

Londonderry Town Plan

**Approved by the Londonderry Select Board
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INTRODUCTION

Purpose Of The Town Plan

The establishment of a Town Plan is accomplished through a continuing community planning process considering the vision of its citizens, elected officials and local organizations. Londonderry's Town Plan establishes goals and objectives for responsible growth and development based upon a public commitment to preservation of natural resources, historic settlement patterns, the vitality of the north and south villages, and quality of life for those who choose to live here.

This plan serves at least two functions: First, it is a planning tool to guide decision-making by the townspeople and their municipal government, particularly the Select Board. For example, the Plan should be considered in adopting municipal budgets and it should guide the consideration and adoption of amendments to the zoning and subdivision ordinances. Second, the clearly stated, mandatory provisions of this plan are intended to be legally enforceable standards as provided by Act 250 (10 V.S.A. § 6000, *et. seq.*) and Section 248 (30 V.S.A. § 248). This plan identifies some, but not necessarily all, such standards with three asterisks (***) and/or by labeling them "Legally Enforceable Standards". Whether or not such standards are identified as such, all clearly written mandatory provisions in this plan are intended to be legally enforceable.

In addition to any other regulatory provisions that may be applicable, such enforceable standards shall be considered as aesthetic standards for and applicable to any construction within the Town of Londonderry. Such enforceable standards are to be interpreted broadly and without exception to protect the mountain and valley vistas, wooded hillsides and undeveloped ridgelines in the Town of Londonderry including, especially, on the prominent hill and ridgeline that is Glebe Mountain. No mitigation measures or legal interpretations shall be accepted by any regulatory body to overcome prohibitions stated in such standards.

Development, Adoption And Updating

This current Town Plan builds on previous Town Plans that have been developed by Londonderry since the early 1970s. Revisions and updates of the Town Plan have been made at five-year intervals since then, in accordance the Vermont Municipal and Regional Planning and Development Act (Title 24 Vermont Statutes, Chapter 117).

This Town Plan, as with previous Town Plans, was developed by the Planning Commission with assistance from the Select Board, community organizations and individuals. The basis for the plan was determined from the results of discussions and comments of citizens during public forums held to discuss public issues that have developed since the previous Plan was adopted.

The adoption procedure for municipalities of 2,500 persons or less requires the Planning Commission to hold one or more legally warned public hearings on a proposed plan or changes therein. The Planning Commission may incorporate any changes warranted by public discussion and recommendation. After the Planning Commission develops a final plan reflecting public comments, it is forwarded to the Select Board. The Select Board then must also hold one or more warned public hearings for public comment and may make changes reflecting such public recommendations. After the last changes are warned and discussed, the Select Board may approve a Town Plan by majority vote.

Meeting Planning Goals

The Londonderry Town Plan meets the Vermont Planning Goals (Title 24, Chapter 117), as enumerated in **Statements of Goals and Objectives** of this plan. Discussions of these goals in coordination with the discussions of the Town Plan Elements encompass the subjects required in the Vermont Statutes.

Development Trends And Compatibility With Adjacent Towns

Londonderry is surrounded by several smaller villages. Peru, Landgrove, Windham and Andover are primarily residential communities with some farming, forestry and inns. Winhall and Jamaica have village centers and businesses serving the ski industry. Weston is a residential community with a village center and green along state Route 100 that sustains tourism year round.

Development trends in Londonderry, surrounding towns and most of southern Vermont have been strong for several years, with marked increase in land subdivision, new home construction, and real estate sales at elevated prices, primarily for vacation homes. As a larger town that provides a variety of essential services, Londonderry is more significantly impacted than surrounding towns by regional developments such as the Stratton Mountain complex and other tourist activities. The Town Plans in the Mountain Valley region are similar and compatible with each other. Londonderry maintains contact with neighboring planning commissions to coordinate and consult about issues that may cross town lines and also relates to other towns in the region by working with the Windham Regional Commission.

PROFILE OF LONDONDERRY

History

Prehistoric Londonderry, 12,000 BC To 1700 A.D.

As the climate warmed about 13,000 years ago, the last ice age ended and the topography of Vermont was formed. Great lakes and seas were developed to the west and east of the flattened mountains we now call the Piedmont Area of Vermont. With great water masses on each side of the mountains, sediments led to fertile valleys in the lowlands and rocky terrain in the highlands.

About 12,000 years ago, as the tundra-like conditions became rich farmlands and virgin timberlands, Eastern Abenaki Indians (Paleo-Indian), akin to Algonquins and Mohicans, migrated westward from Maine. Villages were ultimately established in these valleys as the tribes became the Western Abenakis. The waterways of the Connecticut River valley to the east, and the Champlain valley to the west provided easy water transportation as well as fertile lowlands to grow maize and other crops.

The tributaries, such as the West, Black and White Rivers, afforded access to the Piedmont for the hunting of abundant deer, moose, otter, beaver and bear, as well as fish in the rivers. Large birch was abundant in the forests, as well as oak, maple and evergreens from which the Indians built their boats and dugout canoes, and made household vessels and utensils. Clay of the mountain valley was also abundant for making pottery.

Archeological sites are common in the western and eastern valleys but have not been found in the Piedmont perhaps because the climate was too inhospitable to grow crops. The mountain valley of Londonderry served as fertile hunting grounds for Abenaki braves. It is also likely that the mountain valley served as a route across the mountains via the West and Black rivers to Otter Creek en route to the Abenaki villages of the northern Champlain valley. Similarly, bands of Iroquois, Mohicans or Mohawks may have passed through in their intermittent wars with the Abenakis, as did Colonial militia during the French and Indian Wars, perhaps following cairns left by the Abenakis. Colonel James Rogers (Rogers Rangers) was among these.

With the arrival of the Europeans in 1606 (Champlain) and later the Puritans, plagues of diphtheria, typhoid, small pox and measles had a devastating effect on the Abenaki population that was compounded by Chief Gray Lock's wars to the south. As the settlers confiscated the farmlands, the few remaining Abenakis assumed western ways and their culture nearly disappeared.

Indian relics have been found in the Mountain Valley to confirm the presence of Abenakis, at least as travelers. A prehistoric projectile point, made of black chert from Mt. Independence, 3,000 – 4,000 years old, was identified in 1988. It was found during a gardening excavation high above the valley floor. Five others, neither dated nor documented as to origin, were also reportedly found near Under Mountain Road on the west side of Glebe Mountain and are now in the Londonderry Historical Society Museum. Three areas in the Town of Londonderry have been archaeologically studied: the excavations for the new bridge across the Millpond, the Ball Mountain Dam Project, and most recently at the new bridge across Cook Brook. Nothing of archaeological significance was identified at these sites.

Colonial And Early Londonderry, 1770 – 1870

Colonel James Rogers of Londonderry, New Hampshire, received a royal grant and led the first settlers into an area called Kent between 1770 and 1772. Among these settlers were Deacon Aiken and Captain Samuel Thompson. By 1775, they held their first Town Meeting at Great Pond (Lowell Lake) where they had cleared land and established small farms. Rogers was a Tory and left town in 1777 in order to fight for the King. Kent was subsequently renamed Londonderry in 1780 by act of the new Vermont Legislature. At that time it included most of what is now the towns of Windham and Londonderry.

In 1782, the General Assembly of Vermont granted to Captain Edward Aiken and several others a tract of 930 acres adjoining the west boundary of the Town, to become part of the Town. During the 1790's it was agreed between the settlers on the two sides of Glebe Mountain to divide Londonderry into two towns with the land on the east side of the mountain becoming the separate town of Windham. Finally in 1804, the present dividing line between the two towns was established and each town was allowed to send its own representatives to the State legislature.

Early economic activities focused primarily on self-sufficient agriculture. Livestock were raised for family use; some grain and forest products were sold. Potash became the first significant cash crop. Waterpower and plentiful lumber encouraged the early establishment of mills.

The first saw mill and gristmill were built in 1774. Around 1800, a small shop for iron castings and forgings was built. The population increased sharply from 1810 to 1830, as a farming and industrial base was built. A wool carding shop opened in 1812, a post office was established in 1823, tannery, harness, machine and tool shops in 1824 and a marble works in 1867.

Religious And Cultural Life Of Early Londonderry

Much of the cultural, educational and social life of the community was centered in the churches. Deacon Aiken, a Presbyterian, founded a house of public worship in 1777. The first Congregational Church was founded in 1809, and held services in a building off Middletown Road. A Methodist Church built in 1840 was bought in 1868, and became the Second Congregational Church, organized in 1868 after fire destroyed the earlier building. The Methodist Church, subsequently located next to the old Town Hall, did not survive and that building was destroyed. The Baptist Church, founded in Peru, moved in a split to South Londonderry in 1811, where the present church was built in 1834. Saint Joseph's Catholic Church maintains a chapel off Route 100 in the north village.

An active theater group also existed during these later years of the nineteenth and the first half of the twentieth century and used the stage and auditorium in the old Town Hall.

Following the Civil War, in which 66 young men enlisted, Londonderry went into decline. Mills were lost to floods and fires; farms were abandoned as the population declined.

