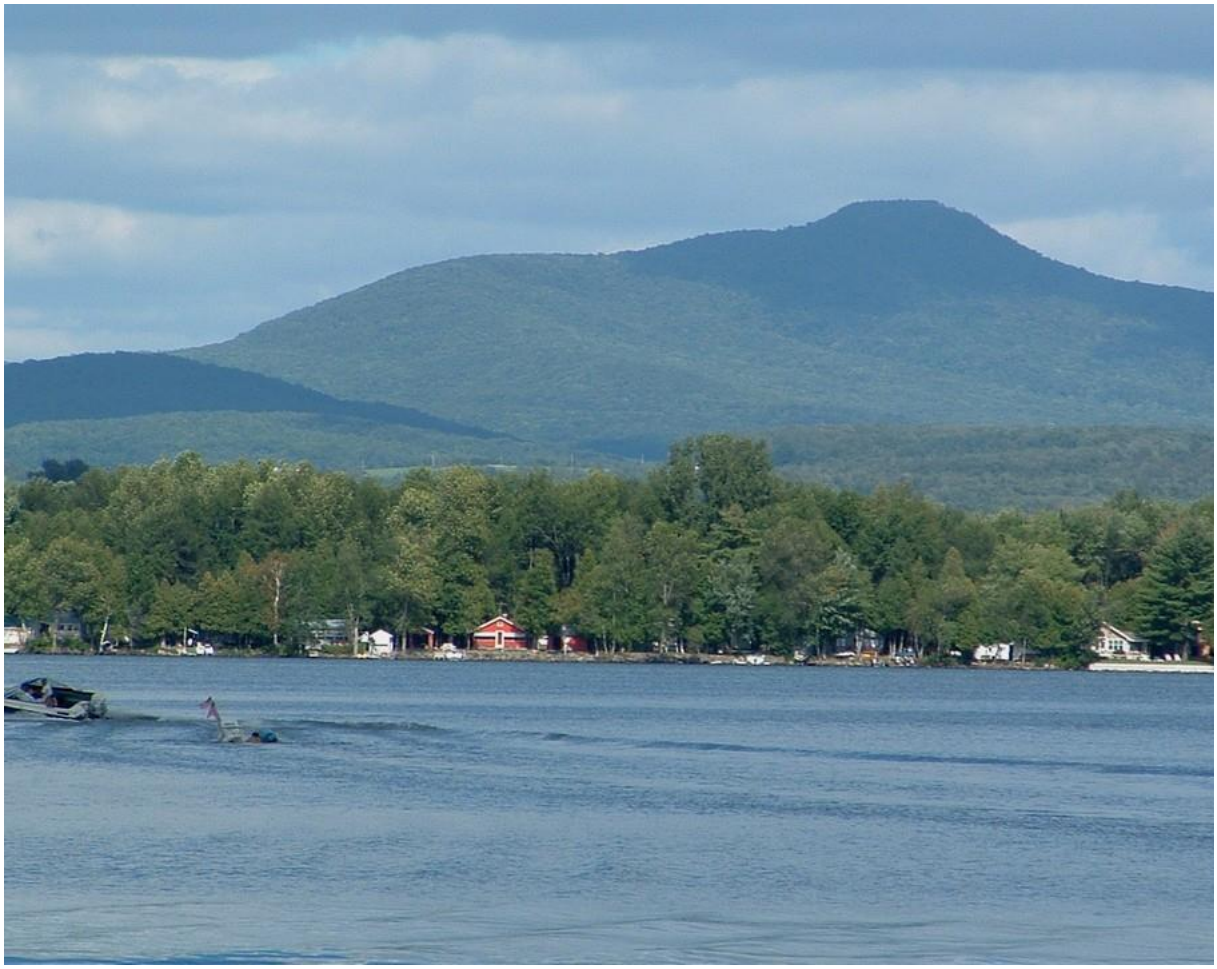
TOWN OF FRANKLIN, VERMONT
2025 MUNICIPAL PLAN



DRAFT JULY 2025 FOR PC HEARING
Adopted by the Franklin Selectboard on: _____

Prepared By
The Franklin Planning Commission
With Technical Assistance from Northwest Regional Planning Commission

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VISION STATEMENT

Compiled from vision statements shared by residents during the Vermont Council on Rural Design (VCRD) Franklin Community Voices Project, and supported by the majority of participants at the Resource Meeting and an online survey.

Community members envision a future Franklin…

- that is vibrant and inclusive.
- where the community comes together to exchange ideas and learn from each other.
- with lots of young people and families, and kids with bright ideas.
- where people don't have to solve problems by themselves; they can go to others in the community for help.
- that is affordable for all.
- where people of all ages - birth to death - are taken care of by the community.
- that maximizes the potential of Lake Carmi for residents and visitors.
- that attracts youth and families.
- with many different types of recreation opportunities.
- where residents are excited to participate in initiatives and volunteer opportunities.
- that approaches development thoughtfully; protecting what makes Franklin special while growing the way it wants to.
- with a vibrant elementary school that is part of the community.
- that is a great place to live, and a friendly place to be.

The goals and policies outlined in this plan will guide Franklin forward to help achieve this vision.

CHAPTER 1 INTRODUCTION

Purpose - What is a town plan and why should Franklin have one?

In very basic terms, a town plan is a community statement describing the community's past present, and vision for the future. This statement is arrived at by identifying community issues and needs, collecting and analyzing background information, and combining them into a vision (statement) of how the community should develop. Goals, objectives, and policies are usually formulated to address specific issues or "elements" such as land use, resource protection, economic development, transportation, housing, education, and utilities and facilities.

The plan should be an accurate reflection of the needs and wants of town residents, based on the ability to economically provide for those needs and wants, while recognizing the values, capabilities, and limitations, of the town's natural environment. Information contained in this plan is based on community knowledge, available data, existing regulations, and community needs.

Efforts toward municipal planning in Franklin date back to the early 1970's. Franklin's first duly adopted municipal plan went into effect in April, 1976, and was revised and readopted on June 2, 1981. Since 1981, Franklin has updated the plan six times (1992, 2000, 2006, 2012, 2017, and 2025). According to Vermont Statute, municipal plans expire every eight years and must be updated and readopted.

This Town Plan was developed with the following purposes in mind: to guide Franklin Town officials, residents, and persons contemplating actions involving land use, on matters of land development, the economic provision of facilities and services, resource use and conservation, public health, safety, and welfare. Beyond these purposes the Franklin Town Plan serves as the legal basis for land use regulations and capital budget programs which the Town may wish to adopt.

The plan may also affect state agency planning decisions, state and federal regulatory proceedings, including Act 250 hearings and the Certificate of Public Good proceedings. The Selectboard and Planning Commission are statutory parties to Act 250 applications involving Franklin. Determination of a specific project's conformance with the Town Plan is one criteria in the Act 250 process. A similar process exists for renewable energy generation facilities seeking a Certificate of Public Good from the Public Utilities Commission.

The need for involvement of Town residents in the planning process cannot be overstated. While it is the responsibility of the planning commission to develop the plan, citizens should

take an active role by assisting the Planning Commission in gathering information and formulating plan policies for guiding development.

Finally, planning is a continuous process; plans can be amended to meet new challenges or situations. Plans must be updated every eight years or they expire. This provides opportunities for citizen involvement and acts as a review of the effectiveness of the plan and its policies.

Authority

The Franklin Town Plan has been prepared under authority of Title 24 of the Vermont Statutes Annotated, Chapter 117, also known as "The Vermont Municipal and Regional Planning and Development Act". Vermont Statutes Annotated, Title 24, Chapter 117 will henceforth be referred to in this document as "The Act." Your local representatives, the Regional Planning Commission and the Vermont League of Cities and Towns are good resources for keeping up to date with changes to the Act.

CHAPTER 2 PLAN GOALS ANDPOLICIES

Goals, Policies and Objectives

The following goals, policies and objectives form the policy framework for the Franklin Town Plan. They are located in this chapter and numbered according to section for easy reference.

CHAPTER 3. COMMUNITY PROFILE

Population, Growth, and Fiscal Conditions Goals and Policies

Goal:

3-1. To maintain a sound fiscal balance for the Town while encouraging reasonable, functional, orderly development of facilities, utilities and services.

Rationale:

A balance of public and private investment is necessary to provide a sound economic base for our community. The cost of the provision of services must be made based on the available tax revenues and reasonable public and private investment. Town government is charged with providing for orderly growth and services at a rate that does not unduly tax the residents, yet protects the health, safety, and welfare of those same citizens.

Policies:

3-A. Ensure growth is planned in a manner that does not exceed the ability of the residents of the Town to pay for necessary services and facilities.

3-B. Make public investments that further the purposes of this plan and provide for orderly and fiscally responsible growth.

3-C. The development of infrastructure should not significantly impact natural or human resources outlined in this plan unless there is a demonstrated public need.

Housing Goal, Policies, and Objectives

Goal:

3-3. To provide a variety of safe and affordable housing adequate to meet the needs of current and future Franklin residents.

3-4. To encourage the rehabilitation of existing housing and conversion of existing structures to housing through the use of existing programs or volunteer efforts.

3-5. To provide a diversity of housing types and ownership, including rental, seasonal, and senior housing.

Policies:

3-D. Support housing agencies, private lenders, developers, realtors, and builders in providing safe, affordable housing.

3-E. Support housing in parts of town with existing services or close to existing service boundaries.

3-F. The legal conversion of seasonal property to year-round use should be allowed with appropriate development standards in the Franklin Zoning Bylaws.

3-G. Encourage accessory apartments within or attached to single unit homes and duplexes throughout the town.

3-H. Sites for multi-family and manufactured homes should be readily available in appropriate areas.

CHAPTER 4. SETTING, HISTORIC AND ARCHAEOLOGICAL RESOURCES

Historic Goal, Objectives, and Policies

Goal:

4-1. To protect, preserve and maintain historic sites and structures in the Town of Franklin.

4-2. To protect, preserve and maintain scenic viewsheds in Franklin.

Rationale:

Prehistoric and historic sites are an essential link to our past and represent significant social and cultural investment and deserve consideration in the planning process. Efforts should be made to reduce or mitigate negative impacts on these valuable resources.

Policies:

4-A. Protect places of outstanding historical or educational value from development that would unreasonably impair their character or quality.

4-B. Encourage rehabilitation of historic structures.

4-C. Promote the use of historic buildings for public purposes whenever feasible..

4-D. Protect scenic viewsheds from development that would have a negative impact.

4-E. Ensure that the Division for Historic Preservation is involved when development is proposed for sites with known historic or archaeological significance.

CHAPTER 5. ECONOMY

Economic Goals, Objectives, and Policies

Goal:

5-1: To promote a diverse and stable economy by helping to ensure the successful operation of existing economic activities and providing opportunities for new ones.

5-2: To enhance and protect the vitality of Villages and population centers as important community assets and centers of commerce.

Rationale:

Businesses and appropriate industries are an essential component of a healthy community. Careful planning can provide a better standard of living and meaningful jobs to residents. The designation of village centers and the construction of the necessary infrastructure for certain types of growth will enhance the ability to attract appropriate and desired commercial activity. Agriculture should be supported as an essential aspect of Franklin's economy and identity.

Policies:

5-A. Encourage commercial development that utilizes local labor and skills, provides livable wages, and meets local needs for retail, business, and personal services.

5-B. Ensure commercial development does not place an undue burden on the Town in terms of services and facilities required from their development or associated secondary impacts.

5-C. Encourage clustering of related and compatible businesses and discourage strip development along highways.

5-D. Support the growth of on-farm businesses, value-added agricultural products, and other opportunities to keep agriculture economically viable in Franklin.

5-E. Encourage efforts to improve access to broadband and wireless telecommunications to support the growth of home-based businesses.

CHAPTER 6. COMMUNITY FACILITIES, CHAPTER 7. COMMUNITY SERVICES AND CHAPTER 8. COMMUNITY UTILITIES

Community Facilities, Services and Utilities Goals and Policies

Goals:

6-1: To anticipate and plan for future needs for public facilities based upon community growth and change.

6-2: To maintain and enhance recreational resources and opportunities.

7-1: To provide municipal services to meet the needs of local residents of all ages with minimal impact upon local property taxes.

8-1: To provide public utilities to support concentrated residential and commercial development and protect public health and water supplies in areas without municipal services.

Rationale:

Community facilities provide integral Town-owned community infrastructure and include the Town Clerk's Office, Library, Town Garage, Town Offices, Town Hall, Fire Station, and Franklin Central School. Recreation takes many forms and means different things to different people. No matter what the form, much of our recreation, as rural people, takes place out of doors. Hunting, fishing, walking, biking, skiing, boating, or just enjoying a sunset depends on maintaining a healthy environment, open areas and the willingness of landowners to make open areas available for public use. These areas are an essential component of rural life and help define the rural character.

Policies:

- **6-A.** Provide sufficient space and facilities to carry out essential municipal functions.
- **6-B.** Provide a gathering place for the local population to address Town business.
- **6-C.** Ensure adequate municipal facilities for all age groups.
- **6-D.** Conserve Franklin's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation.
- **6-E.** Require the provision of recreational areas or opportunities for proposed subdivisions.
- **7-A.** Provide emergency services and law enforcement to protect the health, safety, and property of local residents.
- **7-B.** Plan for needed community services within the overall land use plan.
- **8-A.** Use extension or new construction of water and sewer systems to remedy existing problems, promote orderly and timely land development, and carry out the pattern of development proposed in the land use plan.

CHAPTER 9. ENERGY

Energy Goals and Policies

Goals:

9-1: To plan for increased electric demand with the support of Efficiency Vermont and local electric utilities.

9-2: To 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.

9-3: To 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.

9-4: To focus growth within and adjacent to the village and facilitate walking and biking infrastructure to reduce future transportation energy demand.

9-5: To demonstrate the town's leadership with respect to energy efficiency in municipally owned buildings and transportation.

9-6: To promote a shift away from gas/diesel vehicles though electric or other non-fossil fuel transportation options.

9-7: To encourage energy conservation by individuals and organizations.

Policies:

It shall be the policy of the Town to support the following:

9-A. Support energy conservation efforts and the efficient use of energy across all sectors.

9-B. Support the reduction of transportation energy demand, reduction of single-occupancy vehicle use, and the transition to renewable and lower-emission energy sources for transportation.

9-C. Support patterns and densities of concentrated development that result in the conservation of energy. This includes support of public transit connections from Franklin to other parts of the region and considering access to public transit when reviewing Act 250 applications.

9-D. Support the development and siting of renewable energy resources in the Town that are in conformance with the goals, strategies, and mapping outlined in the Enhanced Energy Plan. This includes language in the Generation Siting section about the preferred size and location of facilities. Development of generation in

identified preferred locations shall be favored over the development of other sites.

9-E. Support the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps.

9-F. Support local farms and the local food system.

9-G. Consider and prioritize efficiency along with cost when replacing municipally owned vehicles and current systems in municipal buildings, including options for incorporating renewable energy generation.

9-H. Support the installation of Electric Vehicle charging infrastructure in Franklin.

9-I. Support public utilities' efforts to increase customers' knowledge of their energy use.

CHAPTER 10. TRANSPORTATION

Transportation Goals, Objectives, and Policies

Goal:

10-1: To provide for a safe, convenient, cost effective and energy efficient transportation system that respects the natural environment and utilizes a variety of transportation modes.

Rationale:

Safe, convenient, and affordable transportation is essential. Public investment in transportation should be based on need, energy efficiency, and cost effectiveness.

Policies:

10-A. Public and private development roads shall be built according to specified standards and approved by the appropriate Town officials. It shall be the policy of the Town not to accept any roads into the highway system which do not meet State of Vermont and Manual on Uniform Transportation Control Devices (MUTCD) standards.

10-B. Curb cuts should be kept to a minimum when planning for new growth.

10-C. Road signs should be provided, where necessary, for safety and traffic control purposes.

10-D. Provide appropriate provisions for bicycle and pedestrian use on designated routes, including sidewalks, paths, proper signage and pavement improvements.

10-E. Class 4 roads shall not be expected to serve public uses for motorized traffic and may be reclassified to legal trail status by the Selectboard in appropriate circumstances.

10-F. Promote the design and maintenance of transportation facilities that respect the natural environment and maintain the scenic character of the Town's rural byways.

10-G. Maintain Town roads according to a systematic annual review of their condition and levels of usage. Consider citizens' concerns on road maintenance issues whenever possible.

10-H. Ensure training of all Town highway employees and officials relevant to their duties and positions.

CHAPTER 11. EDUCATION AND CHILDCARE

Education Goals and Policies

Goals:

11-1: To provide quality educational services.

11-2: To promote the availability of safe and affordable childcare for Franklin residents.

Rationale:

Access to high-quality education is essential to ensure that children are supported at all stages of development and have access to opportunities later in life. In addition, access to safe and affordable childcare is a critical component of maintaining a stable workforce.

Policies:

11-A. Ensure that educational facilities are able to meet the needs of Franklin's student population and maintain high educational standards.

11-B. Broaden access to educational and vocational training opportunities.

11-C. Support local efforts to provide childcare services wherever possible.

11-D. Recognize Franklin School as an important community asset and support efforts to keep it open.

CHAPTER 12. NATURAL CONDITIONS AND FEATURES

Climate and Air Quality Goals and Policies

Goal:

12-1: To consider climatic factors and to protect the quality of the air when planning for future development.

Rationale:

The quality of the air we breathe is essential to continued good health and should be protected from degradation in the interest of the public good. Climatic factors should be considered in future planning to ensure the appropriate and efficient provision of housing, services, energy needs, food production and the like.

Policies:

12-A. Climatic conditions and changes in the Town should be considered when planning for future growth, including development, energy needs, siting, design, and construction of roads, utilities, and services.

12-B. Activities which degrade air quality shall be discouraged.

12-C. National, state, regional and local efforts to improve and protect air quality shall be supported and encouraged.

Topography, Geology, Soils, and Earth Resources Goals, Objectives, and Policies

Goal:

12-2: To consider topography, geology, soils, and earth resources in planning and project review to allow reasonable and wise use of the land while protecting the quality of the environment, the public health, safety and welfare and the public investment.

Rationale:

The underlying bedrock and surficial geology soil cover, and topography are important determinants of the capability of the land to support development. The continued availability of pure water supplies and earth and mineral resources depend on sound planning for their wise use. Physical factors associated with slope and drainage ways directly affect the cost of development and provision of services. Steep slopes are more expensive to develop and subject to foundation failure, septic problems, and serious soil erosion problems. Upland areas also provide needed habitat for wildlife, and recharge our ground water resources for drinking water.

Policies:

12-D. Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table.

Goal:

12-3: To maintain and improve the quality of important soils, such as agriculture and forestry soils, when considering the future development of the Town.

Rationale:

The proper development and use of soils is enormously important to protect the public health and welfare, provide safe homes and services and to produce farm and forest products. Primary agricultural and forestry soils are a finite resource, which because of their chemical and physical properties are capable of producing life-sustaining food for our use. Once converted to other uses, they are essentially lost for food production. Soil erosion and the conversion of important agricultural and forestry soils to urban results in a loss of productivity and self-sufficiency.

Policies:

12-E. Extraction of earth resources shall be permitted only when it has been demonstrated that the activity will not have an undue adverse impact on the Town of Franklin and its residents. Development should avoid important earth resources.

12-F. Intensive land development on slopes in excess of 15% shall be discouraged and must be carefully reviewed to prevent runoff, soil erosion, adequate wastewater disposal and other negative impacts on resources. Vegetative cover should be maintained or established and erosion control measures employed wherever there is a potential for erosion.

12-G. Development on ridges and hilltops shall be discouraged to prevent adverse aesthetic and environmental impacts.

12-H. Development on lands with prime agricultural soils and prime forest soils areas shall be discouraged. Clustering or other innovative techniques shall be employed to reduce the impacts of development on agricultural and forestlands. Farmers and landowners are encouraged to work with the Planning Commission to achieve this goal while meeting their own needs.

12-I. Educate residents of Required Agricultural Practices (RAPs) for agriculture, and Accepted Management Practices (AMPs) for forestry to protect valuable soil resources as those practices are defined by the Secretary of Agriculture, Food and Markets or the Commissioner of Forests, Parks and Recreation. Every effort should be made to assist farmers, loggers, and landowners to learn more about and employ these practices.

Water Resources Goals, Objectives, and Policies

Goal:

12-4: To maintain, improve, and protect the quality of Franklin's water resources, including groundwater and surface water.

Rationale:

Abundant clean water is a basic need for public health and economic and community development. Protecting these resources from pollution and inappropriate use is of paramount importance to the citizens of the Town and is in the public good. Because these resources do not follow municipal boundaries, it is also important to coordinate and cooperate with adjacent municipalities to see that the resource is wisely managed.

Policies:

12-J. Land development which degrades water quality shall not be allowed.

12-K. Streams, ponds, rivers, and wetlands shall be maintained in a natural state and protected from pollutants so they can provide their natural functions. Buffer

strips shall be encouraged where necessary to minimize adverse effects on the ecosystem.

12-L. Development within shoreland and stream-bank areas should maintain existing vegetation, prevent soil erosion, prevent pollution of the water body and be set back so as not to detract from the natural beauty or cause harm to the environment.

12-M. Application of lawn fertilizers and pesticides shall be discouraged along lakeshores and streambeds. Best Management Practices are strongly encouraged as a means of protecting water resources.

12-N. Development near surface waters shall be low density and provide adequate protection from pollution.

12-O. Development in the Well Head Protection Areas should be very low density. The storage of hazardous wastes, chemicals, or other toxic substances is prohibited in the Well Head Protection Area.

Fragile, Unique, and Sensitive Areas Goals and Policies

Goal:

12-5: To encourage the protection of fragile, unique and sensitive areas from the undue adverse effects and encroachments of development.

Rationale:

These areas serve unique functions that are very sensitive to human interference and deserve a level of protection. They are usually unsuited for human habitation, but ideally suited for wildlife habitat and have significant ecological, recreational, scientific and scenic value. They represent a dwindling resource, which with careful planning, this generation may be able to offer as a gift to the next.

Policies:

12-Q. Protect fragile, unique, and sensitive areas from adverse impacts of development. Proposed developments which might affect these resources shall be referred to the appropriate state agency for comment.

12-R. Encourage buffer strips to prevent the harmful effects of development on fragile, unique and sensitive areas.

12-S. Prohibit the draining or filling of wetlands unless in accordance with the Vermont Wetlands Regulations.

12-T. Maintain flood hazard area regulations in accordance with the Flood Insurance Rate Maps and Studies for Compliance with the National Flood Insurance Program.

12-U. Prohibit public investment of resources that would lead to development in fragile and unique areas.

Flood Resiliency Goals and Policies

Goal:

12-6: To ensure that Franklin is a flood resilient community.

Rationale:

Franklin is threatened by flooding and fluvial erosion. Flood events are the most common natural disasters in Vermont. Franklin needs to be proactive in addressing the risks posed by flooding and fluvial erosion by protecting areas susceptible to flooding and fluvial erosion.

Policies:

12-V. Avoid new development in identified flood hazard, fluvial erosion, and river corridor protection areas. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

12-W. Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion.

12-X. Encourage flood emergency preparedness and response planning.

CHAPTER 13. LAND USE

Land Use Goals and Policies

Goal:

13-1: Maintain traditional village areas surrounded by a landscape of farms, forestry, lakeshore, and rural countryside. Encourage development in rural areas to be clustered to preserve the open rural landscape that defines Franklin.

Policies:

13-A. Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses.

13-B. Encourage and preserve the historic character and concentrated development in traditional village centers.

13-C. Discourage strip development along state and town highways.

13-D. Encourage small scale commercial and mixed uses in the village districts that are compatible with existing neighborhoods.

13-E. Protect public health, welfare, and safety by limiting development in the floodplain.

13-F. Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along streams.

13-G. Conserve productive lands by accommodating development in areas apart from most farming activities.

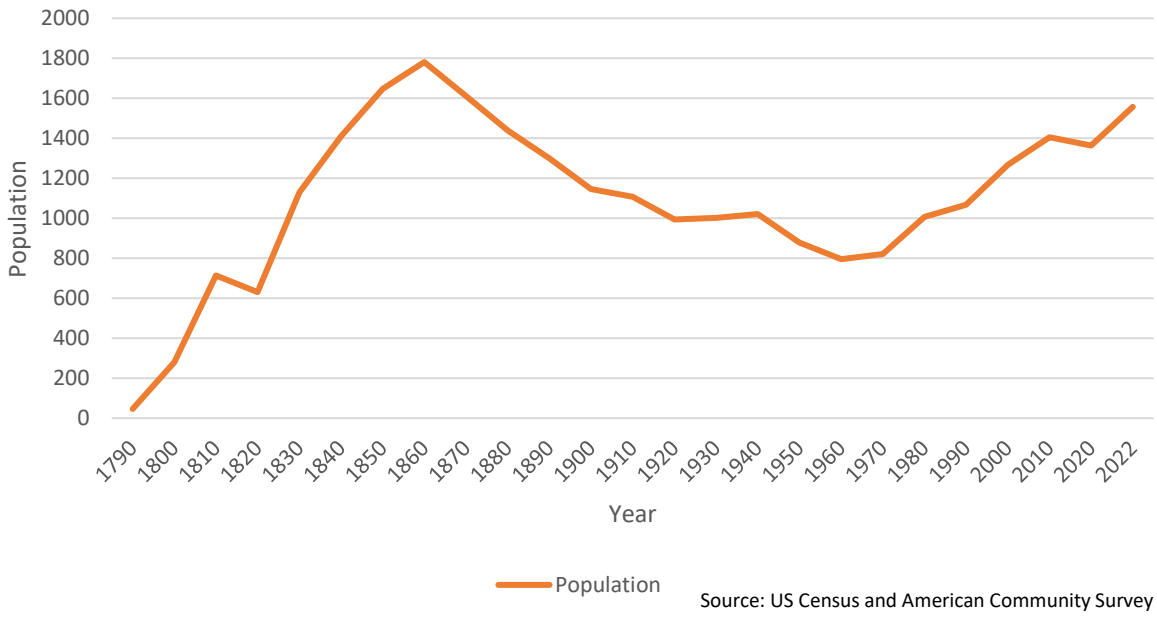
CHAPTER 3 COMMUNITY PROFILE

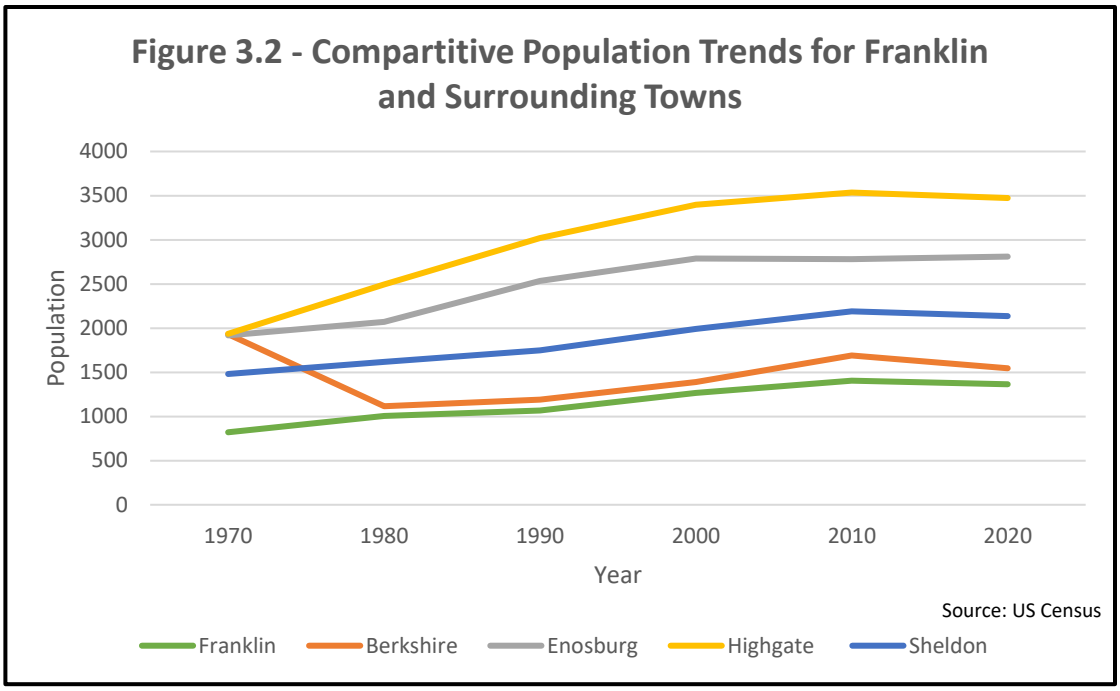
Population

Like most towns in Franklin County, Franklin's population grew rapidly from 1791 to 1870, reaching a peak population of 1,781. From 1870 to 1960 there was a steady, slow decline in population to a low of 796. After 1960, the population began to increase and by 1980 the population had grown steadily to 1,006. The 2020 US Census lists Franklin's population at 1,363, a 3% decrease over the decade. Surrounding towns had a similar decrease in population during the 10 year period, with the exception of Enosburgh (Table 3.2).The State of Vermont population grew 2.8% from 2010 to 2020.

The American Community Survey (ACS) reports that Franklin's population increased between 2020 and 2022 from 1,363 to 1,557. This increase may be associated with seasonal residents changing their primary residence during the COVID-19 pandemic. The ACS contains a high margin of error for rural communities compared to the Census, which means that this number is not necessarily accurate. Regardless, population data should be monitored to understand if Franklin is continuing to grow.

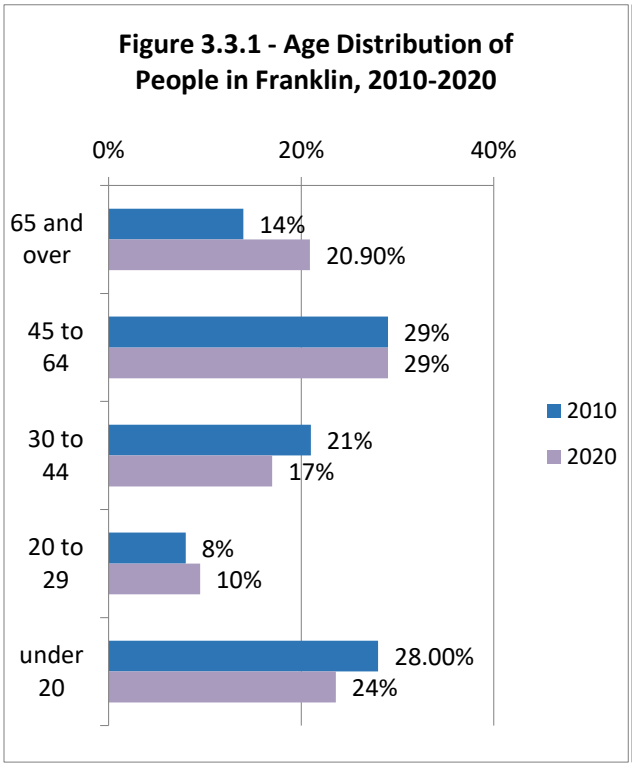
Figure 3.1 - Franklin Historical Population

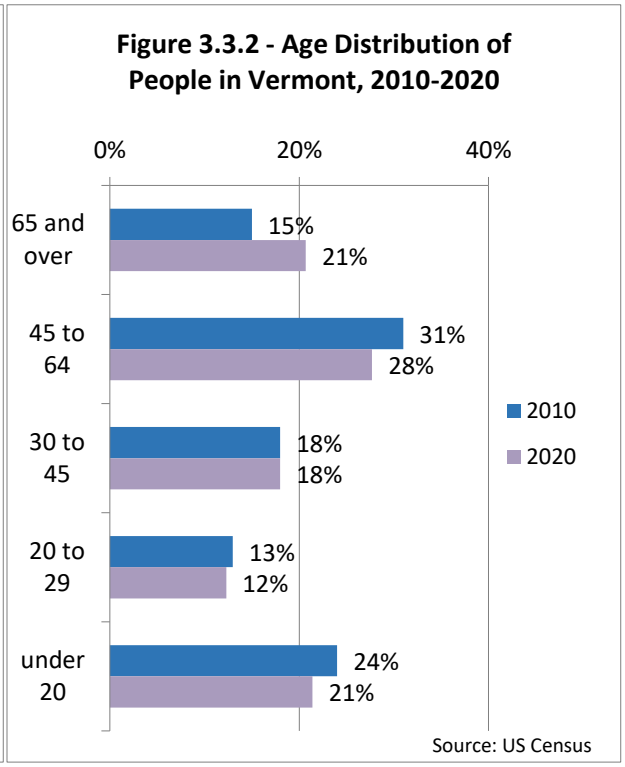




Age

According to the 2020 Census, the median age in Franklin is 44.9, compared to 37.3 in 2010. The median age for the State at large is 43.5.





