yes	Yes	Yes	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Ensure that adequate water for fire protection is available throughout the year in all parts of the community.	Selectboard	Ongoing	Yes	Yes	Yes	Potentially
		Continue mutual aid and cooperation among all emergency service groups.	Selectboard	Ongoing	Yes	Yes	No	Potentially
		Encourage efficient use of treated municipal water in order to make the most of the available capacity.	Selectboard	Ongoing	Yes	Yes	Yes	Potentially
		Support efforts to educate residents about solid waste disposal options, currently available through Northwest Vermont Solid Waste District, in order to reduce junk and hazardous materials from being disposed of improperly.	Selectboard	Ongoing	Yes	Yes	No	No
		Maintain representation on the Northwest Vermont Solid Waste District Board of Supervisors.	Selectboard	Ongoing	Yes	Yes	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
7.3	To provide for quality educational facilities that meets the needs of the current and future residents.	Coordinate new partnerships with various groups and organizations including, but not limited to: Friends of the Library, Swanton Historical Society, the Swanton Chamber of Commerce, Friends of Missisquoi National Wildlife Refuge, Friends of Northern Lake Champlain, Swanton Recreation Commission, and the Abenaki Self Help Association to provide community activities and educational opportunities for young and old.	Selectboard	Ongoing	Yes	Potentially	No	Potentially
		Maintain and expand cooperation and coordination between the Swanton School District, the Swanton Village and Town governments, the other members of the Missisquoi Valley Union School District and the School Board to ensure that the District's long term plans are consistent with those of the community	Selectboard	Ongoing	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Encourage local educational institutions to broaden access to educational and vocational training opportunities for all age groups to the greatest extent possible.	Selectboard	Ongoing	Yes	No	No	No
7.4	Ensure that the Swanton Development Regulations allow for sufficient availability of safe and affordable childcare.	Ensure the availability of safe and affordable childcare and integrate childcare issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and childcare workforce development to the greatest extent possible.	Selectboard	Ongoing	Yes	No	No	No
5-Jul	To identify and address the public health needs of all community residents.	Support the gathering of data and information about substance abuse and substance abuse treatment in the community.	Selectboard	1 to 3 Years	Yes	Potentially	No	Potentially
		Support efforts to create and expand access to substance abuse treatment in Swanton.	Selectboard	Ongoing	Yes	Potentially	Potentially	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Engage with local non-profits, health care providers, and local emergency services to ensure that the needs of the community's homeless are adequately addressed and that the community's homeless are made aware of the resources available in the community.	Selectboard	Ongoing	Yes	No	No	No
8.1	Plan for increased electric demand with the support of Efficiency Vermont and local electric utilities.	Support energy conservation efforts and the efficient use of energy across all sectors.	Selectboard	Ongoing	Yes	Potentially	Potentially	Potentially
		Support the development and siting of renewable energy resources in the Town that are in conformance with the goals, strategies, and mapping outlined in this plan. This includes the preferred size and colocation of solar, wind and hydro facilities as discussed in the Town of Swanton Enhanced Energy Plan. Development of	Selectboard	Ongoing	Yes	Yes	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		generation in identified preferred locations shall be favored over the development of other sites.						
8.2	Reduce annual fuel needs and fuel costs for heating structures, foster the transition from non-renewable fuel sources to renewable fuel sources, and to maximize the weatherization of residential households and commercial establishments.	Coordinate with Efficiency Vermont, Vermont Gas, and other agencies along with state low-income weatherization programs to encourage residents to participate in weatherization programs available to Swanton residents.	Selectboard	Ongoing	Yes	Potentially	Potentially	Potentially
		Support the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps.	Selectboard	Ongoing	No	No	No	No
		Promote the use of the residential and commercial building energy standards by distributing code	Selectboard	Ongoing	No	Yes	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		information to permit applicants.						
		Conduct an energy audit of municipal buildings to identify weatherization retrofits and incorporate the recommendations into the municipal capital budget.	Selectboard	1 to 3 Years	Yes	Yes	No	Potentially
8.3	Hold vehicle miles traveled per capita to 2011 levels through reducing the amount of single occupancy vehicle (SOV) commute trips, increasing the amount of pedestrian and bicycle commute trips, and increasing public transit ridership.	Study the possible expansion of public transit routes in Swanton.	Planning Commission	2 to 5 Years	Yes	Yes	No	Potentially
		Plan for and seek funding to install additional electric vehicle charging infrastructure in Swanton including residential, commercial, and municipal properties.	Planning Commission	Ongoing	Yes	No	No	Yes

