



FAIRFAX TOWN PLAN: PRESENTATION ON DRAFT PLAN

Fairfax Town Plan Update 2027-2035

TOWN PLAN

- Updated every 8 years
- Reflects the shared vision and priorities of a community
- Zoning bylaws must conform to the Town Plan
- Identifies actions to implement the goals of the plan
- Considered in certain state permitting processes
- Makes Fairfax eligible or more competitive for certain state grants

Fairfax Town Plan 2018 – 2026



Adopted by the Fairfax Selectboard on
September 24, 2018

PROJECT SCHEDULE



GOAL OF TONIGHT:
REVIEW DRAFT TOWN
PLAN AND WHAT WE
HEARD AT PUBLIC
OUTREACH



SUMMARY OF PUBLIC OUTREACH



WHAT WE ASKED

Strengths: What are some of the great things about living in Fairfax?

Weaknesses: What would you change about living in Fairfax to make it a better place to live?

Opportunities: Think 10-20 years in the future-what new opportunities could Fairfax benefit from?

Challenges: Think 10-20 years in the future-what new challenges could Fairfax face?

WHAT WE HEARD: STRENGTHS & OPPORTUNITIES

STRENGTHS

- Quiet small town life
- Scenic views (Mt. Mansfield)
 - Strong K-12 schools
 - Recreation Dept.
- Convenient location to amenities of Chittenden Co. while being relatively more affordable
 - Small local business

OPPORTUNITIES

- Protect and expand green space
 - Improve water & wastewater infrastructure
 - Increase number of local businesses, especially restaurants
 - Strike balance between new housing and preserving rural lands
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WHAT WE HEARD: WEAKNESSES AND CHALLENGES

WEAKNESSES

- Government communication and transparency
 - Reduce high property taxes
- Improve walkability and bikeability in Town
 - Housing affordability
- Concern about increase in chain store
- Lack of clean industry leads to higher residential tax burden

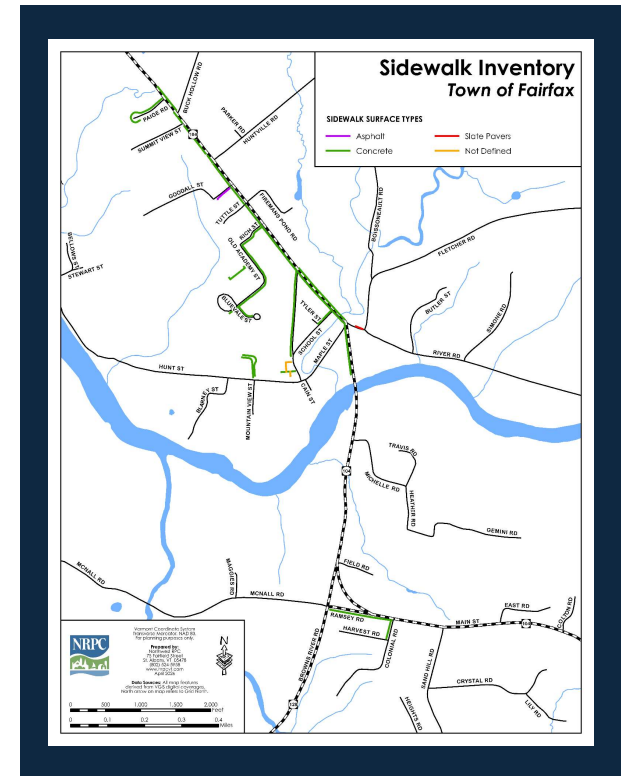
CHALLENGES

- Differing concerns about future options for zoning regulations
 - Need to increase Grand List
 - Water and wastewater infrastructure needs
 - Development pressure on farmland
 - Police needs may increase
 - Need to ensure Fairfax remains affordable to working families
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Fairfax is a thriving small town rooted in its agricultural heritage. The scenic beauty of Mount Mansfield and the Lamoille River provide the background for traditional villages and rural farmland. Small local businesses and clean industry provide amenities and a strong tax base. Fairfax's residents enjoy a strong public school system, community facilities, road network and recreational facilities. Balanced budgeting ensures future generations can afford a safe and healthy life in Fairfax.

MAJOR CHANGES: INFRASTRUCTURE AND MUNICIPAL SERVICES

- **Implementation table:** Identify and study needs for municipal infrastructure and services which may be needed as the community continues to grow
- **Police:** Identify potential need for increased services
- **Water & Wastewater:** Update to address new information on capacity and need for new connections
- **Transportation:** Identify work completed so far on sidewalk network and add information on need for better connectivity between North and South Village areas and Official Map.