The West River Railroad was chartered in 1867 and renamed "The Brattleboro and Whitehall Railroad Company" in 1876. In 1880 the first trains ran over the narrow gauge tracks from Brattleboro to Winhall Station and on to South Londonderry. The Railroad was seen as the salvation for the area's economic woes in the last half of the nineteenth century. As a result, the Lowell Lake Resort and Peabody house were opened in 1880. The Highland House began accepting guests about the same time. The line, troubled with failures and floods, was never extended to Whitehall, NY, as originally proposed. The 1927 flood destroyed many miles of

track and several bridges. These were rebuilt and service resumed but with fewer passengers and less freight as the depression came to Vermont. In 1933, James G. Ashley leased the railroad and put a gas powered engine and passenger car in service. He moved his family to South Londonderry and worked very hard to maintain rail service. By 1936 it was evident that the railroad could not be viable and operations ceased. The rails and bridges were sold for scrap and the B&W RR Co. became only a memory.

South Londonderry's Champion Fire Company acquired a hand pumper in 1881 and was incorporated in 1903. The Phoenix Fire Company, for the north village, was organized also in the early 1900's. They bought their first pumper in 1906 from the Town of Rutland.

George T. Shanks, better known as "Sifter John," established a weekly newspaper "The Londonderry Sifter" in 1883 and remained the editor until 1903. The paper was still published until the middle 1920's. Shanks was a feisty Vermonter, unafraid to take on the politicians or the railroad. An inexperienced editor, he was jailed for his explosive efforts and nearly ruined financially, but he was never silenced, nor his paper suppressed.

In 1893 an electric plan was established in the south village and in 1901 the Melendy Telephone Company began service to local residents. This set the stage for twentieth century Londonderry.

Modern Londonderry, 1900 To Present

Small businesses and industries combined with recreation, tourism and summer residents have sustained the Londonderry economy in this period while agriculture has been in decline. A 1912 publication lists Londonderry farm products as potatoes, hay, apples, maple sugar, syrup, stock and dairy products. South Londonderry's West River Creamery shipped 5,000 to 6,000 pounds of butter per week.

The flood of 1927 destroyed much of the industrial base. Although Judge A.E. Cudworth described Londonderry in 1936 as primarily an agricultural town, the economy had already begun to rely on tourism. As early as 1912, the West River Valley Association urged its dwellers to purchase and restore the "cheap" abandoned farms.

The region's first ski area, Bromley, was built in 1936, followed by Magic Mountain (1960) and Stratton (1961). By 1945, there were numerous sawmills, woodworking mills, a plastic novelty factory, inns, restaurants, arts and crafts shops and farms producing dairy and maple products. This commercial activity contributed to surpluses in the town coffers in the 1960's and 1970's, the first in many years. The significant population growth in the decade of 1970-1980 has been partly explained by jobs becoming available from the new economic activity in the area.

Between 1964 and 1988, the Mountain Market Place was built. This 50,000 square feet shopping center provides an opportunity for residents to meet most of their shopping needs in town. It is currently occupied by a supermarket, hardware store, bank, post office, pharmacy, assorted shops, restaurants and offices.

Smith's Mill started in South Londonderry in 1920 and moved to its current site in 1946. This light manufacturing facility of wood based products closed in 2002 and reopened in 2004 under new ownership. It remains the town's only light manufacturing facility. Horace Haywood's mill in Londonderry, where machine tools for lathes were made until approximately 1910, was converted to the Mill Tavern in 1966 by the present owner. The owner operates a small museum there along with his restaurant business.

Dairy farming has continued to decline. The town's agricultural heritage is carried on by two working dairy farms, an organic vegetable farm and several small-scale sheep and beef producers. A highly successful seasonal Farmer's Market started in 1995 provides a popular venue for local small agricultural producers and crafters. Four farms been permanently conserved through the Vermont Land Trust.

A library was founded in South Londonderry in 1902. Several original school districts were consolidated into the Flood Brook Union School #20, which opened in 1964 to serve the entire Mountain Valley. The Londonderry Historical Society was founded in 1971. The Historical Society houses its collection and holds exhibits in the Bernadine Custer Sharp House (Circa 1840) on Middletown Road. The renovated buildings additionally serve as an arts and cultural center for the community. The Historical Society was instrumental in gaining recognition of South Londonderry, as a National Historic District in 1986; 79 buildings are included. There are probably an equal number of other buildings of historical interest that have not been inventoried.

The Mountain Valley Medical Clinic was established in 1976 and serves Londonderry and the surrounding communities. The Clinic maintains a staff of three doctors, physician's assistants, nurse practitioners, registered nurses, several technicians and support staff. The Clinic also hosts specialized services including psychotherapy and rehabilitation.

References:

1. Cudworth, A. E., *The History with Genealogical Sketches of Londonderry, Vermont* Historical Society, 1936
2. Child, H., *Gazetteer and Business Directory of Windham County 1884*. p 238–248
3. Wiley, E. D., *Doings in Derry*, Academy Books, 1992.

TOWN PLAN ELEMENTS

STATEMENT OF GOALS AND OBJECTIVES

1. **PLANNING** – Provide a continuing, effective planning process to sustain the Town's rural character and heritage of compact village and business centers surrounded by large scenic areas of undeveloped forest and agricultural lands.
2. **ECONOMIC DEVELOPMENT** – Encourage a healthy economic base for Londonderry that is sustainable and compatible with the fragile and scenic environment in which we live, especially agriculture, forestry, recreation and small business. Seek out businesses that can provide jobs with livable wages, at a minimum.
3. **EDUCATION** – Maintain and improve the availability of educational and vocational training opportunities to develop the full potential of our citizens.
4. **TRANSPORTATION** – Provide for safe, efficient transportation systems suitable to the environment and rural characteristics, including public transit options, trails and pathways for pedestrians, hikers, equestrians and bicyclers. Such systems should be integrated as far as possible.
5. **NATURAL RESOURCES** – Identify, sustain and enhance the significant natural, historic and land resources, including its forests, agricultural lands, lakes rivers, wetlands, air quality, wildlife, shore lands, aquifers, scenic vistas, roads, views, historic and archaeological sites (public or privately owned).
6. **ENERGY CONSERVATION** – Encourage efficiency and conservation of energy and pursue appropriate development of renewable energy resources, such as wind, solar, wood and waterpower.
7. **RECREATIONAL OPPORTUNITIES** – Maintain and improve recreational opportunities for Vermonters and their guests, including public access to forests, lakes, rivers, trails and other non-commercial recreational areas.
8. **RESTORATION** – Encourage the efficient use of natural and mineral resources and require restoration of any areas disturbed by extraction of such resources.
9. **HOUSING** – Encourage the availability of affordable and safe housing for all citizens.
10. **TOWN SERVICES** – Plan for an efficient system of public facilities and services for present and future needs, including schools, health care facilities, water supply, sewage and solid waste disposal, roads, police, fire protection and emergency service.
11. **NUCLEAR FREE ENVIRONMENT** – Maintain Londonderry as a nuclear free zone.

LAND USE

Londonderry residents and property owners have overwhelmingly stated a desire that the Town maintain its rural character while seeking to develop additional and better paying employment opportunities. To this end, the Town's Land Use Goals, Plan and Regulations should seek the best possible approaches to provide for responsible economic health while maintaining the rural character of the Town. **Maintaining rural character includes preserving farmlands, woodlands, undeveloped open space, natural stream banks and lake/pond shorelines, and ridgelines together with supporting land-based and outdoor activities and concentrating growth in specified growth centers.**

In Vermont, many towns have several traditional town centers within their boundaries. Within Londonderry, the North Village and the South Village, as well as Magic Mountain Village contain the town's concentrated commercial development. In the future, growth should continue to be directed toward these established growth centers.

Growth centers are similar to downtowns, but occur at a scale that reflects the economy and population of the town that is served. They are communities. They are historic centers and are a cohesive core where housing, shopping, and jobs are located within close proximity, allowing residents to live near where they work. The pattern of development in these centers is often multi-story, mixed use, and compact.

The mix of uses that defines growth centers like Londonderry's typically includes a wide variety including residential, commercial, business, and civic uses, occurring in contiguous fashion, rather than distinctly separate, within a compact area. Some industrial uses may also be appropriate within traditional town center type growth centers.

A continuous effort needs to be made to obtain as much information as possible about the Town's land and its capabilities in order to better assess how current or potential growth might affect the rural character of the Town. This information will enable the Town to optimize land use with its different geographic and demographic characteristics.

Land Use Plan

Geography, state land use regulations, historical settlement patterns and commercial enterprises have driven land use patterns in Londonderry. The confluence of the West River and major east-west and north-south roadways resulted in the development of the north and south villages. The demise of rail transportation in 1935 and the emergence of tourism, the ski industry and second home ownership have resulted in the north village becoming the predominant commercial area. Both villages have extensive residential development as well. Other commercial areas (which includes industry as well) are located around the Magic Mountain Ski Area on Route 11, the relatively small Hearthstone district on Route 100 between the two villages and the Derrytown district on Route 100, about a mile south of the south village.

Residential areas and residences are interspersed among the five commercial areas along with farms, forests and undeveloped land. Approximately 80% of the Town's land is forested (source: WRC/VGIS). Residential land use is categorized into three densities based on historical development and the character of the land with higher density in and around the villages and major roadways. Lesser densities are in the outlying areas and shore lands. Agricultural uses, including maple sugaring and forestry are widely dispersed throughout the Town.

The primary objective and challenge of Londonderry's land use plan is to retain its rural character and compact villages while providing an appropriate economic and employment base for its citizens. The Town should direct commercial development in the designated commercial areas, retaining large open spaces and agricultural uses among the commercial areas as well as open spaces among residential development. Additionally, Londonderry's land use plans must provide for a sustainable forestry base, recreational opportunities, public and quasi-public facilities, and recognize the need to provide space for and protect flood plains, wetlands, ridgelines, and conservation and fragile areas.