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
8.4	Focus growth within and adjacent to the village.	Swanton supports patterns and densities of concentrated development that result in the conservation of energy. This includes support of public transit connections from Swanton to other parts of the region and considering access to public transit when reviewing Act 250 applications.	Planning Commission	Ongoing	No	No	No	No
9.1	Provide a high-quality education that meets the individual needs of all students that creates productive and responsible citizens in cooperation with the Missisquoi Valley School District.	Swanton will support efforts in the Missisquoi Valley School District to continue to provide high quality education to students at an affordable tax rate.	Selectboard	Ongoing	No	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
9.2	Ensure the availability of safe and affordable childcare and to integrate childcare services into the planning process, including child care financing, business assistance for child care providers, and childcare workforce development.	Swanton will support the development of additional childcare facilities of all sizes in Swanton. Access to qualified and affordable childcare is key to a productive and stable workforce, making it a strategic element for our economic development strategy.	Selectboard	Ongoing	No	No	No	No
		Swanton will review our current Land Use and Development Regulations to ensure that childcare facilities have the least restrictive permitting possible.	Planning Commission	1 Year	Yes	No	No	No
10.1	To protect the historic qualities of Swanton Village as a traditional New England settlement and recognize that	Establish a Village Historic District in the Development Regulations. The Development Regulations shall address issues related to exterior architectural and aesthetic guidelines.	Planning Commission	3 to 5 years	Yes	No	No	No

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
	these resources contribute to the Town's economic well-being.							
		Explore ways in which Swanton's historic and cultural resources can become an element of an economic development strategy. This could include the preservation, development, and utilization of the Swanton Dam and the Fish Hatchery at Sandy Point in West Swanton.	Selectboard	Ongoing	No	No	No	No
		Encourage utilization of the State of Vermont Roadside Historic Site Marker program.	Selectboard	Ongoing	No	No	No	No
10.2	To encourage greater appreciation of Swanton's history and Native American heritage.	Identify and protect significant archeological sites by maintaining and encouraging communication between the municipalities, the Swanton Historical Society, and the Abenaki Community. Such communication may expedite various local	Selectboard	Ongoing	Yes	No	No	Potentially

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		projects because the issues and needs are of common interest.						
		Promote use of the Swanton Public Library as an important cultural, educational, and recreational facility.	Selectboard	Ongoing	No	No	No	No
10.3	Promote use of the Swanton Public Library as an important cultural, educational, and recreational facility.	Support the growth and work of the Swanton Arts Council.	Selectboard	Ongoing	Yes	Potentially	No	Potentially
11.1	Maintain and enhance existing recreation facilities and programs to meet the current and future needs of the population.	Support and construct a community recreation center.	Selectboard	1 to 3 Years	Yes	Yes	Yes	Yes
		Assess current municipal recreational facilities and develop a plan to improve their condition and ensure there are sufficient recreational facilities for all ages.	Recreation	Ongoing	Yes	No	Yes	Yes

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
		Promote the utilization of existing community recreational facilities for recreational uses including the Library and Maquam Beach.	Recreation	Ongoing	Yes	No	No	No
		Improve public access to Lake Champlain and Missisquoi River including at the Depot Museum and Marble Mill Park.	Recreation	Ongoing	Yes	Potentially	Potentially	Potentially
		Install public restrooms downtown.	Recreation	5 Years	Yes	Yes	Yes	Yes
11.2	Improve water access and expand outdoor recreation opportunities.	Encourage private enterprise to enhance public access to lakeshore and other recreational amenities in the community.	Recreation	Ongoing	Yes	No	No	No
		Improve public access to Lake Champlain and Missisquoi River including at the Depot Museum and Marble Mill Park.	Recreation	Ongoing	Yes	No	No	No
		Maintain trails and seek funding to provide appropriate wayfinding.	Recreation	Ongoing	Yes	Yes	Yes	Yes
11.3	Expand Recreational tourism and	Seek funding to construct the Maquam Shore Road Bike Path.	Recreation	Ongoing	Yes	No	No	Yes

Goal Number	Goal	Policy	Lead	Time Horizon	Necessary Resources			
					Staff or Volunteer	Budget	Capital Budget	Grant or Other
	improve bike-ability.							

Appendix B – Zoning District Purposes

Recreation/Conservation (RC)

The Recreation/Conservation District is intended to protect important natural resources, including wildlife habitat, wetlands, riparian areas and forest and farmland; to promote recreational, educational and conservation uses of those resources; and to limit development in areas with poor proximity to municipal services and facilities.

Shoreland/Recreation (SR)

The Shoreland Recreation District is intended to protect important natural resources, including wildlife habitat, wetlands, riparian areas and forest and farmland; to promote recreational, educational and conservation uses of those resources; and to limit development in areas with poor proximity to municipal services and facilities.

