

Section 5. Community Services, Facilities, & Utilities

A core function of local government is to provide services, facilities, and infrastructure to meet community needs. An important function of the Town Plan is to review accessibility, availability, condition, and capacity of municipal facilities, services, and infrastructure to meet the current and projected needs of the Town. The Fairfax **Facilities and Utilities Map** shows the location of these facilities.

Fairfax offers a wide variety of services to residents including roads, public safety, community library, recreational facilities, and trash and recycling pick-up. Water and sewer are provided by the Town in designated districts that serve the village.

Fairfax has experienced consistent growth since the 1980s and its population is projected to continue to rise. As the Town continues to experience growth pressures due to the proximity to job centers in Chittenden County, a need for additional or improved services and facilities will likely occur. Clear forethought and planning will be necessary to ensure that the rate of future growth in Fairfax does not exceed the ability of the community and the area to provide necessary facilities and services to maintain public safety, environmental integrity, and a high quality of life.

Local Government

The local governance in Fairfax is composed of full-time and part-time employees as well as volunteers (see Table 5.1). The Town Office serves as the administrative offices for much of Town government. The building came into service in 2014. It has two public meeting

Table 5.1 Fairfax Town Government	
Departments, Boards, and Committees	Number of Members
Town Manager	1
Selectboard	5
Town Clerk/Treasures Office	2
Assessor	1
Animal Control Officer	1
Health Officer	1
Planning and Zoning Department	1
Highway Department	4
Water & Sewer	4
Town Constable	0
Fire Department	26
Emergency Management	1
Recreation Department	3
Library	8
Planning Commission	5
Development Review Board	5
Cemetery Commission	5
Fire Warden	1
IT staff	1
Justice of the Peace	12
Legislative Representation	1

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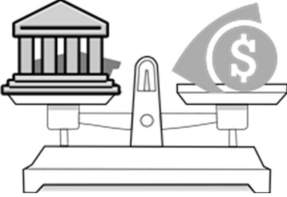
rooms and is handicap accessible. The office houses working space for the Town Manager, Town Clerk, Town Treasurer, the Assessors, the Zoning Administrator, Recreation Department, and the Water and Sewer Departments. It also serves as a meeting place for the Selectboard, Planning Commission, Development Review Board, and Recreation Committee.

Municipal Finance

The majority of services and facilities are funded through local property taxes. The rate of growth in Fairfax should not exceed the ability of the community to provide services. As it stands today some services and facilities

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Maintain a moderate tax rate was a key priority identified by residents during the 2026 outreach.

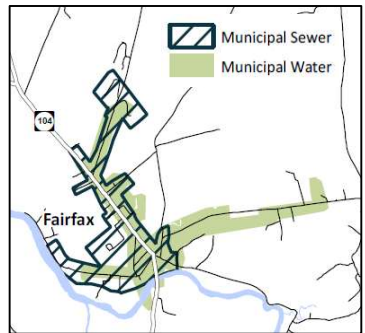


need improvements in order to meet current and future need. The Town utilizes the CIP as a tool to plan for the future needs and should

maintain an annual adoption process as part of the budget development. The capital budget also gives the Town the ability to enact an impact fee to help offset the costs of capital expenditures. Impact fees were first assessed in 2003 and the Impact Fee Ordinance was last updated in 2012.

Municipal Properties

The Town is currently listed as the owner or part-owner of several pieces of property in town totaling 218.5 acres.



Public & Private Services

This section provides an assessment of the primary services available in Fairfax; additional information about each service is located in the Fairfax Community Data Profile report. The intent of this information is to provide an assessment of the available services in Fairfax and the ability of each service to meet the needs of current residents as well as accommodate future growth. The template below details how this information should be interpreted.

Service

General narrative of each service.



Fairfax Today:

“Fairfax Today” provides a report on the existing conditions and status of the system as it stands in 2026, to provide service to current customers.

Fairfax Tomorrow:

“Fairfax Tomorrow” provides a report on the ability of the current service to accommodate new users or population growth. This section emphasizes the importance of planning for the future demand and expected population growth.

Status Indicator:

-  = Meets the needs of the current level of users and *may* have available capacity to accommodate additional users
-  = Needs improvement and/or is at capacity and cannot accommodate more users

Next Steps: Statement outlining actions the Town should take related to each service.

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Highway System Infrastructure

The Town Highway Department maintains 61.5 miles of Town roadways and a system of culverts and bridges. The Town has adopted standards for the construction and maintenance of the town highway system that include:

- Standards for driveways;
- Town Road standards; and
- Requirements of the Municipal Roads General Permit (MRGP)

Fairfax Today:

The Town institutes a regular maintenance program and annually budgets for improvements.

Fairfax Tomorrow:

The Highway Department will continue to maintain the town system to meet the needs of the population.

Next Steps: Future development from public and private investment should aim to connect roads to improve motorized and non-motorized accessibility.

Pedestrian & Bicycle Facilities (Sidewalks, Paths, On-road facilities)

There is currently 4,731 feet of sidewalk located along VT Route 104 between Tuttle and School Streets as well as along Hunt and School Streets. Phase 1 of the Sidewalk Master Plan will be constructed in 2018 adding an additional 2,310 feet of sidewalk from Huntville Road to Hunt Street along VT Route 104. Several resources are available to provide guidance on infrastructure improvements as noted in *Section 5 Bicycle and Pedestrian Facilities*.

Fairfax Today:

Sidewalks are present along 28% of the streets in the Growth Center. However:

- Gaps in the sidewalk system force pedestrians to walk in the streets.
- South Village lacks sidewalks and there is no interconnection in between the areas.

Fairfax Tomorrow:

The current system does not meet the needs of the users for safe use. The following needs should be addressed:

- Continue construction and repair to achieve a safe, complete, and contiguous village sidewalk system.
- Improve connectivity to the southern village.

