
WELCOME!

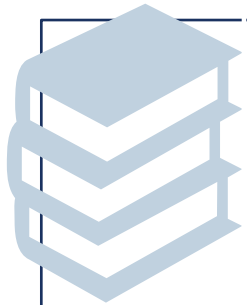
Grand Isle Town Plan Community Meeting August 8, 2023

- Grab some pizza and a drink!
- Visit the easel displays and give your input.
- Find a seat!

AGENDA

- Welcome, pizza, community mapping and vision exercise
- Presentation - project overview and community data
- Break, finish community mapping and vision exercise
- Debrief on mapping project
- Municipal town center visioning
- Group debrief on municipal town center visioning
- Next steps and safe trip home – by 8:00!

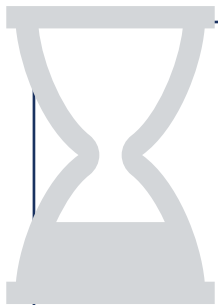
BASIS FOR GRAND ISLE TOWN PLAN UPDATE



Municipalities may have a Town Plan; enabled in Municipal and Regional Planning and Development Act – Title 24, Chapter 117



Town Plans last for 8 years, then they must be revised and readopted



The Grand Isle Town Plan expires on February 2, 2025



This project is funded by a Municipal Planning Grant from the Vermont Department of Housing and Community Development

WHAT IS A TOWN PLAN?

A plan that guides the town's decisions for infrastructure investment, zoning regulations and more.

VERMONT PLANNING GOALS (§ 4302)



WHY IS A TOWN PLAN IMPORTANT?



Sets community vision, goals, policies and actions for future of Town



Enables the Town to continue to update its zoning bylaw & all zoning bylaw updates must conform to the Town Plan



Town Plans are considered in Act 250 (state land use permit) and Section 248/248a (Energy/Telecommunications CPG) proceedings



Eligibility for certain grants

IT'S YOUR MUNICIPAL PLAN

BUT THERE ARE REQUIREMENTS IN VERMONT LAW [§4382]

Objectives,
Policies and
Programs

Land Use
(Map and Statement),
including any state
designation

Transportation
(Map and Statement)

Utilities and
Facilities
(Map and Statement)

Education
(Map and Statement)

Energy
(Option for Enhanced
Energy Plan)

Economic
Development

Housing

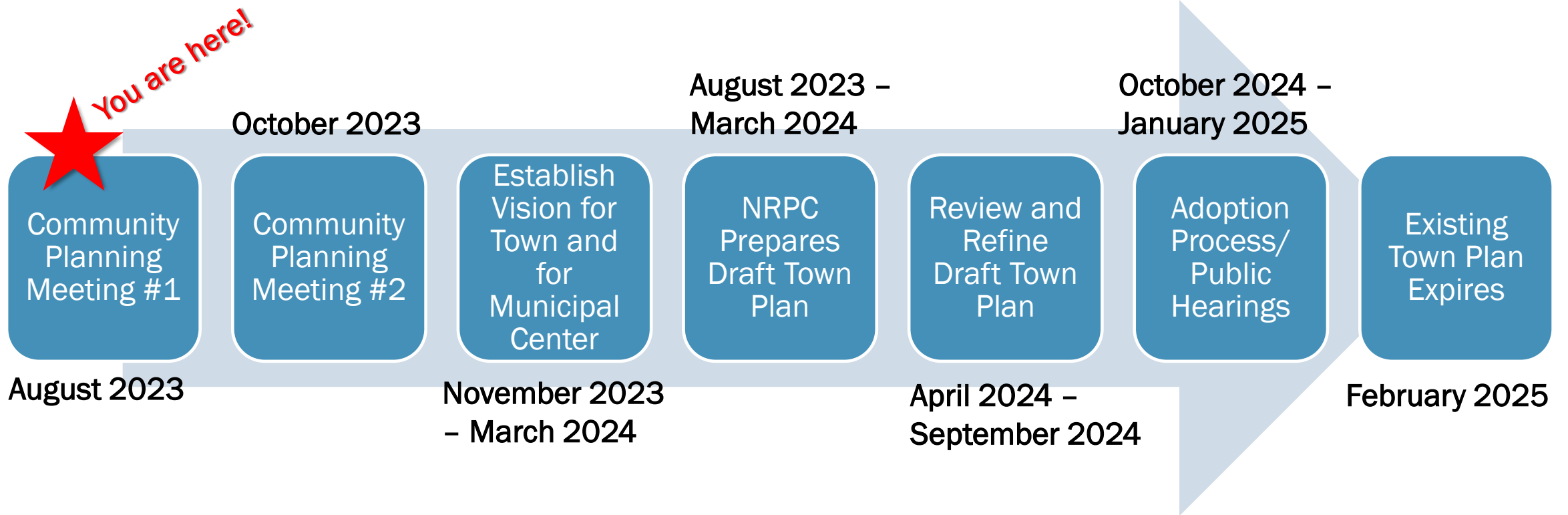
Flood Resilience

Policies on
Preserving Rare
Natural Areas

Compatibility
with Adjacent
Municipalities
and Region

Implementation
Program

PROJECT SCHEDULE



EXISTING TOWN PLAN VISION

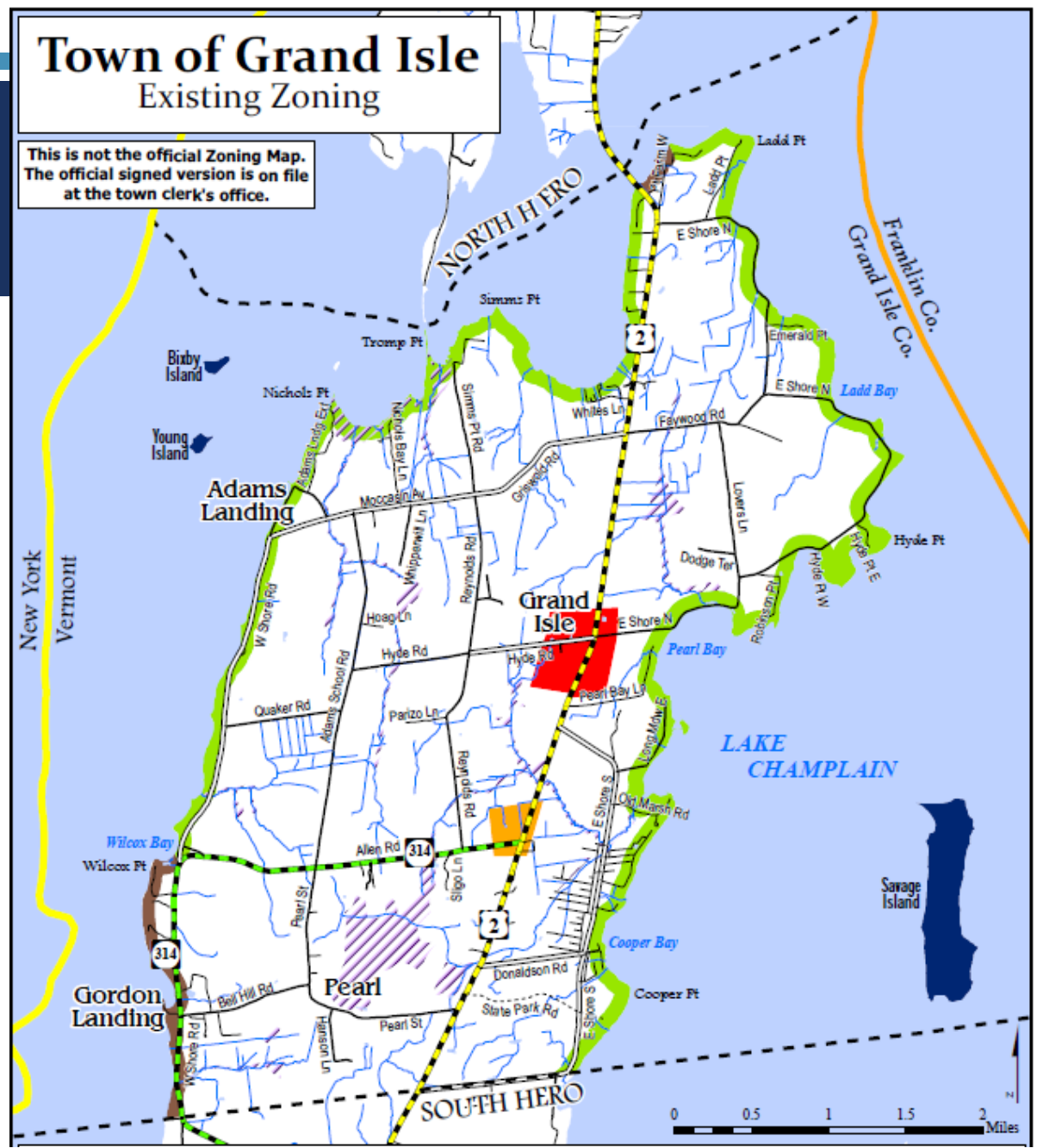
BOLD LANGUAGE IS A PARAPHRASE, UN-BOLDED LANGUAGE IS DIRECT QUOTE FROM EXISTING TOWN PLAN