Londonderry's land use plan area designations are described as follows and shown on the land use map (Section VI):

Commercial Areas are those locations where retail stores, light industry, warehousing, restaurants, hotels/motels, service stations, ski areas, etc. are planned for and permitted.

Agricultural and Forestry activities are encouraged in all residential districts. These activities do not have a specific zoning designation. Most are located in the rural residential areas.

Residential areas are those locations for which residential activity is desired and planned.

Shoreland areas are those locations around Lowell Lake, Lily Pond and Gale Meadows Pond. These areas are fragile and require significant set backs from the water and waterways to protect the environment. Uses should be of minimal intensity.

Flood Hazard areas are overlay zones. They are found in most designated areas and should be reserved for such activities as agricultural and recreation that will not impede the safe flow of floodwater away from settled areas.

Conservation and Resource overlay areas are those locations, which are environmentally fragile and aesthetically sensitive, and/or areas that contain natural resources such as forests that should be protected for long-term sustainable use. These areas include land characterized by steep slopes and prominent ridgelines, including high elevation land on Glebe Mountain and adjacent ridgelines, flood hazard areas, riparian areas, wetlands and shoreland.

Maps indicating existing and potential land use areas are found at the end of this plan. These maps are for planning purposes only, although they serve as the foundation for the town's zoning bylaws. The future land use plan identifies nine Land Use districts intended to accommodate the land use activities described above. These districts, which include three conservation districts, including two overlays, and their specific purposes, are described below:

Residential & Rural Districts

- ♣ **Village Residential District (VR).** The purpose of the Village Residential District(s) is to provide for high-density residential development in and around the Town's village centers in a manner that maintains and enhances the traditional village pattern, pedestrian scale and historic character of these areas.
- ♣ **Rural Residential-1 District (R-1).** The purpose of the Rural Residential-1 District is to provide for moderate density residential development and compatible land uses in areas with convenient access to public roads, municipal services and commercial centers,

while preventing commercial strip development along major highways and maintaining the rural character of the community.

- ♣ **Rural Residential-3 District (R-3).** The purpose of the Rural Residential-3 District is to provide for agriculture, forestry, low-density residential development and other compatible land uses in a manner that maintains the Town's rural character, scenic landscape and natural resources.

Commercial Districts

- ♣ **Village Commercial District (VC)** The purpose of the Village Commercial District(s) is to provide for a mix of commercial and residential uses at high densities in the Town's traditional village centers in a manner that promotes pedestrian circulation and maintains and enhances the Town's traditional settlement pattern of compact village surrounded by rural countryside.
- ♣ **Service Commercial (SC) District.** The purpose of the Service Commercial District is to provide for relatively large scale commercial and industrial uses in a manner that minimizes the potential for adverse impacts on local roads, neighboring properties or the Town's rural character.
- ♣ **Recreation Commercial (RC) District.** The purpose of the Recreation Commercial District is to provide for a mix of residential, commercial and lodging uses concentrated near the base of Magic Mountain Ski Area to support the viability of the Town's tourist-recreation industry.

Resource Conservation Districts

- ♣ **Shoreland (S) District.** The purpose of the Shoreland District is to maintain the scenic, ecological and recreation resources associated with the Town's lakes and ponds; preserve water quality and protect wildlife habitat; and preserve shore cover and natural vegetation through the careful control of the location, design and intensity of residential development and associated activities.
- ♣ **Resource Conservation (RC) Overlay District.** The purpose of the Resource Conservation Overlay District is to protect significant forest and scenic resources, sensitive headwater streams and wildlife habitat at higher elevations and to prevent development on ridgelines, steep slopes, and shallow soils and in areas with poor access to public roads, municipal services and commercial centers.
- ♣ **Flood Hazard (Fld) Overlay District** The purpose of the Flood Hazard Overlay District is to promote the public health, safety and general welfare, to prevent increases in flooding caused by the uncontrolled development of lands in flood hazard areas and to minimize losses due to floods by:
 - a. Restricting or prohibiting uses that are dangerous to health, safety or property in times of flood or cause excessive increase in flood heights or velocities;
 - b. Requiring that uses vulnerable to floods, including public facilities that serve such uses, shall be protected against flood damage at the time of initial construction and

- c. Ensuring continued eligibility for landowners in the National Flood Insurance Program.

Policies:

1. Encourage land use that is consistent with the maintenance of the Town's rural character and historic settlement patterns.
2. Direct land use development, both commercial and residential, to preserve large open spaces and prevent strip development between growth centers.
3. Designate and limit additional commercial and industrial locations to those areas immediately adjacent to commercial areas in village centers.
4. Encourage and support density bonus incentives for cluster development, both commercial and residential, to enhance preservation of open space and the traditional sense of community.
5. Encourage the assessment of possible impacts of current or potential growth on the rural character of the Town.
6. Encourage a continuous effort to obtain as much information as possible about the land and its capabilities.
7. Understand the status of wastewater disposal in villages in order to adequately identify and plan for current and future capacity and needs.
8. Continue to employ the nine (9) land use districts designations in order to retain the Town's rural character and natural beauty.

Legally Enforceable Standards

9. *** Encourage the continuation of traditional land uses (e.g., forestry, farming, recreation) within conservation and resource protection areas, and ensure that development does not diminish the scenic and ecological values associated with these areas. To this end, new commercial land uses and large scale and/or moderate to high-density development, including energy generation facilities of any size, are prohibited in the three resource conservation districts and on other land characterized by one or more fragile natural features (e.g., critical wildlife habitat, wetlands, riparian buffers, steep slopes and ridgelines).
10. *** Notwithstanding Legally Enforceable Standard #9, the continued operation of Magic Mountain Ski Area as a commercial enterprise is encouraged within its existing trail and lift configuration. Any expansion of those facilities shall be carefully reviewed to prevent adverse impacts on identified resources.
11. *** All land development, excluding outdoor recreation, forest management and agriculture, shall be sited to avoid critical resource areas, including wetlands, floodplains, and significant ridgelines including Glebe Mountain.

Actions:

1. Study local geographic and demographic characteristics and match these characteristics with the most compatible land uses.
2. Review and revise minimum lot sizes and building coverage in village and growth centers to cluster development where environmentally feasible. Identify the potential impact of approved septic alternatives on building/population density.
3. Conduct a build-out study using current land use practices to determine whether existing standards will achieve desired future settlement patterns and review current land use designations based upon the results of that study.
4. Conduct a water and wastewater capacity study to determine the need for, and feasibility of, developing such facilities to serve designated growth centers.
5. Designate growth centers for the Town, to encompass both villages and, possibly, the base of Magic Mountain Ski Area.
6. Review the existing boundaries of the Resource Conservation Overlay District relative to identified natural resources and fragile features and expand the boundaries as deemed necessary to protect such features.
7. Coordinate activities with the Conservation Commission to designate conservation and resource areas. Such areas would include higher elevations with fragile features and critical resources, such as forest and recreation, which are not suitable for development.

The Planning Commission and Select Board should actively participate in state regulatory proceedings, including Act 250 and Section 248 hearings, to ensure that the policies of this plan, including those related to land use, natural resource protection, housing and energy, receive adequate consideration and are accurately interpreted by the applicable review body.

ECONOMY

Londonderry is a relatively small town of 1,709 citizens with steady population growth over the last two decades. (Table A.1 page 51). The economic base, however, is greater than might be expected, as it is a market center for surrounding towns and about half of the residences are vacation homes. On holidays and weekends, the population sometimes doubles. The primary residential population continues to increase.

The Londonderry economy today is largely sustained by natural resource industries, the construction trade, property management and tourism-related services including hospitality and retail. There are 6 inns/motels, 12 restaurants, 17 retail stores, 5 manufacturing operations, 7 automobile service establishments, one large grocery store as well as 2 mini-marts, a bakery, a gourmet deli, 2 working dairy farms, 3 specialty cheese operations, an organic produce farm, artisans of all types, several maple syrup and beef raising operations, approximately 12 construction companies as well as many self-employed contractors, a power equipment sales and rental center, a medical clinic, credit union, bank, 3 fitness centers, a veterinary clinic, a shipping center, a pet groomer, 2 pet stores, a Laundromat, pharmacy, dental services, legal services, real estate sales and rentals, computer technicians, loggers, saw mills, and various home industries providing a variety of services and products to residents and visitors.

Magic Mountain Ski Area offers a good mix of challenging and recreational skiing terrain and has an excellent teaching slope. Reopened in 1997 after being closed for several years, it is expected that Magic will continue to fill a sustainable niche in the Southern Vermont ski industry. The existing Viking Cross Country Skiing Center, the Catamount Trail and other locations in Town offering Nordic ski opportunities also contribute to a vibrant recreational economy.

Lowell Lake State Park (day use only) and Winhall Brook Campground, federally owned and managed, provide public access for swimming, boating, biking and overnight camping. Completion of improvements to the West River Trail along the historic railroad bed from the South Village to Ball Mountain Dam and Jamaica State Park adds more options for public recreation in summer and winter. Renovation of the old South Londonderry Depot of the West River Railroad in 2005-06 as a welcome center and railroad museum will enhance the experience of southern Vermont visitors and the economic health of the local and regional community.