Next Steps The Town should continue to pursue expansion of sidewalk infrastructure, including aiming for 500'-1000' of additional sidewalk infill by 2032.

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Stormwater Infrastructure

Fairfax has a network of stormwater infrastructure throughout town that ranges by type and level of treatment:

- Catch basins and outfalls are present in the north and south village.
- Development creating 1 acre or more of impervious surface is required to obtain a state stormwater permit and provide treatment, such as a stormwater pond.
- Roads throughout Town utilize best management practices to direct stormwater runoff off of the road and reduce the potential for erosion

In 2018, Fairfax has a Stormwater Master Plan (2018) that identifies areas where additional treatment should be considered to reduce impacts from erosion and flooding and improve water quality.

Fairfax Today:

- 👉 Taking strides to ensure that adequate infrastructure is in place.
- The Town provides maintenance to the municipally owned catch basins and outfalls;
- All private developments with existing permits are in compliance with state permits; and
- Town is in compliance with the Municipal General Roads Permit.

Fairfax Tomorrow:

- 👉 To ensure the Town does not experience negative impacts from excess stormwater, the Town should continue to maintain existing infrastructure, aim to treat unregulated stormwater, and consider additional local requirements.

Next Steps: The Town should pursue implementation of projects identified in the 2018 Stormwater Master Plan and consider standards to encourage treatment of stormwater on development creating less than 1-acre impervious surface.

Cemeteries

There are 13 cemeteries in Town, of which 9 are private and 4 are public. The Town maintains or contributes funding to 7 cemeteries. The cemetery budget primarily funds mowing; other maintenance includes cleaning up vegetation and stones, and installing fence. Towns are required by statute to ensure town cemeteries have a maintained fence; funded by an annual appropriation.

Fairfax Today:

- 👉 The Town maintains the vegetation at 7 cemeteries; additional funding is needed to perform restoration of damaged markers and mark boundaries.

Fairfax Tomorrow:

- 👉 There is capacity for the public at 5 cemeteries for additional burial plots.

Next Steps: The Town will continue to maintain town-managed cemeteries.

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Community Library

The Fairfax Community library is combined with the school library and located with the BFA-Fairfax building. Accommodates evening, weekend and online access to resources.

Fairfax Today:

The library accommodates a steady stream of public users and has increased programming to accommodate current needs.

- [School renovations have caused some disruptions to library services, but these are now completed.](#)

Fairfax Tomorrow:

Library has capacity to serve existing and new customers. In 2018, the Library will be updating their 5-year strategic plan that will identify potential improvements to meet the needs of residents.

Next Steps: The Town should coordinate with the library on the update and implementation of the Fairfax Community Library 5-year Strategic Plan.

Parks and Recreation Department

The Parks and Recreation Department offers recreation and fitness programs for the community and sponsors/co-sponsors a series of annual events in the community. The Department also maintains and manages community facilities including: Community Park and Recreation Path, 100-Acre Woods, [Garland Park](#) and Community Center (see additional information under *Recreation Facilities* later in this section).

Fairfax Today:

The program offerings continue to expand and the Town is conducting improvements to all 3 of the main recreational facilities.

- [The Town received the donation of a new parcel of land- Garland Park.](#)

Fairfax Tomorrow:

The Town will need to support improvements to facility space, such as the Community Center, for recreational programming in order to grow offerings and accommodate the need.

Next Steps: The Town should provide support and resources to identified improvements at the 100-Acre Woods, the Community Center, [Garland Park](#), and other opportunities to expand recreational programming and field space.

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<object>Available programming from 2012 to 2017 increased by 118% and attendance increased by 127%.

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Utility Department – Village Water District

The Town water supply services approximately 299 connections in the Village, including the school. The Wheezy Way Road well has a total possible yield of 60,000 gallons/day and provides for an average daily demand of 36,941 gallons (based on average demand from 2012-2017). An additional 2,025 gallons/day is allocated to future development. The Water Source Protection Area for the Village water supply is shown on the **Water Resources Map**; see Groundwater Section for more information.



Residential allocations based on 150 gallons per day per bedroom

Outside the municipal water service area, the majority of residents obtain their water supply by individual private wells.

Fairfax Today:

User fees maintain current system. An additional water source is needed as a backup source of water in case of contamination or other emergency.

Fairfax Tomorrow:

The well is at capacity based on current use and allocations to future development. The Town continues to search for a new water source to augment the current system of users and accommodate new growth in the Water District. No capital reserve exists to fund system expansion.

Next Steps: The Town will continue to pursue a secondary water source to expand capacity.

Utility Department – Wastewater Treatment Facility (WWTF)

The WWTF serves approximately 403 connections in the Village. The system is able to treat 78,000 gallons of waste per day and treats on average 36,653 gallons/day (based on average discharge from 2012-2017) or 47% of its capacity. The Town reserves 10% capacity for municipal use. As of February 2017, 25,000 gallons/day are available for future development.



Residential allocations based on 210 gallons per day per single-family residence

Outside the municipal sewer service area, residents depend on individual and community septic systems.

Fairfax Today:

User fees maintain current system. Recent improvements have been limited to minimum measures; additional improvements are needed to ensure longevity of system.

Fairfax Tomorrow:

The system is near capacity and only able to serve limited future wastewater needs within the village. No capital reserve exists to fund system expansion.

Next Steps: The Town should continue to explore and identify available options to expand capacity of the system.

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Fire Service

Fire Department responds to a variety of calls ranging from auto crashes, carbon monoxide alarms, hazardous materials, hazardous conditions, automatic fire alarms, public event standbys, and fires of all types. The majority of the roster are volunteers. In last 3 years the department has averaged 157 calls.