- 1) **Guiding force of plan is the preservation of character and natural assets.** The preservation of the character of Grand Isle and the protection of our natural assets will remain foremost in the plan for growth of our Town.
- 2) **People, land, water and natural beauty create special and unique character.** Our commitment to our residents, land, water, and natural beauty will continue to make our Town what it is, special and unique, to the year-round inhabitants as well as our summer visitors.
- 3) **Character attracts businesses for location and quality of life.** This uniqueness will be a factor in the businesses that look towards Grand Isle as not only a good location for their business, but also a quality way of life for their employees.
- 4) **All types of new business are encouraged, as long it doesn't harm the environment.** Encouraging environmentally sound, clean businesses, new technology, home-based businesses, and enhancement of our tourist trade will lead to a more stable tax base and potentially help in reducing the high property taxes we face at this time.
- 5) **Agriculture is important to the town's character and economy.** Encouraging diverse agricultural practices will help maintain the rural landscape of the Town and help the local economy.
- 6) **There are opportunities for young people to remain in the town.** Our young people will have employment opportunities, a continuation of the way of life in which they grew up, and the ability to live near their families and strengthen the family unit.
- 7) **Growth keep pace with the town's ability maintain quality of life and services.** Growth in Grand Isle should occur at a rate which does not exceed the Town's ability to accommodate the growth and provide essential services, contributing to the overall quality of life.

CURRENT PROPOSED LAND USE DISTRICTS

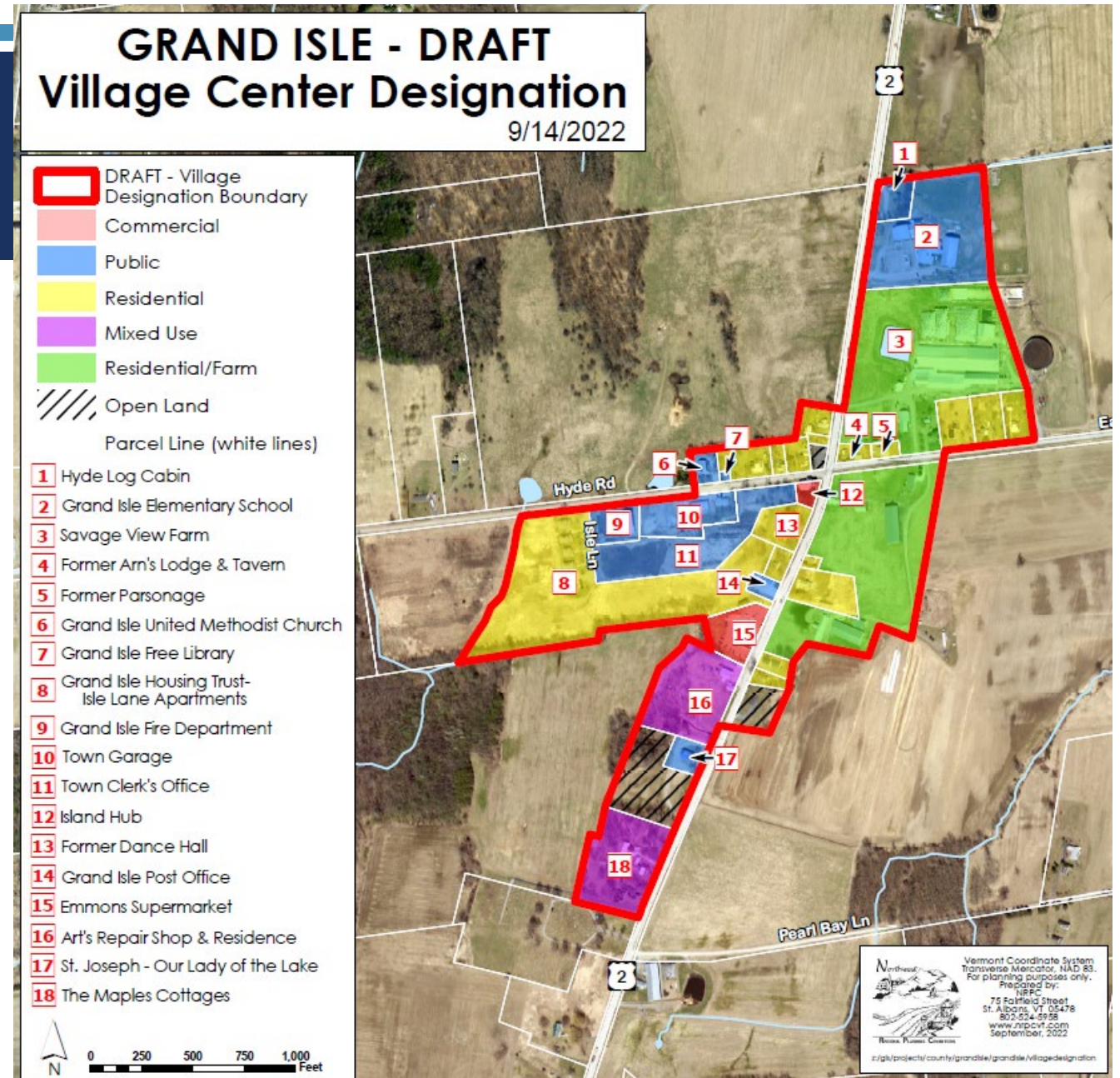
Zoning Districts

- Village
- Commercial/Lt. Industrial
- Commercial Recreation Shoreline
- Residential Shoreline
- Rural Residential/
Agricultural
- Small Off-Shore Islands
- Flood Hazard



PROPOSED VILLAGE CENTER DESIGNATION

- Designation provides tax credits to income-generating property owners and grant opportunities for the town.
- Village Center Designation is not a zoning district
- The Village Zoning District is separate and distinct from a designated village boundary.
- To be eligible, must be included in Town Plan.