The demand for forest products is on a relatively high plateau. Continued emphasis on sustainable forestry practices will be necessary to maintain an adequate supply of raw materials. Enrollment in Vermont's Current Use Program is resulting in improved management for more forested acres in Londonderry and helping to ensure a good supply of quality timber for the future. However, the development of value-added products, in addition to logs and boards, will be important for increased revenue and employment within the forest industry.

The median household income for Londonderry reported in the 2000 Census was \$42,669.00, which is a significant increase over the \$26,078.00 median household income of 1990 (Table B.1 page 49). Londonderry's median household income exceeds the State and County numbers (Table B.2 page 49) and is now the eighth highest of the 27 towns in the Windham Region. Median household income was the fifth lowest in the 1990 Census. Census data for 2000 indicate that 10.7 percent of all households earned less than \$15,000.00, 3.4 percent received public assistance, 31 percent received Social Security and 2.7 percent fell below the poverty level. In Londonderry, the average annual wage for a single person with no children during

2003 was \$25,567, a 6.6% increase over the year before. However, this wage was roughly 3% below the average rural livable wage statewide (\$26,430) as reported by the Vermont Labor Market (VT Department of Employment and Training).

The Town should welcome businesses that provide satisfying work with competitive pay - jobs that are not just seasonal, at wages that enable people to afford to live in the community where they work. Londonderry residents favor economic development suitable to its fragile mountain valley environment and which capitalizes on its diverse population, educational and economic base. Accordingly, the Town should strive to support and attract businesses that can use modern technology and communications for their commerce without damaging our scenic and sensitive environment. Similarly, the community should support and improve its service, educational and cultural infrastructure so that Londonderry continues to be a fine place to live, raise families, secure rewarding employment and enjoy local recreational and cultural opportunities.

Policies:

1. Seek business and employment opportunities that provide a livable wage and quality work.
2. Support the educational and cultural infrastructure of Londonderry.
3. Require that commercial development be oriented toward positive community growth, favoring businesses that consider, respect and respond to identified community values.
4. Seek creative commercial development compatible with the rural and scenic character of the Town.
5. Encourage the adaptive reuse of buildings for commercial and residential development. Support the financial and technical resources available at local, regional, state and federal levels.
6. Maintain high environmental standards for existing and new commercial, governmental and residential development.
7. Seek community support services that are sensitive to and consistent with environmental goals and community values.

Actions

1. Establish a volunteer Economic Development Commission to assist the Select Board in the study and search for suitable businesses, economic opportunities and viable services, and the retention of existing businesses that have a positive impact on the community and its economy.
2. Create a task force to begin research and development of sewage treatment and water supply options to support continued use of existing buildings and the "village" concept, while protecting public health.

NATURAL RESOURCES & LAND CONSERVATION

The Town of Londonderry has a wide variety of natural resources. The Town's clean air and water and pleasing mountain and valley vistas are recognized as critically important resources. Indeed, the Town's landscape is defined by wooded hillsides and undeveloped ridgelines and shore land. The welfare of the Town depends on protecting such resources, particularly the mountain and valley vistas and the wooded and undeveloped ridgelines, particularly on such prominent hillsides as Glebe Mountain, that attract so many residents and visitors. If Londonderry does not protect such vistas, wooded hillsides and undeveloped ridgelines, property values in the Town will decline, harming current landowners and so the Town's tax base, and well paying jobs serving the needs of residents and visitors will be lost as those people are attracted elsewhere.

Londonderry's landscape retains important vestiges of the town's agricultural heritage. Working farmland not only provides a source of local food and fiber, but also helps define the town's scenic landscape, in itself an important economic asset.

Londonderry is built along the main stem of the West River and its major tributaries. Significant timber resources exist in town, including hard and soft wood stands and sugar maple groves. Local forests provide quality habitat to a range of species. Wildlife that may be found in Londonderry includes deer, bear, bobcat, fisher, moose, turkey, ducks, geese, blue heron, ruffed grouse, woodcock, otter, beaver, bass, trout, pickerel, fishers, and others.

The Town's water resources include the West River, the Winhall River, Lowell Lake, Lily Pond and Gale Meadows Pond, as well as various wetlands and floodplains. The aforementioned waters all are included in the West River Watershed. The West River – which drains into the Connecticut River and on into the Atlantic Ocean near Long Island Sound –has been identified as a nationally important fish and wildlife habitat primarily due to the potential for Atlantic salmon restoration.

Policies:

1. Support the protection of significant natural and fragile areas.
2. Accept donations of land, funds and /or development rights through the Town's Land Conservation Fund.
3. Encourage the preservation of agriculture and forest resources via tax incentives, such as Vermont's Use Value Appraisal Program.
4. Support access to all public natural areas.
5. Support the conservation of contiguous forest and agricultural tracts, discouraging fragmentation and support voluntary conservation practices, including the enrollment in use value programs and conservation easements.
6. Maintain water quality at levels that support all existing and designated uses of surface waters.

7. Keep informed as to the quality and characteristics of Londonderry's surface waters and, as appropriate, recommend classification changes corresponding to the provisions of the state and/or federal classification system.

Legally Enforceable Standards

8. *** The development of any structure extending more than 100 feet above the ground or 50 feet above vegetation growing at its base, whichever is less, is prohibited in the Resource Conservation Overlay District as such District is defined by Town of Londonderry Zoning Bylaws and, if such land is not included in the Resource Conservation Overlay District, above the 1500 foot elevation contour of Glebe Mountain.
9. *** The construction of windmills with installed electrical generating capacity exceeding 5 kW per windmill in the Resource Conservation Overlay District as such District is defined by Town of Londonderry Zoning Bylaws and, if such land is not included in the Resource Conservation Overlay District, above the 1500-foot elevation contour of Glebe Mountain is prohibited.
10. *** Cutting trees to allow the construction of such windmills with installed electrical generating capacity exceeding 5 kW per windmill in the Resource Conservation Overlay District as such District is defined by Town of Londonderry Zoning Bylaws and, if such land is not included in the Resource Conservation Overlay District, above the 1500 foot elevation contour of Glebe Mountain is prohibited.

Actions:

1. Work with the Conservation Commission to identify all natural resources and fragile areas in the Town.
2. Develop methodologies to protect natural resources and fragile areas and implement strategies to protect these areas.
3. Educate citizens about our local natural resources and their value to the community.

Climate & Air Quality

Vermont's climate is dominated in winter months by cold, dry Canadian air, and in summer by warm moist air from the south. Weather patterns vary locally with topography and relief. Located in a high mountain-valley east of the main range of the Green Mountains, Londonderry experiences slightly lower average winter temperatures and higher rates of precipitation than other parts of Vermont.

Much attention has been given to global climate change in recent years. The vast majority of scientists studying the earth's evolving climate agree that average temperatures are rising, which raises a host of considerations regarding the fate of the planet and humankind. Londonderry should anticipate that a changing climate might bring dramatic social, economic, and environmental change.

Weather patterns, especially wind, impact air quality. Like most of Vermont, Londonderry enjoys exceptional air quality. The town lies within a Class II "attainment" or "clean air" region

as defined by Vermont's Air Quality Implementation Plan. As such, moderate changes in existing air quality are permissible, although a maximum level of pollution cannot be exceeded in accordance with Vermont's Air Pollution Control Regulations.

Given the absence of large-scale pollution generators in the community, local air quality concerns are limited mainly to emissions from traffic, especially traffic congestion and associated idling at busy intersections, heating systems (e.g. woodstoves) and some agricultural practices.

Policies

1. Strictly enforce performance standards adopted under the Town's Zoning Bylaw (Section 414) to maintain air quality.

Water Resources

Londonderry has water resources including the West River and its tributaries, Lowell Lake, Lily Pond, a portion of Gale Meadow Pond, wetlands, ground water, natural and man-made ponds. These water resources are important to the Town, its people and its future. Their protection will require at least the enforcement of accepted standards for the construction, location and use of in-ground septic systems. Londonderry has a health officer who oversees water pollution matters on an individual basis. The Town has no septic regulations at present. Recent changes to state water pollution standards, however, have expanded state jurisdiction over the construction of most new septic systems.

Additionally the Town recognizes the need to manage and reduce the adverse effects of storm water runoff so as to reduce stream channel instability, pollution, siltation, sedimentation and flooding. All of these factors can have an adverse impact on the water and land resources of the Town.

The following water features are considered important for protection:

Shoreland – The lands adjacent to surface waters (along Lowell Lake, Lily Pond and Gale Meadow Pond) are important for maintaining water quality, providing wildlife habitat and protecting important scenic views from the water. Vegetative buffers are necessary to reduce soil erosion and siltation. Shore lands are highly vulnerable to excessive and poorly planned development.

Wetlands – Defined as those areas that are inundated by surface or ground water sufficient to support vegetation and/or aquatic life that depend on saturated or seasonally saturated areas for growth and reproduction. Such areas include marshes, swamps, potholes, sloughs, river and lake overflows, mud flats, bogs and ponds. Wetlands benefits include fish and wildlife habitat, flood and erosion protection, pollution filtration, ground water recharge, and sites for education, recreation and scenic enjoyment. Wetlands are shown on the Vermont Wetlands Inventory, but accuracy for local conditions should be reviewed on an individual case basis.

Flood Plains – Certain areas are subject to periodic flooding and are identified on the Flood Insurance Rate Map (FIRM) and defined as being within the 100-year flood elevation.

Riparian Buffers – Defined as the strip of land bordering a body of surface water, whether still or flowing. A vegetated buffer is meant, at a minimum, to provide a protective strip between a body of water and any adjacent land that has undergone human transformation to farmland, roadway, or other type of development and, at an optimum, to contribute to the well-being of the biota both in and adjacent to the body of water.