Year	# of Calls
2023	154
2024	154
2025	164

There are 33 fire hydrants connected to the system for use in immediate response to fires. The Fire Department has a map of other water sources available for emergency use, including fire ponds.

Fairfax Today:

👍 Planning for future equipment purchases with regular contributions to a replacement fund in the Town Budget.

Fairfax Tomorrow:

👍 The Fire Department is able to handle the needs of the community as it changes.

Next Steps: The Planning Commission and Fire Department should evaluate the driveway standards to ensure the intent is being met and is not creating an unfair burden to residents.

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Rescue Service

Fairfax Rescue is a subscription service that provides ambulance and emergency rescue service in town. The service is funded by billing for ambulance service, use of a subscription plan, fundraising, donations, and from the voters of Fairfax, Fletcher, and Westford.

Fairfax Today:

👍 Fairfax Rescue is able to meet the needs of the community and serve at the Paramedic level 24-hour year-round service.

- Maintaining qualified volunteers is challenging with new requirements and needed training.

Fairfax Tomorrow:

👍 Fairfax Rescue is able to handle the needs of the community as it changes and should aim to keep costs in line with services provided.

Next Steps: The Town should continue to support Fairfax Rescue with an annual appropriation to retain the local provider of emergency services.

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Law Enforcement Services

Community needs are met by a combination of providers:

- Franklin County Sheriff’s Office contracts with individual towns requesting additional police services; the Sheriff responds to complaints, makes arrests, and issues traffic tickets.
- Vermont State Police provide additional law enforcement
- Town Constable works in conjunction with the Sheriff’s Office primarily related to traffic safety issues.

Fairfax Today:

Law enforcement agencies are understaffed and not able to provide the level of coverage desired. The school resource officer position was terminated.

Fairfax Tomorrow:

Law enforcement services have the capacity to provide additional service in the future.

Next Steps: The Town should evaluate the need for increased enforcement.

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Solid Waste & Recycling Services

The Town contracts for weekly curbside trash and recycling pickup; the fees for this service are collected with property taxes. As of 2015 it is a statutory requirement for all municipalities to establish unit-based pricing systems for residential municipal solid waste; meaning a user pays a set fee per container or per pound if by weight.

Fairfax Today:

All residents receive service, although in some cases service hauls only from the end of private roads.

Fairfax Tomorrow:

Contractors able to handle existing and new customers

Next Steps: The Town should monitor whether the contracted service is meeting the needs of residents and look for solutions to reduce the number of garbage receptacles at the end of private roads.

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Telephone & Cellular Services

There is only one local telephone provider and multiple providers for long-distance service. Cellular service has improved in recent years but dead areas still exist in areas of town.

Fairfax Today:

- 👍 Non-cellular service is acceptable and meets the needs of current customers.
- 👎 Cellular service is spotty in Town and additional infrastructure is needed to ensure town-wide coverage

Fairfax Tomorrow:

- 👍 Non-cellular service can meet the needs of new customers.
- 👍/👎 Cellular service providers can meet the needs of new customers however, as noted with existing conditions; additional infrastructure is needed to expand service.

Next Steps: The Town will work with public and/or private partners to assess where there are gaps in cellular service coverage.

Internet & Broadband Services

Internet service is available through various platforms: DSL, broadband and satellite services.

Fairfax Today:

- 👍 The majority of Fairfax residents are now served by high-speed broadband. High-speed satellite options are also available.

Fairfax Tomorrow:

- 👍 Service providers continue to expand and maintain high-speed services.

Next Steps: The Town will continue work with Northwest Fiberworx and private partners to assess which roads are being served by providers and what level of service people can access.

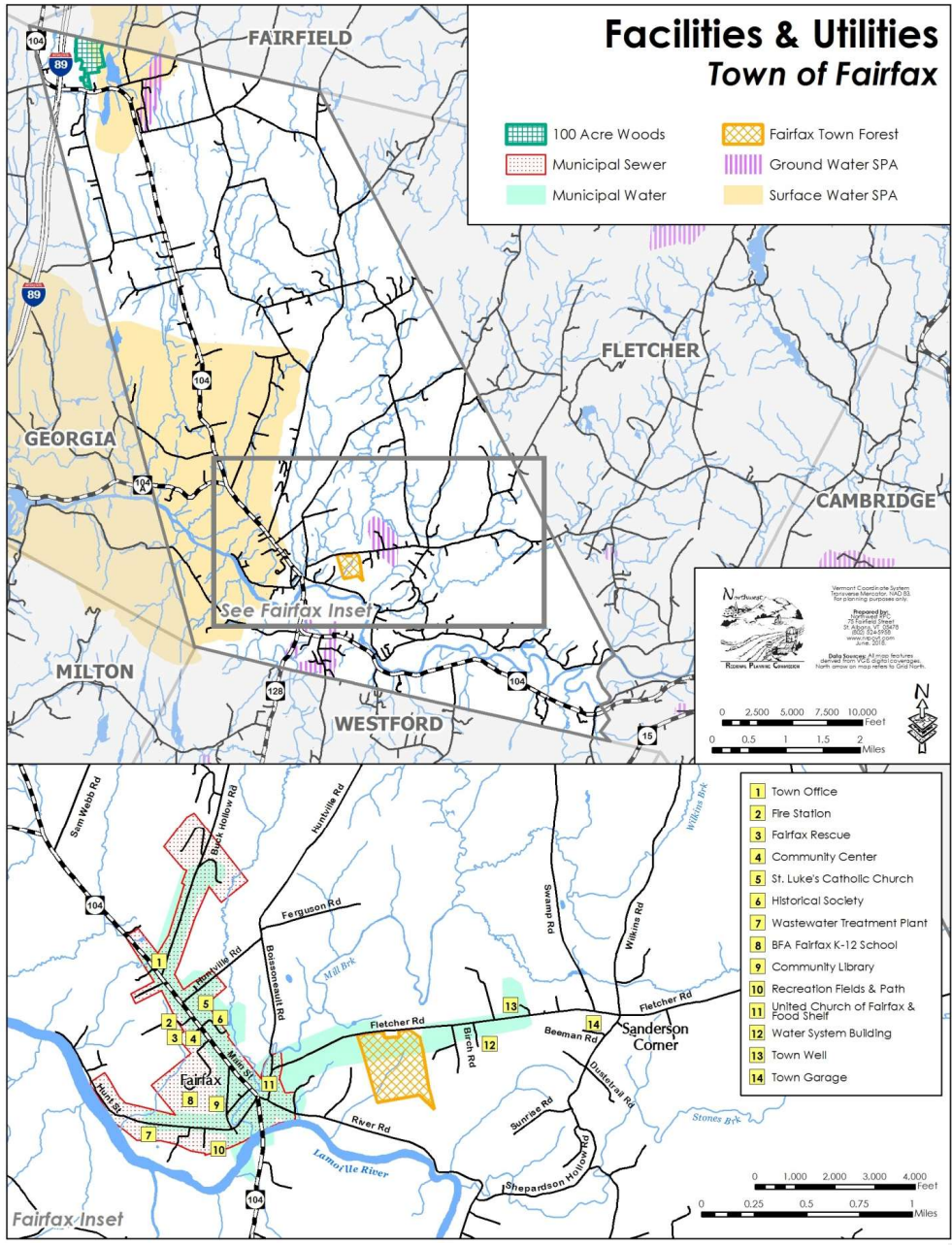
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Facilities, Utilities, & Services Goals and Policies