FOCUS: MUNICIPAL TOWN CENTER VISION

OPPORTUNITY to create a Municipal Town Center on the Town's 6.7-acre parcel on Hyde Road where the Town Office and Fire Department are located!

Selectboard has prioritized a new Library and additional space for the Town Office for this property by committing over \$600,000 in the Town's ARPA (covid recovery) funds towards the project.

The Planning Commission is seeking community input on what else should be included in the Municipal Town Center project and how the property should be designed.

WHAT IS YOUR VISION FOR THIS PROPERTY? HOW CAN THE TOWN TAKE ADVANTAGE OF THIS OPPORTUNITY TO PROVIDE A GREAT BENEFIT TO THE COMMUNITY?

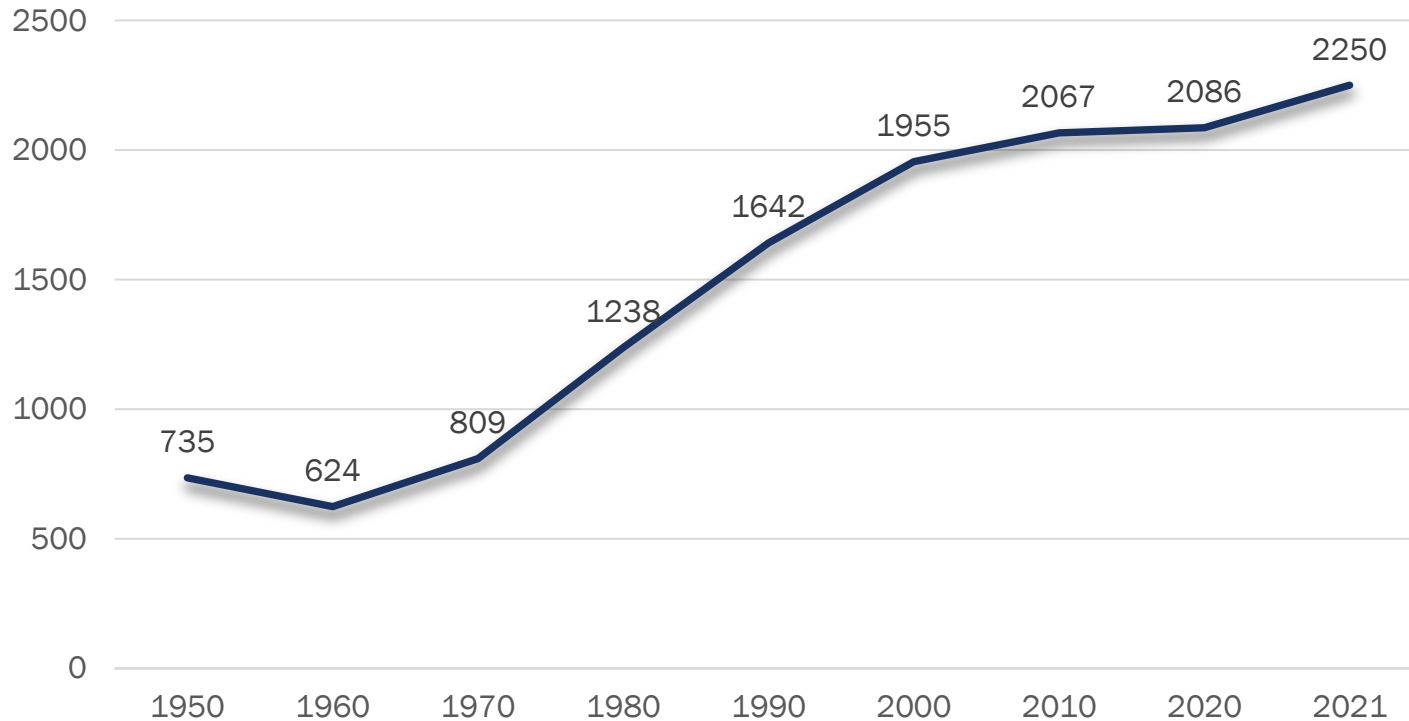
WHAT DATA INFORMS US?

- Population & Household Demographics
- Land Use
- Occupations and Income
- Housing Data



POPULATION DEMOGRAPHICS

Population of Grand Isle, Vermont (1950-2020)



- **2021 Population (2021 U.S. ACS 5-year Estimate):**

2,250 people

(Note: U.S. Census counts residents at a “usual place of residence”; it is up to each survey respondent to determine that. It is not defined.)

- **Level Population Growth 2010-2020 (U.S. Census):**

+19 people (<1%)

- **Measured Population Growth from 2020-2021 (2021 U.S. ACS 5-year Estimate):**

+ 164 people (8%)

(Note: The increase from 2000 to 2021 may reflect the pandemic’s impact on where second home owners determined their usual place of residence to be. The 2022 ACS estimates will be released in December 2023, which will be helpful to further evaluate this trend.)

HOUSEHOLD DEMOGRAPHICS



905 Households, Not Seasonal (2021 U.S. ACS 5-year Estimate)

(Includes owner and renter occupied units, vacant units for sale or rent, and units that have been sold or rented but not yet occupied)



1,026 Residential Parcels, Not Seasonal (2022 Grand List)

(Counts properties as one regardless of number of housing units.)



213 (19%) Seasonal Housing Units (2021 U.S. ACS 5-year Estimates)

(This is based on the US Census counts for seasonal, recreational or occasional use, with not specific threshold for this determination.) In order to be counted as such, no respondent has claimed the housing unit as their “usual place of residence”.