Surface Waters – Surface waters include rivers, permanent and intermittent streams, lakes, ponds, vernal pools, and wetlands, often determining both the location and form of development. These waters are an abundant and valuable resource providing habitat, recreation, drinking water and irrigation, aquifer recharge, hydroelectric generation, and scenic enjoyment. Surface waters are subject to degradation from a variety of sources, including the loss of riparian buffers, failed or inadequate septic systems, storm water runoff from parking lots, roads and other types of development, and erosion from land clearing and development activities, especially on steep slopes.

Groundwater. Groundwater provides 100% of the potable water for homes and businesses in Londonderry through a combination of private wells and springs and several small community well systems. In addition, groundwater helps to maintain water levels in local rivers and streams. Groundwater is susceptible to degradation from a variety of land uses, including poorly designed or failed septic systems, leaking underground gasoline tanks, and the spreading – either intentionally or by accident – of various chemicals and hazardous materials on the ground.

State sewage disposal regulations require that in-ground septic systems be set back a minimum distance (i.e. isolation distance) from individual wells, and community water supply systems are required by the state and federal governments to identify the Source Protection Area (SPA) within which land uses posing threats to the water supply should be managed or avoided.

Policies:

1. Protect ground and surface waters, steep slopes, shallow soils, areas supplying significant recharge areas for groundwater supplies and watersheds for future public water supplies.
2. Require that the storage and transportation of hazardous chemicals does not pollute water resources.
3. Support town, state and national regulations to maintain and enhance water quality.
4. Require that water resources be maintained in a natural state.
5. Maintain appropriate undisturbed buffers of vegetation along watercourses, lakes, ponds, wetlands, and vernal pools in order to protect shorelines, provide shading to prevent undue increase in stream temperatures, minimize effects of erosion, sedimentation and other sources of pollution, and maintain scenic, recreational, and habitat values.
6. Ensure that new development is sited and suitably screened to avoid visibility as viewed from Lowell Lake, Lily Pond and Gale Meadow Pond.
7. Require that any construction project that disturbs five or more acres of soil submit an erosion and sediment control plan.

8. Prohibit development, including road and driveway construction, on slopes with gradients greater than 25%.
9. Require that any construction that creates more than one acre of impervious area submit an erosion and sediment control plan.
10. Encourage strategies to protect water resources such as conservation easements, purchase of development rights and land trusts.
11. Protect groundwater from contamination from failed or poorly designed septic systems, the application or disposal of hazardous materials, and inappropriate development in water supply source protection areas (SPAs).

Actions

1. Develop standards for appropriate buffer zones between rivers, streams and other surface waters and new development, including roads, driveways and public and private trails.
2. Consider establishing septic system regulations for the Town relative to State changes in wastewater standards and regulations.
3. Help identify, assess and assist in correcting any pollution problems caused by septic systems or other sources of degradation.
4. Study ways to implement applicable local, state and federal regulations for water quality to maintain public health and fish habitat in rivers, streams and surface waters.
5. Update all regulations, bylaws and ordinances to reflect current State rules for wastewater systems.
6. Update all regulations, bylaws and ordinances to reflect the current State rules for storm water runoff.
7. Review the boundaries and standards of the Resource Overlay Conservation District and Shoreland District to determine whether the district should be expanded to ensure that development does not diminish the natural and scenic resources associated with the shoreland.
8. Review the town's road and driveway policies and standards to determine whether erosion control provisions are adequate, especially as they relate to roads and driveways constructed on steep slopes. Make recommendations to the Select Board for changes as appropriate.

Flood Hazard Areas

The Town has floodplain areas along the West River and its tributaries. Over the years, significant floods have been experienced in Londonderry. There are state and national maps indicating these areas, although care should be taken to verify micro conditions. Flood plains provide overflow areas to mitigate flood damage.

Policies:

1. Prohibit development in floodplain areas, except for forestry, agriculture, recreation and open space.
2. Require that any floodplain development conform to Vermont Department of Environmental Conservation (24 V.S.A.) and the National Flood Insurance Program (44 C.F.R.) regulations.

Actions

1. Assess the status in the National Flood Insurance Program and assure that municipal Flood Plain Regulations are current.

Agricultural and Forest Resources

It is estimated that more than 80% of Londonderry is forested (VTGIS data source). The headwaters of the major streams and rivers are heavily buffered by forestland, preserving soils, and water purity at the source. Forestry plays a major role in the ecological, economic, and social health of the area. Forestland provides habitat for wildlife, contributes to water and air quality, provides for a forestry industry and enhances recreation and tourism.

Steady population growth and second home development have increased pressure on local forestland. Large contiguous tracts of undeveloped forest are especially important for wildlife habitat, and for avoiding conflicts between traditional forest uses (e.g., forest management, hunting) and residential development. Such areas in town include land at higher elevations on Glebe Mountain and Cobble Hill which are included in the Resource Conservation Overlay District. The subdivision of land in these areas, and/or the extension of roads, driveways and public utilities, could greatly undermine many of the forest resource values that are important to the community. For these reasons, it is vital to maintain sound forestry practices and minimize the impacts of new development.

Agriculture plays an important role in defining the area's lifestyle and landscape and contributes to the stability and diversity of the economy and local communities. Although the amount of farmland in the State is decreasing, the number of small farms is actually on the rise. There is a growing demand for locally produced retail products, including maple syrup, cheeses, fruits and vegetables, meat and wool, as evidenced by the highly successful Farmer's Market held in Londonderry since 1995 with a steadily increasing number of customers, vendors and products.

Much of the commercial and non-commercial agriculture that exists in town today occurs on open land characterized as primary agricultural soils. Primary agricultural soils are a finite resource. Once converted to other uses, they are rarely returned to production. They sustain and enhance local capacity for food production, and support existing and future farming operations.

Policies:

1. Protect agricultural and forested lands.

2. Encourage sound forest and agricultural practices, including the participation of loggers and other forest workers in the Logger Education to Advance Professionalism (LEAP) program, which increases safety levels and improves forestry practices.
3. Help to preserve and maintain farms, agricultural lands and related services to ensure continuing viable agriculture for the community.
4. Encourage the wise use of forestlands for forestry, wood products, maple syrup, recreation, wildlife and scenic beauty.
5. Require that development in agricultural areas be limited and designed to minimize adverse impact to agricultural soils.
6. Encourage cluster development enhanced by conservation easements and public services such as roads and power lines compatible with agricultural uses and aesthetics of the area. Require cluster development in agricultural areas, which are mostly in rural residential areas, be located near major roads, and situated near tree lines or in forest edges to preserve and maintain open agricultural land as much as possible.
7. Support the development and enhancement of local industries which produce “value added” agricultural and forest products.
8. Support the acquisition of forestlands to establish “Town Forests.”
9. Support landowner and forest-worker educational programs and organizations that teach or demonstrate sustainable forestry, Best Management Practices and Acceptable Management Practices and also provide educational opportunities to the general public to understand and appreciate the environmental, economic, and recreational benefits offered by the Town’s forest resources.
10. Support forest management practices as developed and implemented in management plans for specific parcels of town owned land.
11. Maintain the Resource Conservation Overlay District as an area in which forest management and outdoor recreation remain the predominate uses. Carefully manage residential uses to minimize adverse impacts on identified natural and scenic resources, and limit wind generation facilities exclusively to other than those serving as accessory uses to single-family homes.

Legally Enforceable Standards

12. *** In the Resource Conservation Overlay District, wind generation facilities other than those serving as accessory uses to single-family homes are prohibited.

Actions

1. Promote enrollment in Vermont’s Use Value Appraisal Program.
2. Work with the timber industry, businesses and the economic development community to develop value-added products and uses for lower grade wood.

3. Cooperate with neighboring towns to maintain large tracts of undeveloped land.
4. Work with timber industry, non-governmental organizations and public agencies to develop and promote sustainable forestry programs, including public education programs.
5. Continue the development of policies that will protect forest and agricultural lands. Review the zoning bylaws to determine whether current standards provide adequate protection for these lands and consider revisions if current standards are deemed inadequate.
6. Conduct community education programs in conjunction with the Conservation Commission.

Scenic Areas

The rural character of Londonderry is composed of a scenic natural landscape with traditional New England settlement patterns and architectural designs that are of critical importance to the community's identity

The natural landscape includes open space, working and non-working agricultural lands, managed and unmanaged forest land, as well as Glebe Mountain, Cobble Hill, and other surrounding ridgelines. The Glebe Mountain ridgeline, which defines the eastern boundary of the town, is not only the Town's paramount scenic resource, but also has regional significance. Given Glebe's geomorphic characteristics that provide near and distant scenic views throughout the mountain valley region, development on the ridgeline would irrevocably alter a highly visible, highly valued, and highly visited landscape. Consequently, the Glebe Mountain ridgeline is included in the Resource Conservation Overlay District so as to carefully control development and prohibit all commercial activities other than forest management, recreation and the continued operation of Magic Mountain Ski Area.

Londonderry's dams and waterways, long and short-range views, scenic roadways and scenic corridors also contribute to the rural character of the community. Boynton, Hell's Peak, Mansfield, Middletown, Reilly, Under Mountain, and Winhall Hollow Roads are Town-designated Scenic Roads while Vermont Routes 11 and 100 are State-designated Scenic Corridors. These scenic and historic resources are indicated on the maps in Section VI.