Goal:

- Provide and plan for municipal facilities and services to ensure the public's health and safety, and to improve the quality of life in Fairfax.

Policies:

- To maintain a public water and public wastewater system that meets state and federal standards, and provides for the future development needs of the town.
- To assess when improvements or expansions to the municipal water supply and wastewater treatment plant will be needed and how to finance them.
- To provide for the physical safety of Fairfax residents through quality fire, emergency response, and law enforcement services.
- To locate and maintain public facilities and services to encourage patterns of land use, population density, transportation strategies and street design to promote walking, biking, and public transportation.
- To balance growth with the Town's ability to provide expanded services and facilities.
- To improve stormwater management by the implementation of best management practices to reduce stormwater runoff and control erosion.
- To continue educational efforts to reduce waste generation and provide a variety of efficient, environmentally sound, and cost-effective long-term solid waste disposal options as identified in the Fairfax Solid Waste Implementation Plan.
- To support efforts to maintain and enhance the library.
- To expand communications infrastructure, such as broadband internet access, cellular service, DSL, etc. to serve residential and commercial needs.

Recreation Facilities

The outdoors provides an abundance of recreation opportunities for Fairfax residents. The Lamoille River, which flows through the southern portion of town, is used for fishing and canoeing, and the wooded areas and fields found throughout the town are used for hunting and walking, snowmobiling, and cross-country skiing. There is also a large

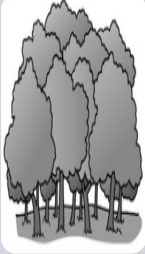




biking and running community as well as a variety of both team and individual sports program in which to participate.

There are five formal facilities in Fairfax for recreation activities and programing. Full descriptions of the facilities is available in the Fairfax Community Data Profile.

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Formal Recreational Facilities in Fairfax

				
<p>Community Park & Recreation Path</p> <p>This 23-acre park provides over a mile of mixed surface paths by the Lamoille River, 2 multi-use fields, softball fields, horseshoe pits, restrooms and a pavilion.</p>	<p>BFA-Fairfax Facility</p> <p>The Recreation Department coordinates with the School to utilize space for fitness programming; space is limited which constrains program offerings</p>	<p>100-Acre Woods</p> <p>This 100-acre property is heavily wooded with a small network of trails. Planned improvements include demarcating the parking area and trails as well as constructing a trailhead.</p>	<p>Community Center</p> <p>This facility aims to address the unmet needs for a venue for programming and to expand the services of afterschool programming and enrichment classes.</p>	<p>Garland Park</p> <p>Donated by Newt Garland, the 63 acre parcel is wooded with walking trails and a parking lot.</p>

Recreation Facilities Goals and Policies

Goals:

- Provide a broad range of quality community programs and services to the residents of Fairfax.
- Provide diverse community recreation areas, cultural programs, pocket parks and greens.

Policies:

- To maintain, improve and expand Town-owned recreation areas and facilities to provide multi-generational recreational opportunities.
- To encourage recreational and cultural programs that support personal growth, enhance family relationships, and encourage civic involvement.
- To support needed improvements and resources to strengthen access to the Lamoille River and other natural features and destinations.

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- To seek to establish public access to outdoor recreational activities.

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Educating Our Children

Quality education is essential to the health of a community. The Town is committed to working cooperatively with the local school district to meet facility needs, foster a safe and healthy school environment, and recognizing the critical role that all types of education play in Fairfax’s vitality. State statute not only requires that town plans address the present and projected needs of the local public school system, but also requires that municipalities broaden educational and vocational training opportunities for all Vermonters. It is not the municipality’s responsibility to make policy or spending decisions for the school—those are made by the school district, with the budget voted on annually by citizens. However, as both the municipal and school budgets are financed by property taxpayers, the impacts of the combined budgets must be considered, and large capital projects should be coordinated. Fairfax’s public educational facilities are shown on the Fairfax **Facilities and Utilities Map**.