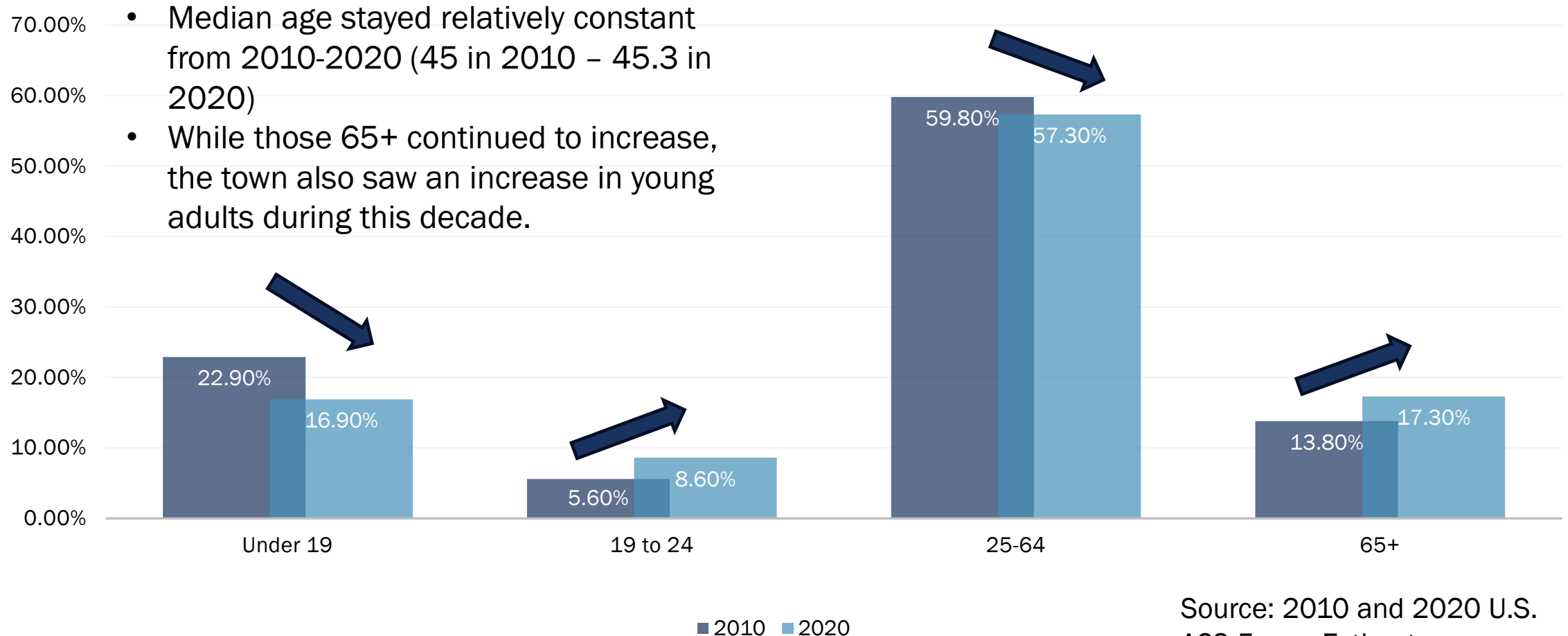


87 (7%) Seasonal Parcels (2022 Grand List)

(This is based on the listers determination of “highest and best use” of property. For example, if the parcel would more likely sell to be occupied on a seasonal basis or if a camp is not insulated, it would be more accurately defined as a seasonal property. However, wastewater permitting defines seasonal occupancy as <180 days per year and is a driving factor in this determination.)

There is a sizable discrepancy between the ACS count of seasonal units and the Grant List’s count of seasonal properties. This is likely due to properties being assigned a “highest and best use” as a year-round dwelling, but where the resident does not count it as their “usual place of residence” when responding to the U.S Census.

GRAND ISLE AGE GROUPS



Source: 2010 and 2020 U.S. ACS 5-year Estimate

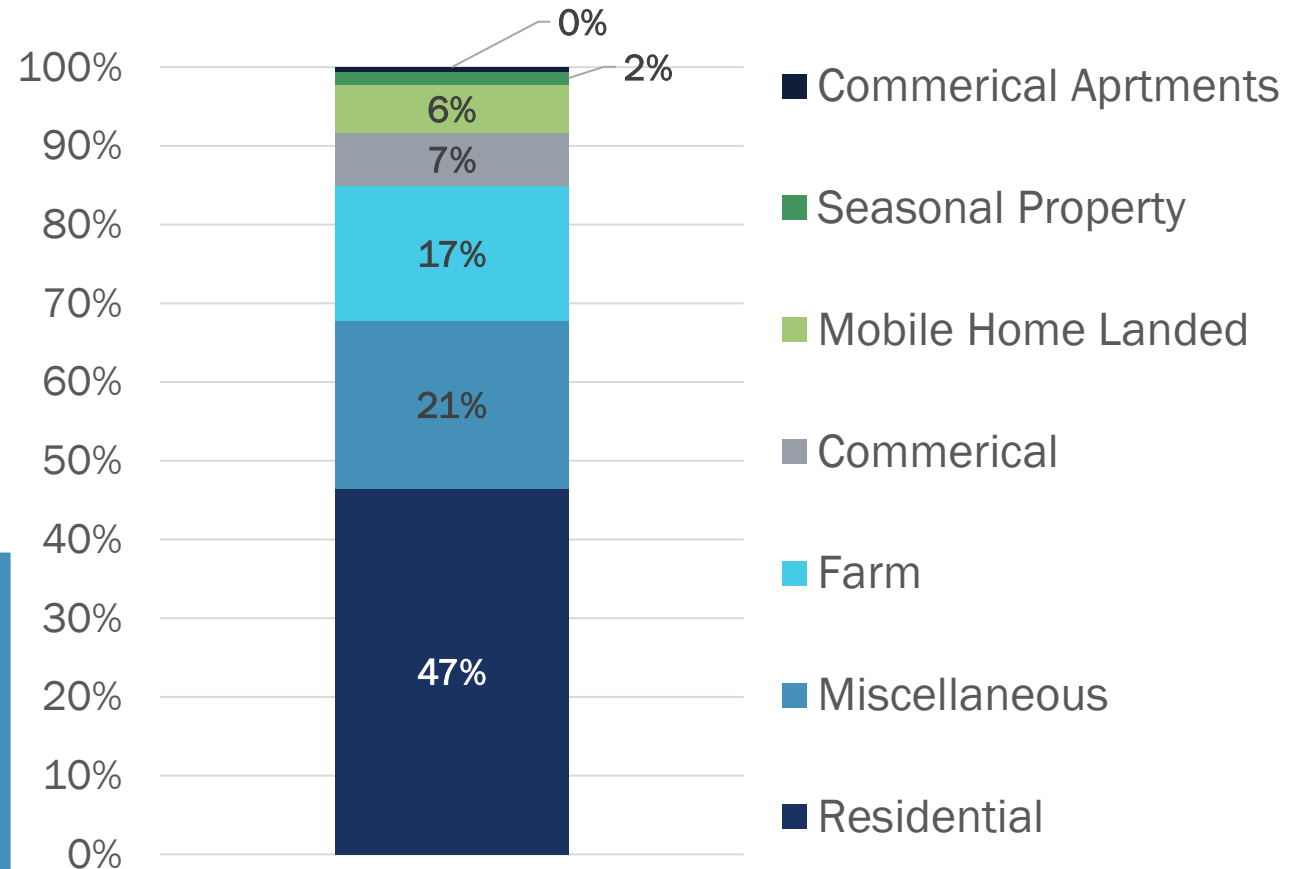
LAND USE (ACCORDING TO GRAND LIST)

- Residential acreage has increased from 2013-2022
- Average parcel size similar to that seen in 2013.
- 25% of residential properties on lots of greater than 6 acres.
- Of the 75% of residential properties on less than 6 acres, the average parcel size is 1.7 acres.