The Town recognizes the irreplaceable value of all these resources and the need to protect them as they serve to preserve local heritage, while enhancing the rural environment, economy, and way of life for citizens and visitors.

Policies:

1. Maintain natural and man-made features that are of local scenic, cultural and historic significance and protect them from activities that impair their integrity, character and/or quality.

2. Encourage landowners to consider the Town's heritage and natural resources when developing their property through careful design and siting of all structures, access and parking lots, utility installation, lighting and landscaping.
3. Encourage cluster development to avoid fragmentation of larger parcels of land, retain open space, conserve agricultural and forestland and maintain scenic values.
4. Encourage compatible and responsible use of lands adjacent to or including areas of scenic, historical, educational, architectural, or archaeological value.

Legally Enforceable Standard

5. *** Development shall be prohibited on ridges and peaks located within the Resource Conservation Overlay District, including, particularly on Glebe Mountain above the 2000 foot elevation contour because of the prominence of Glebe Mountain. In other high elevation locations, development shall be carefully sited and screened to avoid undue adverse impacts to the scenic landscape.

Actions:

1. Identify locally significant scenic resources, evaluate and rank identified scenic resources based on their need for protection.
2. Develop methods for protection of identified locally significant scenic resources.
3. Retain local ordinances and bylaw provisions that protect scenic resources.
4. Review Section 315 of the town's zoning bylaw to determine whether existing telecommunications standards are adequate to implement relevant provisions of this plan.

Fish and Wildlife Resources

Londonderry has a variety of fish and wildlife resources. Upland habitats including forested areas that provide cover and habitat for deer, bear, game birds, small mammals and other species are abundant. Large tracts of unfragmented forest land – which is critical to several species, including black bear, bobcat and several species of migratory songbirds – is being lost to land subdivision and development throughout Vermont. In addition, wildlife travel corridors – undeveloped forested areas connecting large tracts of quality habitat – are particularly susceptible to being lost to development.

Deeryards are a particular forest-habitat that provides an important winter shelter area for deer. These are composed of coniferous forest on predominately south or west facing slopes, typically below elevations of 2,000 feet MSL. Not only are such areas critical to deer, but nearly half (169 species) of Vermont's vertebrate wildlife species rely on coniferous forests for at least part of their life needs.

Water habitats such as Lowell Lake, Gale Meadows, Lily Pond and the West River support bass, trout and other fish life and are attractive to a variety of migratory waterfowl. Undeveloped shore land habitats support amphibians, reptiles, birds, mammals and rare vegetation. Wetland habitats that support songbirds, game birds, beaver and otter are important for a great variety of

species as well as for breeding. Housing, industrial and commercial development can severely diminish the ability of the habitat to support wildlife populations.

Policies:

1. Plan development to minimize impact on significant wildlife habitat and encourage retention and improvement of wildlife habitats. Utilize the most current Agency of Natural Resources “Significant Habitats Map” (SHM) in the planning process and for current site-specific data. Note that SHM maps only show approximate locations and are intentionally general to protect sensitive species and the interests of landowners.
2. Encourage protection of wildlife resources as an economic benefit to the Town.
3. Protect riparian corridors for wildlife habitat, as well as water quality.
4. Maintain the Shoreland District and Resource Conservation Overlay District as a means of protecting wildlife habitat in especially sensitive areas.

Actions:

1. Work with local citizens, the Town’s Conservation Commission and state officials to identify and map information related to fish and wildlife habitats, Natural Heritage Areas, and Natural and Fragile Areas.
2. Work to develop non-regulatory means to protect habitat through public education, conservation easements, and purchase of development rights.

Earth and Mineral Resources

With the exception of sand and gravel operations, industry utilizing mineral resources has steadily declined in the region. This decline and abandonment of mining industries is primarily due to decreasing demand, changes in economic value, and local opposition to mining operations, rather than exhaustion of the Region’s reserves. As the Region grows, however, sand and gravel deposits will continue to be extracted for construction, fill, erosion control, and highway maintenance.

Policies:

1. Assure that the extraction and processing of mineral and earth resources do not have an adverse effect on the environment, burden municipal services or result in an undue inconvenience to neighboring landowners.
2. Ensure that all town regulations and review procedures provide for restoration of extraction sites.
3. Ensure that truck transport of earth and mineral resources minimize noise, dust, traffic and damage to roads and bridges.

Actions:

1. Identify existing operations.
2. Develop and utilize local (Town) sources of gravel and sand for local use, as feasible.
3. Work with local officials and the Agency of Natural Resources to identify and map important earth and mineral resources. Make available information on appropriate land reclamation practices.
4. Require operators to monitor possible environmental impacts.
5. Require that proposals for commercial or industrial extraction operations include a plan for the restoration of the site as the extraction process continues and at the conclusion of the extraction or processing activities.

COMMUNITY RESOURCES

People

There was unanimous consensus at the public forums conducted by the Planning Commission in 2002 that our greatest community resource is the people of Londonderry. Forum attendees posited that facilitating and creating opportunities for community members to work and play together would foster the sense of connectedness necessary for a vibrant community. They further expressed their interest in the Town reflecting this viewpoint and supporting its manifestation in various forms.

In developing a connected community, all ages and the broad spectrum of individual circumstances should be considered. Community gathering places should be created and supported; those that exist should be enhanced to better meet the needs and interests of the people.

Community activities and events, such as the 4th of July Parade and the Farmer's Market, should continue to be supported. New activities and events that can bring community members together should be explored.

Transient and enduring volunteer community service organizations and efforts, such as the Rescue Squad, Fire Departments, Food Pantry, Community Playground Committee, should be supported. Volunteer energy and effort is required to drive small towns like Londonderry and serve the essential and enrichment needs of all residents. New volunteer efforts should be cultivated and supported.

Communication between town officials and community members at large should be enhanced and facilitated. Through the town's website, public forums, and other means, community members can enjoy effective and continuous communication and better opportunities to participate in, and contribute to, Town events and affairs.

Policies:

1. Promote a strong sense of community by supporting the development of community gathering places.
2. Support the development of public restrooms for public functions such as the farmer's market.
3. Develop high quality resources that are informative, helpful and inclusive and are available to anyone interested in visiting or relocating in Londonderry.
4. Encourage all citizens to support the various volunteer organizations such as the Scouts, Library, Fire, Rescue, Churches and other groups that enrich our community.

Actions:

1. Work to form and maintain unique traditional Town events to foster stronger community interrelationships and foster strong community economic development.

2. Develop an action plan for providing more community beautification such as plantings in parks throughout the Town.
3. Support Green Up Day efforts and provide Town green up bags for anyone wanting to pick up litter and provide for a place at which these bags may be left.
4. Research the potential for a community garden and composting.
5. Work with other organizations to understand and support ways to address the needs of elderly and low-income residents.
6. Work with other organizations to identify and address the needs of youth beyond formal education and existing recreational opportunities.

Education

Schools, Preschools and After-School Programs

Londonderry hosts and supports the Flood Brook Union School (FBUS), a K–8 institution, which also provides education to the children of Weston, Peru and Landgrove. Of the 289 students, 175 students come from Londonderry (Table A.3 page 49). FBUS has added a student breakfast program and after school enrichment programs. With renovations and the addition of mobile classrooms, the physical plant continues to meet the elementary educational needs of the area's children. Londonderry is the home of the West River Montessori School, Inc. and Mountain Communities Supporting Education, Inc. as well as a couple of privately owned state registered or licensed childcare facilities.

The Town recognizes the critical importance of safe and affordable child care in the context of planning for the future of our community. Child care pertains to children ages birth to twelve years (Vermont Child Care Services Division).

The total population of Londonderry grew 13.5% between 1990 and 2000. The total 18 and over age group grew, while the total under 18 population declined to 21.9%. At the same time, the under 18 population groups in Windham County and the state have increased. (Source US Census. See Table 2, page 48). Local population trends and the costs and quality of child care should be tracked in order to identify and support changes in the need for child care services in Londonderry.

FBUS students and programs are supported by the Flood Brook Community Collaborative, a community based substance abuse prevention coalition that seeks to promote the development of a healthy involved community supporting substance free youth in a caring environment. With a small staff and many trained volunteers, this non-profit sponsors healthy community building activities that foster intergenerational sharing and create positive messages to support positive behavior and choices among area young people.

Secondary school education was provided to 97 students in 2005 on a voucher payment basis to nearby schools, including Burr & Burton Seminary, Green Mountain Union High School and Leland & Gray Union High School and private schools, both in and out of Vermont. This tuition paying system has proven to be educationally and financially satisfactory to the Town.

Adult education is available to Londonderry residents through programs of colleges, universities, regional high schools and other organizations that offer academic and vocational classes on

line, on campus or at one of the regional Interactive Television (ITV) sites. Campus classes and ITV sites are typically at least a 35- mile commute for Londonderry students.

Providing quality educational opportunities for its residents is one of the most important services of the Town of Londonderry, where residents have a strong tradition of providing support for the school system. Creating, maintaining and improving educational opportunities for all ages are vital to our quality of life.

Policies:

1. Look to the School Directors for leadership in efficiently developing and maintaining the highest quality educational opportunities possible consistent with the financial capabilities of the community.
2. Encourage the maximum use of the school facilities by community groups for educational, recreational and other uses, including adult education.
3. Encourage the utilization of all the community's resources (people, businesses, farms, etc.) in the day-to-day educational process.
4. Support access to a broad range of educational opportunities such as alternative schools, community colleges, classes via interactive TV, Internet, correspondence schools and others.
5. Encourage the Town and Union #20 school directors to consult with representatives of the high schools which most of the Town's children attend in order to ensure that preparation for high school continues to meet high standards.
6. Support town and regional efforts to increase the availability and affordability of child care.
7. Consider Londonderry's capacity to provide quality child care for its youngest population when the Town responds to local and regional development proposals.