A challenge that many Vermont towns face or will have to address in the future is how to entice younger people to stay or attract them so that they can maintain the town's population, take over existing jobs and provide necessary local services and support to older residents as they age. Franklin's population has been aging at a comparable rate to the state as a whole.

Housing

The average number of persons per household in Franklin is 2.64, a slight increase from 2.56 in 2010.

Table 3.1 Year-round Occupied Housing Units By Type		
	2022	
	Units	%
1-Unit	509	86.9%
2-Unit	2	0.3%
3 or 4 Unit	5	0.9%
5 or More	22	3.8%
Mobile Home or other	46	7.8%
Total	586	100.00%
Source: 2022 American Community Survey		

Table 3.2 Housing Units by Use	
	2022
Owner Occupied	52%
Renter Occupied	15%
Seasonal	29%
Vacant	4%
Data Source: 2022 American Community Survey	

The Town of Franklin had 586 year-round occupied housing units, 257 seasonal units, and 35 vacant units according to the 2022 ACS.

The vast majority of housing units in Franklin are single family homes (86.9%), followed by mobile homes (7.8%).

Owner-occupied year-round housing units account for only one-half of the housing units in Franklin. Seasonally occupied housing units, such as camps, account for 29% of the total number of housing units. The high number of seasonal homes in Franklin makes sense given the existence of Lake Carmi.

HOUSING AFFORDABILITY

According to Vermont Statute, housing is considered affordable when a household earning not more than 80 percent of the county median income or the metropolitan statistical area (MSA) median income (if a municipality is within a MSA), pays no more than thirty percent of their income on housing. A household consists of all the people who occupy a housing unit. Franklin is located in the Burlington/South Burlington MSA.

Housing costs and household income are both essential to calculating housing affordability. According to the most recent American Community Survey, the residents of Franklin had a median household income of $88,269 in 2022. Vermont residents, as a whole, had a median household income of $73,991. Median price of a house sold in Franklin in 2022 was $290,000, similar to the state median sale price in 2023: $309,000.

		Maximum Affordable Home Price	Median Sale Price for Primary Residences in Franklin (2020)	Affordability Gap
MSA Median Household Income				
100%	$83,707	$250,000	$290,000	($40,000)
80%	$66,965	$199,500	$290,000	($90,500)
50%	$41,853	$124,000	$290,000	($166,000)
30%	$25,112	$73,500	$290,000	($216,500)
Franklin Median Household Income				
100%	$88,269	$263,500	$290,000	($26,500)
80%	$70,615	$210,500	$290,000	($79,500)
50%	$44,134	$131,000	$290,000	($159,000)
30%	$26,480	$77,500	$290,000	($212,500)

Data Source: 2020 Census, Vermont Housing Finance Agency (housingdata.org).
Affordable home prices are calculated using the Affordable Home Price Calculator and assume a 5% downpayment and Vermont average interest rates, property taxes, insurance, and closing costs.

Table 3.3 compares the maximum affordable mortgage for a household making the median income in Franklin and in the Burlington/South Burlington MSA. This is then compared to the median home sale price to calculate the affordability gap. A negative affordability gap indicates that sufficient affordable home ownership opportunities may not be available. A positive affordability gap indicates that housing is affordable.

Generally, homeownership is unaffordable in Franklin. Households that make 100% of Franklin or the MSA median income are unable to afford a home at the median sale price.

A similar exercise for rental affordability can completed. About 22% of year-round housing units in Franklin are renter-occupied. **Table 3.4** shows that renting in Franklin is generally affordable, even below the median household income.

It is important to keep in mind that lower income households have to get by on tighter budgets, and because housing is a basic need that people cannot do without, high housing costs place a greater strain on lower income households than other households. Therefore, affordable housing initiatives generally emphasize the importance of providing affordable housing to households that are at or below the median income of the area. According to the 2022 ACS 29% of renter households pay over 30% of their income for housing, including 15% that pay over 50% of their income. This indicates that many renters in Franklin are paying above median rents, making below median income, or both.

To ensure continued affordable housing in Franklin, the town should continue to support creation of accessory dwelling units. Multi-family and senior housing, both of which can provide affordable housing, shall be located in areas with convenient access to services.

Affordable housing opportunities should be available to residents that require them. Mobile homes are important source of affordable housing. Vermont land use law does not allow municipalities to discriminate against or segregate mobile homes. Mobile homes in a town can provide an opportunity for those who cannot afford conventional housing.

Table 3.4. Renter Affordability in Franklin

		30% of Income		Income Available for Housing/Month	Median Gross Rent	Affordability Gap
		Per Year	Per Month			
MSA Median Household Income						
100%	$83,707	$25,112	$2,093	$2,093	$873	$1,220
80%	$66,965	$20,090	$1,674	$1,674	$873	$801
50%	$41,853	$12,556	$1,046	$1,046	$873	$173
30%	$25,112	$7,534	$628	$628	$873	($245)
Franklin Median Household Income						
100%	$88,269	$26,481	$2,207	$2,207	$873	$1,334
80%	$70,615	$21,185	$1,765	$1,765	$873	$892
50%	$44,134	$13,240	$1,103	$1,103	$873	$230
30%	$26,480	$7,944	$662	$662	$873	($211)

Data Source: Median income and rent based on 2022 American Community Survey 5-year estimates; all other figures computed by the NRPC

Public infrastructure contributes to the availability of low cost housing. In particular, sewer and water connections allow for higher densities and lower land costs by minimizing the amount of land that is necessary to accommodate new development. Affordable housing developers often depend on these public facilities to reduce building costs.

Municipal housing targets are currently being developed by the Northwest Regional Planning Commission (NRPC) for all Franklin County municipalities. These targets will set goals for the number of units needed during 2025-2030 and 2025-2050 to address current and future housing needs. Targets have not been finalized and will be part of the updated NRPC Regional Plan which is expected to go into effect in early 2026. In the meantime, Franklin encourages a variety of housing opportunities, as mentioned above. The Town intends to revise the Development Regulations to better enable housing opportunities, which haven't had a major update since 2012. The Town will also have the opportunity to consider opting in to a Tier 1B Act 250 Exemption for the Village and adjacent neighborhoods, which is another tool to reduce regulatory barriers to housing.

An additional factor on affordability is transportation costs. This issue will be discussed in the next section on employment.

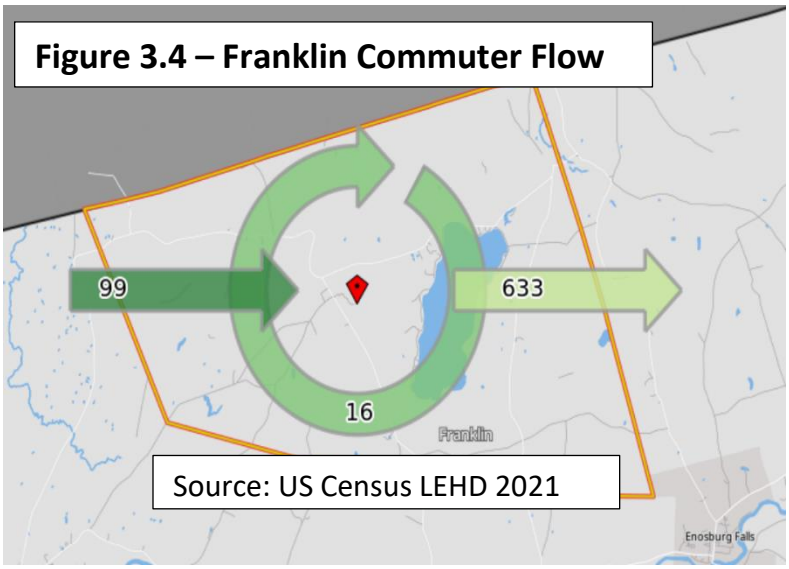


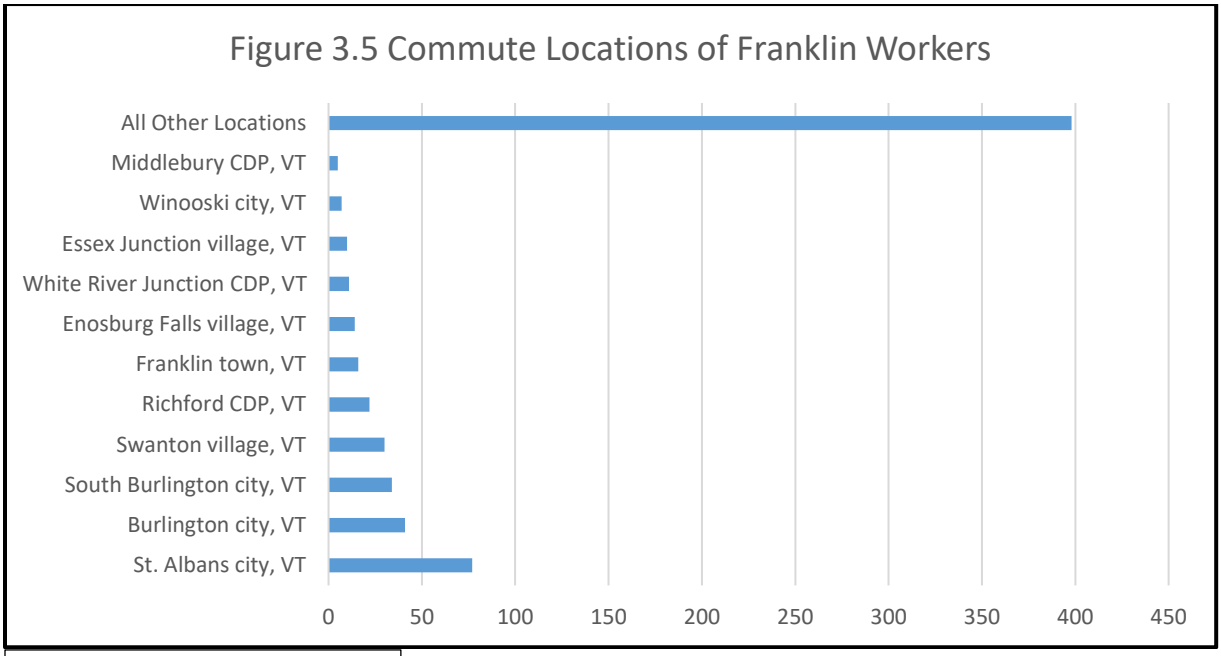
Figure 3.4 – Franklin Commuter Flow

Source: US Census LEHD 2021

Employment

According to the American Community Survey, Franklin had a resident civilian work force of 748 persons 16 and over in 2021. According to 2021 Longitudinal Employment-Household Dynamics commuter flow data **(Figure 3.4)**, about 99 workers travel to Franklin for work and 16 Franklin residents remain in Franklin for work. It should be kept in mind that this data does not count federal civilian employees, uniformed military, self-employed workers, and informally employed workers. Therefore, the number of people who live and work in Franklin can be assumed to be much greater. The vast majority of Franklin's workers leave town for employment.

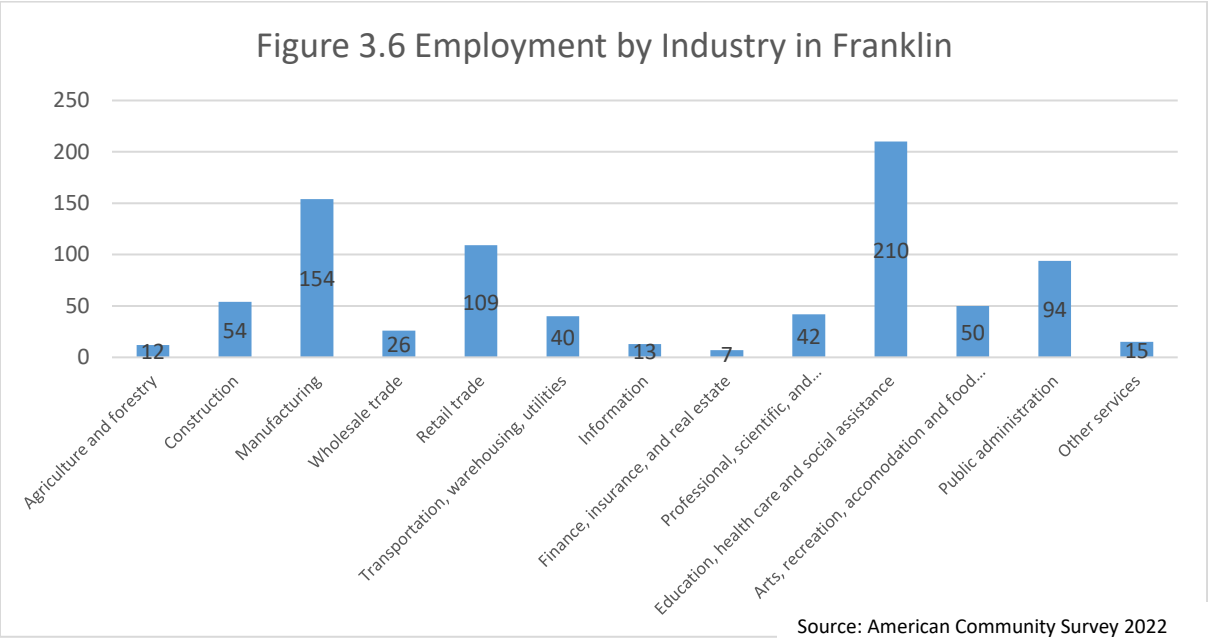
Figure 3.5 shows municipalities to which Franklin workers commute. The top three work destinations for Franklin workers include St. Albans City, Burlington and South Burlington. These municipalities are approximately a 30-to-50-minute commute from Franklin, which shows that many Franklin residents drive considerable distances and may incur considerable commuting costs. This is an additional factor when considering the affordability of living in Franklin.



Source: US Census LEHD 2021

The pattern of workers leaving Franklin for employment than staying to work is typical for the small municipalities in the region. In Franklin, 97.5% of residents' jobs are outside the town. This analysis confirms that Franklin is primarily a bedroom community with a vast majority of its workforce leaving for employment.

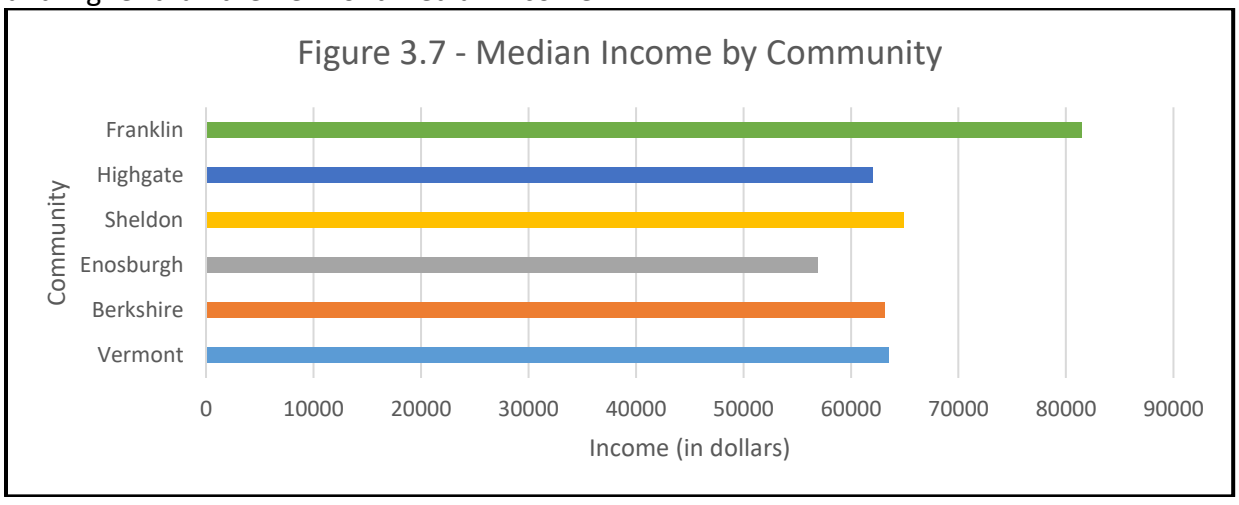
Figure 3.6 shows that for the employed population 16 years and older, the leading industries for Franklin residents were education/health care/social assistance (210 workers), manufacturing (154 workers), and retail trade (109 workers).



Source: American Community Survey 2022

Income

Figure 3.7 shows the median household income for residents of Franklin and the surrounding areas. The Town of Franklin had a median household income of $81,406 in 2022, according to the American Community Survey. This median income is higher than surrounding communities, and higher than the Vermont median income.



Another aspect of income is the number of families living below the poverty level. In 2022, the poverty rate in Franklin County and the State of Vermont were both 10.4% .By comparison, Franklin's poverty rate is fairly low at 3.9%.

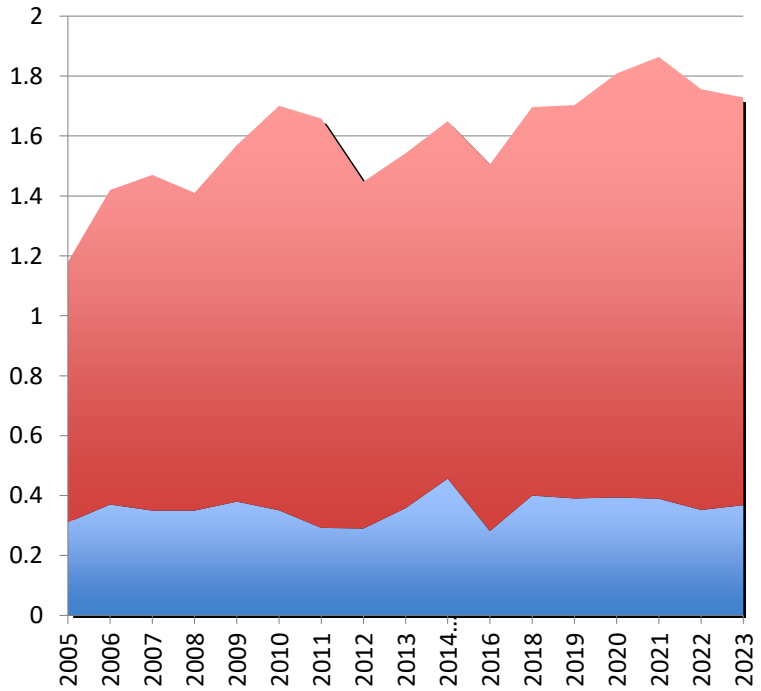
Generally, low to moderate-income families pay a greater percent of their income on local property taxes than do higher income families. For example: In 2023, the combined municipal and educational tax rate for Franklin was 1.7281. Therefore, a house and property with a Grand List value of $100,000 would presently have a tax bill of $1,728. A family with a $40,000 income would pay 4.32% of its income for that bill, whereas a family with a $80,000 income would pay only 2.16% of its income for the same bill. The discrepancies can be even greater for elderly large landowners and in times of poor economy.

Dairy farms are another good example. Productive farms require a lot of land and equipment and operate on small margins. When the margin, disappears or is drastically reduced, the tax impacts can be severe. Franklin relies heavily on the property tax to fund local services, so the Town's land owners can be adversely affected by development which may require higher cost in services than they generate in taxes.

Fiscal Conditions and the Grand List

The relationship of growth to the Grand List, and therefore to the Town's tax liability requires complicated analysis and is affected by factors beyond the scope of this document. Furthermore, Act 60 adds complexity regarding the funding of public and educational facilities and services. **Figure 3.10** below shows the change in property taxes from 2005 to 2023. While

Figure 3.10: Town of Franklin Tax Rates, 2005-2023 (per $100)



Source: Franklin Municipal Budget

municipal tax rates have stayed relatively steady since 2018, the educational tax rate peaked in 2021 at 1.47/$100 and has since decreased again to its 2019 level.

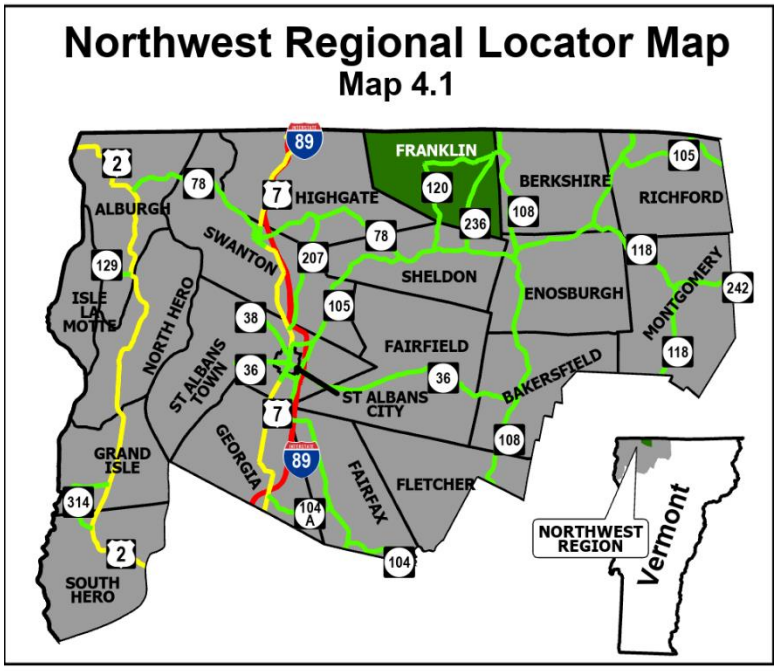
Population figures offer only partial picture when estimating services. An important component is the percentage of school age children and the percentage of elderly or retirement age adults. The higher the percentage of both groups, the more of a demand for services while dealing with limited resources. According to the 2022 American Community Survey, Franklin has a higher proportion of residents under 18 and residents over 65 than Franklin County.

For Goals and Policies related to Population, Growth, and Fiscal Conditions and Housing, see Chapter 2.

CHAPTER 4 SCENIC, HISTORIC, AND ARCHAEOLOGICAL RESOURCES

Location and Boundaries

Franklin is located in north central Franklin County. It is bordered on the north by the Province of Quebec, Canada, on the south by Sheldon and Highgate, on the west by Highgate and on the east by Berkshire and Enosburgh (**Map 4.1**).



The Town encompasses 19,040 acres and is characterized by low hills and broad valleys with considerable expanses of bogs, wetlands, and water bodies. These include the county's largest lake, Lake Carmi, sections of the Pike and Rock Rivers, and the Franklin and Lake Carmi Bogs. The Franklin Bog is listed as an outstanding example of a large bog in the Vermont Fragile Areas Registry and is a valuable natural resource. Due to the relatively flat landscape and poor drainage patterns, Franklin's bog and wetland areas make it an area of great natural beauty unique in Franklin County.

Town History

Abenaki people have lived around the Missisquoi Basin for thousands of years. Archaeological records show at least one village site dating back to 12,000 years ago within the current boundaries of Franklin.

Franklin, originally Huntsburgh, was chartered by Governor Thomas Chittenden on March 19, 1789. Land was granted to six men: Jonathan Hunt, Samuel Hubbard, Joseph Fay, John Bridgeman, Ebenezer Walbridge, and Ebenezer Marvin.

Early settlers were self-sufficient farmers. A few came and planted grain in 1789 and returned with their families to put down their own roots in 1790. They built a gristmill to grind their wheat, corn, buckwheat, barley, and rye. The settlers grew vegetables, gathered berries, wild fruits and nuts, and hunted game. Settlers also raised sheep both for the wool they produced and the meat and fat they provided. One early settler established a store where he sold nails and other iron products. Soap was produced from animal fat and lye leached from wood ashes.

As the Town began to take shape governmental, educational and religious needs were met. Town government was established with the first Town Meeting held in 1793. Lease land grants had been established to support schools and churches. The first school began in 1795 and by 1810 there were five districts with 250 scholars. A small church on the “Green” was built in 1827-28.

By 1840, Franklin (the Town had been renamed in 1817) had four sawmills, one gristmill, one wool carding mill, and a starch factory. The population had grown to 1,410. More than 6,000 sheep grazed the hillsides along with 1,700 cattle. Milk was processed on the farm. Butter was sold to city markets while the by-products were kept on the farm to use in the household or to feed livestock. Nearly 5,000 bushel of oats, 3,300 bushels of wheat and 3,000 bushels of corn were grown as well as 57,870 bushels of potatoes. Forests also contributed important products to the 1840 economy: wood for fuel, lumber for building, and 25,720 pounds of maple sugar for the sweet tooth. Many farms had apple orchards with the number of trees varying from ten to five hundred.

The prosperity seen in the first half of the nineteenth century initiated the construction of many fine buildings. The Free-will Baptist Church at Brown's Corner was organized in 1832 and a brick church was built. The church on the Green was already too small to serve all of the denominations that had built it so the Methodist built their own church in 1844. The first of the many large frame homes that dot the countryside was built around 1840. The Roswell Olmstead house (Carswell's) was built in 1835 and the Hubbard house (Clark's) in 1840. Orin Manson built a hotel in 1845 and Franklin Academy opened in 1849, creating an opportunity for many scholars to attain a classical education. A reliable water supply for the village became a reality in 1858 when the Websters leased the water rights and a pump log system was installed. The East Franklin Meeting House was built by that community in 1860.

The horror of war, though hundreds of miles away, was felt in the 1860's. The call to the Civil War was answered by 127 Franklin men; 26 of them died. The Fenian Raids following the Civil War gave Franklin a bit of unique history. Irishmen, loyal to their country, tried twice (1865 and 1870) to invade Canada by crossing through Franklin. Both attempts failed but a bullet-hole in the entry door at the Richard's Farm is now the door on the Franklin Historical Society log cabin and still stands as evidence.

Franklin continued to prosper after the Civil War but its population had peaked in 1860 at 1781. Building continued. The Methodist replaced their church with the present one in 1864. The first Catholic Church was built in 1874. The Town Hall was built in 1875. In 1880 there were ten school districts. Franklin Center had three general stores, three blacksmith shops, a furniture store, a meat market, and a wheelwright shop.

The first cottage was built on Franklin Pond in 1893. Jim Hill built a store straddling the Canadian border at Morse's Line that would call trade from far and wide from both sides of the border for many years to come. Brown's Corner and East Franklin were thriving communities. Franklin had four doctors and four carpenters in 1886. An act of legislature in 1894 created Memorial Day to commemorate the Civil War and provide patriotic instruction establishing a holiday that has become ingrained in the history of Franklin.

At the turn of the century, change was in the wind. Franklin's independent self-sufficient status was about to change. The State assessed Franklin, already dependent upon outside markets, a tax of twenty cents on the Grand List for road building beginning in 1892. Improvements were made to the North Sheldon Road in 1904. The first car in Franklin, a one-cylinder Oldsmobile, was bought by Charlie Toof in 1906. In 1905 the Franklin Telephone Company had one hundred miles of line and 150 subscribers. Franklin Electric Light Co. was organized in 1922 to bring electric power to the west side of Town. A Franklin man, Charles W. Gates, made his mark on Vermont in 1914 when he was elected Governor.

The Haston Library opened in 1907. The Island Cottage was built the same year. Two years later sidewalks were put down in the village. In 1910, a school was opened (it housed both Franklin High School and the grade school in the village area). The Civil War Monument was erected on the site of the old Franklin Academy. St. Mary's Catholic Church was built in 1916.

Franklin's history was marked by destruction in 1925 when fire destroyed the hotel and several other buildings. Two houses, a store, and a garage were built on the site of the remains. A hotel was established on Highgate Street to provide meals and rooms to replace the services lost in the fire.

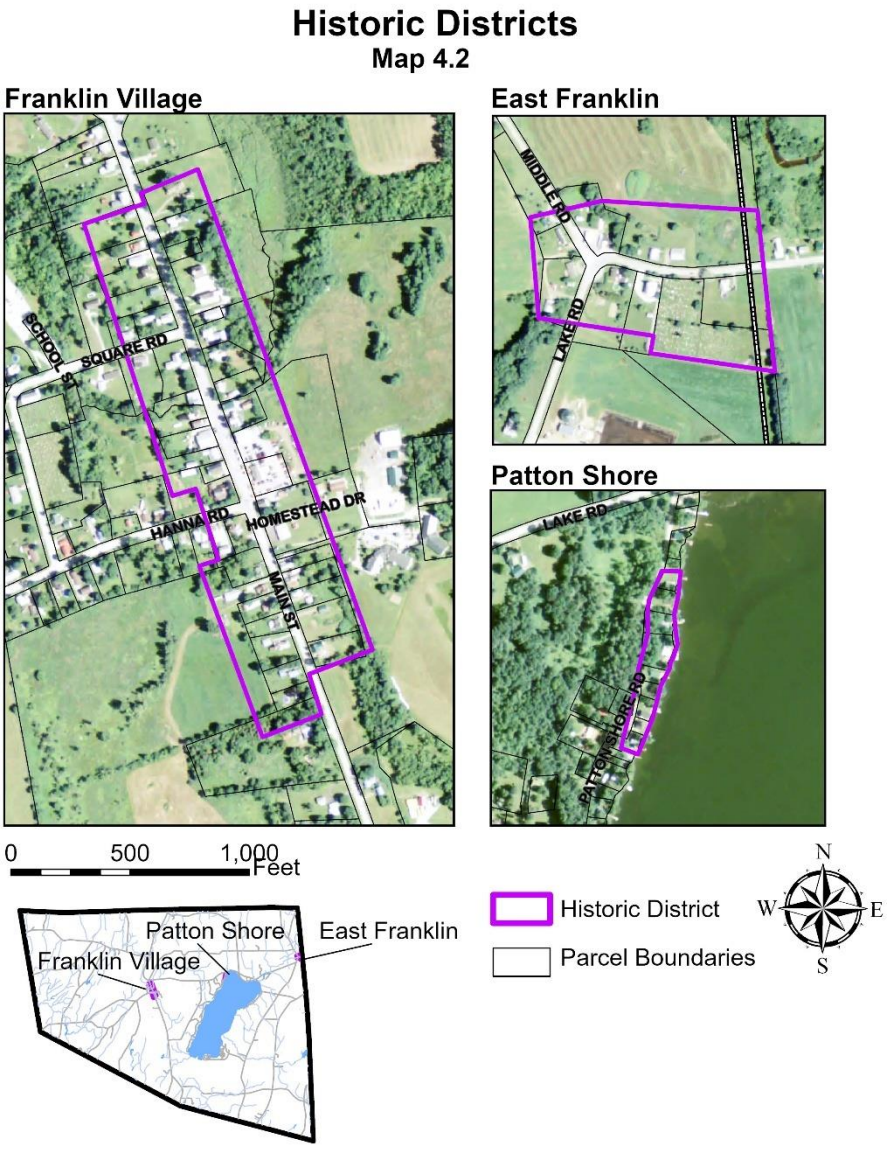
The 1940's cemented the achievements of the industrial age in Franklin. Tractors began to replace horses for farm work; trucks became common for hauling farm produce; Dick Wright Ford Sales was built on the hotel lot; the Town bought its first grader; and the North Sheldon Road was blacktopped. Meanwhile, farming continued to change with the coming of balers, choppers, and all manner of new equipment. Many of the stone piles and stone walls that had accumulated from years of clearing the fields were buried. Farm production increased as farmers specialized in dairy farming. Silos, both bunkers and uprights, became common to the countryside as more corn was produced for silage and hay began to be stored as haylage. The advent of the bulk milk tank continued the modernization of farming. When milk was no longer accepted in milk cans some farmers quit dairying. Other farms enlarged, keeping the land in production and continuing the long tradition of a farming community.

The late 1950's were a time for looking back as the Franklin Historical Society was established and the Fenian Raids were reenacted in 1959. The 1960's was the last decade for Franklin High School with Missisquoi Valley Union High School, taking its students in 1970. Franklin Fire Department was established in the late 1960's and Franklin Rescue followed in the 1970's.

Franklin has undergone many changes over the years but continues to be a caring community and a good place to live.

Historic and Archaeological Resources

Franklin has a wealth of beautiful old houses and buildings, which provide~~s~~ a glimpse into the past. These homesteads are a tribute to our forbearers and offer a legacy for future generations. The Vermont Division of Historic Preservation (VDHP) has conducted surveys for Vermont towns and has listed these historic sites and buildings on the State Historic Register. There are 84 buildings in Franklin that are listed on the State Register of Historic Places. The full list can be obtained on the state's Online Resource Center, and a copy is also available at the Town Clerk's Office. VDHP has also mapped historic districts in Franklin Village, East Franklin, and Patten Shore along Lake Carmi, which encompass several of these historic structures (**Map 4.2**). The Morse's Line Border Station is listed on the National Register of Historic Places.



Grant funding and tax credit incentives are available from the Vermont Agency of Commerce and Community Development to rehabilitate historic structures in the Designated Village Center. See Chapter 5 for more information on Franklin's Village Center Designation.

Franklin has several identified archaeological sites as well as areas having a high probability of containing archaeological remains. These are primarily those of Native Americans, who used the lake and streams of Franklin extensively as hunting and fishing grounds. The most sensitive areas are generally located along streams and around the lakeshore. Franklin has at least one identified Native American village site and probably more. These early sites may be as old as 12,000 years and are valuable historic and cultural resources. If landowners find artifacts they are encouraged to contact the Vermont Division for Historic Preservation to have the site evaluated. Evaluating these sites can help us gain much valuable information about Franklin's history and save artifacts from looting by private collectors.