Existing Facilities & Enrollment

Bellows Free Academy Fairfax (BFA-Fairfax) is a public educational facility serving residents of Fairfax in grades PreK-12. The facility has a capacity of 1,200 students. The addition provided more classroom space, improved the

existing kitchen facilities, added parking, provided greater separation of elementary and high school facilities, and installed fiber-optic technology.

Total enrollment at BFA Fairfax has been relatively stable in the past 10 years. Middle and high school enrollment has dropped slightly, while Elementary enrollment has increased slightly. One factor that influences the high school enrollment is the number of students that tuition to BFA from choice towns. BFA Fairfax accepts tuition students from Fletcher in grades 7-12, as well as grade 9-12 students from Georgia, and fewer students from other communities.

Preparing for the Future

While Fairfax’s population increased by 33% from 2000-2020, the number of children increased by only 21%. This reflects trends of fewer and smaller families, with more older households. A major improvement to the School was completed in 2025-2026 which will support increased Elementary enrollment and meeting the school’s program needs. Based on enrollment trends and the new

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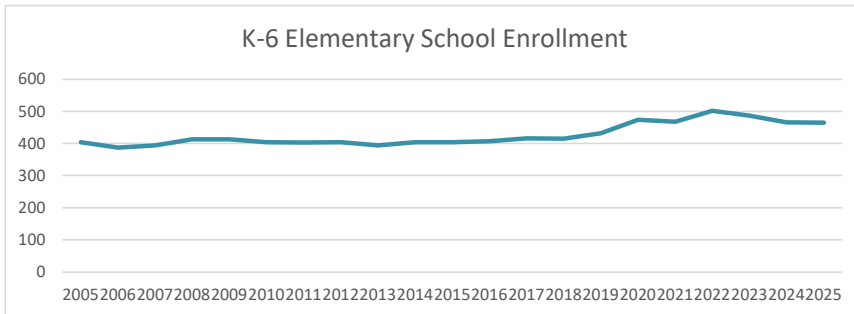
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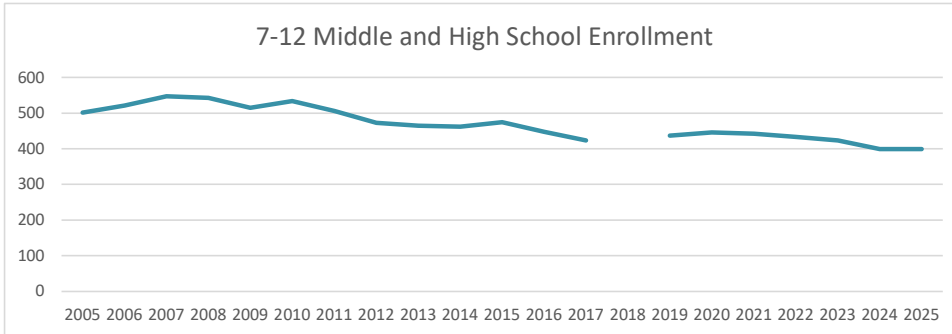
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Source: Vermont Agency of Education

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Source: Vermont Agency of Education

**Note: 2018 removed due to lack of information of 8th grade enrollment

improvements, BFA Fairfax has sufficient capacity for the near future.

Community Resource

BFA Fairfax is an important hub for community activities and provides coordinated public access to school facilities and grounds. Community use of the building typically includes meeting spaces used by local government, service organizations, adult recreation, self-help groups, youth activity groups, and cultural groups. Even though the school board has encouraged community use of the facility, the increase in school programs and security has started to restrict community use of the building. Gym space in particular is in high demand between November and March.

Higher Education & Adult Learning

Adults in Fairfax are generally well-educated, with roughly half of all residents having a bachelor's degree and 98% have a high school degree. There are several opportunities for continuing education at public and private educational institutions in nearby towns of St. Albans, Johnson, and Chittenden County.

Workforce Training

BFA Fairfax provides High School students access to vocational training at the Northwest Technical Center, Center for Technology at Essex, and Burlington Technical Center as well as access to courses through the Community College of Vermont. These programs provide students with skills sets they can directly apply in the labor force. The Vermont Woodworking School is a local opportunity to gain specialized skills in a trade.

Childcare

Childcare can be a growing concern for existing and prospective families, including finding quality care and paying for its cost. High quality, available childcare is a critical component supporting a stable workforce. As of 2025, 75% of children under the age of 6 in Fairfax had all parents in their household working. (American Community Survey). While some of these children may have informal or family childcare, likely a large portion of them require licensed childcare options. According to the Vermont Dept. of Children and Families in 2017, Fairfax had 9 childcare providers with 126 spots for children

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under 6, including pre-k. Based on these estimates the need exceeds local childcare capacity by a large margin. For each available childcare spot, there are 3 children who likely need childcare. Given that the majority of residents commute outside Fairfax for

employment, residents may utilize services located in the neighboring communities. Data on other options, such as out-of-town childcare providers, stay at home parents, family care providers and un-registered childcare homes are not available.

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Education and Childcare Goals and Policies

Goals:

- Provide educational services, childcare, and enrichment programs to meet the needs of the children and adults in Fairfax.
- Encourage youth to pursue higher education and vocational training opportunities that will make them an asset to Fairfax as adults.
- Foster an environment that stimulates lifelong learning.

Policies:

- To promote healthy and safe school environments.
- To provide students with safe ways to walk or bicycle to school through a network of infrastructure (i.e. sidewalks, crosswalks, trails) and traffic calming measures.
- To provide opportunities for community participation by families with young children.
- To maximize resources for the provision of a rich education for all students.
- To encourage the use of public and private facilities in offering multi-generational educational opportunities.

Community Health

An individual's health and wellbeing can be strongly influenced by where they live; physical inactivity and poor nutrition are among the top causes of preventable death in the United States.