Actions:

1. Help coordinate community discussion of Londonderry's child care needs and related issues such as financing, infrastructure, and business assistance for child care providers as well as training for the child care work force.

Recreation

Londonderry is fortunate to have several parks and playgrounds to meet basic recreational needs. These include:

Pingree Park – 10+ acres in the North Village providing three Little League baseball fields, a playground, a skateboard half-pipe, a tennis court, a covered picnic shelter, a basketball court and open space.

Memorial Park – in South Londonderry providing swimming, picnicking and outdoor recreation.

Buxton and Williams Park – are green spaces in the South and North Village. They require signage and possibly benches and tables.

Sharp Bequest – a gift to the Town of 25 acres for a Forest Reserve and Municipal Park. There is good potential for trails, nature preserve and Nordic skiing.

Flood Brook School Playground – has swings, slides and similar equipment and playing fields.

Winhall Brook Recreation Area – owned and managed by the Army corps of Engineers, providing camping, hiking, swimming, hunting, and a trail to the Ball Mountain Dam and Lake in Jamaica.

National Forest Lands and other public lands – provides hunting, hiking and nature study.

Lowell Lake – a one hundred acre lake, of which three quarters of the shoreline is owned by the Vermont State Forests, Parks and Recreation. The state park offers non-motorized boating, fishing and unsupervised swimming. The Vermont Department of Forests & Parks has a 10-year development plan for the park, developed in collaboration with the Town. There is also a perpetual conservation easement associated with this land.

West River and Gale Meadows Pond – provide fishing, swimming and boating.

West River Trail – a safe and scenic multi-modal transportation path along the West River mostly following the historic West River Railroad bed from the original Depot site in South Londonderry Village south through the Winhall Brook Campground and on to Ball Mountain Dam, Jamaica State Park and Townshend Dam.

Skiing – Nordic skiing is available on 50 kilometers of trails at the Viking Touring Center and numerous other locations such as Lowell Lake and the West River Trail. Magic Mountain Ski Area provides challenging down-hill skiing enhancing local winter recreation, together with nearby Stratton, Bromley and Okemo Ski resorts.

Policies:

1. Encourage local groups to provide new recreational opportunities for youths and teenagers.
2. Improve existing recreational opportunities for residents and community guests.
3. Require that development not diminish the value and availability of outdoor recreational activities.
4. Require that public access to non-commercial outdoor recreational opportunities be identified, provided and protected wherever appropriate.

Cultural and Historic Resources

Londonderry's historic resources include a settlement pattern featuring distinct villages located along a waterway with open space, lower density and natural scenic beauty in the surrounding areas.

A few eighteenth and many early nineteenth century structures of distinctive traditional architecture remain throughout the Town. Most buildings in South Londonderry are within a designated National Historic District. In addition, the Town Hall is listed on the National and State Register and four structures are listed with the Vermont State Register of Historic Places. These include: the Carpenter Gothic House (Walker House), the Brick House (South Londonderry), the South Londonderry Baptist Church and Landman's Store (Village Pantry). The Thompsonburg Schoolhouse is eligible.

Londonderry also considers its public cemeteries and small private unnamed family burial plots important scenic, historic and cultural resources. Many stonewalls and cellar holes remain as a part of the history of ownership of land and the layout of the Town. They are the historic features of the Vermont landscape and an essential element of Londonderry's cultural heritage.

Policies:

1. Protect places of outstanding cultural, aesthetic, archeological, natural and/or historical value from development that impairs their character and quality.
2. Encourage rehabilitation of significant historic sites and structures.
3. Require an appropriate buffer area around historic and cemetery resources.
4. Encourage development that preserves the historic, cultural, natural and architectural character of town and village centers and the rural landscape.
1. Explore and employ adaptive reuse of architecturally or historically significant structures that will allow continued value to the community with minimum impact to the resource.

Actions:

1. Support use or ownership to preserve significant historic sites or structures.
2. Participate in the state Historic Sites and Structures Survey, to further identify locally significant historic resources.

Community Services and Facilities

The Town maintains, supports and/or has access to a variety of health, cultural and educational facilities. Londonderry is host to and supports the Flood Brook Union School (K–8) and its students make up some 67 per cent of the enrollment. Additionally, Londonderry has a Montessori School. The South Londonderry Free Library and its Historical Society (see Town Profile) provide a variety of cultural enhancements and opportunities.

Established in 1976, the Mountain Valley Medical Clinic in Londonderry provides area medical services, with three doctors, a nurse practitioner, physician assistants, registered nurses, medical technicians and administrative staff to meet the needs of the community. This not-for-profit organization is supported by its own fund-raising, volunteers, community stipends and fees, and turns no one away. Additionally, the Ellsworth Home Health Agency, Visiting Nurses Alliance and Health Care and Rehabilitation Services of Southeastern Vermont provide

comprehensive health care to the community, along with nearby and regional hospitals at Springfield, Rutland, Townshend and Lebanon, New Hampshire.

Health and rescue services are provided by the Champion and Phoenix Fire Departments, the Londonderry Volunteer Rescue Squad and the Mountain Valley Medical Clinic. The fire departments and rescue squad are operated by volunteers and do their own fund raising with support from the Town. Their fundraisers are an important part of community life. Members continually update their credentials and skills through monthly meetings, training seminars and special courses.

The non-profit South Londonderry Free Library has over 17,000 volumes in its collection and additionally provides special programs, local artist exhibitions and several computers with Internet access. Run by volunteers and a paid librarian, funds to operate are mainly derived from donations plus a modest town appropriation.

The Neighbor's Food Pantry, managed by volunteers and sponsored by the Second Congregational Church, offers a monthly food supplement to local and regional residents. Eighty-five percent of food items are purchased from the Vermont Food Bank, and local businesses, organizations and individuals donate the remainder. The Pantry was established in the early 1990s and today serves an average of 50 family units that choose to accept free food.

The Town's infrastructure is also augmented by its three churches, Chamber of Commerce, Historical Society, Boy Scout and Girl Scout Troops, Little League Baseball and Soccer Programs, Volunteer Senior Services, Rotary Club and several fraternal organizations.

Policies:

1. Support social, cultural, health and educational services as appropriate.

Governmental Services and Facilities

Londonderry is fortunate to have dedicated volunteers and volunteer organizations, which perform vital services that make the community a viable, interesting and desirable place to live. Like all small towns in Vermont, Londonderry's governmental authority is derived from its charter, the Vermont Constitution and Vermont Statutes. The Select Board is the municipal government and is responsible for the supervision of Town affairs. The volunteer Board is required to see that all duties imposed by Vermont Statute upon towns and school districts are performed. Other town officials, such as listers, town clerks and constables have specific duties specified by State statutes. In Londonderry, many quasi-governmental and cultural services are provided by volunteer organizations.

Town Officials include the governing board of a five-member Select Board, Town Clerk, Town Treasurer, three Listers (property appraisers), three Auditors, First and Second Constable, Zoning Administrator, Delinquent Tax Collector, Grand Juror, Agent, Cemetery Commissioners, School Directors and the Trustees of Public Funds, Memorial Park and the South Londonderry Free Library. Most of these officials receive only modest stipends and/or expenses. Salaried employees include the Town Clerk and the assistant Treasurer, Road Maintenance, Recycling and Transfer Station personnel.

The Planning Commission is a seven-member board appointed by the Select Board. This commission is responsible for preparing and updating the Town Plan, the Zoning By-laws, and for processing development applications. There is also a five-member Conservation Commission appointed by the Select Board.

The five-member Zoning Board of Adjustment (ZBA) is appointed by the Select Board and is responsible for hearing appeals of the Zoning Administrator's rulings, processing requests for variances, conditional uses, and making flood plain determination with respect to building permit applications. The Zoning Administrator is appointed by the Select Board and processes all building, development and sign applications.

The Town Offices house the Town's records, land deeds, Town Treasurer and Town Clerk and Select Board's activities. The Listers, Zoning Administrator, Zoning Board, Planning Commission, Conservation Commission and Historical Society also use the building. The meeting room is used by both governmental and private organizations for a variety of public and private purposes. The Old Town Hall (1858) is used for Town Meeting and other public and private gatherings.

The Town also operates a town garage, a multi-town solid waste transfer and recycling center and two state certified septage spreading fields. (SB) The State Highway Department maintains a garage and storage facility near the north village.

The Town owns 29+/- acres on Route 100 between the north and south villages. This property was acquired to provide space for future needs such as storage for road maintenance supplies and equipment, potential fire station, water supply and wastewater treatment facilities. The property has substantial frontage on the West River.

The U.S. Postal Service maintains post offices in both Londonderry and South Londonderry.

The Town also maintains cemeteries under the supervision of the Cemetery Commission. They are the Middletown, Glebe View, Brooks, Riverside, Lowell Lake, Rest Haven and Collins. Some of the cemeteries are quite old and contain the remains of Revolutionary War Soldiers and other early settlers.