The Division for Historic Preservation is a statutory party to Act 250 hearings involving archaeological or historic resources. Projects requiring Act 250 review, federal permits or licenses, and any projects using federal money have to be reviewed by the Division if they may impact historic or archaeological resources. Developers and project managers should contact the Division early in the process if they suspect these resources may be impacted. The staff will assist with developing strategies for preserving the resources, which may avoid costly delays.

Scenic Resources

The views and scenic beauty of Franklin's landscape are greatly valued and appreciated by residents and visitors alike. Franklin's rolling foothills with Lake Carmi nestled in between provides beautiful scenery. Scenic resources must be a consideration in planning and development, including ridgelines, foregrounds of distant views, open lands, vistas, and historic village settlements.

Poorly planned development can threaten the scenic beauty of our community. Scenic resources contribute to the local quality of life and sense of place, help to preserve and enhance property values, and are instrumental in defining the character of the Town. Future land development must be sensitive to these areas of the landscape. Development should be properly sited to protect scenic vistas, and to avoid steep slopes and hilltops. Through the use of flexible zoning tools the town can allow creative site design that accommodates and respects scenic and natural resources.

For Goals and Policies related to Historic and Archaeological Resources see Chapter 2.

CHAPTER 5 ECONOMY

The Local Economy

The towns that comprise the Northwest Region of Vermont have economies that encompass three elements: agriculture, business and industry, and tourism. Franklin is still largely an agricultural town even though over the past several decades it has lost many of its farms. As a rural community, home businesses also play a strong role in the economy. Finally, the presence of Lake Carmi State Park adds to the Town's tourist economy. The Community Profile (Chapter 3) provides an overview of economic data in Franklin, including income and employment statistics.

Major Industry Sectors

AGRICULTURE

Franklin, despite a continuing decline in the total number of farms, remains a strong agricultural community. The Town's farming community is ever-changing and increasingly diverse. There are few agricultural statistics available at the Town level. Data available from Agricultural Censuses provides only county level data.

Over the past two decades, Franklin's agricultural economy has experienced both consolidation and diversification. In order to remain profitable, the average Vermont dairy farm has become larger, which explains why the number of farms in Franklin has declined at a faster rate than the amount of land being farmed.

The available statistics also point to the emergence of small farms that are diversifying the Town's agricultural economy, which for more than a century has been largely focused on milk production. Farmers are raising beef cattle, horses, pigs and poultry in addition to dairy cows. A range of crops are grown including corn, hay, soybeans, sunflowers, vegetables, apples, grapes and berries.

BUSINESS AND INDUSTRY

Franklin has a variety of businesses that serve predominantly local needs. These businesses provide a small amount of employment opportunities for its residents and for residents from other towns. Home based businesses allow Franklin residents to work within Town rather than commuting to neighboring communities. The advent of telecommuting, home offices, and flexible job scheduling has made working from home more prevalent, especially following the COVID-19 pandemic. Improving cell service and high-speed internet access will increase the viability of home based businesses. Data on employment of Franklin residents is located in Chapter 3.

TOURISM

Many towns in the Northwest Region of Vermont depend on their natural features, their rural settings, and their history to attract tourists. The Town of Franklin is no exception to this fact. The major draw for tourism to Franklin is Lake Carmi. The lake provides a wide range of recreational activities. There are two public beaches on the Lake: the Town Beach at the northern end and Lake Carmi State Park at the southeast corner. Lake Carmi State Park features over two miles of frontage and offers fishing, swimming, camping, boating and a nature center. The State Park also encompasses the Lake Carmi Bog, which is a State designated Natural Area.

Lake Carmi State Park is located about 2.5 miles away from the Missisquoi Valley Rail Trail. Creating a connection between the State Park and Rail Trail would allow the potential for more bicycle-based tourism in Franklin.

BORDER CROSSING

The Town of Franklin has the oldest Customs and Border Protection (CBP) owned Land Port of Entry (LPOE) in the country, built in 1934. This LPOE has provided the Town of Franklin with local commerce, cultural and social heritage, and mutual aid for emergency services. The Town of Franklin's tourism has benefited from the Morse's Line LPOE by providing easier access from Canada to Lake Carmi's camps and State Park, as well as to local businesses.

Desired Location, Type and Scale of Economic Development

Efforts should be made to promote small businesses, home occupations, and "cottage industries" in order to continue to enhance local employment opportunities. A major obstacle to small business development is the lack of high-speed internet and wireless telecommunications access. Further development of this infrastructure is needed to continue to ensure that Franklin is able to retain existing small businesses, grow new small businesses, and support opportunities for residents to work remotely. Franklin Telephone Company has installed fiber optic cable to increase internet access and speeds throughout Town. The development of large-scale industry in Franklin remains unlikely due to the lack of public infrastructure, such as public water and wastewater.

Value-added products should be encouraged as a way to support the agricultural and forest resource sectors of the economy. As agriculture remains prominent in the local economy, the town supports and encourages opportunities for the sale of locally produced products. There is a strong market for many value-added products in the state and the region. Value-added agricultural products can supplement the income of primary farming activity making it a more viable household income. Farm diversification is also important to the future of agriculture in Franklin. Maple sugaring is likely the most common farm diversification activity. Other farm diversification practices include forestry, beef cattle and bee keeping. Finally, accessory on-farm business that sell directly to customers can be another extra source of income for farmers.

Local commercial opportunities that are carefully planned in accordance with current land use and economic activities can improve the overall quality of life with local jobs, demand for

housing and increase in tax base. Future small-scale commercial development should be focused in the village districts as identified in the Land Use chapter. Economic development in the Village will be compatible with the character of the historic center, and should primarily serve the needs of local residents and people visiting Franklin. Strip development along highways shall be discouraged.

The importance of the agricultural sector cannot be underestimated, and agriculture should continue to be encouraged in Franklin. Agriculture requires very few municipal services yet provides a high percentage of tax revenue. In addition, agriculture preserves rural land and maintains our cultural and historical links with the past.

Village Designation

Franklin has had a Designated Village Center through the Vermont Agency of Commerce and Community Development since 2013. The designation provides private property owners with potential financial benefits. It also achieves Franklin's goal promoting economic growth within the historic, compact village area. Financial benefits available to private property owners for Designated Village Centers include:

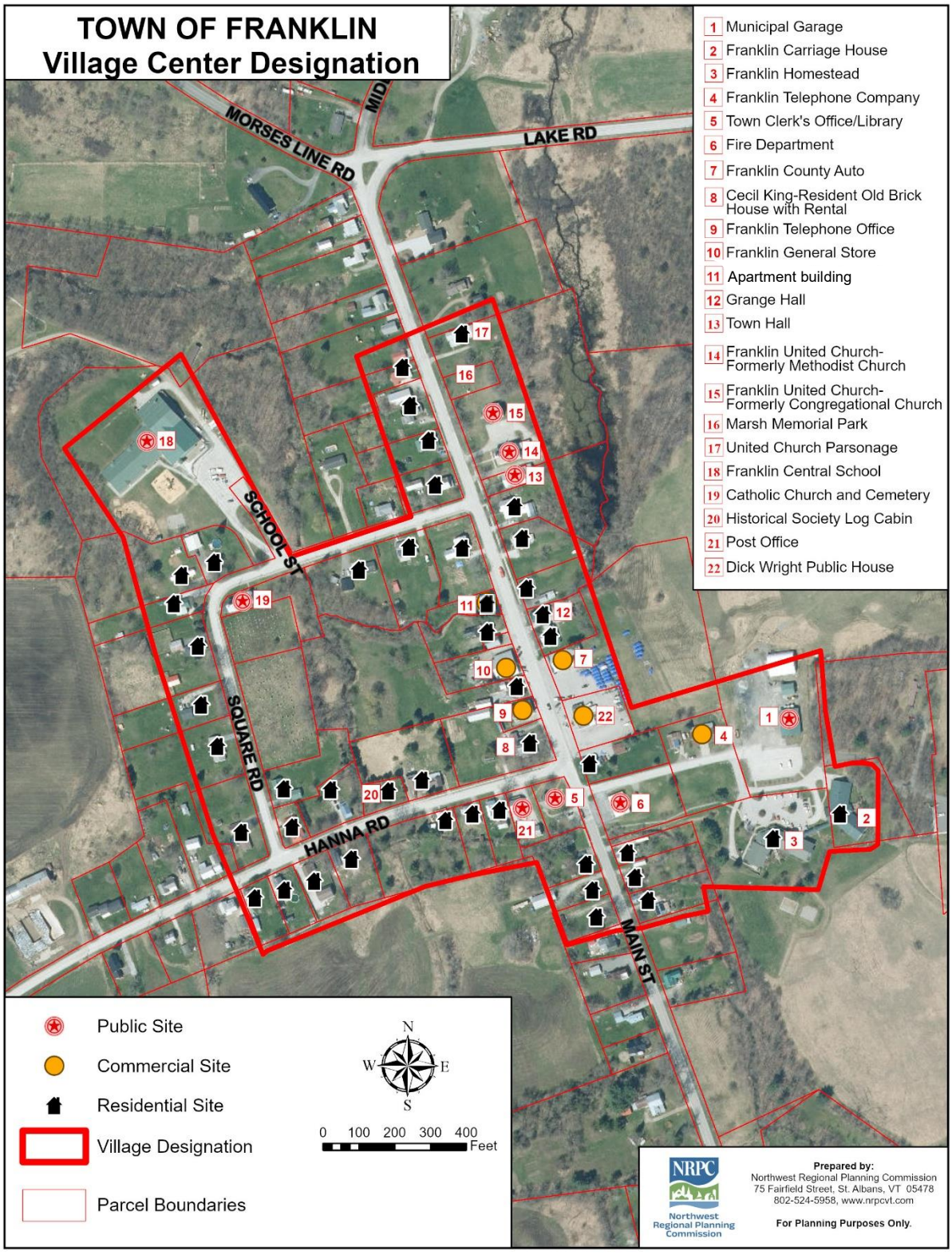
- 10% Vermont income tax credit for substantial rehabilitation of certified historic buildings;
- 50% Vermont Income Tax credit for code improvements to commercial buildings;
- 50% Flood Mitigation Credit for up to $100,000 for structural and non-structural upgrades to reduce or eliminate flood damage;
- Priority consideration for all grants through the state's Municipal Planning Grant Program, and the Consolidated Plan for HUD funding including the Community Development Block Grant Program (CDBG);
- The State Buildings Department will give consideration and priority to designated village center locations when leasing or constructing buildings, in consultation with the community;
- A special assessment district in a designated village center may use funds for operating costs in addition to capital expenses.

Since designation in 2013, no property owners have applied for grants available to property owners within the Designated Village. Franklin must do more to ensure that village property owners are aware of the potential benefits of Village Designation. In the future, Franklin hopes to promote the benefits of the Designation Program to Village property owners to enhance participation in state programs.

Franklin has the opportunity to expand State Designated Areas under Act 181 of 2024, which establishes a new designation system based on Regional Future Land Use mapping. Franklin intends to work with the Northwest Regional Planning Commission to expand the Village Designation and gain an additional Neighborhood Designation surrounding the Village with similar benefits. This change may increase participation in state programs by increasing the

number of eligible properties. Franklin will collaborate with the Northwest Regional Planning Commission throughout their mapping process to ensure that the new designation boundaries reflect local priorities. New designations will take effect after NRPC's updated Regional Plan is approved in early 2026. These areas will also be eligible for a Tier 1B Act 250 exemption for housing developments of up to 50 units on 10 acres or less if the Town decides to opt in. The existing Designated Village Center is shown on the map below.

For Goals and Policies related to the Economy see Chapter 2.


TOWN OF FRANKLIN
Village Center Designation
MORSES LINE RD
LAKE RD
SCHOOL ST
SQUARE RD
HANNA RD
MAIN ST
1 Municipal Garage
2 Franklin Carriage House
3 Franklin Homestead
4 Franklin Telephone Company
5 Town Clerk's Office/Library
6 Fire Department
7 Franklin County Auto
8 Cecil King-Resident Old Brick House with Rental
9 Franklin Telephone Office
10 Franklin General Store
11 Apartment building
12 Grange Hall
13 Town Hall
14 Franklin United Church-Formerly Methodist Church
15 Franklin United Church-Formerly Congregational Church
16 Marsh Memorial Park
17 United Church Parsonage
18 Franklin Central School
19 Catholic Church and Cemetery
20 Historical Society Log Cabin
21 Post Office
22 Dick Wright Public House
Public Site
Commercial Site
Residential Site
Village Designation
Parcel Boundaries
N
W
E
S
0 100 200 300 400 Feet
NRPC
Northwest Regional Planning Commission
Prepared by:
Northwest Regional Planning Commission
75 Fairfield Street, St. Albans, VT 05478
802-524-5958, www.nrpcvt.com
For Planning Purposes Only.

CHAPTER 6 COMMUNITY FACILITIES

Map 6.1 shows the location of community services, facilities, and utilities.

Town Clerk's Office

The Town Clerk's Office is currently located in the Haston Library building and is open as posted. The Town Clerk's Office remains cramped for space, especially in the vault, where important Town records are kept. In 2024, the town secured a site for a new Town Office at the Luce House, across the street from the current Town Office and Library. The town bought the property using $290,000 in federal ARPA funds. Further work will be needed to convert it to a Town Office space. The current space will be given to the Library to expand their operations.

Library

The Haston Library serves as the public library for the Town and offers programs for children, reading discussion groups for adults, internet access, and inter-library loans. This library was made possible when Elvira S. Haston bequeathed money to the Town for the construction of the library. This was undertaken in 1907 and 1908 and has served the Town well over the years. The Haston library building was extensively renovated, including the addition of a children's room, in 1994.

In 2021, the library began publishing a monthly newsletter to inform residents of community events. The library has also recently added non-traditional items to its collection based on community input, including musical instruments, cake pans, snowshoes, and a portable DVD player. Both of these were goals from the library's most recent 2021-23 Strategic Plan.

Town Hall

Franklin has a Town Hall which presently serves as a meeting place for citizen groups, the church youth group, the drama club, the Haston Library special programs, the Historical Society and adult recreation programs. The Town Hall has universal access and can be reserved for events.

The Homestead and Carriage House

The Homestead and Franklin Carriage House are not-for-profit residences for seniors (age 55 and older) who are able to care for themselves. The Homestead was built in 1993 with 19 one bedroom and four two bedroom independent living apartments (affordable and market rate). The Homestead includes common living areas, including the FELCO Room, which is used extensively for Town and citizen meeting space.

Town Garage

The Town Garage was destroyed by fire in 2006. It was rebuilt on the same lot in a new location. This garage was destroyed by a fire in 2019 and has since been rebuilt in the same location.

Recreation

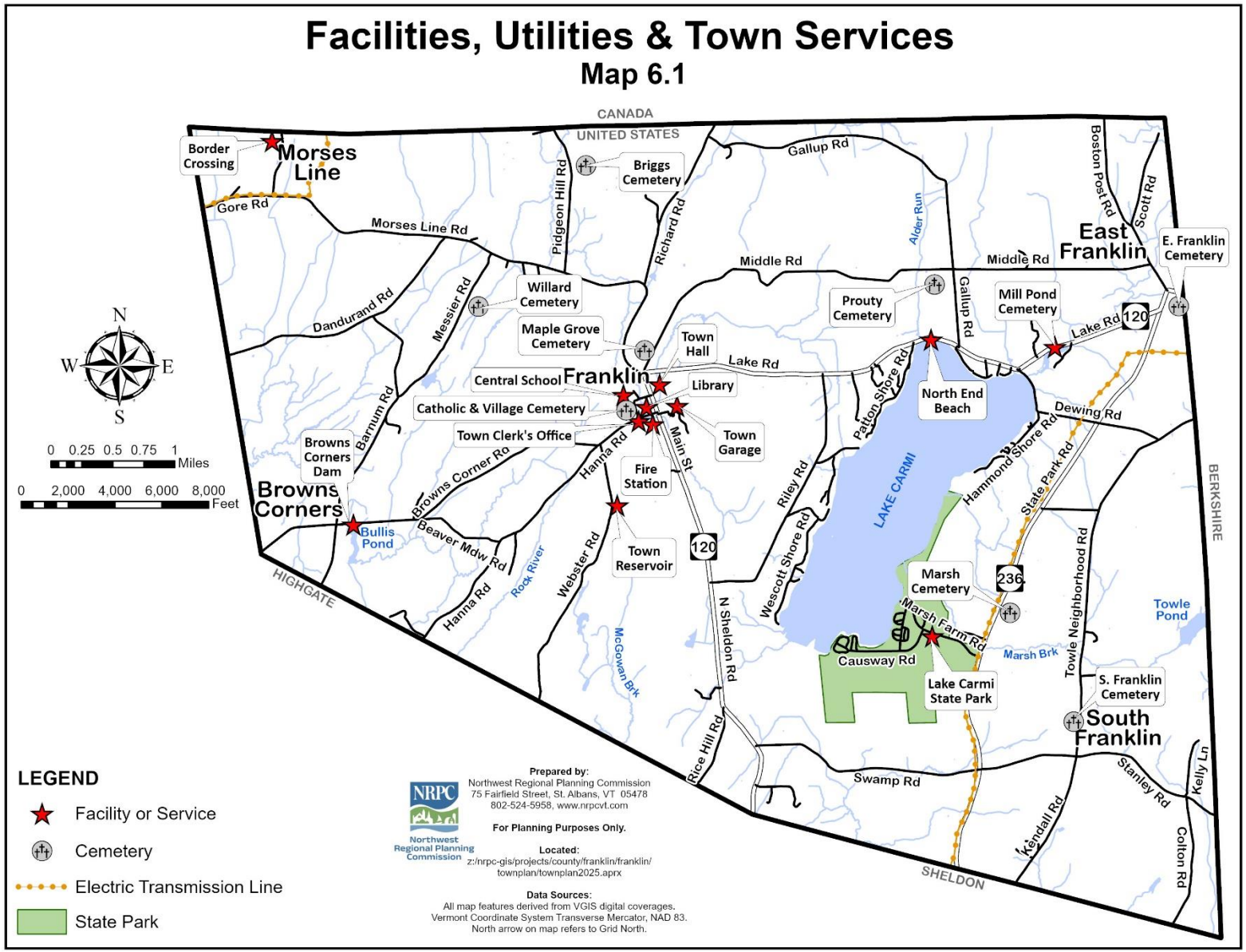
The most significant recreational resource in the Town is Lake Carmi. The lake provides a wide range of recreational activities for residents and non-residents alike. The uses are as varied as the people involved, but it must be borne in mind that the lake is a fragile resource and needs protection if we are to continue to enjoy its place in the life of the Town. More information on Lake Carmi is available in Chapter 12: Natural Conditions and Features.

Franklin has a varied landscape and supports many different types of wildlife. An abundance of wetlands, swamps, forestland, and open or crop land provides much needed habitat for wildlife. This in turn provides many recreational opportunities for Town residents. Whether you are bird watching or bird hunting, bullpout fishing or cross-country skiing, it is hard to place a value on the opportunities that the natural environment provides us. These habitat areas are fragile and must be protected for the use and enjoyment of this and future generations.

The Town also offers other recreational opportunities for its residents, including but not limited to organized softball and baseball teams, a V.A.S.T. snowmobile trail, “pick up” basketball games at the school gym, and exercise classes at the Town Hall. A one mile walking trail has been added to the Franklin Central School property by the Harrison and Brendan Gates’ Eagle Scouts Projects. In addition, the 25-acre Town Garage parcel in the village area may have potential recreational uses.

The Town's Class 4 roads represent a valuable recreational resource. They are used by snowmobilers, hikers, bikers, cross-country skiers, and hunters. Class 4 roads are subject to development pressure. Reclassification to Class 3 highways should be discouraged, as they would cost the Town significant tax dollars to upgrade and maintain. Reclassification to legal trail status absolves the Town of any obligation to maintain the road and leaves the right of way intact for future development and current recreational use.

For Goals and Policies related to Community Facilities see Chapter 2.


Facilities, Utilities & Town Services
Map 6.1
CANADA
UNITED STATES
Border Crossing
Morses Line
Gore Rd
Morses Line Rd
Briggs Cemetery
Pidgeon Hill Rd
Richard Rd
Gallup Rd
Alder Run
Boston Post Rd
Scott Rd
East Franklin
E. Franklin Cemetery
Middle Rd
Willard Cemetery
Messier Rd
Dandurand Rd
Maple Grove Cemetery
Town Hall
Prouty Cemetery
Mill Pond Cemetery
Lake Rd
120
Central School
Franklin
Library
Catholic & Village Cemetery
Town Clerk's Office
Town Garage
Fire Station
Barnum Rd
Browns Corners Dam
Browns Corners
Browns Corner Rd
Bullis Pond
Beaver Mdw Rd
Hanna Rd
Main St
Patton Shore Rd
North End Beach
Dewing Rd
Hammond Shore Rd
State Park Rd
LAKE CARMI
Riley Rd
Wescott Shore Rd
Webster Rd
Rock River
Town Reservoir
120
Marsh Cemetery
236
Towle Pond
Towle Neighborhood Rd
Marsh Farm Rd
Marsh Brk
Causway Rd
Lake Carmi State Park
S. Franklin Cemetery
South Franklin
N Sheldon Rd
McGowan Brk
Rice Hill Rd
Swamp Rd
Stanley Rd
Kelly Ln
Kendall Rd
Colton Rd
HIGHGATE
SHELDON
BERKSHIRE
N
W
E
S
0 0.25 0.5 0.75 1 Miles
0 2,000 4,000 6,000 8,000 Feet
LEGEND
Facility or Service
Cemetery
Electric Transmission Line
State Park
Prepared by:
Northwest Regional Planning Commission
75 Fairfield Street, St. Albans, VT 05478
802-524-5958, www.nrpcvt.com
For Planning Purposes Only.
Located:
z:/nrpc-gis/projects/county/franklin/franklin/townplan/townplan2025.aprx
Data Sources:
All map features derived from VGIS digital coverages.
Vermont Coordinate System Transverse Mercator, NAD 83.
North arrow on map refers to Grid North.

CHAPTER 7 COMMUNITY SERVICES

Map 6.1 shows the location of community services, facilities, and utilities.

Police Protection

Franklin currently has no contracted police protection. The Town is served by the Vermont State Police.

Fire Protection

The Fire Department has a facility in the Village which houses a 2003 1,000 gallon pumper, a 2016 2,000 gallon tanker/hose truck and associated firefighting equipment. The Town has approximately twenty volunteer firefighters. In an average year, the Fire Department responds to approximately 25 to 35 calls. In 2023, the Fire Department responded to 41 calls. Recent call volumes have been higher than usual. The most common type of call is motor vehicle crashes.

Franklin has mutual aid agreements with all Franklin County Fire Departments and several Canadian Fire Departments, which together provide adequate fire protection to virtually all areas of Town. Service to the Village is also greatly enhanced by the presence of several fire hydrants. According to the Insurance Services Office, Franklin has an insurance rating of seven, which compares favorably with ratings of adjacent towns. To improve this rating, the Town of Franklin would have to acquire a second pumper to add to its current fleet. These ratings establish the basis for the rates of individual insurance companies.

Franklin has a Local Emergency Management Plan to help organize the Town in case of an emergency. The Plan is updated every year following Town Meeting elections and appointments. The plan is managed by the Emergency Management Director (EMD) and Emergency Management Coordinator (EMC). The Emergency Management Director is the primary point of contact during an emergency. This role is served by the Selectboard Chair by default unless someone else is appointed. The Emergency Management Coordinator is typically the person who takes care of the Town's emergency management tasks.

The Fire Department and First Response are not currently seeking an alternative location; however, space is limited. As there is a required need for storage, a cargo container was purchased to house non-emergency equipment and supplies. This allows for more room in the building for meetings, training and storage of necessary equipment and supplies as needed.

Rescue and Health Care Services

Franklin currently has a contract with Enosburgh Ambulance Service to provide rescue services to the Town. Enosburgh Ambulance has 3 ambulances, and their staff includes 9 paramedics and 14 EMTs.

The closest hospital to Franklin is the Northwestern Medical Center in St. Albans. NMC is a 70-bed community hospital with an active medical staff of more than 75 physicians spanning 22 medical specialties. NMC offers a comprehensive array of diagnostic and rehabilitative services.

NMC also operates the Northwestern Urgent Care in Georgia and St. Albans. Northern Tier Center for Health (NOTCH) has several doctor's offices in Franklin County, including locations in Enosburg Falls, Swanton, Richford and St. Albans. The nearest trauma center is at University of Vermont Medical Center in Burlington.

Solid Waste Disposal

Franklin is a member of the Northwest Vermont Solid Waste Management District (NWSWD). The district includes nineteen towns in Franklin and Grand Isle Counties. The district has a contract for disposal in all member municipalities. The district processes recyclable material and household hazardous waste at its Georgia Recycling Center and has a composting program to divert food waste from landfills. Landfill-bound waste in Franklin is shipped to the Coventry Landfill via the Highgate Transfer Station.

It is the responsibility of individual households to contract with a private solid waste hauler for curbside trash pick-up or to transport solid waste directly to a drop-off location or transfer station. The closest transfer station accepting solid waste from the Town of Franklin is the Highgate Transfer Station.

For goals policies and objectives related to community services, see Chapter 2.

CHAPTER 8 COMMUNITY UTILITIES

See **Map 6.1** for the location of community services, facilities, and utilities.

Water Supply Systems

The Town of Franklin Water District serves the drinking water needs of Franklin Village. The current source is the Webster Spring, which has an inadequate water supply for the current needs of the Village. In 2022, the Town drilled a secondary water source on the Town Garage property to address capacity issues. The new well has a capacity of up to 300 gallons per minute, around 6 times the flow of the well at Webster Spring. Prior to the required pumping test for this well, the Vermont Geological Survey and SUNY Plattsburgh partner were invited by Town officials and their consulting engineer to investigate the anomalously high well yield and conducted detailed bedrock geologic mapping, geophysical logging, and supplemental water chemistry. Pumping tests of the well were successful, and the Town is currently securing right of way to connect the new water source to the existing system. Once the new well is connected, it should continue to serve the needs of Franklin Village for the foreseeable future. The Town currently owns the land surrounding Webster Spring as well as 25 acres surrounding the new well site, giving the opportunity to protect these water supplies long-term.

The State of Vermont has delineated two source protection areas for public water supplies in Franklin, which include the areas surrounding the Webster Spring and the new well site. Source protection areas are defined as follows: "An area delineated around a ground or surface water supply in which contaminants are reasonably likely to move." Factors that influence source protection area boundaries include topography, soil types, and the watershed boundaries.

The source protection area surrounding the new well overlaps significantly with Franklin Village. According to state law, every community water system must have an approved Source Protection Plan (SPP). This Plan addresses the actions the public water system will perform to minimize the contaminant risks to their drinking water supply sources. Franklin's Source Protection Plan was last updated in 2023.

The Town can support the goals of the Source Protection Plan by examining options for long term protection of the new water supply, including by restricting land uses in the Source Protection Areas that might impact surface or ground water quality. The Town can also educate residents to make them aware of the Source Protection Area in the Village and what they can do to help avoid groundwater contamination. This will help to ensure that the quality of Franklin's drinking water stays high into the future.

Wastewater Disposal/Sewage Systems

Sewage disposal in Franklin is provided by private on-site disposal fields. Due to the Town's poor soils, this presents many problems for adequate and safe disposal options. Soil testing is very important to assure that sewage does not contaminate homeowners' or adjacent water supplies.

A critical need of the Franklin Village district is a municipal sewer system. Many of the residences currently discharge wastewater by means of inadequate and potentially dangerous septic systems. This problem needs to be addressed by the Town before soil contamination becomes a serious public health problem. In addition, while sewage is not thought to be a major factor in phosphorus loading and weed growth around Lake Carmi, there are considerable concerns about health risks from fecal coliform bacteria.

In 2012, the Town worked Stone Environmental to conduct a Wastewater Feasibility Study focused on the Village and Lake Carmi. The study developed alternatives for possible wastewater systems to serve residents in these areas and address existing water quality issues.

The study included several possible interventions for Lake Carmi properties, and the recommended alternative had a cost of $1,170 per one-bedroom camp and $1,570 per two-bedroom camp. For the Village, the final cost estimate for a wastewater system serving most properties was $4.9 million. While these costs are very significant and too high for the town to bear, the town should consider implementing recommendations from the study if grant funding becomes available in the future. Within the study there are also estimates for smaller Village systems that would not serve all properties but would still offer significant environmental and economic benefits.

For Goals and Policies related to community utilities see Chapter 2.

CHAPTER 9 ENERGY

Enhanced Energy Plan

Franklin has adopted an Enhanced Energy Plan which can be found in **Appendix A.** The Enhanced Energy Plan also incorporates the energy goals and policies in **Chapter 2** and the energy implementation actions in **Chapter 15**.

CHAPTER 10 TRANSPORTATION

Transportation Planning and Complete Streets

Transportation planning at the State, Regional, and Local levels has two main goals. The first goal is to ensure that goods and people are able to move freely, safely and efficiently using all modes of transportation. The Complete Streets approach is used to achieve this goal, which seeks to plan, design, construct and maintain our roadway network to consider all users, including pedestrians, bicyclists and transit riders. As approximately half of Vermont residents are unable to drive due to age (those under age 16 and the elderly), disability, and economic constraints, the principal underlying the Complete Streets concept is that streets should safely accommodate all transportation system users, regardless of age, ability, or what mode of transportation they prefer.

Context and current or potential travel patterns need to be considered in determining the appropriate way to meet the needs of all modes of transportation. Not every street or road will be used by a wide variety of modes, but a complete streets approach considers all users, and seeks desirable, practical and affordable improvements that will be accepted by the community.

The second purpose of transportation planning is to help guide growth in appropriate locations identified through land-use planning. Growth management can be assisted by directing construction or transportation improvements in coordination with local and regional plans into areas favorable for growth and away from environmentally sensitive areas. As a member municipality of the Northwest Regional Planning Commission, Franklin has the option of having a representative on the Transportation Advisory Committee (TAC). This committee provides local input to the Vermont Agency of Transportation (VTrans) to identify needs and to develop transportation improvement programs.

Town Road System

Franklin is served by a network of paved, gravel, and dirt roads, ranked by the Town and VTrans according to a statewide road classification system as Class 1-4 (**Table 10.1**).

The location of roads and road surface types can be found on the transportation map **(Map 10.1).**

The Town Road system is divided as follows:

Table 10.1. Franklin road System and Mileage

Road Class	Class Code	Mileage
Class 2 Town Highway	2	13.80
Class 3 Town Highway	3	30.29
Class 4 Town Highway	4	4.99
State Highway	30	13.45
Roads not to standard		.12
Legal Trail		1.20
	Grand Total	**63.85**
Total Town Highway (excluding Class 4)		44.12
Total Town Highway (including Class 4)		49.11
Total Town Highway (including Class 4 and legal trails)		50.31
Source: VTrans, 2020		

Roads are classified according to their use and ability to carry traffic. The State and Federal governments give aid to Towns for the upkeep of roads based on these classifications. The State does not grant any aid to Class 4 highways. Development along Class 4 highways is discouraged in the Land Use plan, and it is important to ensure that any development that does occur along these roads does not place a burden on the taxpayers of the Town. A written Road Policy is an effective method of dealing with these issues. A Road Policy could establish levels of service and maintenance for the town's existing roads and ensure that new roads are built according to Complete Streets standards where applicable. It is recommended that the Town adopt a road policy and that it not approve any roads which do not meet State of Vermont Highway Standards.

Portions of two state highways, Route 120 and 236, serve the Town of Franklin. Routes 235 and 207 are signed as state highways but maintained locally as Class 2 highways. Routes 120, 236, 235, 207, and Town Highway 3 are considered arterial highways. An arterial highway serves as a regional or statewide link between population centers. To ensure the safe and easy flow of traffic, arterial highways should have as few "curb cuts" as possible. Curb cuts on state-maintained roads are regulated by VTrans.

The State of Vermont has an interest in preserving the rural nature and beauty of back roads. There is a program called the Better Roads Program through which grant monies are available for maintenance and erosion control projects that preserve these roads while enhancing local water quality. Preserving dirt roads helps to ensure the rural nature, natural beauty, and ecology of our Town.