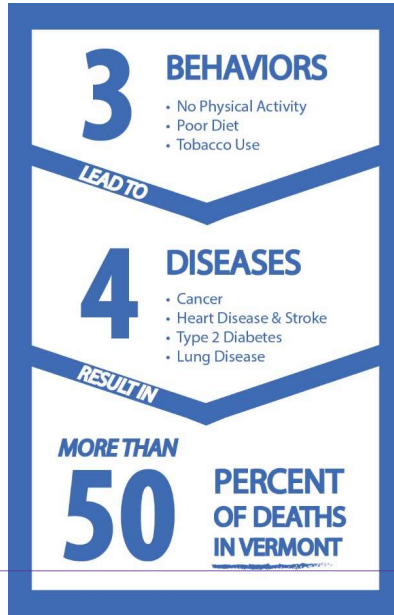
The Vermont Health Department has found a relationship between daily behaviors and an individual's long-term health. In addition, early use of alcohol, tobacco, and other drugs is associated with numerous problems later in life that can impact mental wellbeing as well as lead to higher risk behavior. Teaching our youth to build healthy habits will influence these health outcomes as they become adults.

The 2023 Vermont Youth Risk Behavior Survey provides a glimpse at where the youth of Fairfax stand in making healthy choices. The following statistics are from the responses of BFA-Fairfax [high school students](#).

- 23% of students participated in at least 60 minutes of physical activity every day during the past 7 days.
- 19% of students ate 5 or more servings of fruits and vegetables in the past 7 days.
- 23% of students drank alcohol in the last 30 days.
- 15% smoked cigarettes, or used an electronic vapor product in the last 30 days.

Municipalities can support their residents' ability to make healthy choices by influencing the way the community develops, facilitating access to healthy food, and adopting measures that limit the exposure of youth to tobacco and alcohol products. Measures Fairfax could take to address these include:

- Create a pedestrian oriented environment by encouraging mixed use concentrated



development in the Growth Center and Mixed Use zoning districts.

- Provide facilities for safe walking and biking in the community.
- Improve access to parks and recreational opportunities.
- Increase access to healthy food by supporting farmers markets and community gardens.
- Prohibit the use and disposal of tobacco, cannabis, and alcohol products and equipment on municipally owned lands.
- Restrict the visibility of advertisement for products containing alcohol or tobacco by incorporating standards into the zoning regulations that limit the area allowed for on-premises signs.
- Provide a venue where health-related education, screening events, and exercise classes can be offered.

Many of these strategies align with other goals and policies in the town plan and will be addressed in the recreation, transportation

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and land use sections. To address *Health in All Policies*, the Town will consider actions they can take to prevent risky behaviors and support general wellbeing.

A recent program aimed at involving and educating students on their local food system is a successful example of how these strategies can play out in the community. In 2016, Bellows Free Academy began a School Farm program for High School students supported by two grants from the Vermont Farm to School Program. The school program has engaged local farmers, experts, and town residents who have volunteered to support the project financially or through technical assistance. This program engages students and the school with food system curriculum and a Club and results in creating healthy eating habits and larger engagement within the community.

Health Assets

Fairfax is in close proximity to three hospitals and a variety of medical offices from neighboring towns serve residents' needs. At the writing of this plan, there are several services that are located in town which include: two physicians, a pharmacy, and a physical therapy office. For seniors, the Town contributes financially to the Franklin County Home Health Agency and Age Well service agencies; Age Well provides services such as the volunteer program Meals on Wheels. See the *Fairfax Community Data Profile* report for additional information on health services. The quality of health and human services available now will continue to meet the needs of the Town well into the foreseeable future.

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Community Health Goal and Policies

Goal:

- Support and encourage activities and community infrastructure, both social and physical, which enable and sustain the health and well-being of all residents.

Policies:

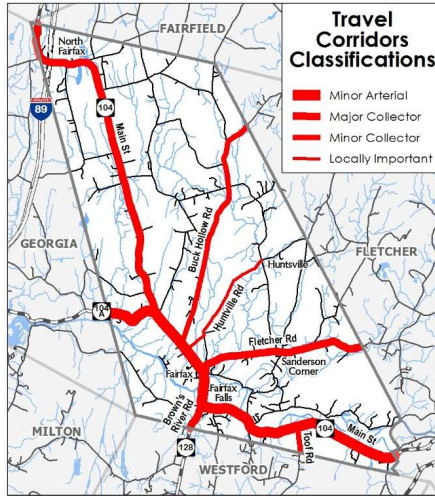
- To encourage opportunities to provide convenient access to health and human services for Fairfax residents.
- To provide diverse, meaningful programming with an emphasis on community health and wellness. Specifically target alcohol free, cross-generational activities for families, teens, and seniors.
- To support the local food system (growing, harvesting, processing, packaging, transporting, marketing, consuming, and disposing of food).
- To collaborate with interested parties to complete a community food audit to identify existing access and future opportunities to increase access to healthy food.
- To improve the access to healthy food and model best practices related to promoting healthy communities.

Transportation

Road Network

Fairfax has a total of 79 miles of paved, gravel, and dirt roads and highways (excluding Class 4 and private roads). The **Transportation Map**, shows the roads in Fairfax, the class of road, road surface, and streams which are important for locating culverts. Many of the local roads provide scenic views, but there are no locally or state designated scenic roads in the Town.

Roads are classified according to their use and ability to carry traffic. The Agency of Transportation has identified several roadways in Fairfax which are regionally important for their role as primary corridors for the flow of traffic around Franklin County. These travel corridors are important for the flow of commuter traffic and many also carry a significant volume of truck traffic.