Definitions

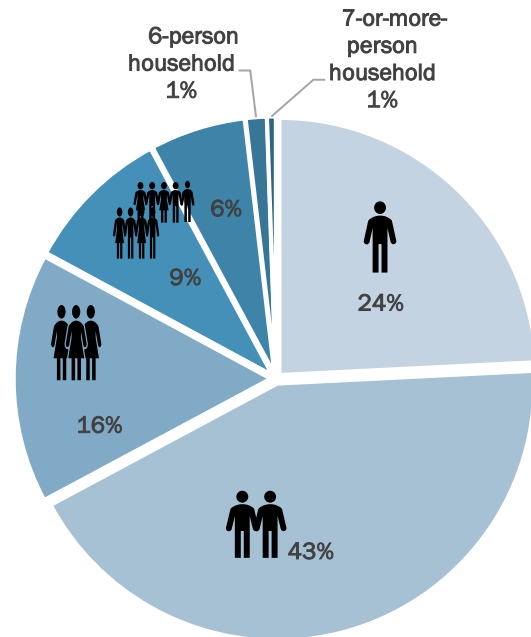
Seasonal use is based on the listers determination of “highest and best use” of property. For example, if the parcel would more likely sell to be occupied on a seasonal basis or if a camp is not insulated, it would be more accurately defined as a seasonal property. However, wastewater permitting defines seasonal occupancy as <180 days per year and is a driving factor in this determination.)

2022 Land Use (Percent of Total Acres)



HOUSEHOLD CHARACTERISTICS

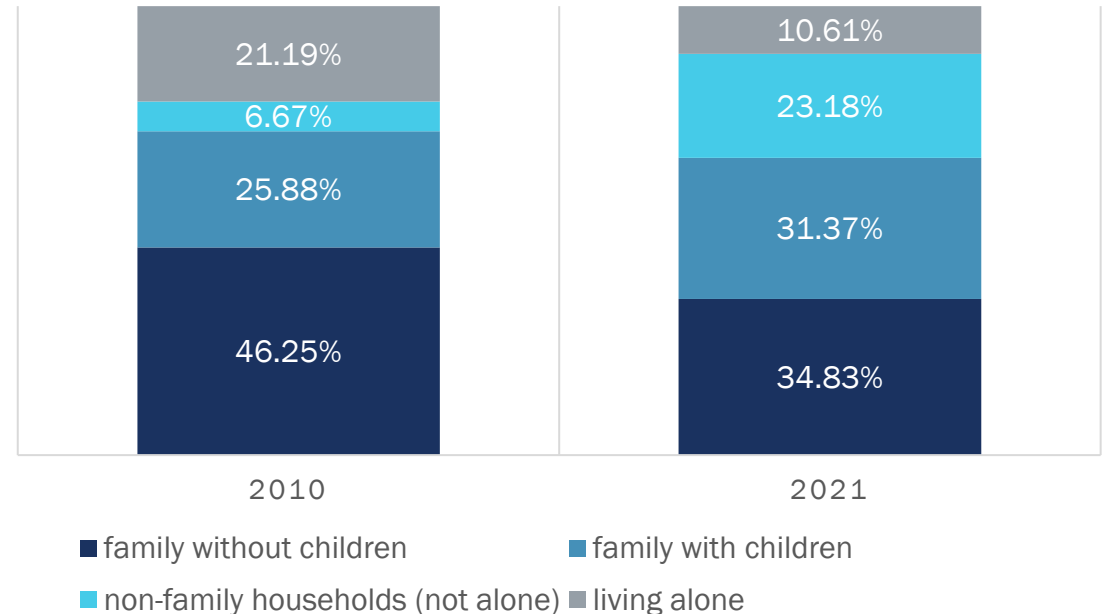
2020 Household Size
(ACS 5-Year Estimates)



Household sizes remain low, but average household size is bigger than county and state averages and actually increased between 2010 and 2021.

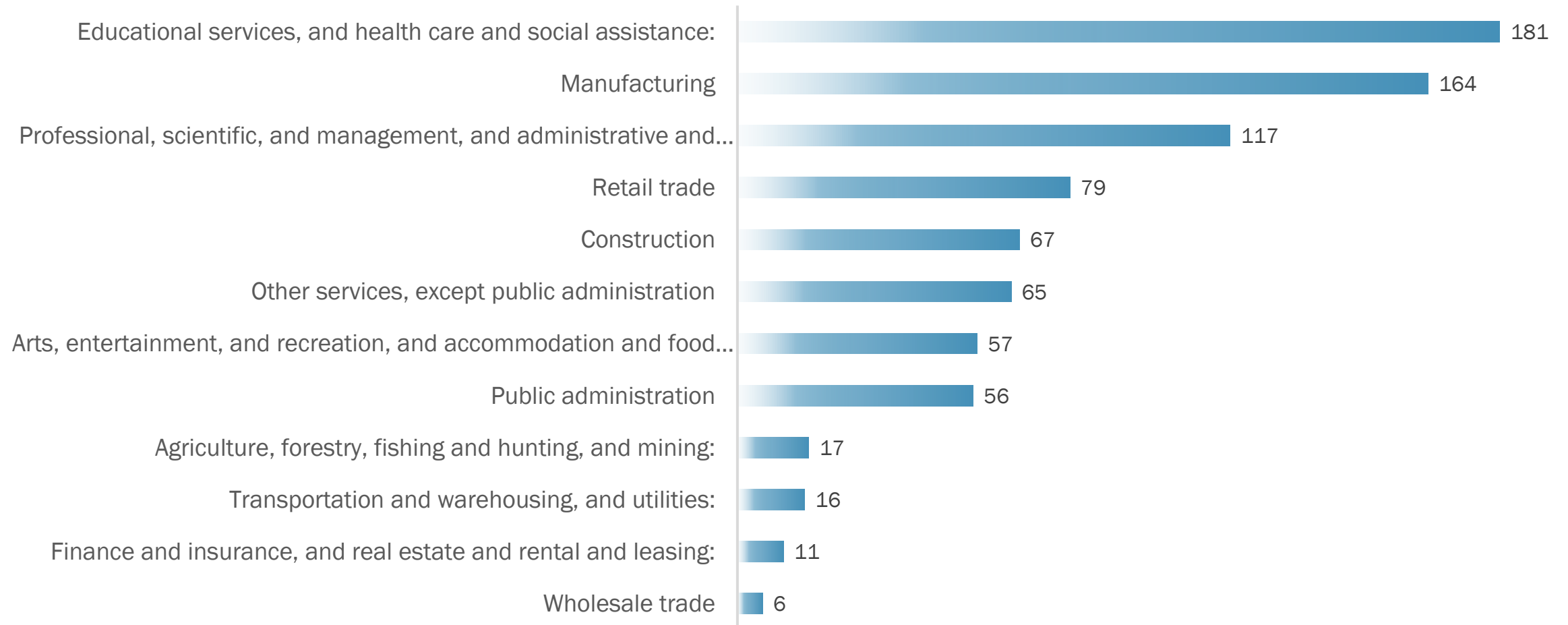
Average Household Size: 2.60 in 2021 (U.S. ACS 5-year Estimate)

Household Type
(Decennial and ACS 5-year estimate)



- Proportion of non-family households, not living alone has increased, while single person households have decreased.
- Proportion of families with children has increased.