Public Transportation

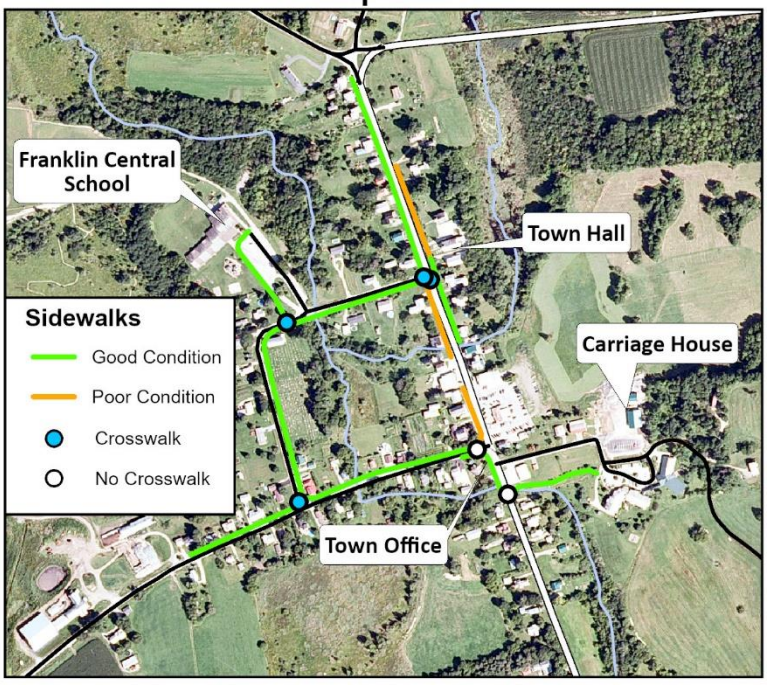
The Franklin County State Airport in Highgate is the closest airport to Franklin and is the center of civilian aviation in the county. As of 2025, the runway is undergoing a 400 foot extension to allow for commercial uses. Interstate and international passenger flights are available at the Patrick Leahy Burlington International Airport and at Trudeau International Airport in Montreal, Quebec. Amtrak passenger rail service is available in St. Albans, with access to New York City and Washington, D.C. via the *Vermonter*.

Passenger bus service is available on Vermont Translines with twice-daily service from Colchester to Albany via Southern Vermont. Green Mountain Transit (GMT) has developed a transit network (vans, mini-buses) for residents of Franklin County on a shuttle service between St. Albans and Richford (this route does not directly serve Franklin). Rides can be coordinated by calling GMT. In addition, the service currently coordinates ride-share, Medicaid, and elderly transportation services. There are no port facilities in Franklin.

Bicycle & Pedestrian Infrastructure

Map 10.2 shows the location of sidewalks serving Franklin Village. In 2020, Franklin voters approved the establishment of a Sidewalk Reserve Fund. The intention of this fund is to build new sidewalks and repair and improve existing sidewalks in Franklin. Funds were recently used to repair the sidewalk on the west side of Main St. to the north end of the village in 2022. Most of the town's other sidewalks are from 2010 or later and are generally in good condition. A long-term priority is to investigate extending sidewalks to the south end of the Village. Franklin is committed to ensuring that the town is in line with Complete Streets principles and that residents can walk safely throughout the Village.

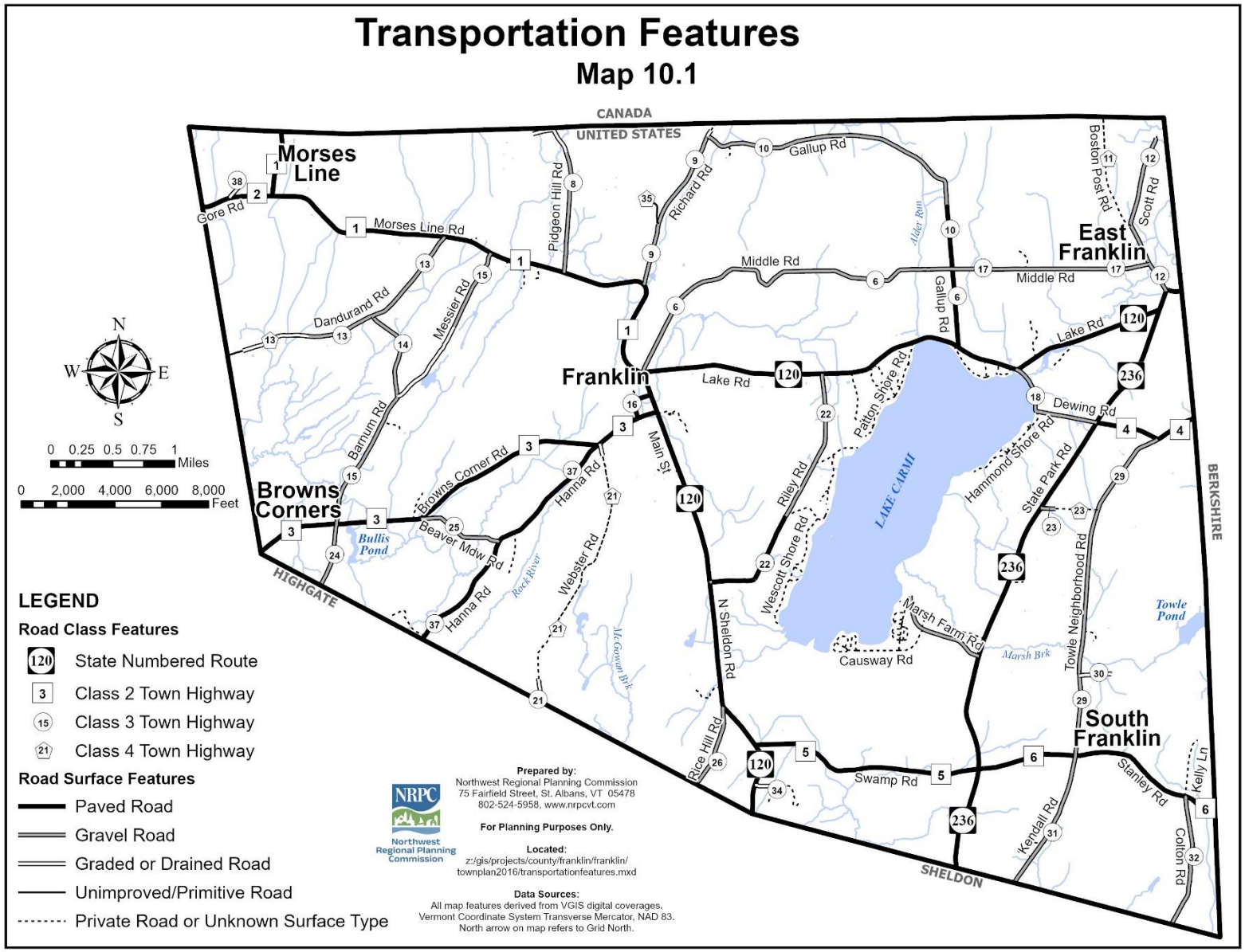
Sidewalks
Map 10.2



The Missisquoi Valley Rail Trail (MVRT) is located south of Franklin. The Rail Trail runs from St. Albans to Richford and parallels VT Route 105. In addition, a network of Canadian road biking routes can be accessed just north of the border at Morse's Line. The proximity of Franklin to

the Rail Trail and Canadian bike routes, combined with the gentle rolling terrain and Lake Carmi, presents opportunities for the Town to connect to and be part of a larger bicycling system. Lake Champlain Bikeways has identified recommended bicycling routes in Franklin, taking advantage of the beautiful scenery and Lake Carmi. One way to encourage cyclists to visit Franklin would be through the installation of a bike path from Dodd's Corners to the Village that connects with the MVRT. With this addition, Franklin could connect with a wider recreational network, providing health benefits and an economic boost to the community.

For Goals and Policies related to the Transportation see Chapter 2.


Transportation Features
Map 10.1
CANADA
UNITED STATES
Morses Line
Gore Rd
Morses Line Rd
Pidgeon Hill Rd
Richard Rd
Gallup Rd
Boston Post Rd
Scott Rd
East Franklin
Middle Rd
Alder Brook
Gallup Rd
Lake Rd
Dandurand Rd
Messier Rd
Barnum Rd
Franklin
Lake Rd
Patton Shore Rd
Dewing Rd
Hammond Shore Rd
State Park Rd
Towle Neighborhood Rd
Towle Pond
Browns Corners
Browns Corner Rd
Hanna Rd
Main St
Riley Rd
Wescott Shore Rd
LAKE CARMI
Bullis Pond
Beaver Mdw Rd
Rock River
Webster Rd
McGowan Brk
N Sheldon Rd
Marsh Farm Rd
Causway Rd
Marsh Brk
Rice Hill Rd
Swamp Rd
South Franklin
Stanley Rd
Kelly Ln
Kendall Rd
Colton Rd
HIGHGATE
SHELDON
BERKSHIRE
N
W
E
S
0 0.25 0.5 0.75 1 Miles
0 2,000 4,000 6,000 8,000 Feet
LEGEND
Road Class Features
State Numbered Route
Class 2 Town Highway
Class 3 Town Highway
Class 4 Town Highway
Road Surface Features
Paved Road
Gravel Road
Graded or Drained Road
Unimproved/Primitive Road
Private Road or Unknown Surface Type
Prepared by:
Northwest Regional Planning Commission
75 Fairfield Street, St. Albans, VT 05478
802-524-5958, www.nrpcvt.com
For Planning Purposes Only.
Located:
z:/gis/projects/county/franklin/franklin/townplan2016/transportationfeatures.mxd
Data Sources:
All map features derived from VGIS digital coverages.
Vermont Coordinate System Transverse Mercator, NAD 83.
North arrow on map refers to Grid North.

CHAPTER 11 EDUCATION AND CHILDCARE

Local Education

Franklin Central School

The Franklin Central School, which serves Kindergarten through Grade 6, was built in 1992. **Map 6.1** shows the location of Franklin Central School. Enrollment has increased in recent years, from 121 in 2016 to 143 in 2024. In 2023, the school building was expanded using federal funds from the American Rescue Plan Act. The addition included new space for music, band and art; classrooms for pre-K and special education; and student support spaces for intervention and tutoring.

The mission of the Franklin Central School is to educate our children to become self-reliant and socially responsible individuals who will respect themselves, their community and the world around them. Historically, academic achievement at Franklin Central School has been consistently high, and the school has received several awards and recognitions over the years. The COVID-19 pandemic has had a negative impact on academic performance across Vermont, including at Franklin Central School, but test scores in Franklin have improved since COVID. In 2022, third-grade students tested 60% above proficient in Math and 70% above proficient in English-Language Arts, which are both higher than the Supervisory Union and Statewide averages. It is important to note that testing is only one way to examine a school's effectiveness and a student's educational success. They are used as one of many tools to determine how to adjust and improve curriculum and teaching over time to ensure the most successful students.

Grades 7 through 12 attend Missisquoi Valley Union High School and Middle School (MVU), located on the Swanton - Highgate town line. From Franklin, there are 81 students that attend MVU. A small number of students attend high schools or middle schools located outside of the district.

The cost of maintaining a school is shared between the Town, State, and Federal governments. The local share of school cost is currently raised through property taxes and comprises the largest fraction of municipal property tax bills.

Other Educational Facilities

The closest colleges are located either in or around Burlington, in St. Albans or in Johnson. The Community College of Vermont (CCV) offers courses and degree programs in both Burlington and St. Albans. CCV is part of the Vermont State College System and has links to other higher education facilities around the State. The University of Vermont, St. Michael's College, and Champlain College are all located in the Burlington area. The Vermont State University has a campus in Johnson. Post-secondary education can also be pursued online. Vocational education is offered at the Cold Hollow Career Center in Enosburg Falls and at Bellows Free Academy in St. Albans. These centers offer a wide range of programs for high school students, as well as providing evening classes for adults.

Childcare

Childcare is a growing concern for existing and prospective families, whether it means finding quality services or bearing the costs of services. Having affordable, high-quality childcare available is a critical component of supporting a stable workforce.

In recent years, Vermont has recognized a statewide childcare crisis, with a growing lack of affordable and high-quality options for families. The median household income for families with children under age 6 in Vermont is $69,000. Childcare tuition for two children can cost over $29,000, leaving little room in a family's budget for anything other than basic necessities. Vermont advocacy group Let's Grow Kids estimates that over half of toddlers, infants, and preschoolers in Franklin County have no access to high-quality childcare, and that over 1,000 additional slots are needed to meet demand. As of January 2025 there are three registered childcare homes and one licensed provider in Franklin, with a total capacity of 50 slots. The provision of childcare services is not strictly a local issue. For example, it might be more convenient or practical for a Franklin resident working in Saint Albans to use childcare services there or along the way in Sheldon, and vice versa. Many families that live outside Franklin use childcare services in the town if it is convenient to their place of employment. According to state data, there are currently 26 registered childcare homes and 14 licensed providers within 10 miles of Franklin.

Franklin is committed to promoting access to high-quality and affordable childcare for residents. The Town of Franklin is currently in the process of seeking grant funding for a feasibility study from VT First Children to explore options for expanding childcare access within the Town. Current ideas include utilizing the FELCO Room at the Homestead as a childcare center, or providing grants for existing providers to upgrade their spaces.

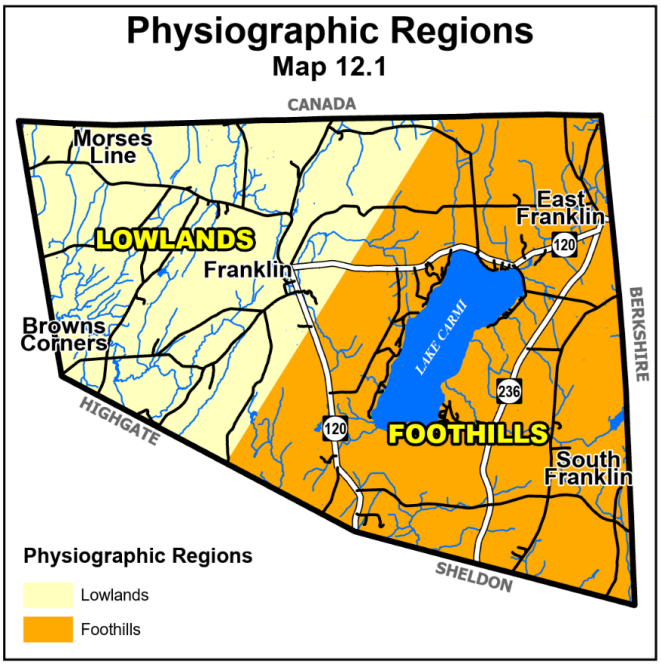
For Goals and Policies related to Education and Childcare see Chapter 2.

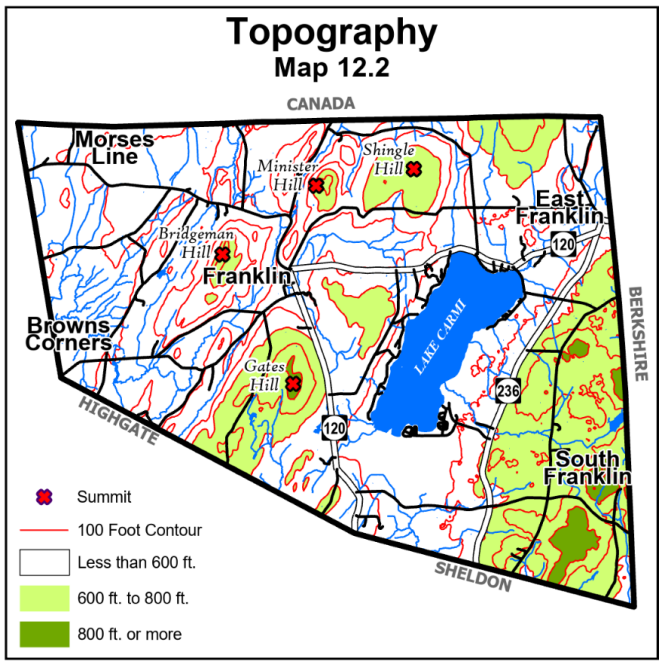
CHAPTER 12 NATURAL CONDITIONS AND FEATURES

Climatic Conditions

Climate is an important consideration in the planning process because it affects such things as bedrock weathering, soil development and erosion, plant growth, air quality, road maintenance and winter heating bills.

Franklin, located between the Champlain Lowlands and the Green Mountains, does not experience the moderating effects of Lake Champlain or the cooling effects of neighboring higher elevations. The Town's physiographic regions are shown on **Map 12.1**. January temperatures average between 16 F and 18 F; the mean temperature in July is around 70 F. Since Franklin is located on the westerly slope of the Green Mountains it receives relatively more precipitation in the form of rain and snow than areas in the islands and on the lake basin. Annual precipitation averages between 36 and 42 inches. Approximately 25 percent of this falls as snow during the winter months with snowfall averaging between 80 and 100 inches per year. Due to its latitude and location in the foothills of the Green Mountains, Franklin has a relatively short growing season, averaging less than 120 days between the killing frosts of spring and autumn. This limits the types of crops that can be produced.





Climate Resilience

Franklin's average daily high temperature for 2023 was 55.5 F, almost 3 degrees higher than the 1961-1990 average. If current trends continue, Franklin's temperature is expected to rise at least 3 more degrees by the 2050s. In Vermont as a whole, climate change is expected to bring increased precipitation, warmer average temperatures, and increases in the strength and frequency of storms. In the shorter term, increased heavy storms will likely increase flooding. The town can ensure that it is climate resilient by preparing for these events in the short term and planning to mitigate risks in the long

term. More information on Flood Resilience is available later in this chapter.

Air Quality

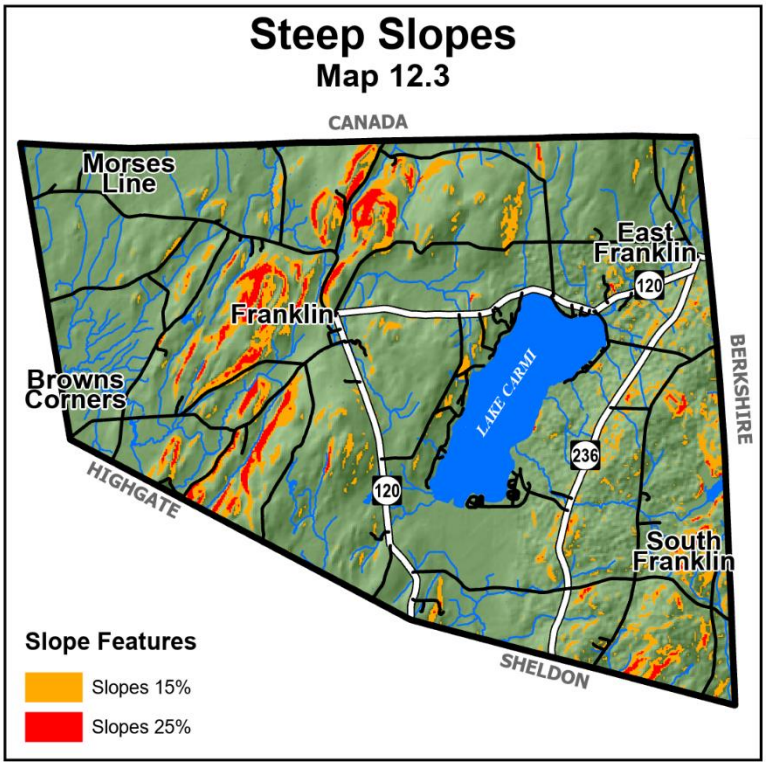
Air quality is generally high throughout Vermont, especially in rural communities such Franklin. Franklin lies within a Class II "attainment" or "clean air" area, as defined by federal standards and Vermont's State Implementation Plans. Presently, no potentially polluting industries are located in Franklin. 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. All efforts should be taken to maintain good air quality in Franklin.

Topography and Geology

Topography, or the shape of the land surface, is a function of the underlying bedrock, soil cover, and the effects of weather over the ages. Franklin's topography, shown on **Map 12.2**, is comparatively uniform. There are no major mountains or ridges and the difference between the highest elevation and the lowest elevation is only 633 feet. The lowest elevation in Franklin is 262 feet above sea level in West Franklin, near the Highgate border. The highest is 895 feet in southeast Franklin, near the Berkshire border. Lake Carmi is located at 436 feet while Franklin Bog is at 428 feet. Most human activity such as homes, farms, and businesses, takes place in the 300 feet to the 500 feet elevation range.

Development on slopes of greater than 15% should be discouraged because of the risk of erosion, structural problems, and potential for ground water pollution associated with the thin soils usually found on steep slopes. These slopes present greater limitations for road construction, on-site sewage disposal, foundation construction, and provision of emergency services by the Town. Steep slopes in Franklin are shown on **Map 12.3**.

Closely related to topography is geology, the study of the layers of the Earth's crust underlying the soils. Franklin has a unique geology resulting from several significant geological and climatic events. Glacial action, the movement of the Earth's plates to form a major north south fault, receding waters of the inland sea, and weathering have all had major effects on the geological makeup of the Town.



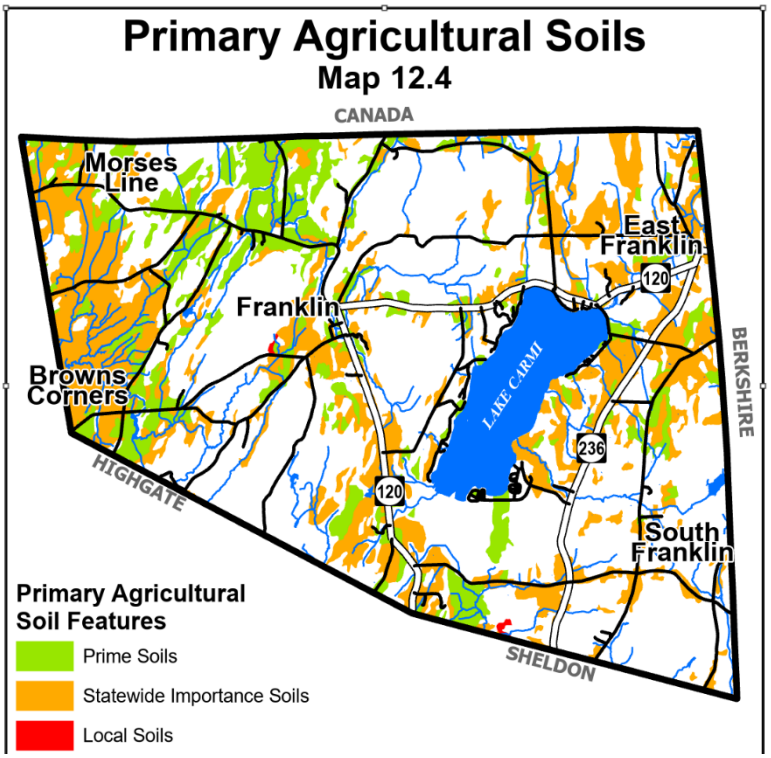
Franklin is bisected by a major fault, the Hinesburg Thrust, which enters Town just northeast of Rice Hill on the southern border and runs northeasterly to a point just west of Minister Hill on the northern border. This fault marks the boundary between two distinct geological areas, namely the Champlain Lowlands and the Green Mountains.

The location of the fault also marks a border between different soil groups for Franklin. This fault is the approximate edge of what was once a great Inland Sea, which gradually receded to become the present-day Lake Champlain. The soils west of the fault were formed as a result of glacial deposits and the influences of this receding inland sea, while soils east of the fault were formed from glacial till (deposits consisting of particles ranging in size from clays to boulders) and the subsequent action of weathering and drainage patterns.

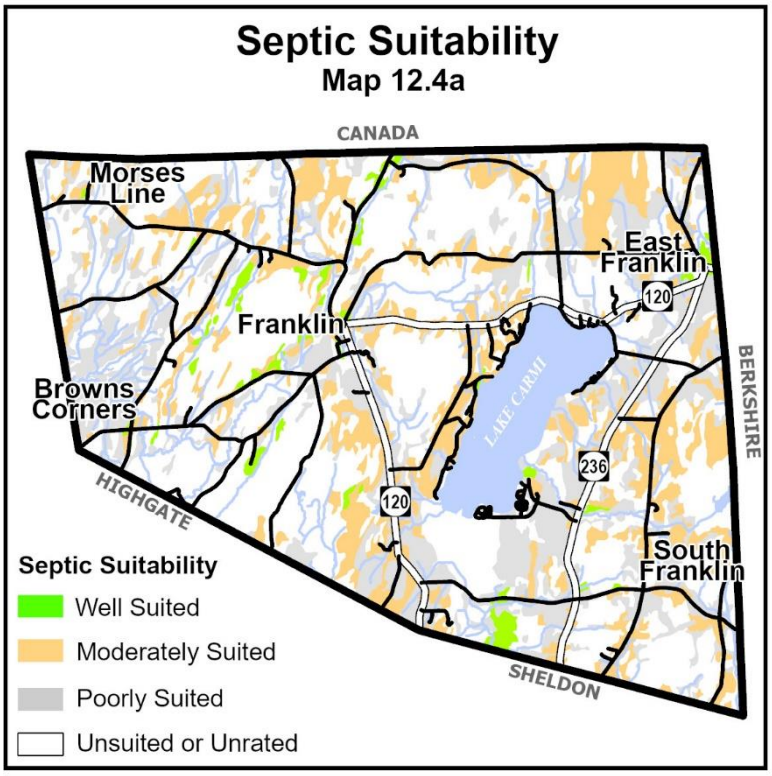
Soils

Topography, geology, drainage, and soils are major factors presenting opportunities or constraints for development. These factors should be viewed as a whole when assessing the ability of the land to support a certain use or activity. Many other factors may enter into a planning process, but if the physical conditions will not support the proposed use, problems will result for the Town and for individual landowners. Franklin's soils fall into two general groups, those formed from the Green Mountain's glacial till and those formed from lake and marine sediments and the Champlain Lowlands glacial till.

As shown on **Map 12.4**, The Town has a fairly high percentage of primary agricultural soils as defined Natural Resource Conservation Service (NRCS). These soils are of significant benefit to the farming community and are a priority for conservation.



The two categories of interest for planning purposes are prime soils and statewide soils. Prime soils are described as "having the best combination of physical and chemical characteristics for producing food, forage, and fiber crops, and are also available for these uses." Statewide soils are defined as "having good potential for growing crops, but have one or more limitations that restrict the choice of crops and require more intensive management than prime soils."



Statewide soil data for Franklin indicates that most soils are poorly suited or unsuited for on-site septic (**Map 12.4a**). This does not mean that individual sites located within those broad soil types will not pass a perk test. Rather, it means the mapped soils are likely to have severe limitations for proper wastewater disposal. These limitations are usually low permeability, high permeability, high water table, depth to bedrock, slope, or others.

The Vermont Department of Environmental Conservation currently issues wastewater permits and approves designs for all small soil-based wastewater systems in the state. Soils testing and septic system design by qualified individuals is an important part of protecting homeowners and drinking water resources. Septic system failure and drinking water contamination can be expensive to remedy for homeowners and present real health risks for residents.

As shown on both maps, areas with better septic suitability are generally the same areas that have high-value farming soils. Planning for these areas should be balanced to preserve agricultural soils to the greatest extent possible while also allowing for residential development in areas that support septic systems and are adjacent to existing villages.

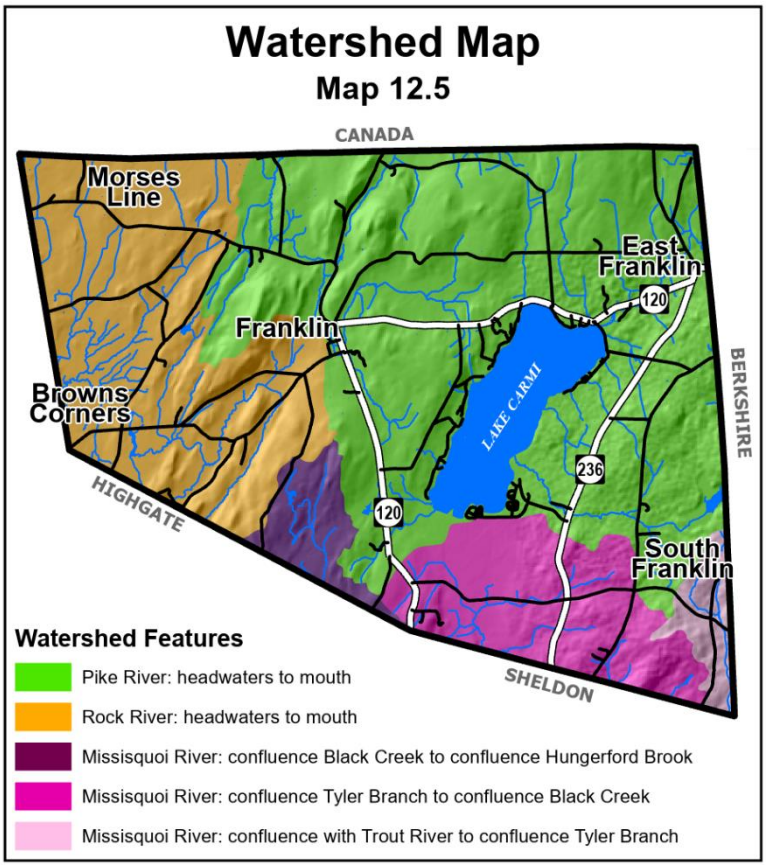
Earth Resources

According to the Vermont Geological Survey and NRCS Soil Survey, Franklin has few areas of sand and gravel resources. The NRCS soil maps indicate small areas with potential for sand and gravel. The most promising soils are suitable for road fill material rather than commercial sand and gravel applications. Some of these soils are also important agricultural soils but viability can be protected through proper reclamation of depleted sites.

Sand and gravel are important to the continued growth and economy of the Town. However, it is important to recognize that these resources are finite and that the geologic processes that create them can take tens of thousands of years to occur. In addition, their extraction can have negative impacts on the ecosystem. In Franklin, their use must be carefully balanced with the consequences of their extraction. To minimize negative impacts on the natural and cultural environment, a focus on appropriate site development that minimizes visual impact and reduces the risk of resource degradation should be coupled with post-operative attempts at proper mitigation and site reclamation.

Surface Waters

Franklin's water resources range from rare and unique bogs to a Village water system. The most visible water resource is Lake Carmi, the largest lake completely within the boundaries of the State of Vermont. It has an area of approximately 1,375 acres and is a little over three miles long and one mile wide. The surrounding watershed, shown on **Map 12.5**, encompasses some 7,710 acres. Of that area, approximately 23% consists of surface waters such as wetland, rivers, streams, and lakes, 43% is forested and 34% is a combination of open and pastured land. The lake is a warm water lake, though considered spring fed, and has a maximum depth of



33 feet and an average depth of 19 feet.

The water quality of Lake Carmi, according to the State Department of Environmental Conservation, is “Impaired” due to phosphorus. It does not meet Vermont Water Quality Standards (VWQS) for Class B(2) waters. B(2) waters are defined as being able to support: swimming and other primary contact recreation; boating, fishing, and other recreational uses; use for public water supply when filtered and disinfected; irrigation and agricultural uses; high quality habitat and aquatic biota for fish and wildlife; and exhibits good aesthetic values. Algal blooms prevent the VWQS from being achieved. The Vermont Legislature designated Lake Carmi a “Lake in Crisis” in 2018. One result of the designation was creation of the Lake Carmi Coordination Team, composed of stakeholders working to improve water quality in the Lake Carmi watershed.

Lake Carmi was identified as a prime candidate for a restoration effort by the state in the late 1970's. Water quality monitoring has been conducted by lay monitors since 1979 and has provided a very good base of information for assessing water quality over the period. In recent years, monitoring has also been performed by a platform-mounted data collection system maintained by UVM. Water quality monitoring has focused on numerous areas, including clarity, chlorophyll-a content, dissolved oxygen, temperature, and phosphorus content. Water clarity is generally well below average. Chlorophyll and phosphorus values are greater than average. Lake Carmi is the subject of an EPA-approved Total Maximum Daily Load (TMDL) for phosphorus. A TMDL is a scientifically calculated “pollution budget” with phosphorus reduction targets that would allow the lake to meet water quality standards. Development of the Lake Carmi TMDL was followed by the creation of an Action Plan. Key components of the Action Plan, many of which have been addressed, include:

- Reducing phosphorus runoff from various land uses like residential, agricultural, and forestry areas.
- Maximizing vegetation, ensuring proper septic systems, and restricting fertilizers on lawns.
- Collaborating with landowners and the town to minimize erosion from roads, farmlands, and residential properties.

In 2019, officials installed an experimental aeration system in an attempt to reduce cyanobacteria blooms and control the release of phosphorus contained in lake sediment. However, the system did not perform successfully and is in the process of being removed. Because levels of phosphorus entering the lake have been reduced, however, a 2024 study found that implementation of an alum treatment could address the recurring cyanobacteria blooms and improve water clarity. Permitting for the project has begun, and implementation is likely to take place in the spring of 2026, with costs covered by a combination of Vermont Clean Water Funds and a fully forgivable loan to the Town secured through the Clean Water State Revolving Loan Fund (SRLF).