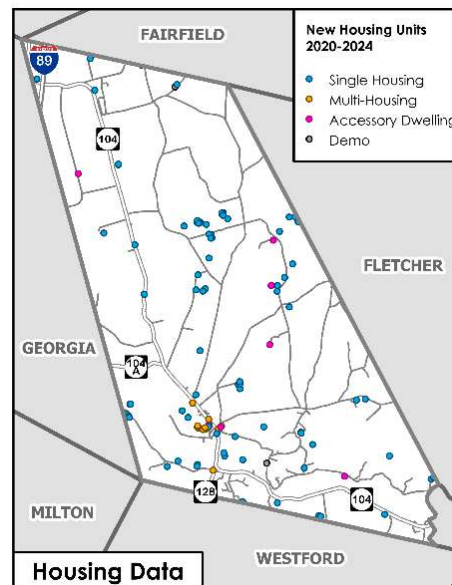
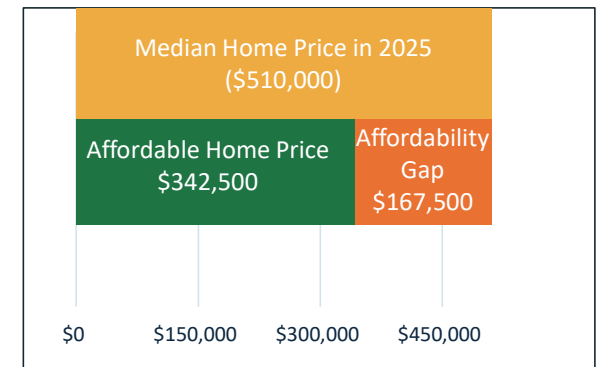
MAJOR CHANGES: ECONOMY AND HOUSING

- **Economy:** Add additional information small businesses needs
- **Housing:** In accordance with state statute, added a new housing goal
 - Updated information on housing affordability and housing growth

Housing Goals

2030: 251-381 new homes

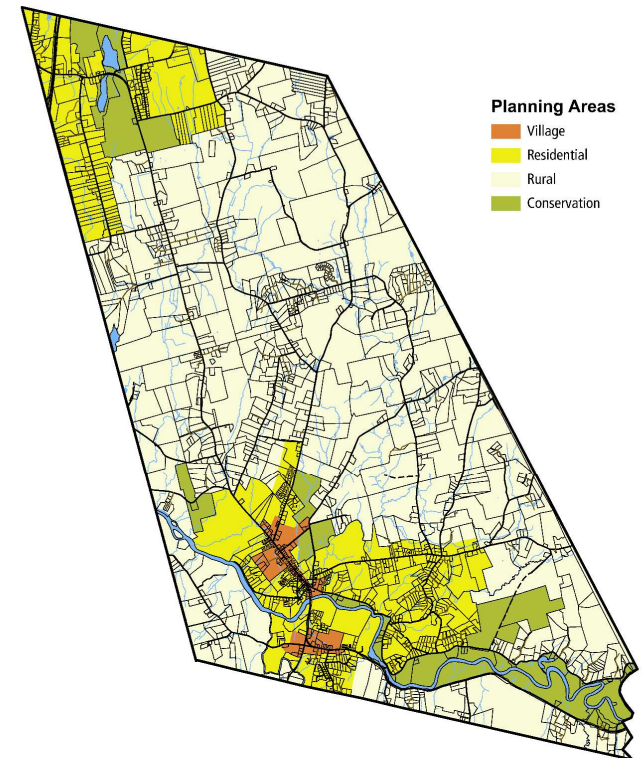
2050: 615-1,204 new homes



MAJOR CHANGES: LAND USE

- Examine patterns of growth
- Identify Village assets and challenges based on public outreach
- Updated future land use map to align with 2024 zoning update
 - The new Village District focuses on a small area of core mixed-use development, while the new Residential District shows a larger area where housing development is encouraged.

**Future Land
Use Map**
TOWN OF FAIRFAX, VT



STAY UP TO DATE

Project Website:

<https://www.nrpcvt.com/municipalities/fairfax/fairfax-town-plan-2026-2034/>

Fairfax Planning Commission Meeting Schedule

First & Third Tuesday at 6 PM

Fairfax Town Office

Agendas: https://www.fairfax-vt.gov/boards_commissions/planning_commission/agendas_minutes.php

Project Website