OCCUPATIONS OF GRAND ISLE RESIDENTS



Source: American Community Survey, 2021

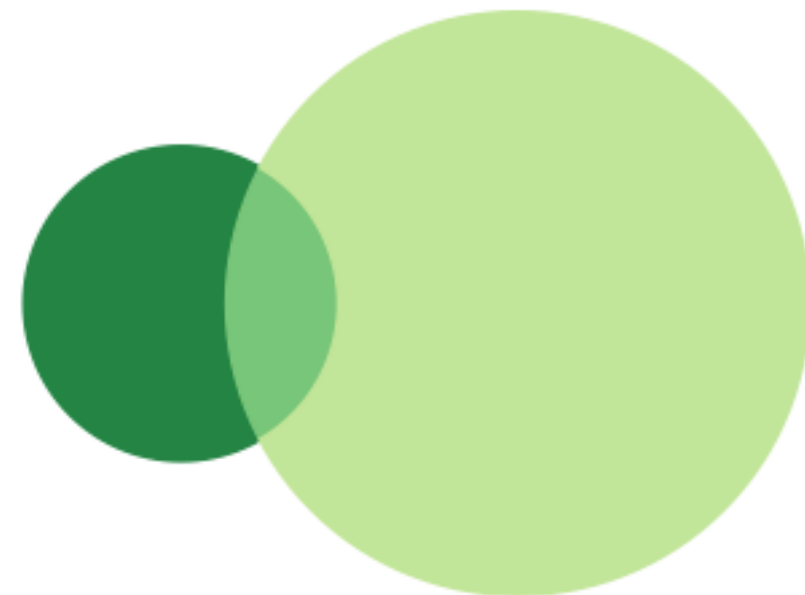
GRAND ISLE COMMUTERS

Top 5 Commuting Destinations Count: 169

- Burlington city (3.0%)
- Milton CDP (2.4%)
- Essex Junction village (1.8%)
- South Hero CDP(1.8%)
- Fairfax (1.2%)

80.2% commute by driving alone

Inflow/Outflow Job Counts in 2020



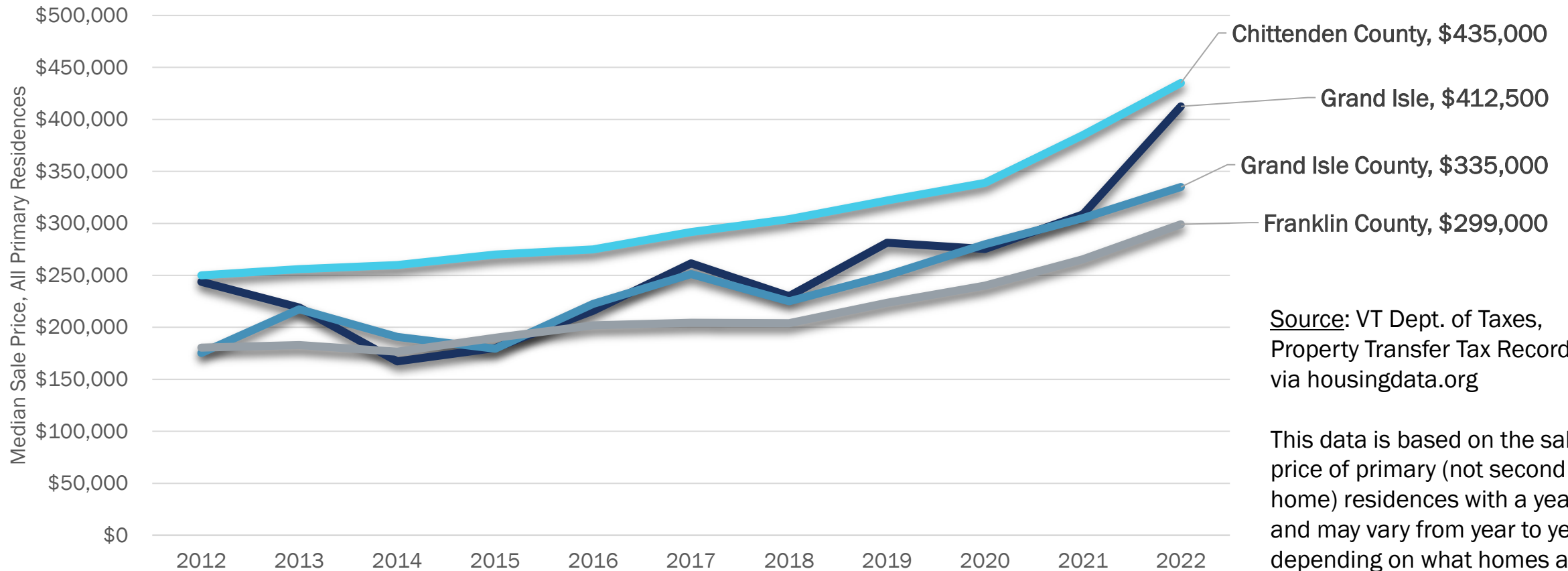
| | | |
|-----|---|--|
| 196 | - | Employed in Selection Area, Live Outside |
| 815 | - | Live in Selection Area, Employed Outside |
| 58 | - | Employed and Live in Selection Area |

GRAND ISLE HOUSEHOLD INCOME COMPARISON

Median Household Income, 2020 US Census



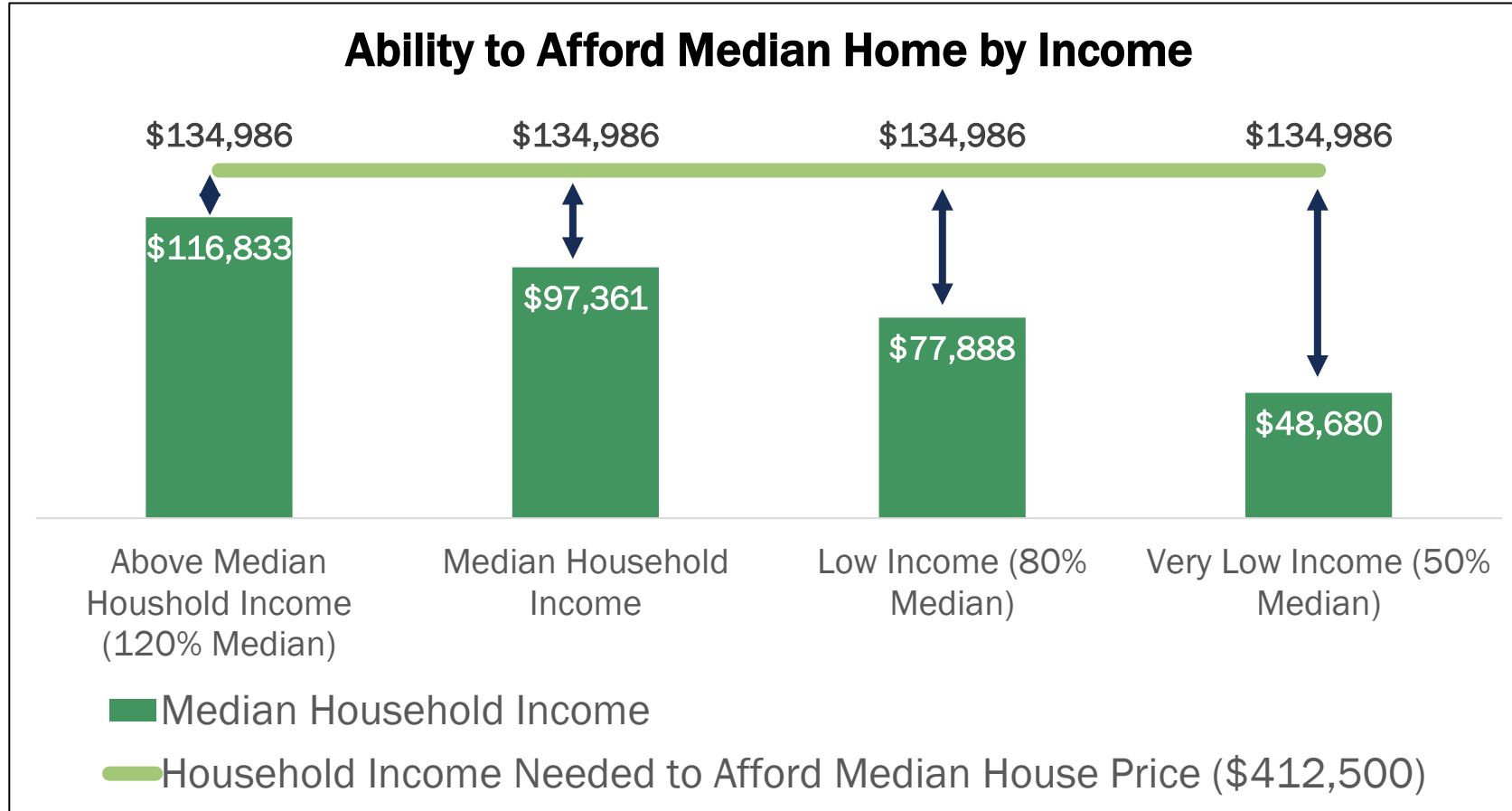
MEDIAN PRIMARY HOME SALE PRICE OVER TIME