Efforts to improve water quality in Lake Carmi have been championed by the Franklin Watershed Committee (FWC). FWC is a 501c3 not-for-profit volunteer organization working to reduce phosphorus loading to the lake from non-point sources throughout the watershed. FWC's work is guided by the action items in the TMDL, which include septic outreach, shoreline management, outreach and repair, stream surveys and repairs, and working with farmers and landowners to reduce loading to the lake. Members of the FWC work collaboratively with other boards including the Selectboard, Planning Commission, Lake Carmi Camper's Association and Historical Society on projects such as road inventory and culvert upgrades, Carmi Public Beach stabilization and maintenance, and the lakeshore and village septic feasibility study.

Other important water resources include Franklin/Lake Carmi Bog and associated wetlands. These will be discussed under Fragile and Unique areas.

Towle Pond, also known as Little Pond in state records, is an undeveloped water body located in the eastern part of Town. The state has limited information available about the pond and its water quality, and thus the pond has been identified as a candidate for monitoring. The water surface area is approximately 95 acres and the water shed covers some 591 acres. The pond is shallow and has extensive wetlands around it. It is a significant wildlife and waterfowl site.

Groundwater

Groundwater is another water resource that is extremely important to the Town and all its inhabitants. Successful agricultural, commercial and industrial development is dependent on adequate, clean water supplies. Statewide, 66% of the population relies on groundwater for their primary source of drinking water. Of those 66%, a good share are from shallow well water sources.

Groundwater is precipitation which works its way into the soil, passing through air spaces until it reaches a level where the water collects and forms a pond or fills rock fractures. Known as the water table, it can fluctuate with seasonal and climatic changes. These water-bearing deposits are referred to as aquifers and may be small or very large. Very large ones are called aquifer recharge areas because they draw water from a large area and form a large volume of water. These areas are particularly worthy of some level of local protection.

As water travels through soil, the soil acts as a natural filter for contaminants. The ability of the soil to filter contaminants is influenced by the type of soil and the concentration of contaminants. This is why septic systems, designed and constructed according to the results of soils tests, are so important for protecting ground water quality. With increased understanding about the interaction between water and soil, scientists and engineers have developed minimum design standards aimed at treating wastewater, protecting groundwater and public health.

Soil type, depth to bedrock, depth to water table, slope, proximity to watercourses or wells, and volume and type of wastewater to be treated, are important design factors for adequate

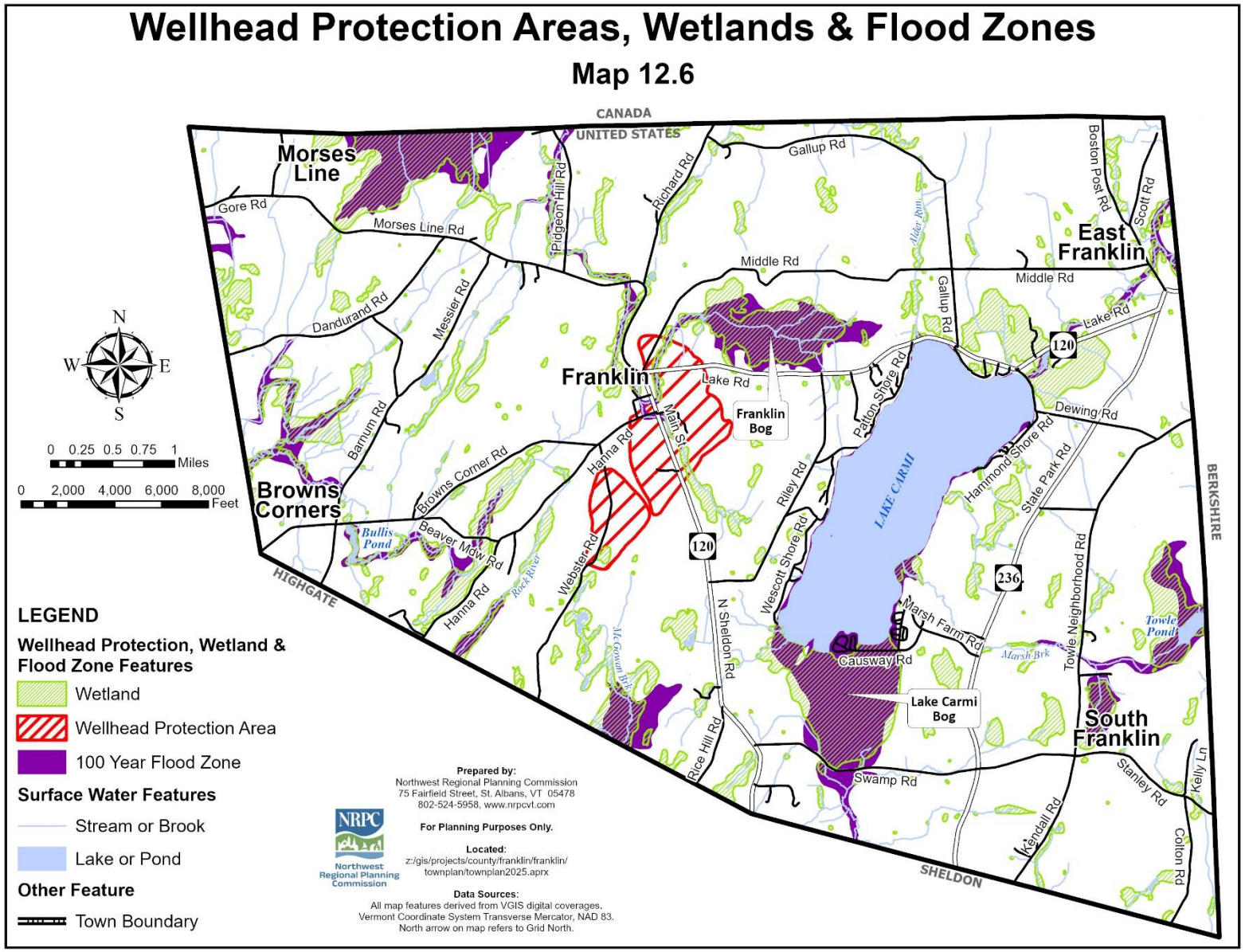
sewage treatment. Water travels through the soil at different rates; therefore treatment of wastewater takes place at different rates. If wastewater does not receive adequate treatment before it mixes with the groundwater, the pathogens and bacteria stay "alive" and may contaminate a large area of underground water used for drinking water. The State of Vermont reviews and permits all wastewater systems to ensure their safety.

Groundwater contamination comes from numerous other sources such as oil or chemical spills, over application of chemical and organic fertilizer, herbicides and pesticides, road salt, underground storage tanks, etc. Most of these sources of contamination are preventable or manageable through education and enforcement of local and state health regulations. The long term cost of replacing water supplies is usually much greater than designing and installing septic systems properly and exercising care when applying fertilizer and chemical agents to the land.

Fragile and Unique Areas

Franklin Bog is listed as a unique natural area on the Vermont Natural Areas Inventory. Franklin Bog is described as an extensive quaking bog of approximately 150 acres. The basin in which it lies is approximately twice that size or about 300 acres. There are scattered clumps of black spruce, larch, sphagnum moss, leatherleaf and two unique plant communities. This is an unusual and significant natural area. It is the only bog of its type listed in the Inventory located in Franklin County and is described as an outstanding example of a bog environment in the State. Part of Franklin Bog is owned by the Nature Conservancy with the balance owned by several private landowners. Human disturbance over the years has been minimal. Efforts should be made to continue this lack of human disturbance and protect this irreplaceable natural resource.

In addition to Franklin Bog, the Lake Carmi Bog and two other swamps designated as natural communities by the Vermont Natural Heritage Information Project are important natural areas within the Town. More information on natural communities in Franklin is available from the Vermont Natural Heritage Information Project (https://vtfishandwildlife.com/conserve/conservation-planning/natural-heritage-inventory/natural-heritage-information).


Wellhead Protection Areas, Wetlands & Flood Zones
Map 12.6
CANADA
UNITED STATES
Morses Line
Gore Rd
Morses Line Rd
Pidgeon Hill Rd
Richard Rd
Gallup Rd
Boston Post Rd
Scott Rd
East Franklin
Middle Rd
Dandurand Rd
Messier Rd
Gallup Rd
Lake Rd
120
Franklin
Lake Rd
Franklin Bog
Patton Shore Rd
Dewing Rd
Barnum Rd
Main St
Hanna Rd
Hammond Shore Rd
State Park Rd
LAKE CARMI
Browns Corner Rd
Riley Rd
Browns Corners
Bullis Pond
Beaver Mew Rd
Webster Rd
120
Wescott Shore Rd
236
Towle Neighborhood Rd
Towle Pond
Marsh Farm Rd
Causeway Rd
Marsh Brk
Lake Carmi Bog
N Sheldon Rd
Rock River
McGowan Brook
Hanna Rd
HIGHGATE
Rice Hill Rd
Swamp Rd
South Franklin
Stanley Rd
Kelly Ln
Kendall Rd
Colton Rd
SHELDON
BERKSHIRE
N
W
E
S
0 0.25 0.5 0.75 1 Miles
0 2,000 4,000 6,000 8,000 Feet
LEGEND
Wellhead Protection, Wetland & Flood Zone Features
Wetland
Wellhead Protection Area
100 Year Flood Zone
Surface Water Features
Stream or Brook
Lake or Pond
Other Feature
Town Boundary
Prepared by:
Northwest Regional Planning Commission
75 Fairfield Street, St. Albans, VT 05478
802-524-5958, www.nrpcvt.com
For Planning Purposes Only.
Located:
z:/gis/projects/county/franklin/franklin/townplan/townplan2025.aprx
Data Sources:
All map features derived from VGIS digital coverages.
Vermont Coordinate System Transverse Mercator, NAD 83.
North arrow on map refers to Grid North.
NRPC
Northwest Regional Planning Commission

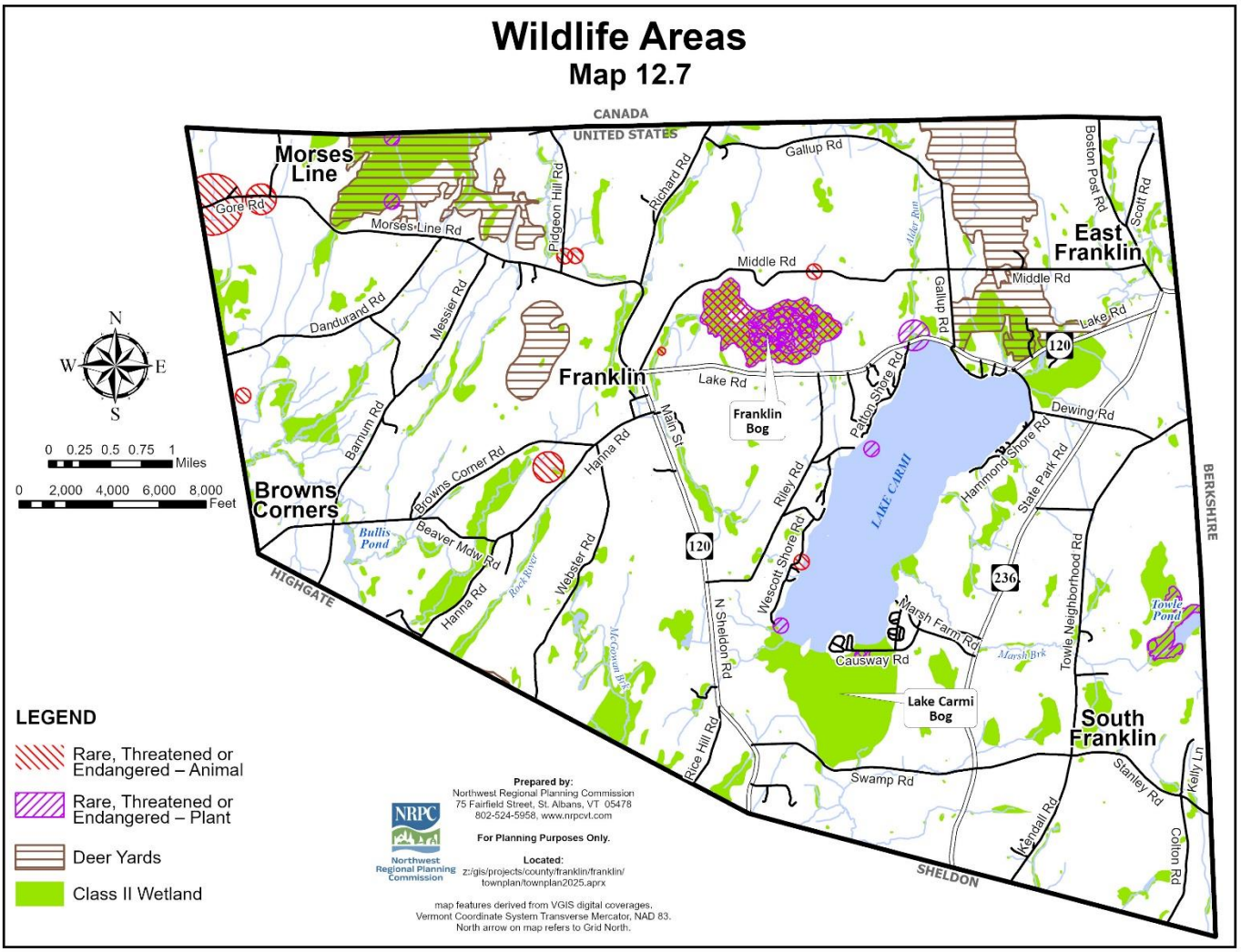
Wetlands

Franklin has many wetland areas, which are identified on the Vermont Significant Wetlands Inventory Maps. These mapped wetlands receive protection from the State of Vermont, the Army Corps of Engineers, and the Federal Environmental Protection Agency. Wetlands are shown on **Map 12.6**.

The following is a brief summary of Vermont's wetland regulations: Wetlands are identified by three parameters: soil type (hydric or wet soils), vegetation, and water table or hydrology. All three conditions must be present to be considered a wetland. They are further classified into Class 1, Class 2, and Class 3 wetlands. Class 1 and 2 wetlands are automatically subject to regulation while Class 3 wetlands may not be. Regulated wetlands allow a limited number of permitted uses, including an agricultural and silvicultural exemption if minimum conservation standards are met. Additional conditional uses may be allowed only after permits have been obtained from the Agency of Natural Resources. Federal or local regulations may also apply.

The state was required to map Class 1 and Class 2 wetlands as part of the rules making process. These mapped wetlands can be found on the Vermont Wetlands Inventory Map, which is available online and at the Town Clerk's office. There are large fines for dredging, filling, grading or altering the flow of water from a mapped wetland. Contact state officials to find out how the Rules may apply if you are contemplating work in a wetland.

Wetlands have been defined by both the federal and state governments as providing essential functions beneficial to the health safety and welfare of Vermont's residents. Some of these are storm-water retention and flood water storage, protecting groundwater quality, improving surface water quality by acting as a filter, stabilizing soil, providing spawning, feeding and habitat for fish, providing a wide diversity of wildlife habitat for birds, waterfowl, amphibians, reptiles, furbearers, and mammals, providing habitat for rare plants species, providing educational and scientific research opportunities, recreational opportunities, open space, and beauty.

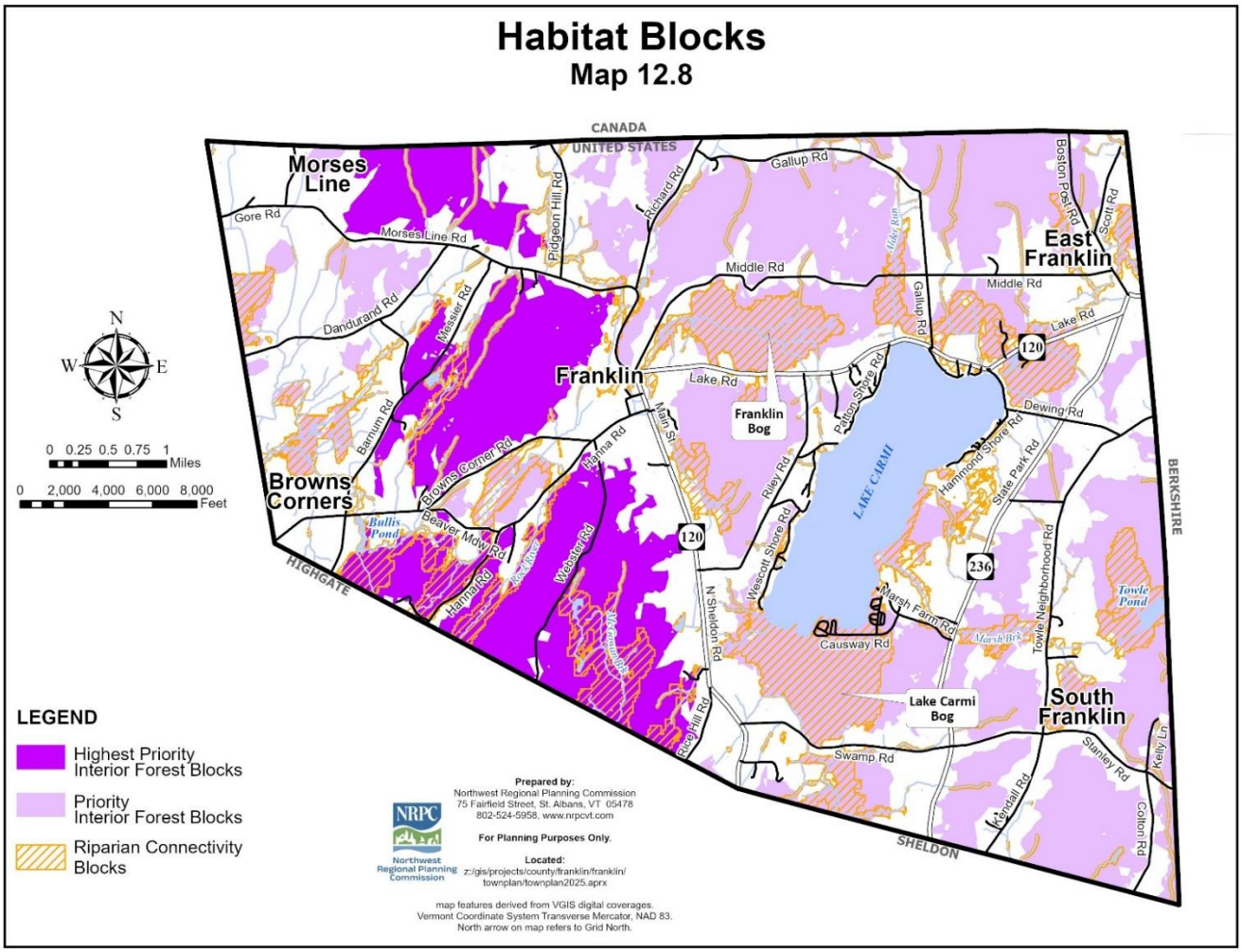


Wildlife Habitat and Forest Blocks

With its water resources, wetlands and forested areas, Franklin has a wonderful mix of waterfowl, birds, furbearers, mammals, amphibians, and reptiles. **Map 12.7** shows designated wildlife areas located in Franklin. Many Vermonters enjoy hunting, fishing, trapping, wildlife photography and nature watching. These wildlife resources are also a source of income to the Town, the Region and the State. The importance of a healthy fishery in Lake Carmi cannot be overstated.

These wildlife resources are dependent on us, as caretakers of the land, for their continued survival. Different species have minimum habitat requirements in order to maintain themselves. The Vermont Department of Environmental Conservation has identified existing unfragmented interior forest blocks that are critical for the health of wildlife populations across the state. Conservation, limiting fragmentation and continued management of these forest lands is an important community goal. In addition to providing wildlife habitat, forest land and

its traditional uses (timber extraction, recreation, scenic resources, etc.) help define the rural character of the Town.



As shown on **Map 12.8**, Franklin contains three areas of highest priority forest blocks at a statewide level. These are identified by Vermont Conservation Design as the largest and/or highest ranked forest blocks from all biophysical regions that provide the foundation for interior forest habitat and associated ecological functions. These areas are located west of Route 120 along the town's southern border with Highgate, west of Franklin village between Brown's Corner Road and Morse's Line Road, and north of Morse's Line Road along the Canadian border. There are also many other areas of priority forest blocks of statewide significance. These areas should be taken into consideration when planning for Franklin's growth to avoid fragmentation. Fragmentation results primarily from the construction of roads and associated development and can result in a disruption in animal travel, promote the invasion of exotic vegetation, expose interior forest habitat, and create more conflict points between people and wildlife. Conservation subdivision design with clustered smaller lots and

reserved lots for conservation or forestry can limit fragmentation of important forest lands in the community.

Flood Resiliency

Flooding is a natural and common occurrence in Vermont. However, floods have become more frequent and severe in recent years due to the effects of a globally changing climate. The best protection against loss of life and property is to not build in areas prone to flooding. Flooding can occur in two ways: inundation and fluvial erosion.

INUNDATION FLOODING

Inundation flooding is when water rises and covers the adjacent low-lying land. The Federal Emergency Management Agency (FEMA) defines a floodplain as an area of land adjacent to lakes and streams that is subject to recurring inundation or high water (Map 12.8). There are several areas of floodplain in Franklin. This includes areas along the banks of the Rock River, Marsh Brook, Pike River, and the shoreline of Lake Carmi.

Development within floodplains can have damaging consequences. Development may obstruct the natural flow of water or displace soil and raise base flood elevations. One strategy to mitigate potential encroachment and flood loss is to prohibit development below the base flood elevation or set an elevation from which development is prohibited. Vermont's Shoreland Protection Act essentially prohibits new clearing and development within 100 feet of the mean water level of Lake Carmi and places limits on clearing and development from 100 to 250 feet from the mean water level. The intent of the regulation is to limit bank erosion, to protect shoreland habitat, and to improve water quality.

The Town of Franklin has adopted land use regulations for 100-year floodplains (also referred to as special flood hazard areas) as defined by FEMA on Flood Insurance Rate Maps (FIRMs), in order to protect the health, safety, and welfare of its residents and to allow the community to participate in the National Flood Hazard Insurance Program (NFIP). It is important to note that the existing FIRMs were created in the 1970s and have been "effective" since September 18, 1985. While this information is the best available, the hydrology that these maps are based on is out of date and therefore does not account for shifts in shoreline or effects of development. The FIRMs were digitized by the Northwest Regional Planning Commission in 1999 to assist in planning efforts and are used to determine approximate locations. The digital version cannot be used for regulatory rulings because the digital version is not from FEMA. Updated digital FIRMs for Franklin County are expected to be released by FEMA within the next few years.

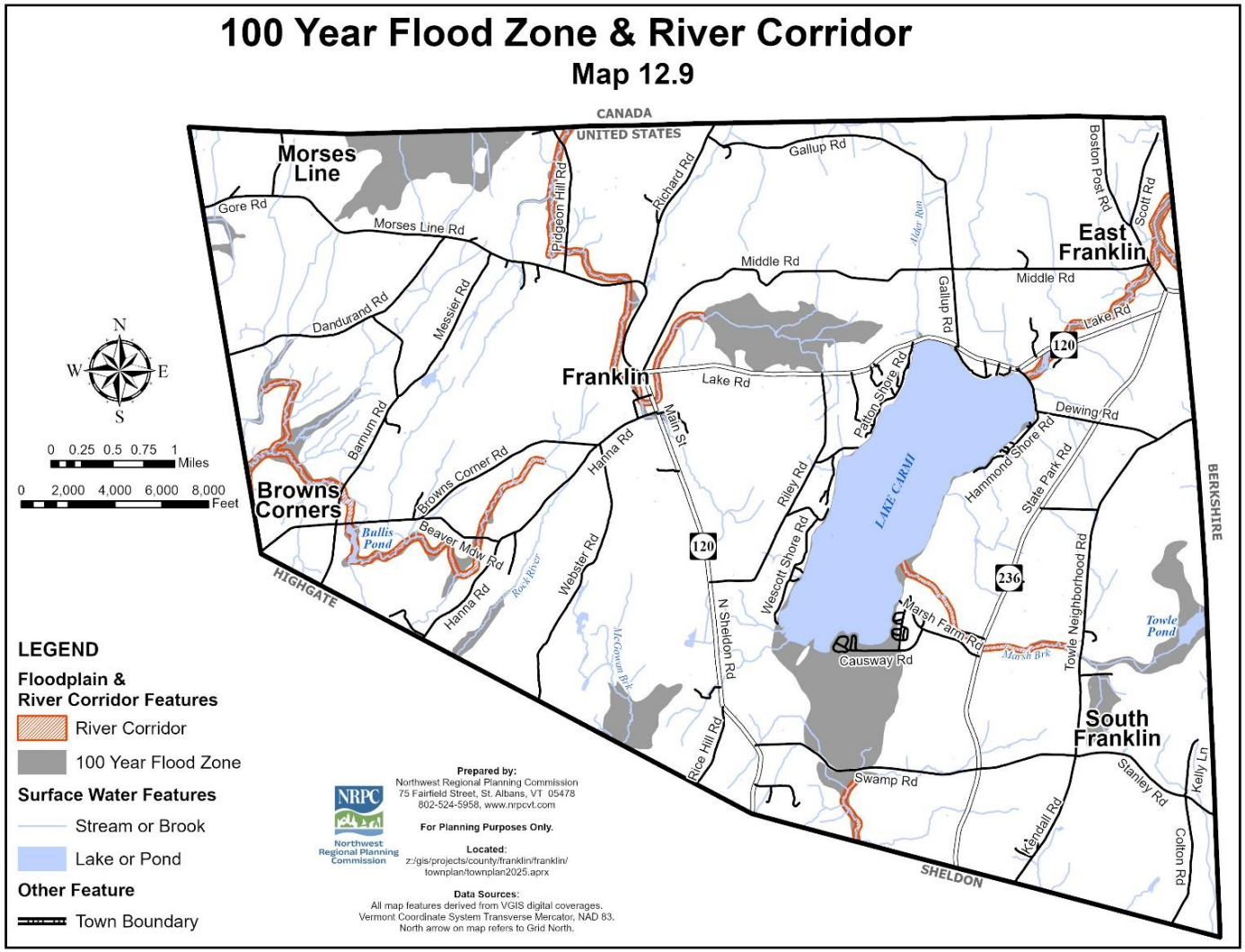
FLUVIAL EROSION/RIVER CORRIDOR

Flooding can also occur through fluvial erosion, a condition that occurs when fast moving flood waters cause areas of erosion surrounding streams and rivers. To identify areas prone to fluvial erosion hazards, the Vermont Agency of Natural Resources has identified River Corridors in all Vermont municipalities. River Corridors are based on the individual conditions of streams and rivers including topography and the existence of public infrastructure. River Corridors have been

mapped in Franklin on rivers and streams that already typically have 100-year floodplain. River Corridors are not mapped for streams that have a watershed of less than 2 square miles. Instead, the Agency advises using a 50 foot buffer on each side of a stream with the intention of protecting stream stability and natural flow. Map 12.8 shows all mapped River Corridors in Franklin.

River Corridor regulations currently apply only to Act 250-related land development and land development not regulated by municipalities (like agriculture). Municipalities may adopt River Corridor standards as a part of their development regulations. Although Franklin does not currently have River Corridor standards, Franklin has adopted zoning regulations to address fluvial erosion hazards on rivers and streams in the community. Specifically, Franklin has adopted a setback from rivers, streams and Lake Carmi. These regulations include a 50- to 100-foot minimum setback from all rivers and streams (the distance depends on the use of property and the zoning district) and a 25 to 50 foot minimum setback from Lake Carmi (the setback depends on the use of the property). Within these setback areas development is highly restricted. These regulations are comparable to River Corridor regulations and therefore may make a possible transition to River Corridor regulations relatively straightforward. Franklin should investigate adopting River Corridor standards as a part of the Development Regulations in the future. Adoption may provide financial benefits to the Town in the event of federally declared natural disaster due to changes in how the Emergency Relief and Assistance Fund (ERAF) is administered.

Planning for future flooding events is important to ensure that a community is flood resilient. Development and adoption of a local hazard mitigation plan can help a community identify potential hazard risks to the community. Local hazard mitigation plans can also identify projects in the community that can decrease the effects of potential hazards, such as the replacement of culverts or buyouts of properties with repetitive flood risk. Approval of local hazard mitigation plans by FEMA may also lead to increased grant opportunities for communities to implement identified projects. Franklin should develop a local hazard mitigation plan to plan for future hazards, including flooding, to ensure continued access to this funding.



For Goals and Policies related to Natural Conditions and Features see Chapter 2.

CHAPTER 13 LAND USE

Franklin County has experienced a high rate of growth over the last ten years. However, this growth has not been evenly distributed and has been primarily located in southern Franklin County and in the St. Albans and Swanton areas. Meanwhile, Franklin has experienced moderate rates of growth over the same period.

Existing Land Use

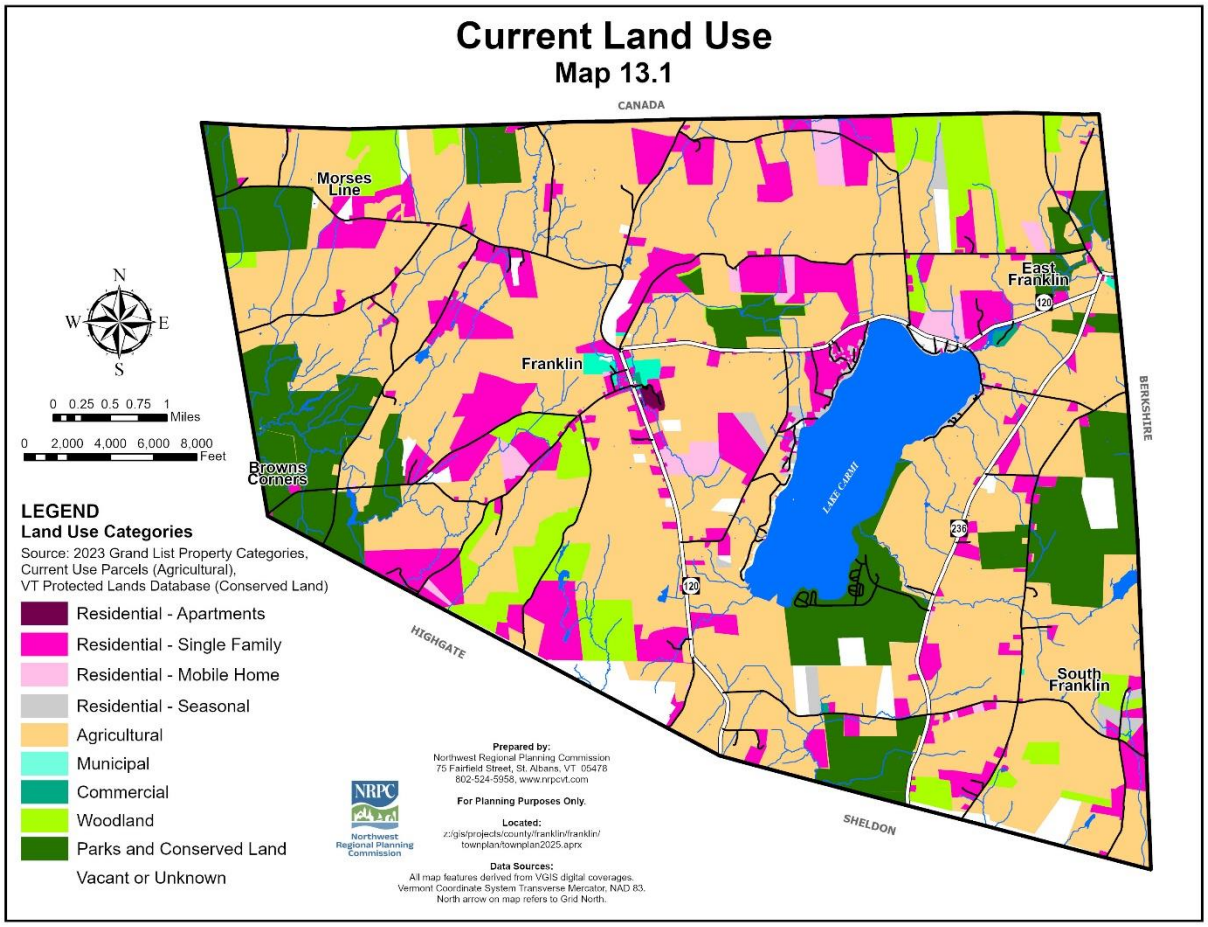
The predominant land uses for Franklin are agriculture, single-family residential, and conservation. Together, these land uses account for over 80% of Franklin's area. **Map 13.1** shows current land uses by parcel category in Franklin. These categories reflect the primary use of each parcel based on data from the 2023 Grand List, the Current Use program, and the Vermont Protected Lands Database.