Commuter Flow

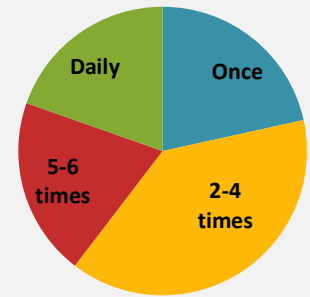
The majority of Fairfax residents commute to Chittenden County (55%). According to the 2024 American Community Survey, the majority of employed persons living in Fairfax commuted to work by driving alone.

Just 8% of Fairfax residents work at Fairfax employers. However, this does not count those working remotely and self-employed residents. Estimates of current remote workers are difficult to interpret as existing data includes the pandemic years where a greater percentage of workers worked remotely.

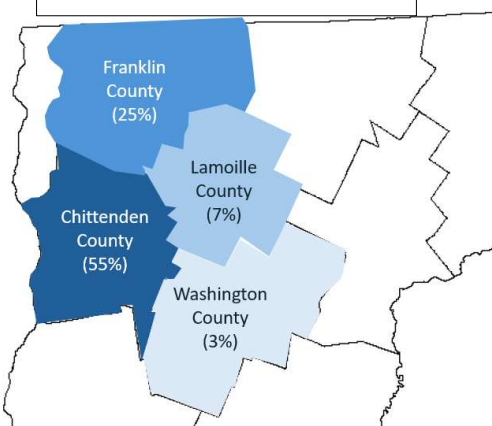
Accessing Essential Needs

According to the 2017 Fairfax Town Plan Survey, residents primarily travel to St. Albans and surrounding towns to access retail shopping (grocery, clothes, toiletries, etc.). A small portion of these services are accessed in Fairfax and via the internet. It should be noted that residents do utilize the services in the Village Center. Forty percent of

Number of times per week survey respondent was a patron of a Fairfax Village business



Fairfax Commuter Locations



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Deleted: are to employment destinations outside of Town, particularly to Chittenden County's major employment centers. According to the Census (Longitudinal Employer-Household Dynamics Program), just under 60% of the workers that live in Fairfax travel to Chittenden County communities for employment. Just under one-fifth of residents (19%) travel from Fairfax to other communities within the County.

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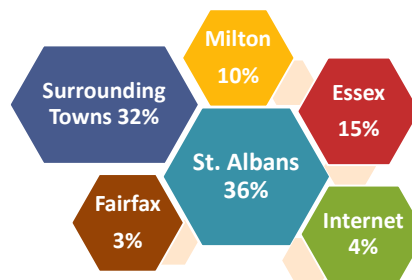
respondents are patrons 5+ times a week at a business in the Village.

Transportation Services

Local Services

- ❖ Commuter Parking –The closest official commuter park and ride lot is located at Exit 18 in Georgia.
- ❖ Transport for Elders – Limited transportation services are provided through various service providers. Green Mountain Transit provides trips to medical appointments for Medicaid/Medicare patients.

Communities that provide retail shopping for residents based on 2017 Town Survey



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Regional Services

- ❖ Public Transportation - There are no regional public transit routes that directly service Fairfax, nor does the Town provide any public transportation for its residents. The closest transit stop is located at the Georgia Industrial Park or St. Albans Town for the St. Albans Link Express, which provides service to Chittenden County. The lack of a regular public transportation service was noted as a concern by residents at the public outreach session.
- ❖ Train - Amtrak provides passenger rail service out of the St. Albans depot on the Vermonter line which extends down to Washington, D.C.
- ❖ Airport - The Burlington International Airport in South Burlington, the Plattsburgh International Airport in Plattsburgh, and the Trudeau Airport in Montreal provide air service to the region.

Pedestrian and Bicycle Facilities

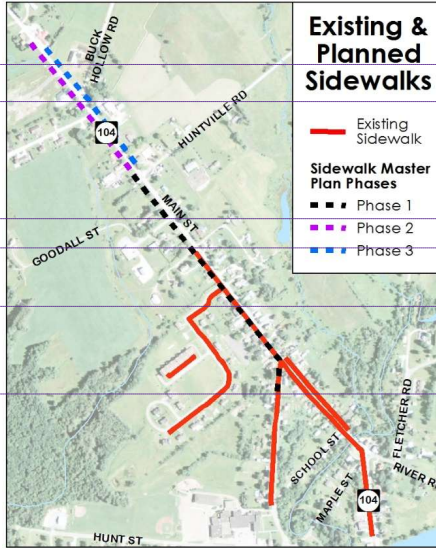
Creating a system of infrastructure that provides residents the opportunity to travel on foot or bike throughout Town has numerous benefits. There is a core system of sidewalks in the Village based around Route 104. Bicycle and pedestrian travel for recreation is accommodated by the Fairfax Recreation Path and Class 4 roads. Bicycle travel in the Village can be accommodated on the existing road network with some striped shoulders. Outside the Village however, this can be hazardous due to varying widths of shoulders. Route 104 and other roads in town would benefit from a dedicated bicycle lane and wider shoulders to provide a safe route as identified by the 2013 Non-motorized Travel Plan. Efforts to maintain and improve a network have been underway for many years.

Within the Village, the Town has identified a Sidewalk Master Plan with 3 phases. Phase 1, which expanded the sidewalk to Huntville Road was completed. There is still the need for the expansion of a sidewalk to the Town Office and Nan's Mobil.

Residents at the public outreach event identified lack of crosswalks and a sidewalk to Nan's as issues in Town.

Safe Routes to School

Fairfax is a participant in the Safe Routes to School Program. The program actively encourages walking and bicycling by students and helps to identify infrastructure projects to make walking and bicycling safer. BFA Fairfax completed a School Travel Plan in 2010 that documented problems related to the journey to school and strategies to address these issues; this study is a valuable tool for planning and should be periodically updated.