Source: VT Dept. of Taxes, Property Transfer Tax Records via housingdata.org

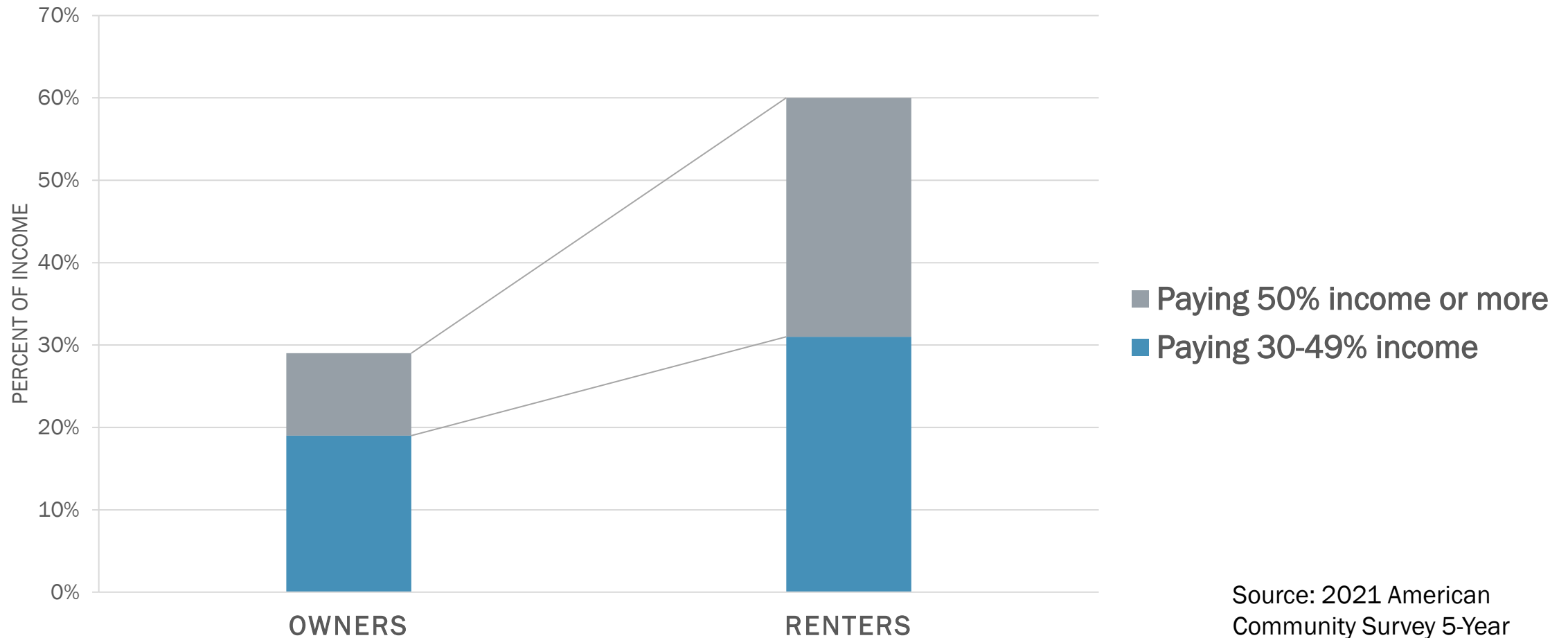
This data is based on the sale price of primary (not second home) residences with a year and may vary from year to year depending on what homes are sold.

ABILITY TO AFFORD MEDIAN HOME BY INCOME



These numbers were calculated using the Vermont Housing Data's "Home Price Affordability Calculator." This calculator makes an estimate using assumptions about the housing market. It assumes: 5% downpayment, average interest rates, average property taxes, average property and private mortgage insurance premiums, average closing costs, and that the buyer can afford to spend 30% of their income for housing expenses.

HOUSING COST BURDEN (MORE THAN 30% OF ANNUAL INCOME)