Agriculture and forestry uses have probably shaped the Town more than any other human uses and are responsible for the present land use patterns. Agriculture and forestry contribute substantially to the local economy, to the social/cultural fabric of the community and to quality of life in general. Franklin Village and East Franklin serve as the social and economic centers of town and are good examples of rural Vermont villages. Much of the Town's residences and commercial enterprises are located in these two areas. However, new home sites are increasingly located along rural highways. The Town also has areas of natural resource lands including the lake, bogs, wetlands, streams and areas of steep slopes, shallow soils, or similar impediments to development. These areas provide wildlife habitat, water recharge, retention, and purification functions, recreational and scenic opportunities, forestry uses and are irreplaceable if developed. Another significant land use in Town is recreation, predominantly associated with Lake Carmi. While seasonal camps only account for 2.7% of Franklin's land area, 29% of the housing units in Town are used seasonally. This seasonal use represents an economic asset to the Town.

Table 13.1: Existing Land Use by Parcel for Franklin, VT

Category	# of Acres	% of Total
Residential Apartments	26	0.1%
Residential Single Family	2,877	11.0%
Residential Mobile Home	366	1.4%
Residential Seasonal Camp	706	2.7%
Agricultural	15,720	60.1%
Municipal	78	0.3%
Commercial	26	0.1%
Woodland	1,334	5.1%
Parks and Conserved Land	2,694	10.3%
Vacant or Unknown	837	3.2%
Road Right of Way or Water	1,962	7.5%
Totals	26,157	100.0%

Source: 2023 Grand List Property Categories, Current Use Parcels (Agriculture), VT Protected Lands Database (Conserved Land).



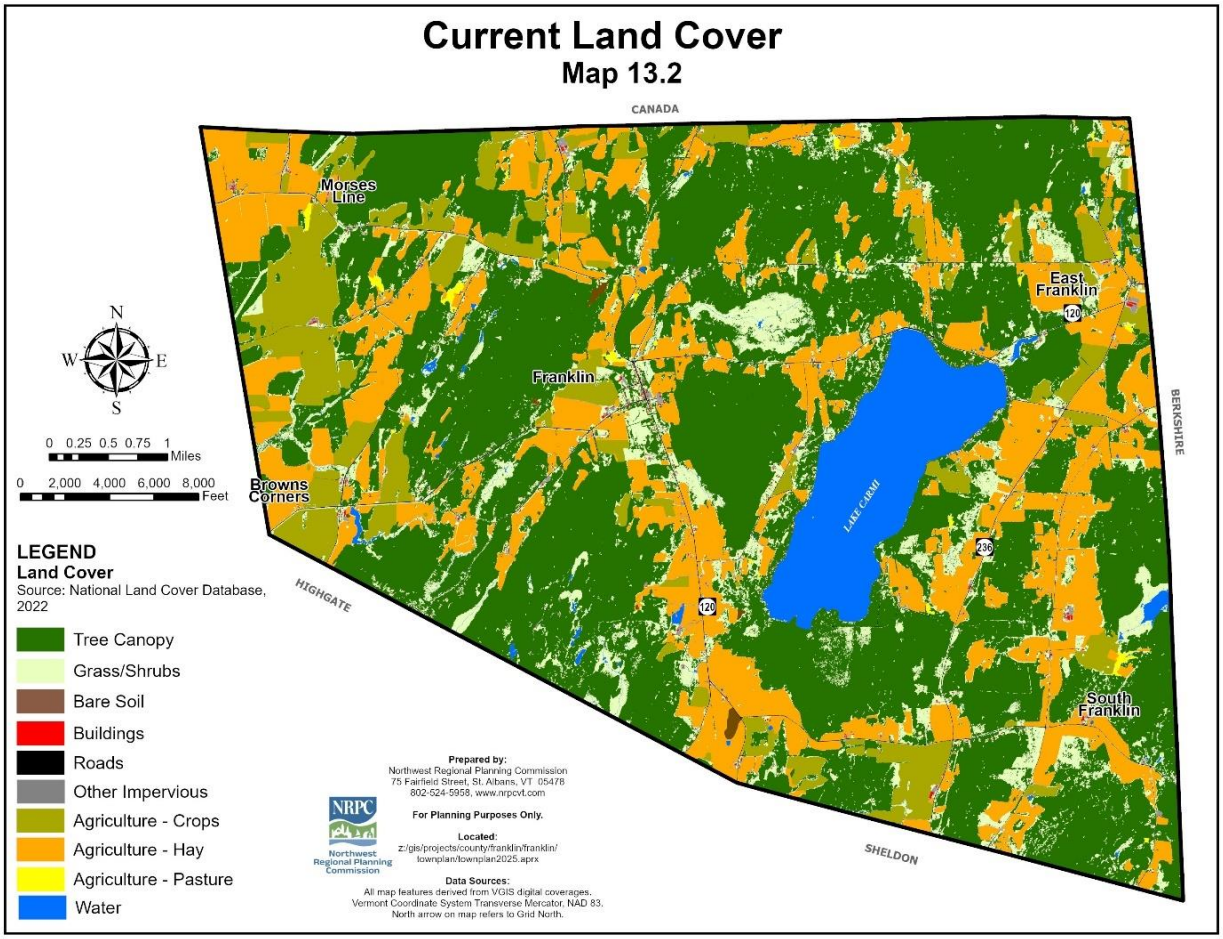
Land Cover

Franklin's total land area is 40.88 square miles or 26,157 acres. The majority of land cover in the Town is comprised of forestland (approximately 52.8 percent). Water covers 5.9 percent of the land while row crops, hay and pasture combined cover a total of 30.1 percent. **Table 13.2** is a list of how the land is divided up for the Town of Franklin. As opposed to the Land Use table, which is based on the primary use of each parcel, this table is based on the National Land Cover Database, which uses satellite information to determine the surface on each square meter of land.

Table 13.2: Land Cover for Franklin, VT

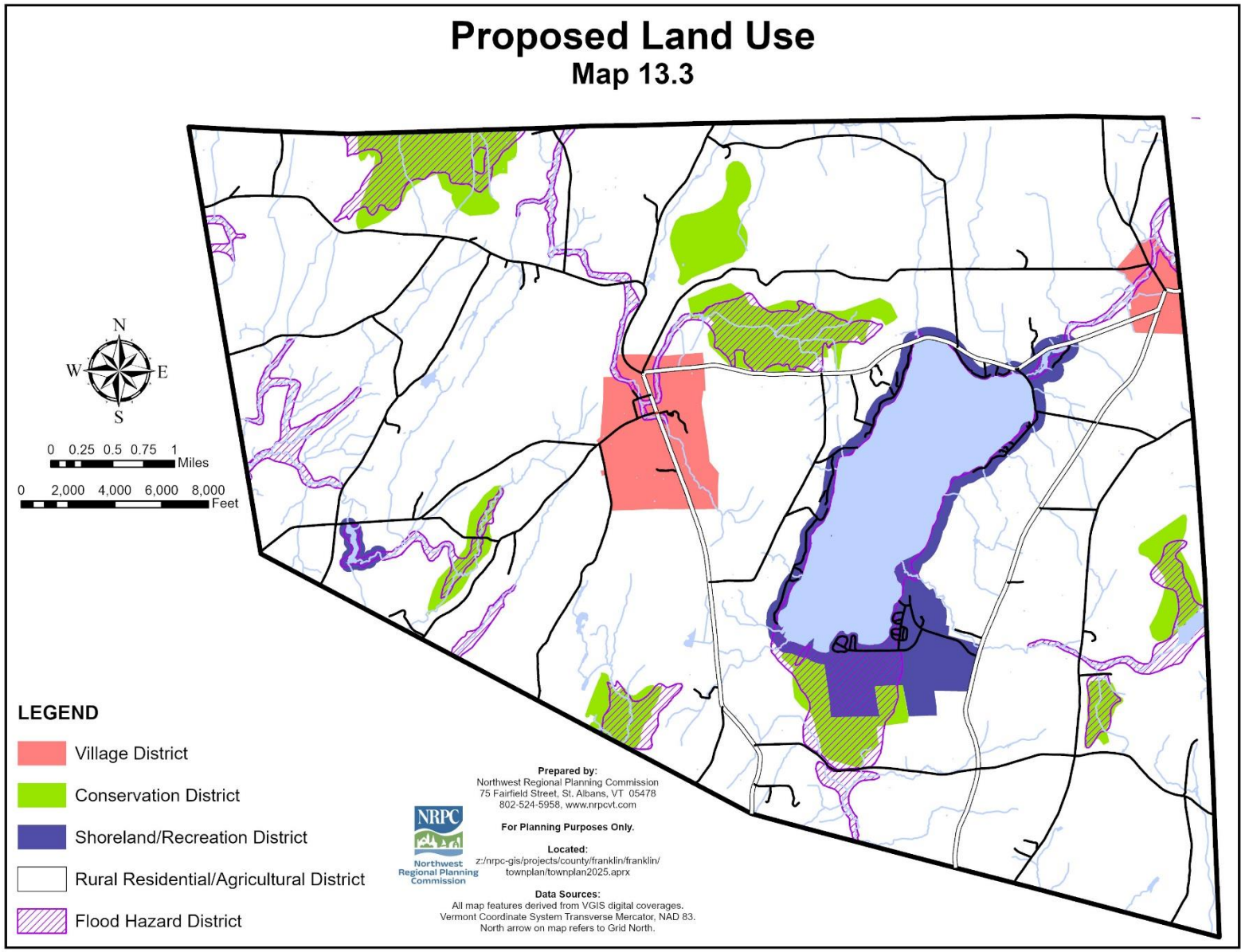
Category	# of Acres	% of Total
Tree Canopy	13,805	52.8%
Grass/Shrubs	2,515	9.6%
Bare Soil	45	0.2%
Buildings	55	0.2%
Roads	156	0.6%
Other Impervious	173	0.7%
Agriculture	7,870	30.1%
Crops	2,282	8.7%
Hay	5,518	21.1%
Pasture	70	0.3%
Water	1,538	5.9%
Totals	26,157	100.0%

Source: National Land Cover Database, 2022



Proposed Land Use Districts

The Town's proposed land use districts are outlined below and illustrated on **Map 13.2.** They designate the direction of future land use and zoning within the Town. Each district has a specific defined purpose, character and vision for development. The land use areas further the character of the existing settlement pattern and vision of this plan, including that development shall not exceed the capacity of the lands, waters, or the town's facilities and services. Together, the Land Use Plan and Development Regulations will ensure that potential conflicts between incompatible land uses are avoided, that negative environmental impacts are prevented, and that a high quality of life is maintained for residents.


Proposed Land Use
Map 13.3
N
W
E
S
0 0.25 0.5 0.75 1
Miles
0 2,000 4,000 6,000 8,000
Feet
LEGEND
Village District
Conservation District
Shoreland/Recreation District
Rural Residential/Agricultural District
Flood Hazard District
NRPC
Northwest Regional Planning Commission
Prepared by:
Northwest Regional Planning Commission
75 Fairfield Street, St. Albans, VT 05478
802-524-5958, www.nrpcvt.com
For Planning Purposes Only.
Located:
z:/nrpc-gis/projects/county/franklin/franklin/townplan/townplan2025.aprx
Data Sources:
All map features derived from VGIS digital coverages.
Vermont Coordinate System Transverse Mercator, NAD 83.
North arrow on map refers to Grid North.

Franklin Proposed Land Use Districts	
Village District	**Purpose:** The purpose of this district is to affirm Franklin's commitment to existing historical centers while accommodating intensive, high-density residential and commercial development. The villages of Franklin and East Franklin shall remain the focus of activity in the Town and are areas of first priority for municipal service development in order to meet the Town's housing and commercial needs over the next eight years.
Rural Residential/Agricultural District	**Purpose:** A majority of the Town is in the rural residential/agricultural district. The purpose of this district is to maintain the forest and agricultural character of the Town while allowing for reasonable development. Rural residential development and compatible rural uses must be at a density the land can support without public water or sewer. Subdivisions should be clustered for efficient use of land and the ability to conserve wildlife habitat, maintain rural character, and keep fields and woodland open for current or future productive use. Land that is not accessible by improved public highways should remain predominantly agricultural.
Conservation District	**Purpose:** The purpose of this district is to protect the scenic and natural resource value of lands which lack direct access to public roads, are important for wildlife and wildlife habitat, and which are poorly suited for development. Only limited residential development is permitted in this district. No development in this district shall be sited in prominently visible locations on hillsides or ridgelines. Any development in this district shall utilize earth-tone colors and non-reflective materials on exterior surfaces of all structures. Any development in this district shall minimize the clearing of natural vegetation.
Shoreland/Recreation District	**Purpose:** Included in this district are the shore lands within 500 feet of the mean water mark of Lake Carmi, Mill Pond and Bullis Pond, and the State Park land surrounding Lake Carmi. This district is intended to provide for existing and future recreational development, but with controls that prevent pollution of public waters and maintain the scenic and natural resource value of these areas.
Flood Hazard District	**Purpose:** The purpose of this district is to minimize future public and private losses caused by development in flood hazard areas. Designation of this district is also required for continued Town eligibility in the National Flood Insurance Program. Included are all areas subject to a one percent or greater chance of flooding in any given year (the 100 year flood plan) as shown on the latest Federal Insurance Administration maps. This district is an overlay and shall be superimposed on the other districts established by this plan. Where the provisions of the underlying district differ from those of the Flood Hazard District, the more restrictive shall govern.

For Goals and Policies related to Land Use, see Chapter 2.

CHAPTER 14 COMPATIBILITY WITH NEIGHBORING TOWNS AND THE REGION

Compatibility with Neighboring Towns

Franklin borders four towns, all of which are in Franklin County: Sheldon, Highgate, Berkshire, and Enosburgh. Enosburg Village also borders Franklin and conducts its planning in conjunction with Enosburgh Town. Land use patterns in all of these municipalities can affect one another in many ways. It is important that all of their development patterns are compatible with each other. It is also important that each town's future development plans do not adversely affect their bordering neighbor's plans. The Franklin Town Plan does not propose any major changes to its land use districts, and because of this, no substantial conflicts with adjoining Town Plans should arise. A complete description of each town's land use districts can be found in each municipality's town plan and zoning bylaws.

The Town of Sheldon shares a 4.3-mile border with Franklin to the south. Sheldon completed their last Town Plan update in 2024. Sheldon's Rural Lands I & II districts border Franklin's Rural Residential/Agricultural District. Sheldon's Rural Lands II is comprised of areas greater than 1,000 feet from public roads and development is discouraged in this district. Franklin's purpose statement for the Rural Residential/Agricultural District states that land that is not accessible by improved public highways should remain predominantly agricultural. Therefore, the proposed land uses for these areas are compatible.

The Town of Highgate shares an 8-mile border with Franklin to the west. Highgate completed their last Town Plan update in 2023. In Highgate's plan, lands bordering Franklin are designated as Agricultural, Protected, and Forest Reserve. Franklin's designation for these areas is Rural Residential/Agricultural. Highgate's Protected land use area is a potential conflict, however the only road in this vicinity is Town Highway 21 (Jones/Webster Road), which is a Class 4 highway in Franklin and therefore not designated for future development in the Franklin Plan. Because of this, a conflicting land use is unlikely to occur.

The Town of Berkshire shares a 6-mile border with Franklin to the east. Berkshire completed their last town plan update in 2020. Lands bordering Franklin are designated as Rural in the Berkshire plan. Franklin's Village District in East Franklin is partially adjacent to these areas. Berkshire's plan states that "while Village District allows more commercial uses and higher density development than the Rural District, there are no compatibility issues", meaning that a potentially higher density in Franklin along the border is not a concern for Berkshire. However, this area should continue to be monitored for conflicts.

The Town of Enosburgh and the Village of Enosburg Falls share a short border along the southeast corner of Franklin. Enosburgh and Enosburgh Falls completed their latest joint municipal plan in 2020. The Conservation I District in Enosburg Village borders Franklin's Rural Residential/Agricultural District. Franklin's purpose statement for this district states that land that is not accessible by improved public highways should remain predominantly agricultural. There are no public roads connecting across this border, and the length of this border is only 1,500 feet, so a conflict of land use is unlikely to occur.

Compatibility with the Region

Franklin is a member municipality of the Northwest Regional Planning Commission (NRPC). The Commission is comprised of two appointed commissioners from each of the 23 member municipalities and a support staff. The Commission provides technical assistance in matters of land use and development and develops a Regional Plan similar to our Town Plan. The Northwest Regional Planning Commission adopted their latest Regional Plan in 2023. Franklin recognizes that it is part of a larger region and has considered the compatibility of its planning goals with that of the region. Many of the Regional Plan's goals and policies were based on ideas expressed in local plans. The Regional Plan identifies land areas that are similar to those identified in the Franklin Town Plan. The Regional Plan also notes the importance of agricultural lands in Franklin and the significance of having these lands remain a part of the working landscape.

CHAPTER 15 IMPLEMENTING THE PLAN

While Chapter 2 establishes goals, policies and objectives for the Town of Franklin, Chapter 15 focuses on how the Town of Franklin can implement the Town Plan. Implementation is about how people working together can make things happen. Implementation efforts are guided by what the citizens and their local officials want for their town. The process of implementation should be one of "community building" and can offer long- and short-term benefits for the residents of the Town.

Planning and plan implementation are long range activities and their results usually do not show up overnight. It is important that Franklin use the next eight years (during which this plan is in effect) to complete projects that further the goals, policies, and objectives of this plan and provide insight regarding how the plan should be changed or amended in the future.

Table 15.1 outlines the actions that the Town of Franklin will undertake during the next eight years to implement the Town Plan. Short-term actions are intended to be completed within the next eight years, while medium-term actions require progress in the next eight years but will likely take longer to complete. Some of the implementation actions are regulatory. These actions consist of amendments to the Town Development Regulations or other ordinances. Other actions are non-regulatory. These include capital planning and special studies/analysis of a particular topic or issue. A responsible party has been assigned for each implementation action. It is recommended that the Planning Commission and Selectboard review Figure 15.1 each year to assess the progress the Town has made towards implementing this plan and to determine which implementation actions should be undertaken in the immediate future.

Table 15.1 – Implementation Table

Ongoing: Worked on from each year. Short Term: Completed by 2033. Medium Term: Completed by 2040.

Task	Responsible Party	Time-frame
Community Profile/Housing		
Consider opting in to Tier 1B status for Franklin Village to allow housing developments under 50 units to be exempt from Act 250.	Selectboard, Planning Commission	Short
Scenic, Historic and Archaeological Resources		
None		

Economy		
Make targeted outreach to property owners in the Village Center to make them aware of the benefits of the Village Center designation program.	Planning Commission and Selectboard	Short
Provide assistance to property owners applying for grant or loans programs available through the Village Center designation program.	Planning Commission and Selectboard	Ongoing
Revise Development Regulations to allow for appropriate agricultural enterprise uses on farms in Franklin.	Planning Commission and Selectboard	Short
Community Facilities, Services and Utilities		
Develop a Capital Budget.	Planning Commission and Selectboard	Short
Conduct necessary work to move the Town Office to new site at the Luce House.	Selectboard	Short
Assess existing recreational areas and the needs for additional recreational areas in Franklin.	Recreation Commission and Selectboard	Short
Investigate possible funding sources to reduce admission fees and increase town residents' access to Lake Carmi State Park	Recreation Commission and Selectboard	Short
Review local policies and ordinances to limit water services to those areas of town where additional development will not contribute to sprawl.	Planning Commission, Water Commission, and Selectboard	Short
Plan for future municipal water and wastewater needs in the Village and at Lake Carmi. Consider implementing recommendations from the Wastewater Feasibility Study if funding becomes available.	Water Commission, Planning Commission, and Selectboard	Medium
Land Use		
Review zoning districts and development regulations to ensure that existing and desired land uses correspond to land use plan.	Planning Commission and Selectboard	Short
Energy		
In partnership with utilities, NRPC, and other stakeholders, educate owners of rental housing about weatherization and funding opportunities, particularly in village areas.	Selectboard and Planning Commission	Ongoing
Promote the use of residential and commercial building energy standards by distributing code information to permit applicants	Zoning Administrator	Ongoing
Participate in grant programs to improve the efficiency and resilience of municipal buildings with updated technologies, weatherization, battery back up systems, etc.	Selectboard	Short
Plan for and install electric vehicle charging infrastructure on municipal property.	Selectboard	Short
Consider and prioritize efficiency along with cost when replacing or adding municipally owned vehicles or systems in municipal buildings, including options for incorporating renewable energy generation.	Selectboard	Ongoing

Consider and prioritize municipal renewable energy generation options including community solar, wastewater methane collection, or other potential municipally owned projects.	Selectboard	Medium
Investigate installation of a community-based renewable energy project.	Selectboard	Medium
Provide firefighters with training in fighting fires on structures that have solar panels installed.	Selectboard and Fire Department	Short
Incorporate commercial screening standards into Development Regulations and adopt a solar screening ordinance that will apply these standards to solar projects.	Planning Commission and Selectboard	Short
Transportation		
Develop a Road Policy to spell out levels of service and maintenance that will be provided to the Town's roads and to ensure that the policy incorporates “complete streets” principles.	Selectboard	Short
Review and update Town policies for curb cuts.	Selectboard	Short
Undertake a gravel study to determine the feasibility of developing local gravel resources for Town use.	Planning Commission and Selectboard	Medium
Investigate the installation of a bike path from the Missisquoi Valley Rail Trail to the Village	Planning Commission and Selectboard	Medium
Seek grant funding for installation of sidewalk extension to the south end of the Village.	Selectboard	Short
Review existing Class 4 roads in Franklin. Determine if any roads should be reclassified to legal trails.	Selectboard	Short
Education & Childcare		
Take necessary measures to keep Franklin School open if its status is threatened	Selectboard, Planning Commission, School District	Short
Support local resident groups in efforts to increase childcare options in Franklin.	Selectboard, Planning Commission	Ongoing
Natural Resources and Features		
Consider slope and soils characteristics when considering areas for new development, and when reviewing individual development proposals.	Zoning Board of Adjustment	Ongoing
Review Development Regulations for the Shoreland District to safeguard adequate protection of water quality while ensuring that municipal standards and state standards (Shoreland Protection Act) are not repetitive and contradictory.	Planning Commission	Short
Review Development Regulations to assess if the regulations provide adequate protection to prime agricultural soils and prime forest soils.	Planning Commission	Short

Review Development Regulations to see if the regulations are effectively protecting fragile, unique and sensitive areas.	Planning Commission	Short
Consider incorporating river corridor maps and regulations into the Franklin Development Regulations.	Planning Commission and Selectboard	Short
Review current Flood Hazard Zone District standards in the Franklin Development Regulations for compliance with National Flood Insurance Program (NFIP) minimum standards. Consider adopting standards higher standards for this district.	Planning Commission and Selectboard	Short
Adopt a Local Emergency Operations Plan for each community each year.	Selectboard	Ongoing
Adopt a Franklin Hazard Mitigation Plan (HMP).	Planning Commission and Selectboard	Short
Adopt Vermont Road and Bridge Standards each year.	Selectboard	Ongoing
Other		
Hold semi-annual meetings with the Planning Commission, Zoning Board of Adjustment, and Selectboard to coordinate the implementation of the goals, policies, objectives and implementation actions in this Plan.	Planning Commission, Zoning Board of Adjustment, and Selectboard	Ongoing
Continue the existing coordinated, comprehensive planning process and policy framework to guide decisions by the Franklin Planning Commission and continue to encourage citizen participation at all levels of the planning process.	Planning Commission	Ongoing

APPENDIX A – ENHANCED ENERGY PLAN

Introduction

The intent of this energy section is to meet the municipal determination standards for enhanced energy planning enabled in 24 V.S.A. 4352. The Energy goals & policies in **Chapter 2** and the Energy implementation actions in **Chapter 15** shall also be considered part of the Enhanced Energy Plan. The purpose of enhanced energy planning is to further regional and state energy goals, including the goal of having 90% of energy used in Vermont come from renewable sources by 2050 (90 x 50 goal), and the following:

A. *Vermont's greenhouse gas reduction goals under 10 V.S.A. § 578(a);*

B. *Vermont's 25 by 25 goal for renewable energy under 10 V.S.A. § 580;*

C. *Vermont's building efficiency goals under 10 V.S.A. § 581;*

D. *State energy policy under 30 V.S.A. § 202a and the recommendations for regional and municipal energy planning pertaining to the efficient use of energy and the siting and development of renewable energy resources contained in the State energy plans adopted pursuant to 30 V.S.A. §§ 202 and 202b (State energy plans); and*

E. *The distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under 30 V.S.A. §§ 8004 and 8005.*

A positive determination of compliance with the requirements of enhanced energy planning, as provided by the Regional Planning Commission, will enable Franklin to achieve "substantial deference" instead of "due consideration" in Section 248 applications for energy generation facilities (ex. wind facilities, solar facilities, hydro facilities, etc.) under Criteria (b)(1)-Orderly Development. In short, this means that Franklin will have a greater "say" in Certificate of Public Good proceedings before the Vermont Public Service Board about where these facilities should or should not be located in the community.

To receive a positive determination of energy compliance, an enhanced energy plan must be duly adopted, regionally approved, and must contain the following information:

A. An analysis of current energy resources, needs, scarcities, costs, and problems.

B. Targets for future energy use and generation.

C. "Pathways," or implementation actions, to help the municipality achieve the established targets.

D. Mapping to help guide the conversation about the siting of renewables.

Municipal Energy Consumption & Targets

Summary

The following section reviews current data and future targets for thermal/space heating, transportation, electrical energy use and energy generation. These targets are based on the overall goals of the Vermont Comprehensive Energy Plan. As required under Vermont state statute targets are set for 2025, 2035 and 2050.

Data and Modeling

While the data used in this plan offers insights into current needs and progress, it is also imperfect in multiple respects. Because of the relatively small population of Franklin and the region, there is a high margin of error on data from the American Community Survey. Many other available data sources are not regularly updated or incomplete in their scope. Regardless, the data provided in this plan is the best available and still provides valuable insight.

Energy targets were created by the Department of Public Service using the LEAP (Long-range Energy Alternatives Planning) software to create a model of the demand for and supply of total energy usage in Vermont and the region. LEAP software is a system that allows users to create complex models of future energy use. The LEAP model does not identify specific costs that would be incurred in the future. Instead, it compares 2050 costs among various scenarios, in order to achieve the least-cost alternative to meet legislative goals. The LEAP model also includes impacts that do not result in out-of-pocket costs, such as impacts of pollution. Because of the model's complexity, it is difficult to explain comprehensively. The following scenarios provide some background on the methodology and the inputs used to create both statewide and regional models in LEAP. Appendix A presents the full model results for the region and the state as well as a more thorough explanation of the model assumptions and methodology. Targets for generation were developed by the Northwest Regional Planning Commission in partnership with the Department of Public Service.

Thermal Energy/Space Heating

Thermal energy use means energy used to heat homes, commercial and industrial buildings.

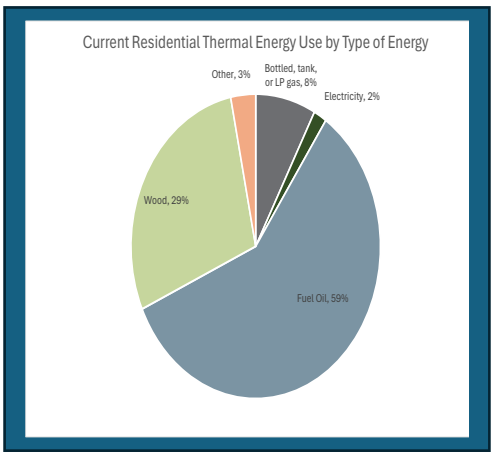
Residential Space Heating

Residential Thermal Goals

- Significantly decrease the use of fossil fuels including fuel oil, natural gas and propane.
- Increase the number of residential cold climate heat pumps and heat pump hot water heaters
- Increase the number of weatherized homes.

Current Use

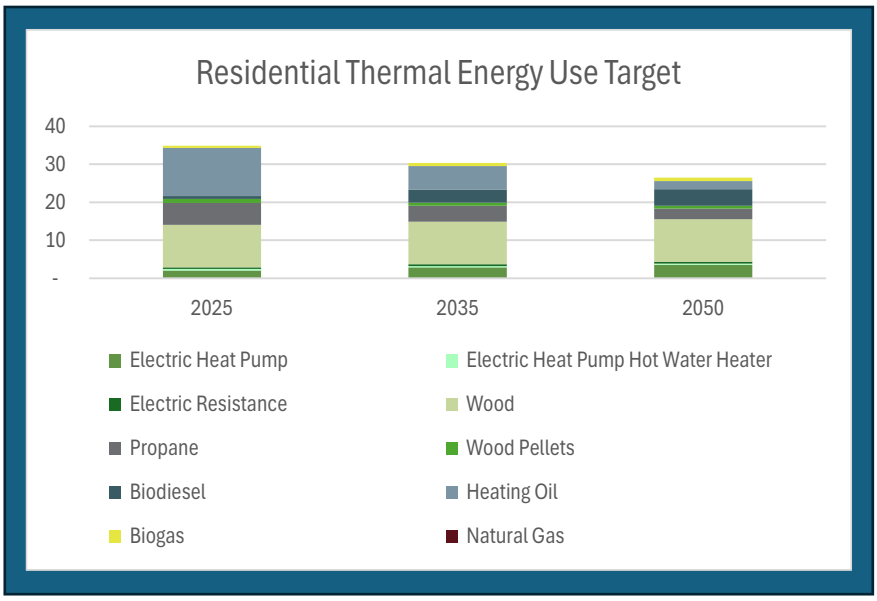
The most common fuels used for heating in Franklin are fuel oil, wood, and LP gas. Overall, residential heating in the Town is 59,510 BTUs, accounting for 2.3% of total residential energy use.



48 households have installed cold climate heat pumps through Efficiency Vermont's programs. Cold climate electric heat pumps use less energy to provide the same amount of heat as fossil fuel heating systems.

Target

The 2050 target is to significantly reduce residential thermal energy use by transitioning to more efficient electric heat pumps. Franklin supports the continued use of wood as a renewable, affordable heating fuel. It is important for responsible forestry practices to be used in order to ensure sustainable supplies of wood. These targets assume that current homes will be weatherized to better retain heat, and new homes will be energy efficient.



Target Number of Residential Heat Pumps	
Year	#
2025	164
2035	259
2050	334

Commercial Space Heating

Commercial Thermal Goals

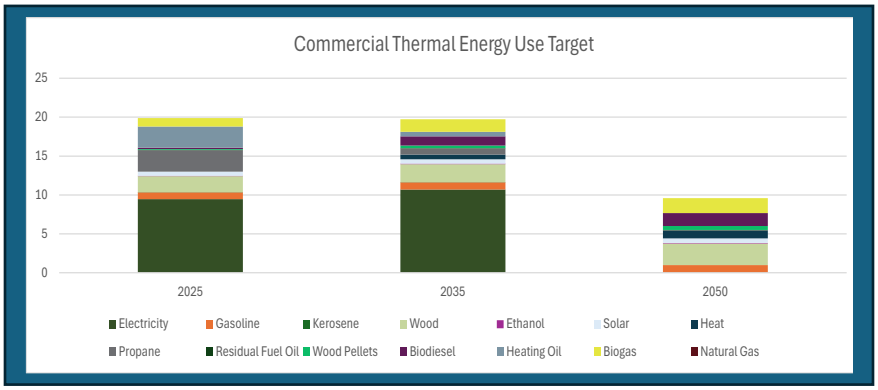
- Significantly decrease the use of fossil fuels
- Increase the number of commercial cold climate heat pumps and heat pump hot water heaters
- Maintain the use of wood heating as a renewable energy resource

Current Use

There is no survey data on commercial and industrial heating energy use, or the types of fuel used. Based on statewide trends and the businesses located in Franklin, commercial and industrial heating use is estimated to be around 22,373 BTUs per year. 3 businesses have installed cold climate heat pumps through Efficiency Vermont's programs.

Target

Similar to residential heat use, the 2050 target for commercial and industrial heat use is to reduce thermal energy use by significantly decreasing the use of fossil fuels and increasing the use of efficient heat pumps.



Target Number of Commercial Heat Pumps	
Year	#
2025	60
2035	183
2050	234

Transportation

Transportation energy use includes gas, diesel and electric vehicles. It accounts for the largest percentage of energy use in Vermont.

Transportation Goals

- Decrease the total amount of miles travelled in personal vehicles.
- Significantly decrease use of fossil fuels including gasoline and diesel.
- Increase the adoption of electric vehicles.

Land Use, Transit & Complete Streets

A key strategy to reducing the energy spent on transportation is to reduce the number of total miles driven. Carpooling reduces the number of vehicles on the road and the total energy used. Franklin encourages carpooling and alternative modes of transportation including biking and walking. The Town can support a reduction in personal vehicle trips by encouraging compact land use patterns and complete streets that promote walking and cycling. It is one of the fundamental building blocks of a more efficient, resilient, and greener community. More information on these goals and policies can be found in the Land Use and Transportation chapters.