Benefits of a defined system for walking and biking

- Increase safety for all users
- Fewer motor vehicles on the road
- Promote better public health and active recreation
- Encourage walking and bicycling to the school and other amenities
- Contribute to Village revitalization and economic growth
- Foster a greater sense of community

Building a Sustainable Transportation System

Encouraging a pattern of higher density, mixed use development within the Village Center could help create more local job opportunities, lessening the demand on the existing road network to carry commuter traffic to destinations outside of Town for basic services. Promoting home occupations and local agriculture-related businesses

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would further assist in reversing current commuting trends.

[avenue for the Town to negotiate for land acquisition if desired.](#)

[Denser Village development will require improvements to municipal infrastructure in the Village and the South Village, including water and sewer system improvements; continuing the extension of sidewalks, and the possible addition of new roads within the village. New roads should extend the current pattern of interconnected streets in a “neighborhood” street layout. The creation of interconnected “neighborhood” streets is provides efficient flow of automobile travel and create opportunities for safe pedestrian travel.](#)

[There is also the need for a pedestrian connection between the Village and South Village.](#)

[Official Map](#)

[To support an interconnected network of complete streets, the Town adopted an Official Map in 2024. The Official Map shows existing and planned town utilities, facility land and other public improvement. The Official Map integrates public facility planning into development review process, creating an](#)

[Standards for New Roads](#)

The Fairfax Selectboard has [adopted a Roads and Sidewalk policy in 2023.](#) The purpose of this document is to protect the Town from undue financial burdens associated with maintaining existing roads and new construction of development roads. This document provides several additional benefits:

- Standardized road evaluation in regards to widths, surface type, safety and use;
- Ensure that any private roads are constructed reasonably to provide for adequate emergency responder access, and future pedestrian amenities; and
- Avoid creating future issues currently identified as problematic on existing streets (e.g. ‘dead end’ streets)
- [Prioritize winter maintenance activities.](#)

[Reducing the Transportation Load on the Road](#)

A Park-and-Ride would greatly benefit the community and the transportation infrastructure. As reported, the majority of

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Assessing needs, designing improvements, & getting it on the ground

- 2006 - Initial investigation of sidewalk expansion in Village along Route 104 identified potential expansion of sidewalk on west side of VT 104 in three phases.
- 2010 – Town receives Transportation Enhancement grant from VTrans to design and construct phase 1 from Huntville Road to Hunt Street. As of January 2018, this project construction is expected in 2018.
- 2013 – Town-wide study to explore opportunities to connect residents outside the village with bicycle and pedestrian infrastructure. *(Fairfax Non-motorized Travel Plan)*
- 2015 – Identified improvements needed to walk or bike from the existing network in the northern village center to amenities across the bridge in the south village. *(Fairfax Pedestrian Connectivity Feasibility Study between the North and South Villages)*
- 2017 – *Village Gateway Study* presents improvements to improve safety along Route 104 and promote community identity.
- [2018 – Sidewalk expanded to Huntville Road.](#)

Fairfax residents travel to other communities for employment, entertainment, medical needs, or supplies. Increasing the number of residents carpooling will reduce the number of cars on the road and can be beneficial for these residents by reducing their out-of-pocket costs on fuel and maintenance costs on individual vehicles. The Town should investigate suitable locations where carpoolers can leave their vehicles considering informal "park and ride lots" at locations such as churches, where weekday park and ride needs do not usually conflict with the parking needs of the particular location.

In the past, it has been impractical to offer public transportation services in this rural community due to relatively low ridership potential and a diffuse pattern of land use. Due to the steadily increasing population and the fact that more residents are commuting out of town for employment, the potential for some level of public transportation services may too be increasing. The Town should engage Green Mountain Transit to examine possibilities for expansion of existing services.

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Transportation Goals and Policies

2026-2032 Infrastructure Expansion Plan

See Appendix ? for additional information.

- 2026-2027: Replace undersized culverts and improve drainage.
- 2028-2029: Road base stabilization.
- 2030-2031: Expansion of sidewalk network and crosswalks.
- 2032-2033: Connectivity & traffic reduction including studying location for a park & ride.

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Goals:

- Design a transportation system that provides community-wide non-motorized connectivity to town assets and destinations.
- Provide a transportation system that is safe, connected, and sustainable to build, maintain, and access.

Policies:

- To maintain public roads according to the adopted standards and at a level consistent with their use.
- To ensure new roads within the Growth Center shall be reviewed for the ability to contribute to the interconnected village street network and non-motorized infrastructure system.
- To apply the Vermont "Complete Streets" policy to its transportation system to ensure the needs of motor vehicles, public transportation services, bicyclists and pedestrians are being met. This complete street policy shall pertain to both town and private development streets.
- To create pedestrian-friendly village areas that incorporate pedestrian infrastructure (sidewalks, paths, and crosswalks), community amenities (i.e. street trees and wayfinding), and address the safety of motorized and non-motorized travel through traffic calming

measures. Traffic calming techniques could include lateral shifts, roundabouts, bulbouts, or neckdowns, in order to reduce traffic speeds, increase safety and encourage pedestrian activity in the villages.

- To coordinate with state and regional partners on transportation improvements.
- To provide pedestrian and bike access to key community places that include the school, town facilities, recreation areas, and river access.
- To encourage appropriate provisions for bicycle and pedestrian use on designated routes, including proper signage and pavement improvements.
- To continue the sidewalk improvement program so that there is a network of continuous, safe, maintained, and accessible sidewalks in the Village.
- To use the comprehensive Fairfax Village Non-motorized Travel Plan in conjunction with existing programs and as a guide for walking and bicycling improvements within the Village.

DRAFT OFFICIAL MAP
Town of Fairfax, Vermont