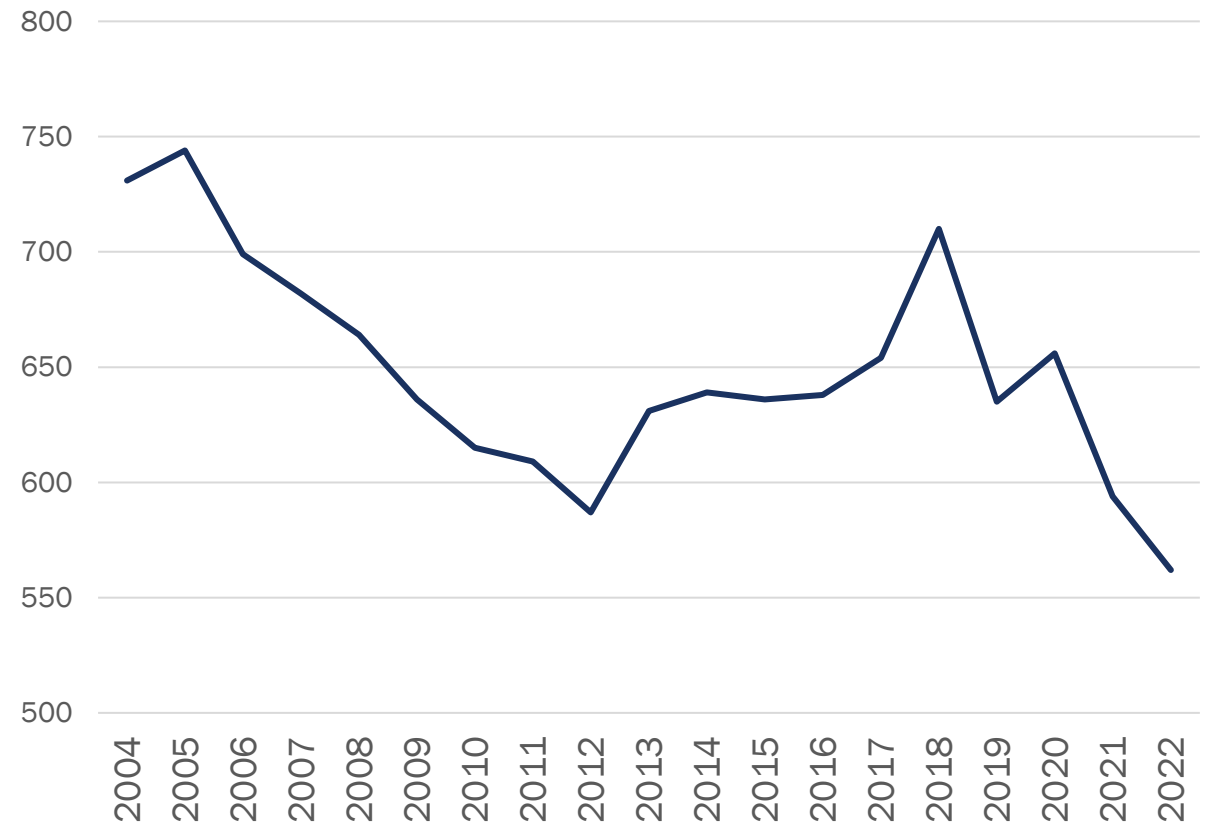


Source: 2021 American
Community Survey 5-Year
Estimate

MUNICIPAL FACILITIES AND UTILITIES

- Assessed property values in Grand Isle have an impact on the Town's ability to provide services. Total assessed property value in 2020 was \$503 million.
- Population 65+ has increased in the last 10 years- from 13.8% in 2010 to 17.3% in 2020
- Population under age 18 has stayed similar over past 5 years (19% in 2018, 20.9% in 2021).
- School population has been decreasing since 2008.

Grand Isle Elementary School Enrollment



BREAK AND COMMUNITY VISION EXERCISES



What places or areas in town do you love and why?

Place a red star

Use a sticky note to explain why (you can draw an arrow from your note to your dot).



Are there places or areas that you would like to change or see something new?

Place a green star

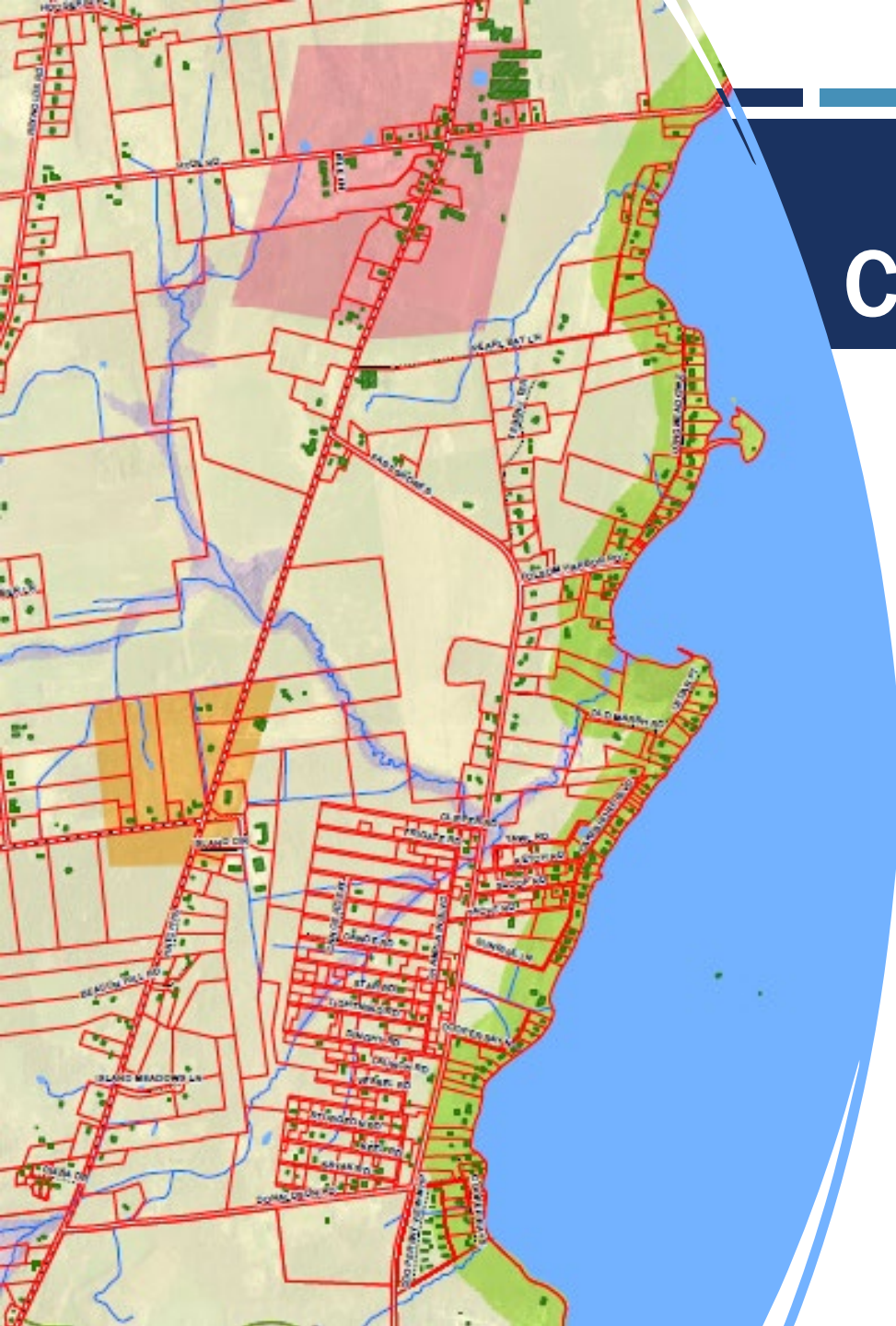
Use a sticky note to explain (you can draw an arrow from your note to your dot).



Are there places or areas that you are concerned about and why?

Place a blue star

Use a sticky note to explain why (you can draw an arrow from your note to your dot).



COMMUNITY MAP DISCUSSION



What areas do you love?



What ideas do you have for something new or change?



What are your concerns?

MUNICIPAL TOWN CENTER VISIONING EXERCISE

Directions:

- Use laminated site map to create a vision for the layout and use of the property using wet-erase markers.
 - Where should buildings be located?
 - What will the buildings be used for?
 - Where will parking areas be?
 - Will there be a town green?
 - Will there be sidewalks, walkways, paths, trails?
 - Will there be other features, e.g. a pavilion, bocce court, small amphitheater, etc.
- We will take 30 minutes or so for this exercise, and then come back to discuss!

What is YOUR vision
for this property?
How can the
municipal town
center benefit the
WHOLE COMMUNITY?



MUNICIPAL TOWN CENTER VISION DISCUSSION

- What elements did you add to the Municipal Town Center property?
- How did you lay-out the site?
- Other considerations?



NEXT STEPS

- Complete planning survey!
- Next Community Meeting October 24, 2023
- Stay involved and informed via project website
- Project website link:
<https://www.nrpcvt.com/grandisle-townplan-2025>
- Planning Commission meets 1st and 3rd Tuesday at 6:00 and are always open to everyone

THANK YOU!!