Shoreland/River (S2)

The Shoreland/River District is intended to allow residential and seasonal recreational uses along portions of the Missisquoi River shoreline in a manner that protects water quality and riparian vegetation, minimizes adverse environmental impacts, and preserves and encourages public access to the river.

Agricultural/Residential (R1)

The Agricultural/Residential District is established to protect productive agricultural land and to maintain the economic viability of farming, to discourage the extension of public utilities and roads to serve new development, and to allow for low density residential development in a manner that is compatible with the maintenance and expansion of existing farm operations.

Moderate-Density Residential (R3)

The Moderate Density Residential District is intended to provide for a moderate density of residential development in appropriate locations near the existing village center which have access to municipal services. This district also includes shorelands.

Residential District (R5)

The Residential District is established to allow for a mix of housing types within high density, centrally located residential neighborhoods within the village center and which are serviced by, or proposed to be serviced by, public water and sewer facilities; and to allow appropriate commercial and recreational uses to serve local residents without compromising the residential character of the district.

Central Business District (CBD)

The Central Business District is established to encourage a mix of commercial, cultural, civic and residential uses at high densities in Swanton's traditional downtown, in a manner that is accessible and convenient to the general public while maintaining and enhancing the area's historic character and economic vitality. Events and activities such as art exhibits, musical events, craft fairs and farmers markets are encouraged within this district as a further attraction to the area.

Neighborhood Commercial District (NC)

The Neighborhood Commercial District is intended to provide limited support services to the neighboring industrial park and to travelers on Route 78; to encourage a buffer between the built environment of Swanton Village to the east and the Missisquoi Wildlife Refuge to the west; and to allow for a limited mix of uses which does not duplicate services offered in Swanton Village. New development should be designed to be compatible with the scale, density and character of existing commercial and residential uses. The character of the area should be protected and enhanced through the provision of local services, adequate parking and pedestrian facilities, and suitable landscaping and screening. Commercial strip development and traffic congestion along Route 78 are to be avoided through access management and the clustering of development.

Neighborhood Commercial Light District (NCL)

The Neighborhood Commercial Light District is established as a neighborhood business area to encourage uses that strengthen the area aesthetically, provide services to adjoining neighborhoods, and to allow for higher density residential development. New development should be designed to be compatible with the scale, density and character of existing commercial and residential uses. The character of the neighborhood district should be protected and enhanced through the provision of local services, adequate parking and pedestrian facilities, and suitable landscaping and screening. Strip development will be avoided through access management and the clustering of development.

Industrial District (IND)

The Industrial District is established to encourage a full range of industrial, manufacturing and associated uses in locations that are well served by municipal utilities and facilities and, because of convenient access to I-89 and other state and local roads can accommodate heavy traffic volumes associated with shipping and large numbers of employees.

Commercial/Light Industrial District (CLI)

The Commercial/Light Industrial District is intended to serve as a transition district between the Industrial District and nearby residential areas by allowing for a range of light industrial and comparable commercial uses in a manner and scale that protects the quiet, residential character of adjacent neighborhoods.

Travel Service Area District (TSA)

The Travel Service Area District is intended to provide an appropriate location for commercial uses and services for the traveling public in the vicinity of the I-89 interchange and adjacent to Swanton Village.

Flood Hazard Overlay District (FHO)

The purpose of the Flood Hazard Area Overlay District is to promote public health, safety and welfare by preventing or minimizing hazards to life or property due to flooding. It is also the intent of the Town and Village of Swanton to regulate development within identified flood hazard areas in accordance with state and federal law in order to ensure that private property owners are eligible for flood insurance through the National Flood Insurance Program (NFIP).

Native American Sites Overlay District (NASO)

The purpose of the Native American Sites Overlay District is to create trust, confidence and harmony between private property owners and Native Americans; to insure property owners' rights, privacy and property values; to preserve and protect Native American ancestral burial grounds.

Southern Growth District (SG)

The purpose of the Southern Growth District is to provide an area for future high density residential and commercial growth in a compact and well-designed pattern of development that is complementary, rather than competitive, to Swanton Village and other growth centers in adjacent towns, to provide for growth of an efficient system of roads and other infrastructure and to create connections between transportation modes. The design and development of this district should be accomplished in such a manner that historic, aesthetically pleasing, and environmentally appropriate patterns of development are created and visual impacts to surrounding roads and highways are avoided. Vehicle and pedestrian access connections between abutting developed lots is encouraged. Each development should be nicely landscaped with trees, shrubs, and flowers that suit the particular site and grow well in the northwestern Vermont environment.