Passenger Vehicles and Light-Duty Trucks

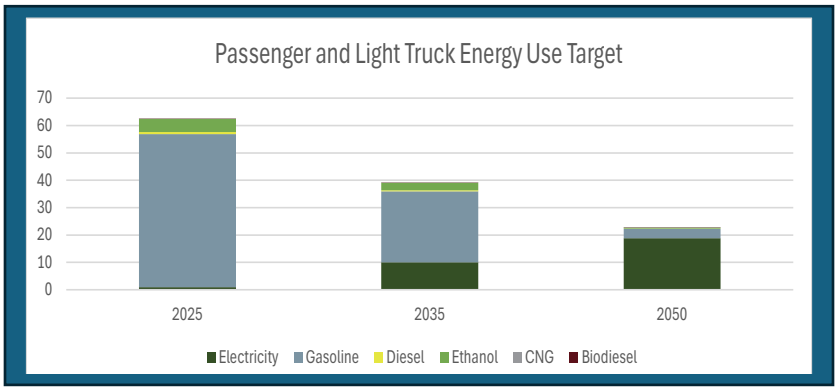
Current Use

The vast majority of personal vehicles and trucks in Franklin use fossil fuels such as gasoline. Personal vehicle use represents roughly 2.5% of all residential energy use in Franklin. The

adoption rate of electric vehicles has been increasing dramatically as the technology and pricing of electric vehicles continues to improve.

Target

The 2050 target for passenger vehicles and light duty trucks requires almost all vehicles to be fully electric by 2050. Electric vehicles are more efficient than gasoline and diesel vehicles, with typical fuel economy equivalent to more than 100 MPG. Therefore, the switch to electric vehicles will reduce total transportation energy consumption. The 2050 target also assumes that the number of vehicle miles travelled will decrease 10% due to increases in carpooling, public transit, walking and cycling.



Target Number of Electric Vehicles		
Year	Plug-In Hybrid	Electric
2025	4	24
2035	3	288
2050	1	628

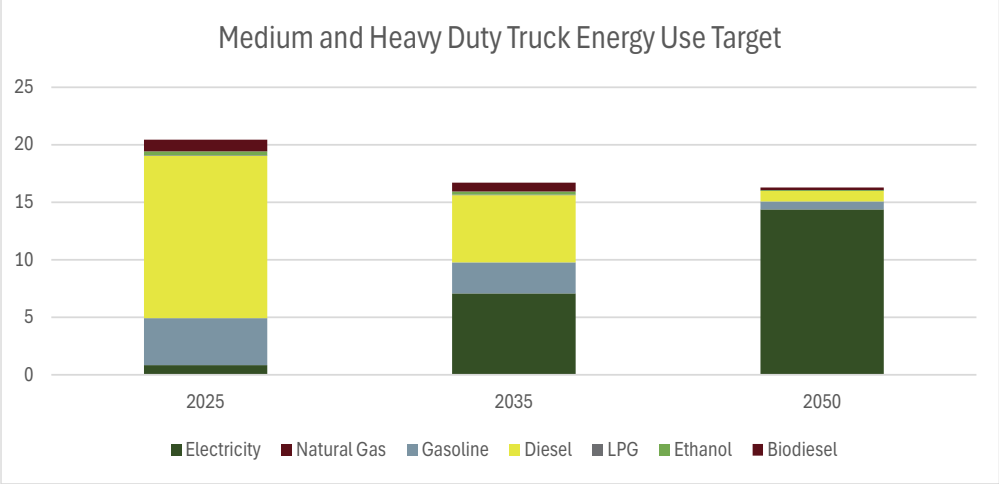
Medium and Heavy-Duty Trucks

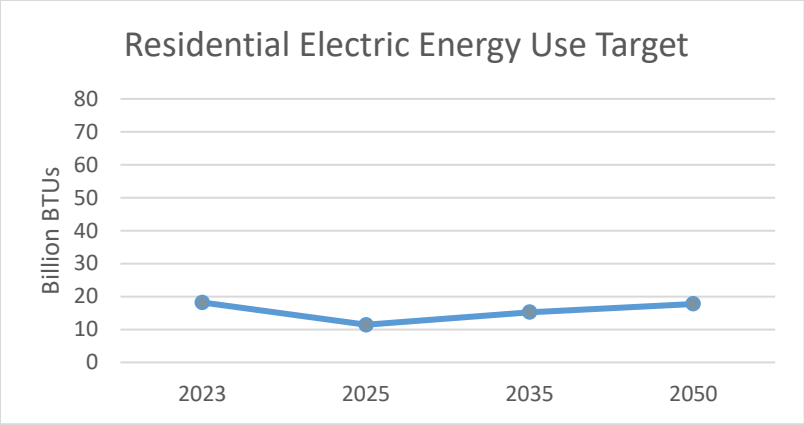
Current Use

There is no available on current energy use of medium or heavy-duty trucks. Diesel is the most common form of fuel for heavy-duty vehicles in Vermont (VTrans 2021, Vermont Transportation Energy Profile).

Target

Similar to passenger vehicles and light trucks, the target for medium and heavy-duty trucks is that the majority will be electric vehicles by 2050. Advancements in electric vehicle technology will be required to meet this goal.





Electrical Goals

Electrical use will increase due to increasing use of electricity for heating and vehicles.

Electricity

Residential Electricity

Current Use

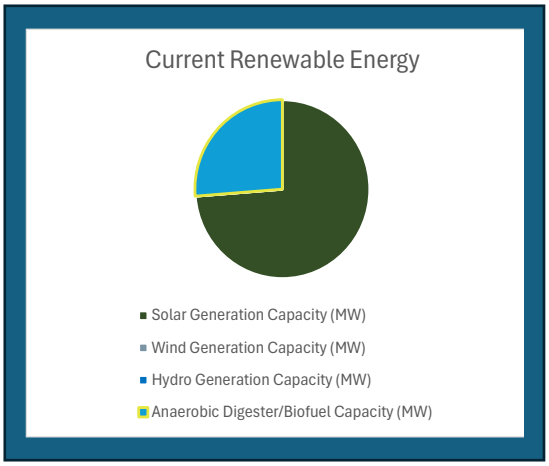
Electrical energy use in Town is equivalent to 26.6 BBTUs. 68.5% is residential and 31.5% is commercial.

Target

Data on electrical energy use is difficult to interpret. Increased energy efficiency of household appliances, lightbulbs and devices should bring electrical energy use down over time. However, increased use of electricity for heating via heat pumps and for transportation

via electric vehicles will increase electrical demand significantly. Therefore, the total amount of electrical energy use is expected to increase by 2050, even as total energy use declines.

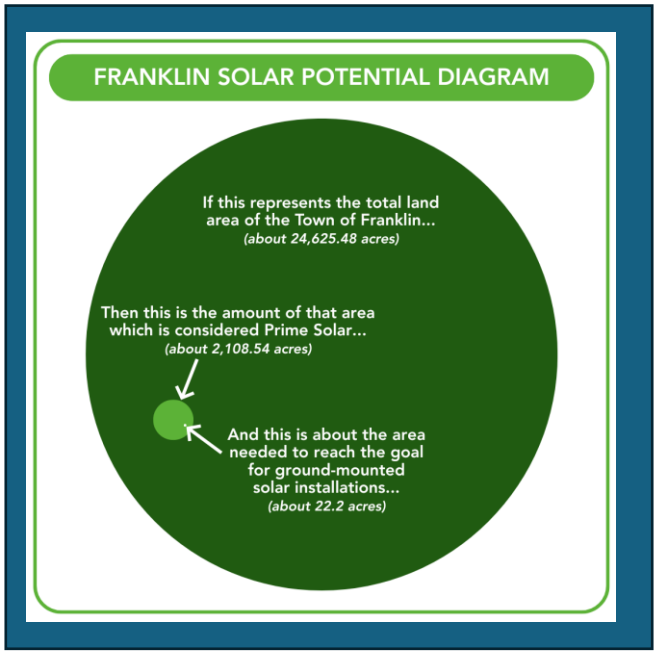
Energy Generation



As the amount of electricity needed for heating and transportation increases, some of that energy will need to be generated locally. This plan assumes about half of all electricity generation will occur locally. The overall renewable target is for 4 MW of new energy to be produced in Franklin, equivalent to the power needed for 785 homes.

Since the availability of some renewable energy sources such as wind and hydro can vary widely based on the environment, the municipal target assumes all renewable energy will come from solar power.

Energy Generation Targets



Solar

The Town currently has 531 MW of solar power generation. An additional 4 MW will be required to meet the 2050 goal. The goal assumes that .83 MW of this will be generated by rooftop solar systems. This is equivalent to roughly ¼ of homes and businesses having rooftop solar. The remaining 3.17 MW will be generated by ground-mounted solar, which is roughly 22.2 acres of solar fields.

Wind

The Town currently has 0 kW of wind generation. There is not much wind generation potential in Franklin.

Hydro

The Town does not currently have any dams that produce hydroelectric power. There are no major rivers in Franklin which makes the development of hydro power unlikely, although some small-scale “run-of-the-river” generation may be possible.

Biodigesters

Franklin currently has .189 MW of biodigester generation. Biodigesters are facilities which convert food scraps or manure into renewable natural gas (RNG). RNG may be used directly in place of fossil fuel natural gas or burned in a generator to convert the energy to electricity. On-farm biodigesters generally require a minimum of 500 cattle. Thermal generation from a "district heating facility"—a central facility that would provide heat to several structures is another potential use for biodigesters.

Energy Storage

One potential issue with increasing renewable energy production is that some renewables can only produce energy under the right environmental conditions. For instance, solar panels can only generate power when the sun is out. To address this, there will be a need for additional energy storage systems such as batteries. There is no specific target for energy storage.

New Technologies

New technologies continue to develop, including the emergence of geothermal heat as an electricity source. Investigating which technologies are suitable for our region and its residents will be an ongoing process. It is hard to know exactly what the future makeup of Vermont's electricity generation will be, but it is important to support a diverse, distributed, and robust set of generation facilities in the region. This will ensure resiliency, equity, and adaptability for the future.

Energy Generation Maps

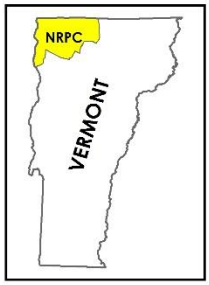
Energy generation maps show the potential areas available for solar, wind, and hydro power, as well as existing biomass which could be used for wood heating. These maps exclude high priority resources which are known constraints. Energy generation facilities shall not be located in areas where known constraints exist.

The maps also consider lower priority resources as Possible Constraints. These resources often impact the siting process for generation facilities. New generation facilities shall not have an undue adverse impact upon possible constraints. Often, site-specific mitigation solutions are possible when possible constraints exist on a parcel. Therefore, possible constraints have been included in the area designated as "base" on the regional energy generation maps (solar, wind, biomass, hydro).

Utility Service Areas

Franklin, Vermont
Act 174
The Energy Development Improvement Act of 2016

This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. This may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. The maps do **NOT** take the place of site-specific investigation for a proposed facility and cannot be used of as "siting maps."



Legend

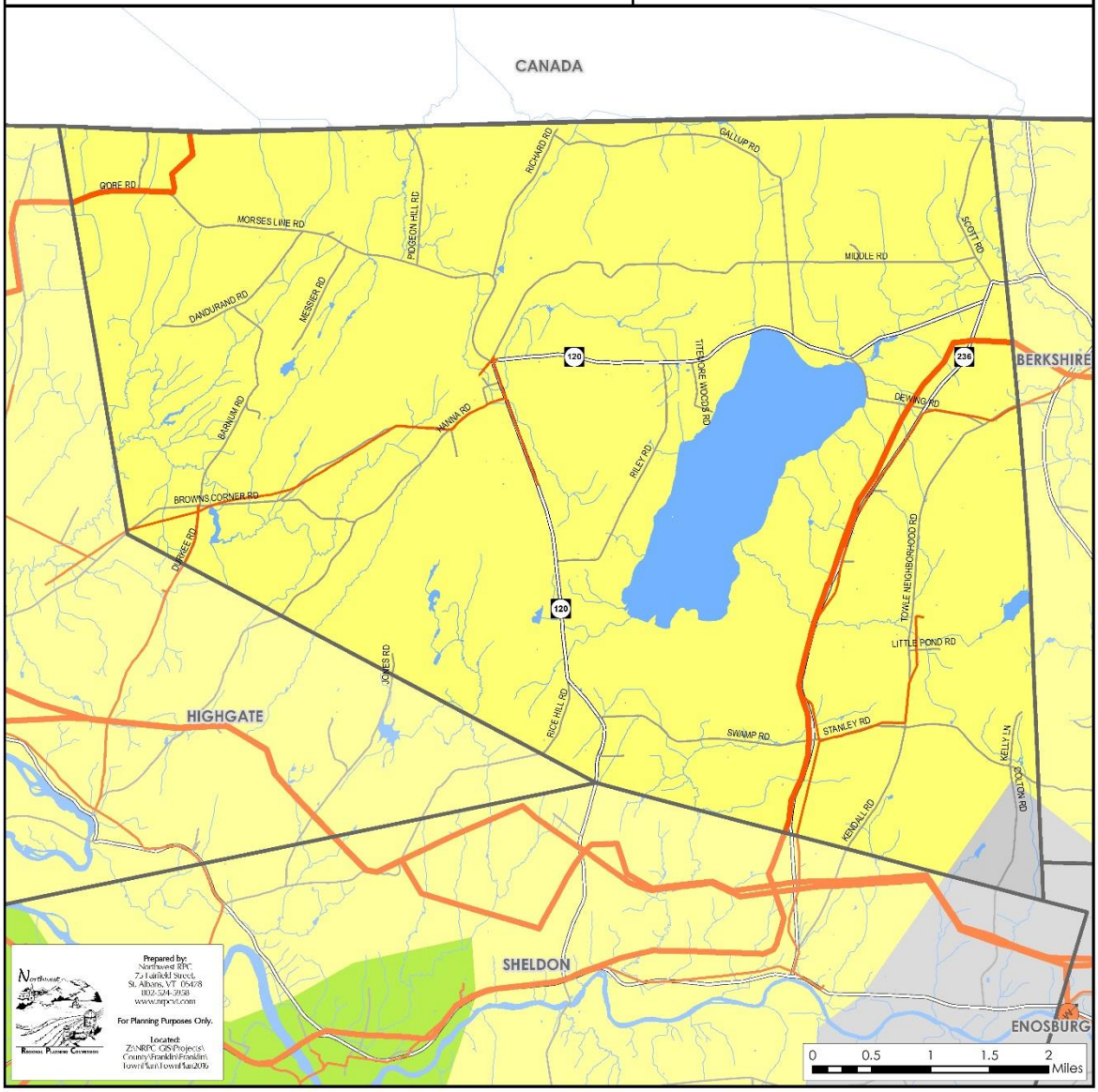
Map 9.1

Utility Service Area Features

- Green Mountain Power
- Swanton Village Electric
- Vermont Electric Co-op
- Enosburg Falls Electric
- Substation
- 3 Phase Power Line
- Transmission Line

Sources: VCGI

Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



Transmission & 3 Phase Power Infrastructure

Franklin, Vermont
Act 174
The Energy Development Improvement Act of 2016

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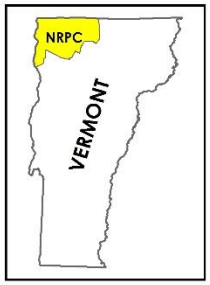
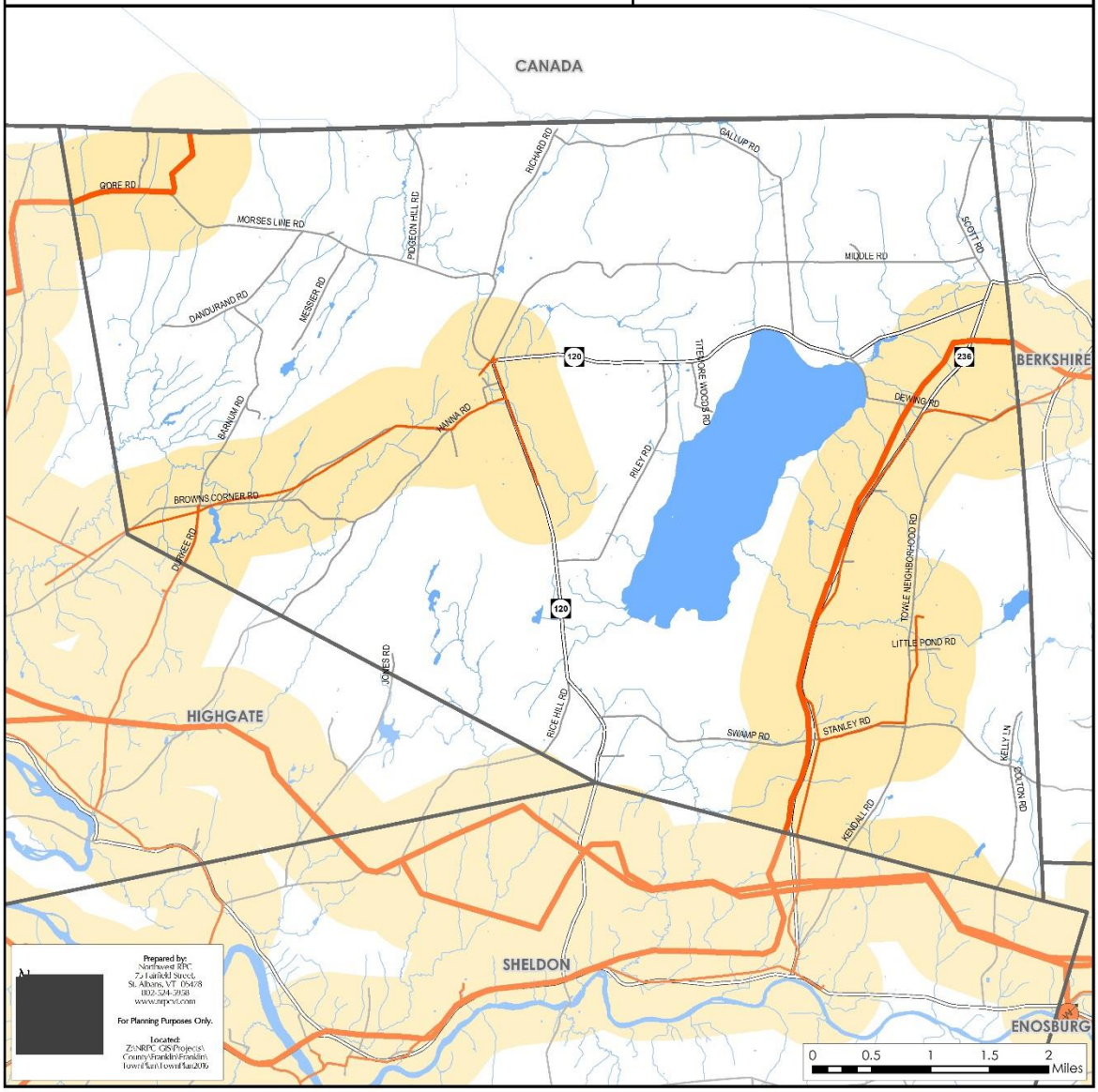


Map 9.2

Legend

- Substation
- 3 Phase Power Line
- Transmission Line
- 1/2 Mile Buffer (3 Phase Power Line & Transmission Line)

Sources: VCGI
Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



Existing Generation Facilities

Franklin, Vermont
Act 174
The Energy Development Improvement Act of 2016

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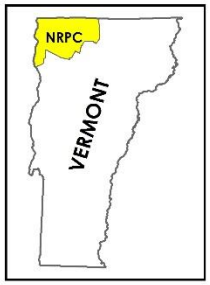


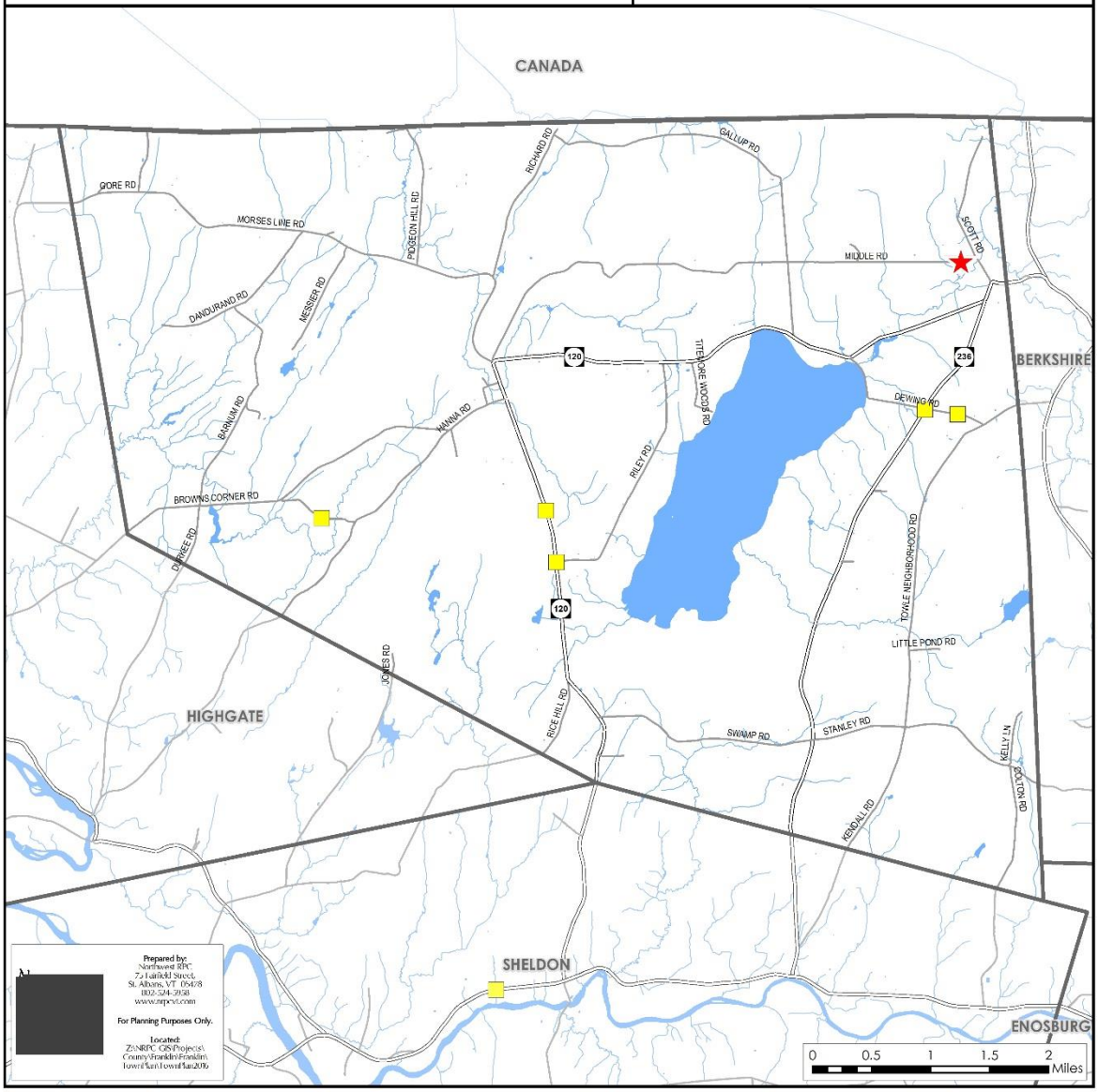
Legend

- Biomass Facility
- Hydro Facility
- Solar Facility
- Wind Facility

Map 9.3

Note: Only generators 15kW are shown on the map. A full list of all generators is available.

Sources: VCGI
Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



Hydro

Franklin, Vermont
Act 174
The Energy Development Improvement Act of 2016

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Legend

- Substation
- 3 Phase Power Line
- Transmission Line
- Designated Outstanding Resource Water
- Known Constraint - Designated National Wild & Scenic River
- Possible Constraint - Stressed or Impaired Water
- Possible Constraint - RINAs

Potential Hydroelectric Facility

- < 50 kW Capacity
- > 50 kW Capacity
- High Hazard with < 50 kW Capacity
- High Hazard with > 50 kW Capacity

Operating Hydroelectric Facility

- Dam not on National Wild and Scenic River
- Dam on National Wild and Scenic River

Sources: VCGI

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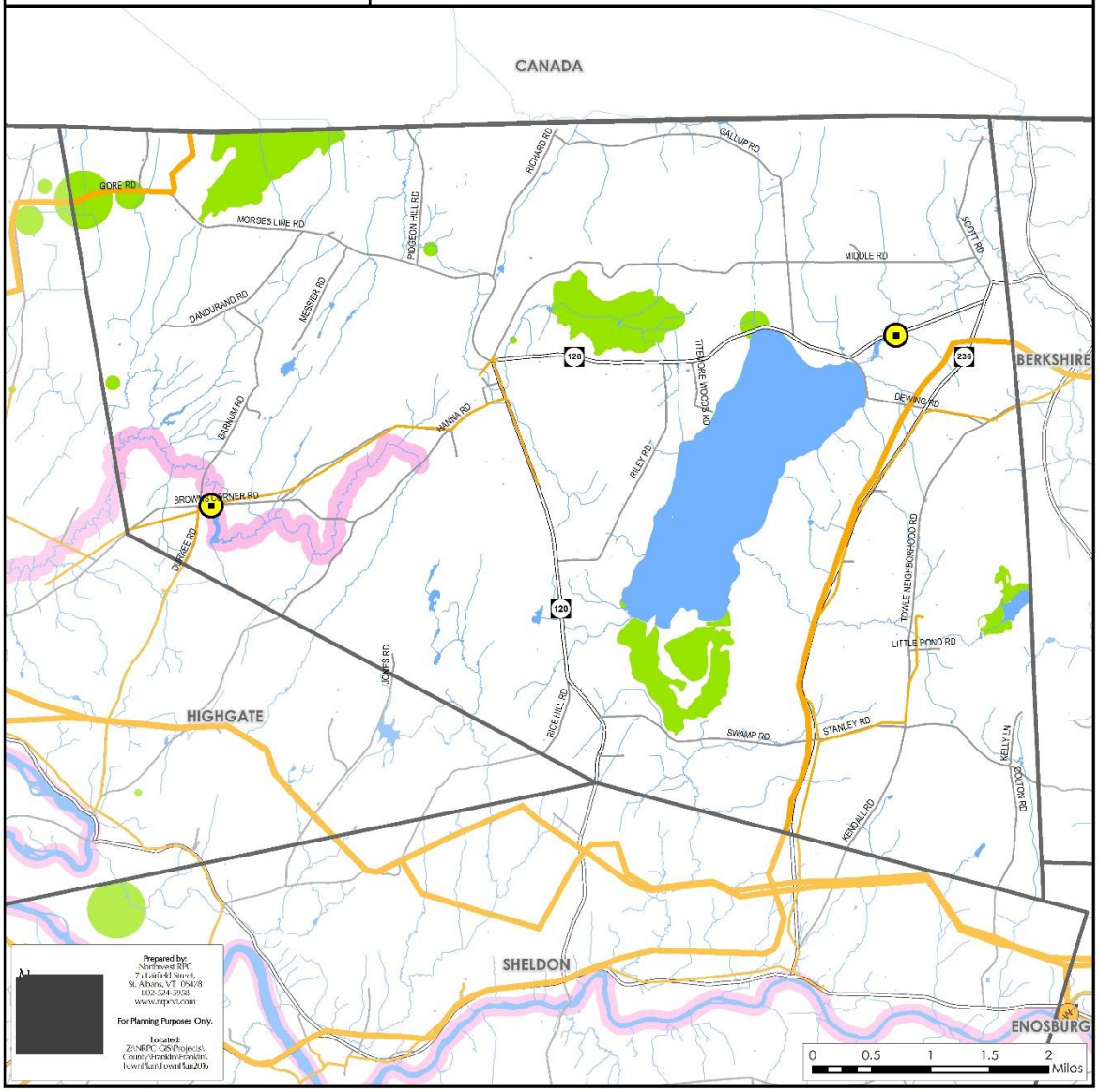
Map 9.4



Solar

Franklin, Vermont
Act 174
The Energy Development Improvement Act of 2016

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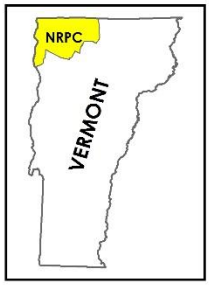
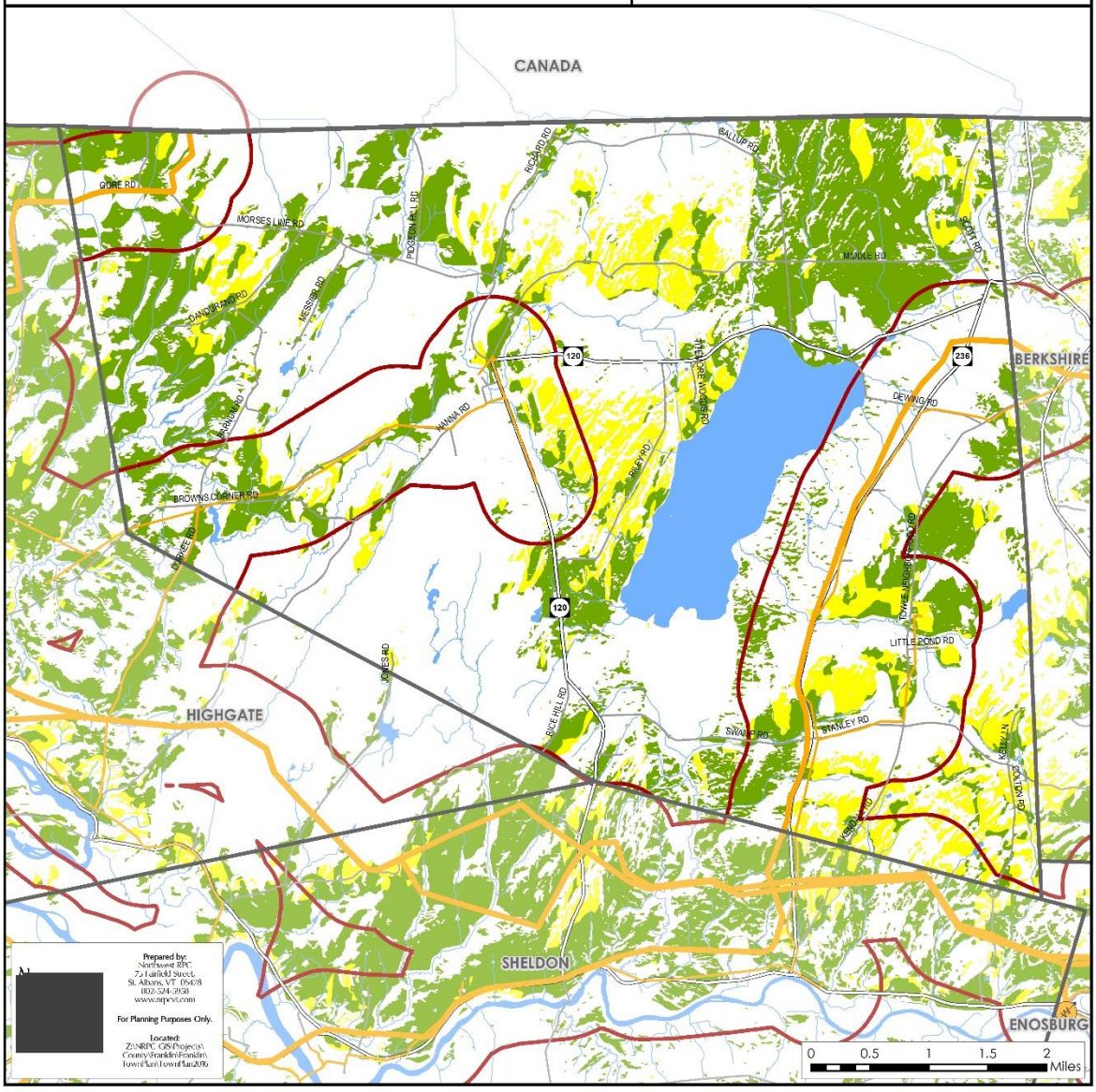


Legend **Map 9.5**

- Substation
- 3 Phase Power Line
- Transmission Line
- 1/2 Mile Buffer (3 Phase Power Line & Transmission Line)
- Prime Solar/No Known Constraints
- Base Solar/Possible Constraints

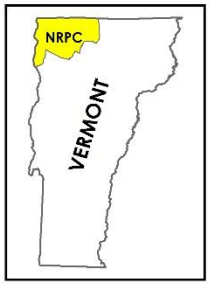
Sources: VCGI
Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



Wind

Franklin, Vermont
Act 174
The Energy Development Improvement Act of 2016

This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. This may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. The maps do **NOT** take the place of site-specific investigation for a proposed facility and cannot be used of as "siting maps."

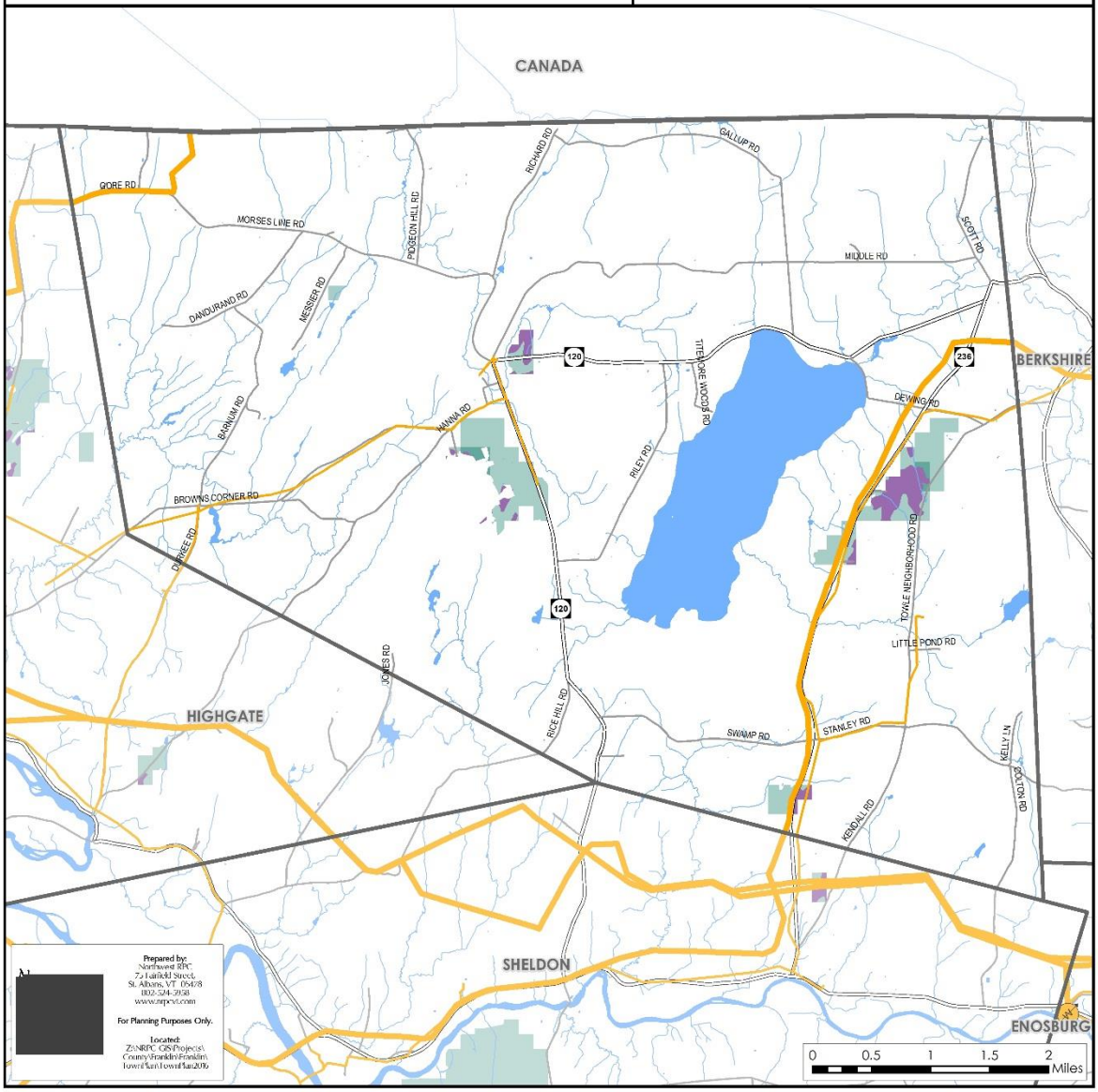


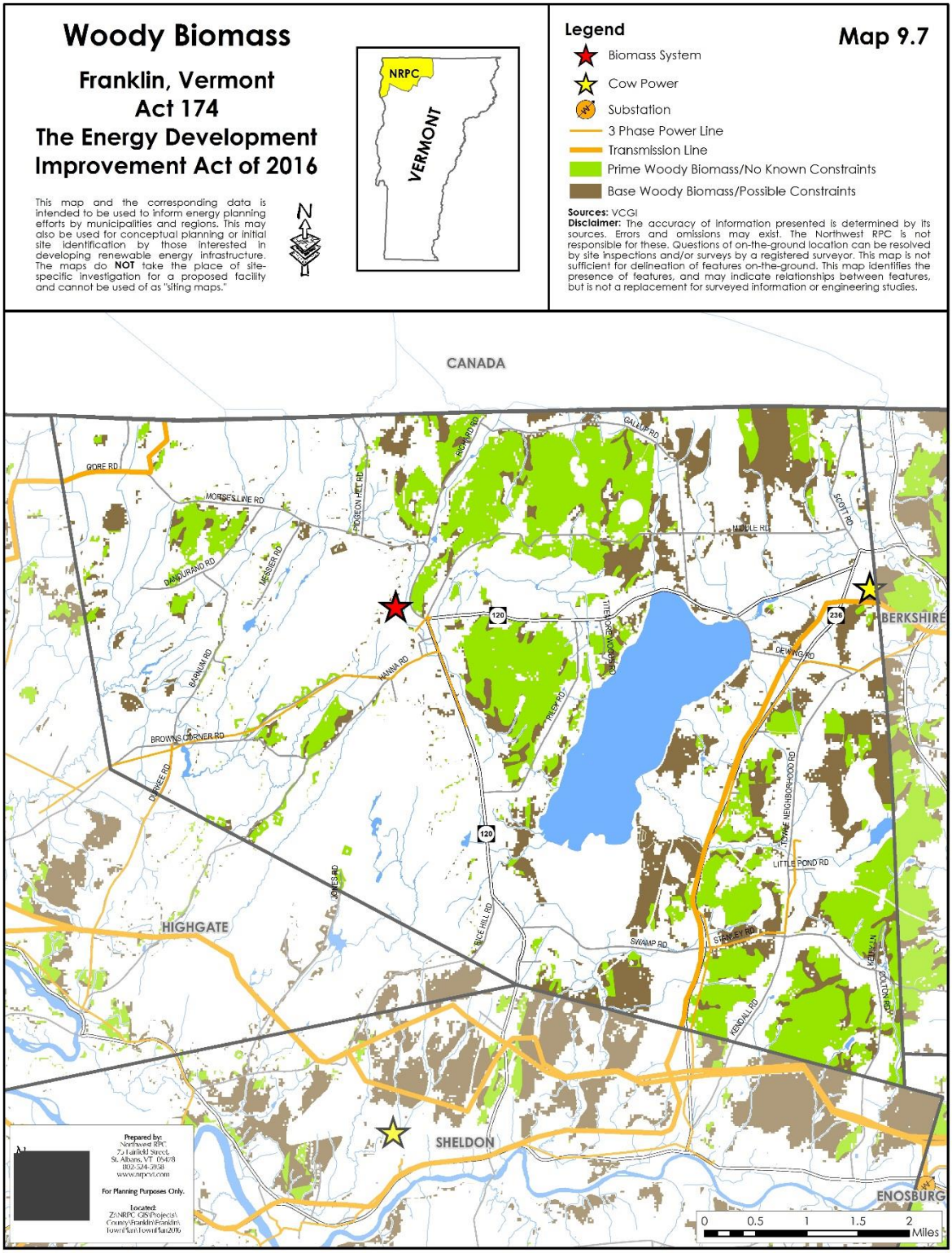
Legend

Map 9.6

- Substation
- 3 Phase Power Line
- Transmission Line
- **Prime Wind** Areas of high wind potential and no known constraints. Darker areas have higher wind speeds.
- **Base Wind** Areas of high wind potential and a presence of possible constraints. Darker areas have higher wind speeds.

Sources: VCGI
Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.




Woody Biomass
Franklin, Vermont
Act 174
The Energy Development Improvement Act of 2016
This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. This may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. The maps do NOT take the place of site-specific investigation for a proposed facility and cannot be used of as "siting maps."
N
NRPC
VERMONT
Legend
Map 9.7
Biomass System
Cow Power
Substation
3 Phase Power Line
Transmission Line
Prime Woody Biomass/No Known Constraints
Base Woody Biomass/Possible Constraints
Sources: VCGI
Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.
CANADA
GORE RD
MORSES LINE RD
DAMBURAND RD
MESSIER RD
PIGEON HILL RD
RICHARD RD
GALUSHA RD
SCOTT RD
MIDDLE RD
BERKSHIRE
DEWING RD
TITUS MOUNTAIN RD
PALEY RD
HANNA RD
BARNUM RD
BROWNS CORNER RD
DEPREE RD
JONES RD
RICE HILL RD
HIGHGATE
SWAMP RD
STERKEY RD
TOWNE NEIGHBORHOOD RD
LITTLE POND RD
KENDALL RD
SHELDON
ENOSBURG
120
236
Prepared by:
Northwest RPC
75 Fairfield Street,
St. Albans, VT 05478
802-524-2958
www.nrpcvt.com
For Planning Purposes Only.
Located:
Z:\NRPC GIS\Projects\County\Franklin\Franklin_town\fun\Town\fun2016
0 0.5 1 1.5 2
Miles

Generation Siting

Franklin finds it to be essential that all decisions regarding new renewable energy generation facilities take into consideration concerns about health and safety. The noise, vibration, glare, or other impacts from generation facilities shall be mitigated by developers to ensure that such impacts do not have an undue adverse impact upon neighboring properties.

Solar

The solar map indicates a general concentration of prime solar areas between Franklin Village and Lake Carmi. There is another concentration of prime solar to the north of Franklin Bog. Franklin has identified the following preferred locations for solar generation facilities: rooftops, parking lots, landfills, State-owned property, Town-owned property, and School District-owned property. Brownfield sites located outside of the village are also considered preferred locations.

Ground-mounted solar facilities of greater than 50 kW shall not be located in the Village District. This policy shall not apply to solar canopies above parking lots.

In all areas of the Town, Franklin has a strong preference for solar facilities that have less than 5 MW in generation capacity. This preference is a reflection of the community's dedication to preserving the aesthetic and rural qualities of Franklin by restricting the geographic size of solar facilities. In addition, Franklin prefers that solar facilities greater than 150 kW in generation capacity to be sufficiently separated from other similarly sized solar facilities to "break up" the visual impact of two or more solar facilities located next to each other. All solar facilities shall include proper screening. Franklin hopes to incorporate commercial screening standards into the Development Regulations and adopt a municipal solar screening ordinance in the near future.

Wind

Franklin does not have suitable locations for the construction of "industrial" or "commercial" wind turbines. Therefore, the construction of new "commercial" or "industrial" wind facilities is not in conformance with the local energy plan. For the purposes of this plan, Franklin will consider any wind facility with a tower height (excluding blades) in excess of 100 feet tall to be considered an "industrial" or "commercial" wind facility.

Smaller, net-metering scale wind generation may be possible. More information is needed regarding the viability and affordability of these systems, but generally Franklin views these types of facilities favorably provided that impacts to known constraints are avoided, impacts to possible constraints are mitigated, and site-specific concerns are addressed.

Other systems

It is hard to know exactly what the future makeup of Vermont's electricity generation will be, but it is important to support a diverse, distributed, and robust set of generation facilities in the region. This will ensure resiliency, equity, and adaptability for the future.

Equity, Feasibility, and Challenges

Equity

It is the policy of Franklin that no segment of the population should, because of its racial, cultural, or economic makeup, bear a disproportionate share of environmental burdens or be denied an equitable share of environmental benefits. It is further the policy of the Franklin to provide the opportunity for the meaningful participation of all individuals, with particular attention to environmental justice focus populations, in the development, implementation, or enforcement of any law, regulation, or policy.

Franklin has and will continue to broaden its consideration of equity in its planning and implementation work. This includes working to:

- Improve the ability to respond effectively and respectfully to complex social, economic, and political issues that impact the community.
- Improve the decision-making processes to ensure that decisions are fair and balanced.
- Create and support the development of a more inclusive workspace and external community culture.

Defining equity is important for this plan and Franklin's continued work.

1. Distributive equity recognizes disparities in the allocation of resources, health outcomes, the inequities in living conditions and lack of political power place frontline / impacted communities.
2. Procedural equity includes equitable planning and implementation that requires communities have a meaningful opportunity to participate.
3. Contextual equity ensures that mitigation and adaption strategies consider that low-income communities, black communities, indigenous communities and people of color, and people with disabilities, historically marginalized people, are often more vulnerable to climate change.

4. Corrective equity ensures that mitigation and adaptation strategies provide communities with clear processes to hold the state accountable to its commitments to pursue equity.

Franklin adopted the Declaration of Inclusion in 2020. These themes and ideas have been incorporated into this plan and will be considered further in the implementation of this plan. Franklin will continue to identify ways to implement the Declaration of Inclusion and identify how to consider equity and inclusion within their work. Franklin will continue to partner with local and regional organizations to ensure projects and programs support improved access to opportunity for all people in Franklin.

Split-Incentives

78% of households are owner-occupied and 22% are renter-occupied households. In many rental housing options, the landlord is responsible for building maintenance while the tenant is responsible for utility bills. As a result, the landlord may not have a strong financial incentive to invest into home improvements such as weatherization or heat pumps and renters may face high utility costs with few options to address them. This is a particular problem given that in the Northwest Region the median renter household has half the income of the median owner-occupied household. Finding new ways to incentivize both landlords and tenants as well as provide targeted outreach and education on this topic could help to alleviate this issue.

Feasibility and Challenges

Franklin faces several challenges in achieving the targets laid out in this plan which will require the cooperation and coordination of the federal government, state government, NRPC, and private sector.

High Upfront Costs

While efficient technologies such as heat pumps and electric cars are more affordable to operate, they also tend to have higher up-front costs. Incentives have been created to help Vermonters, especially low-income Vermonters, access these technologies. Unfortunately, many residents still find a gap between the subsidized cost and the amount they can afford. Increased incentives, especially for middle-income households, as well as the quickly improving technology, could help to alleviate this barrier for Franklin's residents. There is also a need to substantially increase the capacity of existing programs for low-income residents, such as the low-income weatherization programs to reduce wait times.

Grid Limitations

The Vermont electrical grid was developed to have a one-way flow of electricity and distributed renewable generation can impact the function of the electrical grid. As with the

rest of the United States, Vermont has historically depended on a small number of centralized power plants—the vast majority of which are located outside of the state.

Impact on Local Energy Companies

The changing energy landscape may have negative impacts on local energy companies, such as heating fuel and gas stations, that cannot evolve their business model. In the short term, this may hinder residents from accessing new, innovative heating and transportation technologies locally. In the long term, it may lead some local energy companies to disband, with lost jobs as a consequence. There are several programs in the state and region to help retrain workers who currently work in the fossil fuel industry. Certain sectors, including weatherization and green technology installation, will require additional labor and can provide careers for those transitioning out of fossil fuel industries.

Despite the challenges involved in implementation, it is important to remember the key issues this plan hopes to address: energy security, environmental protection, economic need/opportunities, and equity. Without making significant changes to how Franklin generates and uses energy, our energy future will be less secure, our environment less healthy, and our economic situation potentially dire. Franklin finds that any and all progress toward the goals of this plan is important. A lack of action at the state, regional, and local levels may have serious consequences

Appendix A.1: Energy Plan Data and LEAP Modeling

Under 24 V.S.A § 4348a(a)(3) municipal enhanced energy plans must include data on current energy use by sector and municipal targets for 2025, 2035 and 2050 which comply with the Vermont Comprehensive Energy Plan. This appendix describes how current use and municipal targets were developed.

Current Use

Data on current energy use was developed using the Department of Public Service municipal consumption tool. The following details the data sources for each sector of energy use. The best available data sources were use.

There are several limitations on the data. With the exception of metered electricity and natural gas, there is no direct measures of energy usage. Therefore, the current use data relies heavily on state estimates of energy use per house or business. Additionally, at the town level, there is a high margin of error for U.S. Census American Community Survey data which impacts accuracy.

Thermal Energy Use

Residential thermal energy use was estimated based on the number of housing units in the municipality and the average state heating use per household. Commercial thermal energy use was estimated using data from the Vermont Department of Labor on the number and type of businesses and a statewide estimate of the typical heating energy use of those types of businesses.

Transportation Energy Use

Transportation energy use was estimated based on the total Vermont DMV registrations for internal combustion and electric vehicles and statewide estimates of average vehicle mile travelled and fuel economy. Vermont registrations are based on address, differences between zip code address and municipal boundaries exist in some communities which make this data less accurate.

Electrical Energy Use

Metered electrical energy use is reported by the distribution utilities to Efficiency Vermont for residential and commercial uses. Farm operations may choose to select the residential or commercial energy rate.

2025, 2035 and 2050 Consumption Targets

The 2025, 2035 and 2050 municipal targets are based on a proportion of the regional targets found in the Northwest Regional Energy Plan. Regional targets were developed by the

Department of Public Service based on the 2022 Vermont Comprehensive Energy Plan.

The 2022 Vermont Comprehensive Energy Plan included a Low Emissions Analysis Platform (LEAP) analysis of one pathway towards reaching the state's statutory 2050 energy goals. This scenario is known as the CAP mitigation scenario. Information on the state's LEAP modeling process can be found at https://publicservice.vermont.gov/document/2022-cep-analysis-greenhouse-gas-emission-reduction-pathways-vermont.

The statewide LEAP model targets were then divided among the Regional Planning Commissions by the Vermont Department of Public Service. NRPC has divided each consumption target by municipality based on the percentage of current energy use in the municipality. For thermal energy use, the natural gas portion of the target was allocated only to communities with existing natural gas lines, as large-scale expansions of the existing natural gas pipelines are not expected.

2025, 2035 and 2050 Generation Targets

NRPC developed the regional energy generation targets using the Vermont Department of Service's generation scenarios tool. NRPC assumed that 50% of the regional energy supply would be produced by renewable sources within the region. More information on the regional target can be found in the Northwest Regional Energy Plan.

The regional target was then divided by municipality based on total population, under the assumption that municipalities with higher population will have higher energy demand. These targets were divided between ground-mount and rooftop solar under the assumption that one-quarter of the total available rooftop solar potential will be developed.

Finally, the targets were adjusted to remove the ground-mount solar target for St. Albans City, as under regional policy the entire community is within a growth area where ground-mount solar is not appropriate. This adjustment had the impact of adding roughly 800 kW of ground-mount solar to all other municipal targets. All other municipalities have sufficient land area outside of growth areas for ground-mount solar.

Appendix A.2: Energy Resource Mapping Constraints

Solar, Wind and Biomass Maps

Known Constraints

- **Confirmed Vernal Pools:** There is a 600-foot buffer around confirmed vernal pools. (*Source: ANR*)
- **State Significant Natural Communities and Rare, Threatened, and Endangered Species:** Rankings S1 through S3 were used as constraints. These include all of the

rare and uncommon rankings within the file.For more information on the specific rankings, explore the methodology for the shapefile. (*Source: VCGI*)

- **River Corridors:** Only mapped River Corridors were mapped. Does not include 50 foot buffer for streamswith a drainage area less than 2 square miles. (*Source: VCGI*)
- **National Wilderness Areas:** (*Source: VCGI*)
- **FEMA Floodways:** (*Source: VCGI*)
- **Class 1 and Class 2 Wetlands:** (*Source: VCGI*)
- **Designated Downtowns, Designated Growth Centers, and Designated Village Centers:** These areas thecenter of dense, traditional development in the region. This constraint does not apply to roof-mountedsolar within such designated areas. The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan. (*Source: NRPC*)
- **FEMA Flood Insurance Rate Map (FIRM) Special Flood Hazard Areas:** Special flood hazard areas as digitized by the NRPC were used—just 100-year flood plain (500-year floodplain not mapped). The inclusion of this resource as a regional constraint is consistent with goals and policies of the NorthwestRegional Plan. (*Source: NRPC*)
- **Ground and Surface Waters Drinking Protection Areas:** Buffered Source Protection Areas (SPAs) are designated by the Vermont Department of Environmental Conservation (DEC). SPA boundaries are approximate but are conservative enough to capture the areas most susceptible to contamination. The inclusion of this resource as a regional constraint is consistent with goals and policies of the NorthwestRegional Plan. (*Source: Vermont Agency of Natural Resources [ANR]*)
- **Vermont Conservation Design Highest Priority Forest Blocks:** The lands and waters identified here arethe areas of the state that are of highest priority for maintaining ecological integrity. Together, these lands comprise a connected landscape of large and intact forested habitat, healthy aquatic and riparian systems, and a full range of physical features (bedrock, soils, elevation, slope, and aspect) on which plant and animal natural communities depend. The inclusion of this resource as a regional constraint isconsistent with goals and policies of the Northwest Regional Plan. (*Source: ANR*)
- **Public Water Sources:** A 200-foot buffer is used around public drinking water wellheads. The inclusion ofthis resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan.(*Source: ANR*)

- **National Natural Landmark – Chazy Fossil Reef:** The Chazy Fossil Reef in Isle La Motte has beendesignated a National Natural Landmark by the US Department of Interior. (*Source: NRPC*)
- **Municipal Conservation Land Use Areas:** Conservation Land Use Districts, as designated in municipalplans, that include strict language that strongly deters or prohibits development have been included as a known constraint.

Possible Constraints

- **Potential and Probable Vernal Pools:** There is a 600-foot buffer around unconfirmed vernal pools. (*Source: ANR*)
- **Protected Lands:** This constraint includes public lands held by agencies with conservation or natural resource oriented missions, municipal natural resource holdings (ex. Town forests), public boating and fishing access areas, public and private educational institution holdings with natural resource uses and protections, publicly owned rights on private lands, parcels owned in fee by non profit organizations dedicated to conserving land or resources, and private parcels with conservation easements held by nonprofit organizations. (*Source: VCGI*)
- **Features from ANR's Vermont Conservation Design:** Highest Priority Interior Forest Blocks, Highest Priority Connectivity Blocks, Highest Priority Physical Landscape Blocks and Highest Priority Surface Water and Riparian Areas.
- **Deer Wintering Areas:** Deer wintering habitat as identified by the Vermont Agency of Natural Resources.(*Source: VCGI*)
- **Hydric Soils:** Hydric soils as identified by the US Department of Agriculture. (*Source: VCGI*)
- **Agricultural Soils:** Local, statewide, and prime agricultural soils are considered. (*Source: VCGI*)
- **Act 250 Agricultural Soil Mitigation Areas:** Sites conserved as a condition of an Act 250 permit.(*Source: VCGI*)
- **Class 3 Wetlands:** Class 3 wetlands in the region have been identified have been included as a Regional Possible Constraint. The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan (Source: ANR)
- **Municipal Conservation Land Use Areas:** Conservation Land Use Districts, as designated in municipal plans, that include strict language that deters, but does not prohibit development.

Hydro Maps

Known Constraints

- **National Scenic and Recreational Rivers:** Known constraint; Missisquoi and Trout Rivers. This constraint will only be incorporated into the Hydroelectric Resource Map. Dams occurring within an impacted area will be displayed as such on maps. (*Source: Digitized by the BCRC from Upper Missisquoi and Trout Rivers,Wild and Scenic Study Management Plan*)

Possible Constraints

- **"303d" List of Stressed Waters:** Possible constraint. This constraint will only be incorporated into the Hydroelectric Resource Map. Dams occurring within an impacted area will be displayed as such on maps.(*Source: ANR*)
- **Impaired Water:** Possible constraint. This constraint will only be incorporated into the Hydroelectric Resource Map. Dams occurring within an impacted area will be displayed as such on maps. (*Source: ANR*)
- **State Significant Natural Communities and Rare, Threatened, and Endangered Species:** Rankings S1 through S3 were used as constraints. These include all of the rare and uncommon rankings within the file.For more information on the specific rankings, explore the methodology for the shapefile. (*Source: VCGI*)

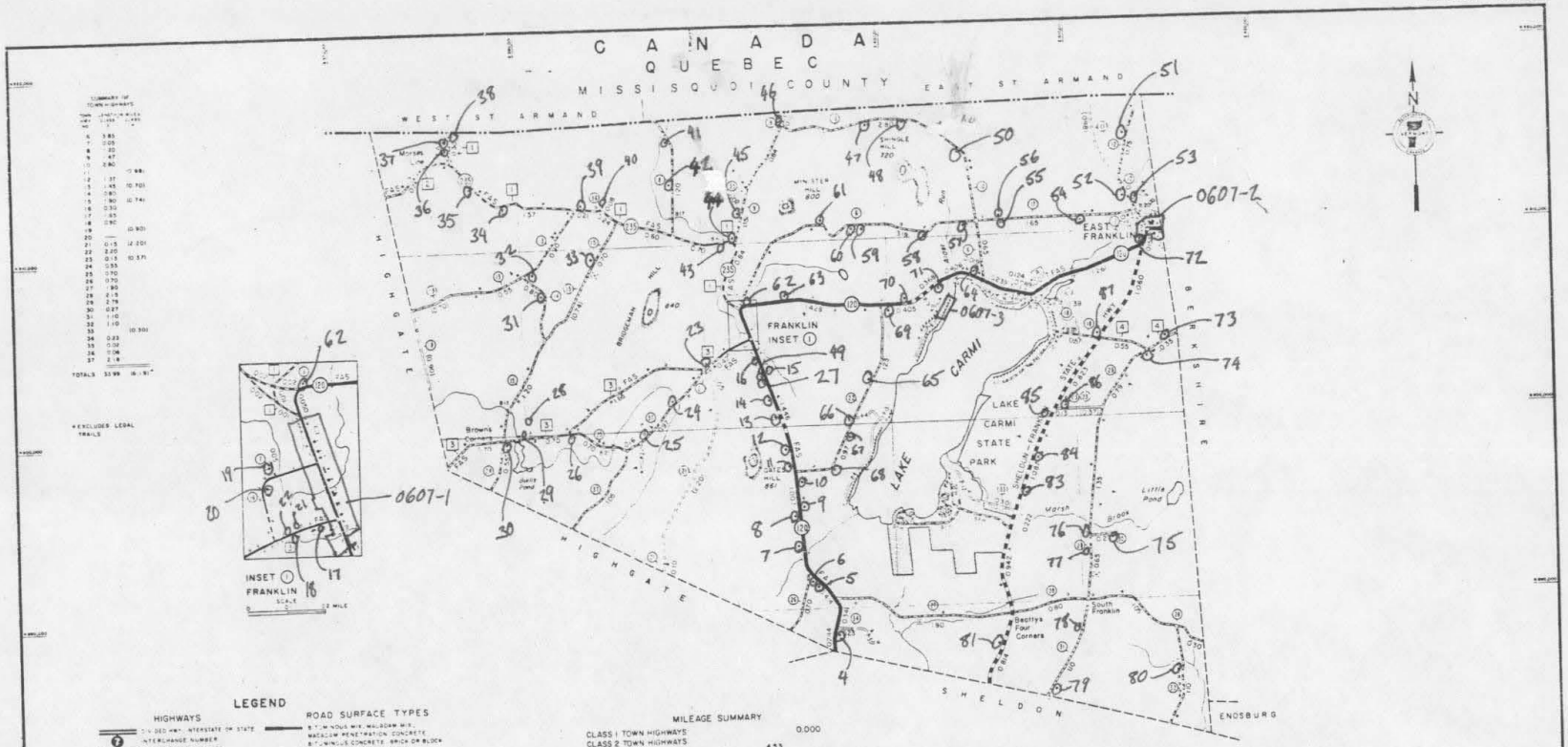
APPENDIX B – STRUCTURES ON STATE HISTORIC REGISTER

Name of Site	Site Number
The Franklin Village Historic District	0607-1
The East Franklin Historic District	0607-2
The Patten Shore Historic District	0607-3
The Rollard Rainville House	0607-4
The Luscien Rainville House	0607-5
	0607-6
The Bailey Farm - The Cotter House	0607-7
The Seth Hubbard House	0607-8
The Smith House	0607-9
The Pomeroy House - Pomeroy Farm - The Manley House	0607-10
The Cleveland House - The Elwood House	0607-11
The Governor Gates House - The Gates House	0607-12
The Yates House	0607-13
The Clark Hubbard Barn	0607-14
The Hull Barn	0607-15
The Felton House - The Hopkins House	0607-16
Dr. Hefflon's House - The Granger House	0607-17
The Bolio House	0607-18
Franklin Elementary School	0607-19
St. Mary's Catholic Church	0607-20
The Magnant House	0607-21
The Raymo House - The Hubbard House	0607-22
The Boudreau House	0607-23
The Labrie House	0607-24
The Kotlar House	0607-25
The Danderand House	0607-26
The Field House	0607-27
The Andrew Rainville House	0607-28
The Franklin District No. 6 School - The Brown's Corners School - The Rainville Building	0607-29
The Brown House - The Brown House - The Grunland House	0607-30
The Frank Wilson House - The Demar House	0607-31
The Barnum House - The Godin House	0607-32
The Messier House	0607-33
The Franklin District No. 3 School - The Old Hubbard Schoolhouse - The Dempster House	0607-34
The Old Hubbard Farm - The Bouchard Barn	0607-35
The Fuller House - The Wilfred Rainville House	0607-36

Name of Site	Site Number
The Morse's line United State Customs Station	0607-37
The Record House - The Ede House	0607-38
The Pierce House - The Pierce Place - The Pierce House	0607-39
The Proper House - The Pierce House	0607-40
The Briggs House - The Fourniers House	0607-41
The Hubbard House- The Gates House	0607-42
The Morgan Grist Mill House - The Clark House	0607-43
The Hubbard House - The Samuel Hubbard House - The Clark House	0607-44
The Horskin House - Minister Hill Farm (also: Shadyrale Farm) - The Horskin House	0607-45
The Richard House	0607-46
The Carlson House	0607-47
The Brucher House	0607-48
The Wood House - The Prive House	0607-49
The Boudreau House	0607-50
The Scott Barn	0607-51
Starfire Farm - The Fregeau House	0607-52
Franklin District School No. 9 - The East Franklin Schoolhouse - The Rowe House	0607-53
The Wilson House - The Benjamin House	0607-54
The Olmstead House	0607-55
The Sweet House	0607-56
The Prouty House - The Glidden House	0607-57
Zuendell Acres - The Mrs. Guy Hubbard House	0607-58
The Powers House	0607-59
The Phillips House - The Neville House	0607-60
The Westcott House	0607-61
The Mennier House	0607-62
The Domino House	0607-63
The Ryea Camp	0607-64
The Kittell House	0607-65
The Westcott House - The Wallace House	0607-66
The Mullen House	0607-67
The Wood House - The Richard House	0607-68
	0607-69
The Pratt House - Lake Carmi Farm/The Pratt Farm - The Brian House	0607-70
The Patton House - The Patton Farm - The Patton House	0607-71
The Benjamin House	0607-72
The Stanley House - The Stanley Farm - The Stanley House	0607-73
The Benjamin House	0607-74

Name of Site	Site Number
The Holmes Barn	0607-75
The Towle House - The Boudreau House	0607-76
The Towle House - The Stanley House - Towle House	0607-77
The Belua House	0607-78
The Mullen Farm - The Fortan House	0607-79
The Larose House	0607-80
The Paradis Barn	0607-81
	0607-82
The Marsh House - The Larose House	0607-83
The Gadbois House	0607-84
The Hammond House - The Hammond House - The Hammond House	0607-85
The Franklin District No. 8 School - The Hammond Schoolhouse - The Boyle House	0607-86
The Dewey House - The Dewey Farm - The Dewey House	0607-87
The Houston Camp - Sunny Bank	0607-88

TOWN OF FRANKLIN



LEGEND

HIGHWAYS

ROAD SURFACE TYPES

BRIDGES

MISCELLANEOUS

CULTURAL FEATURES

MILEAGE SUMMARY

CLASS 1 TOWN HIGHWAYS			0.000
CLASS 2 TOWN HIGHWAYS			
	NO. 1	4.53	
	NO. 2	0.75	
	NO. 3	3.62	
	NO. 4	0.80	
	NO.		
	TOTAL CLASS 2 TOWN HWYS.	9.80	
	TOTAL TOWN HWYS.	33.99	43.79
STATE HIGHWAYS			
	STATE HWY. VT 120	8.505	
	STATE HWY. SHELDON - FRANKLIN	4.948	
	STATE HWY.		
	TOTAL STATE HWYS.		13.453
TOTAL TRAVELED HWYS., FEB 10, 1975 * EXCLUDES CLASS 4 MILEAGE			57.243*

NOTES

This map was adapted photographically from the County General Highway Map series. The Vermont Coordinate System is shown in 10,000 foot increments.
Inventory date of cultural features is 1967.
The unpaved highways (dot-dot town highways), discontinued highways, and legal trails shown hereon are those of which the Department of Highways has record; others may exist.

GENERAL HIGHWAY MAP

TOWN OF FRANKLIN

1970 POPULATION 821

DEPARTMENT OF HIGHWAYS
HIGHWAY PLANNING DIVISION

SCALE

FR-8

FRANKLIN COUNTY VERMONT

HIGHWAY DISTRICT NO. 8