Policies:

1. Require that public facilities be handicapped accessible with adequate and safe parking.

Actions:

1. Seek funding for public restrooms.
2. Plan for future infrastructure needs and budgetary needs.

Solid Waste

Solid waste in Londonderry is managed in conjunction with the towns of Landgrove, Peru, Weston, and Windham. These five communities are located in Bennington, Windham, and

Windsor Counties and are members of the Londonderry Solid Waste Group. (SB) Their proximity and a conveniently located transfer station, on Route 100 in Londonderry, has given rise to a cooperative arrangement since 1947. The Londonderry Group is working diligently to develop policies and programs to maximize waste reduction, recycling, and household hazardous waste diversion.

The Group's overall waste generation is largely influenced by the volume and characteristics of commercial activity. By and large, commercial activity in the five towns is service oriented and is smaller in scale with the exception of the Bromley Mountain (Peru) and Magic Mountain (Londonderry) ski areas. Manufacturing activity, with the exception of a sawmill, is also smaller in scale.

Policies:

1. Support efforts to reduce solid waste that is landfilled or incinerated.
2. Support efforts to reduce the unnecessary use of toxic and hazardous materials.
3. Support recycling, composting, waste reduction, and beneficial reuse programs that are flexible and reliable.
4. Promote environmentally sound and cost effective disposal for all solid waste that cannot be recycled, composted or otherwise reused.
5. Support waste disposal fees that accurately and fairly charge disposal costs to the waste generators.
6. Support recycling programs in all solid waste management programs.
7. Promote cooperation among participating communities to implement source reduction, recycling and composting on a multi-community basis.

Actions:

1. Distribute pamphlets on the benefits of recycling.
2. Distribute pamphlets to local homes and offices on recycling participation.
3. Distribute recycling information to area realtors.
4. Work with fire warden and efforts to prevent illegal open burning.
5. Educate homeowners on the benefits of composting at home.
6. Distribute recycling information to landscaping and maintenance people.

Emergency Planning

Most preparation for disasters is left to local and regional organizations such as the fire department, search and rescue, Vermont Agency of Transportation, the County Sheriff and the

State Police. These organizations respond to emergencies. There is also a need to plan for, prepare for and recover from emergencies.

The Town encourages emergency planning and disaster preparedness because it may help reduce risk to life and health, destruction of public and private property and environmental damage that often occurs during a disaster. Emergency planning enables the Town to prepare calmly and realistically for emergencies, to know the location of resources and equipment that will be needed, to inform residents of potential dangers and ways to avoid these potential dangers, and to quickly arrange for help when it is needed. Adopting a pre-disaster mitigation plan, local road and bridge standards and participating in the National Flood Insurance Program are significant steps toward emergency and disaster preparedness planning.

Policies:

1. Require that all new public and private roads and driveways be properly constructed so that they do not contribute to the damage of Town or State roads from run-off.
2. Encourage the improvement of existing roads, and design culverts and bridges to carry a 25-year flood event without damage.
3. Encourage the development and improvement of emergency evacuation plans, including the protection of pets and livestock.
4. Require that the Town participate in the National Flood Insurance Program.

Actions:

1. Work to identify at-risk residents.
2. Work with State and local emergency preparedness organizations.
3. Plan for protection of the Town's historic assets from disasters.
4. Seek funding for mitigating historic flooding problems in the Town.
5. Evaluate flood hazard areas at least every two years.
5. Adopt a Pre-disaster Mitigation Plan.
6. Adopt local road and bridge standards that reflect the Town Plan and Zoning Regulations.

Communications

Telecommunication Towers

Communication towers are one of the most visible indicators of the technological age. These metal towers can stand 300 feet tall and the footprint can encompass up to two acres depending on road access. The Federal Telecommunications Act of 1996 (TCA) establishes a comprehensive framework for the exercise of jurisdiction by State and local zoning authorities over the construction, modification, and placement of facilities such as towers for cellular,

personal communications service and specialized mobile radio transmitters. This law allows the preemption of local zoning authority by the FCC.

Vermont Act 94 of 1998 provides the Town with help to develop appropriate zoning for telecommunications facilities. This Act requires the service provider to pay for dismantling of any tower no longer in use and requires the applicant for a tower permit to pay for reasonable costs of an independent technical review on the application. The State relies on Act 250 to review the development of communication towers. Because towers often exceed 20 feet and are often located above 2,500 feet in elevation, applicants are required to get an Act 250 permit.

Pursuant to 24 V.S.A. § 4401 et seq. a Planning Commission/Zoning Board of Adjustment is authorized to review, approve, conditionally approve, and deny applications for wireless telecommunications facilities, including sketch, preliminary and final plans, and installation. Pursuant to 24 V.S.A. § 4407, a Planning Commission/Zoning Board is authorized to hire qualified persons to conduct an independent technical review of applications and to require the applicant to pay for reasonable costs thereof.

The Town should be prepared to evaluate advances in the telecommunications industry to access emerging technologies for economic benefit. The Town should be ready to emphasize its needs. This means paying attention to and having a voice in the location of existing and future infrastructure, and understanding the current needs of the community. Because communication towers have an immediate visual impact on the Town's landscape, such development projects must be done with sensitivity and foresight.

Policies:

1. Require that all applicants comply with all Federal, State and Town ordinances, bylaws and or regulations.
2. Preserve the character and aesthetic natural beauty of the Town while evaluating the development of wireless telecommunications services.
3. Protect the scenic, historic, environmental, and natural resources of the Town.
4. Provide standards and requirements for the operation, siting, design, appearance, construction, monitoring, modification, co-location and removal of wireless telecommunications facilities and towers.
5. Minimize tower and antenna proliferation by requiring the sharing of existing communications facilities, towers and sites where possible and feasible.
6. Facilitate the provision of telecommunications services to the residences and businesses of the Town.
7. Minimize the adverse visual effects of towers and other facilities through careful design and siting standards.
8. Encourage, through performance standards and incentives, the location of towers and antennas in non-residential areas and away from other sensitive areas including, but not limited to schools.

9. Require permits be granted to these facilities for a limited time period.
10. Require periodic review and new permit conditions that will reflect advances in knowledge, experience, and technology.
12. Require downsizing as communication technology advances.

Actions:

1. Retain local regulations and bylaws to include telecommunication towers, revising as appropriate and necessary for consistency with state and federal standards.

ENERGY

Energy Use

Londonderry has a variety of energy resources available including electricity from public utilities, fuel oil, gasoline, propane and coal from local suppliers. Cordwood for space heating and cooking is abundant from local purveyors or may be cut by the individual. Many homeowners and businesses in the area use wood as a primary or secondary heat source. According to the 2000 Census, the residents of Londonderry primarily heat their homes with petroleum (63.6 percent) and secondarily with propane (17.3 percent). The remaining homeowners heat with wood (11.9 percent), electricity (5.5 percent) and other fuels (1.7 percent). Solar, hydro, wind and photovoltaic energy sources are available. Passive solar is the most widely used alternative energy source.

In addition to heating, transportation accounts for the bulk of local energy use, and the 2000 U.S. Census indicates that Londonderry residents are driving more. In 1980, the average commute to work took just over 14 minutes. The average commute increased to over 21 minutes by 2000. The number of residents who carpool decreased during the same period, down from 164 in 1980 to 119 in 2000. Relatively few (23) local residents walked to work in 2000 (also down from 1980), while the number who work at home increased to 79 from a total of 44 in 1980. It should be noted that the labor force grew from 665 to 995 during this 20- year period, and more people are driving to work.

Energy Conservation

Vermont's energy conservation efforts in recent years have focused on ADemand Side Management@ (DSM) to increase energy efficiency, reduce energy demand and, in effect, increase available energy supplies. In 1990, under order of the Public Service Board, all electric utilities were required to develop a variety of demand side management programs for their customers, which have since been consolidated into one statewide energy efficiency utility B Efficiency Vermont.

In recent years, the state also enacted energy standards for commercial and residential construction, which are administered and enforced through the Department of Labor and Industry. Net-metering, to encourage the use of more decentralized, renewable energy resources went into effect in 1998, and legislation is now pending to promote greater energy efficiencies and renewables through the use of tax credits and other state support programs.

Local planning efforts that are sensitive to energy conservation issues can also promote development and settlement patterns that minimize transportation requirements (the primary use of petroleum products) and encourage land use that conserves energy. Zoning bylaws, subdivision regulations, and the Act 250 process are vehicles by which municipalities can promote energy efficient development at the local level. Energy can be distributed more efficiently through planning to concentrate housing and minimize dispersed settlement and by discouraging energy-dependent development that is distant from power generating centers.

Renewable Energy

Renewable energy resources that may be available in Londonderry include wood, limited wind, solar and hydropower. The extent to which these sources can be harnessed and used to

replace fossil fuels is not clear; however rising fuel prices, new technologies, and the availability since 1998 of Net metering which allows utility customers with small-scale renewable energy systems to sell excess power generated back to the utility may promote increased use of renewable sources.

Each of the four forms of renewable energy cited, however, may conflict in whole or in part with other policies of this plan and must be carefully evaluated. Non-commercial energy generation facilities (i.e., net-metered facilities and facilities that are not connected to the regional power grid) generally pose the potential for fewer impacts than larger scale commercial projects.

A brief description of each respective renewable energy source and associated issues is provided below:

- **Wood.** Biomass fuel, wood is the town's most abundant, indigenous energy source. Wood has served as the principal source of heat for much of Londonderry's history, and still provides a relatively low cost heating fuel. Because Londonderry is predominately forested, wood could provide a locally sustainable energy supply well into the future. Excessive harvesting, however, if not properly managed, can cause increased storm water runoff and soil erosion, sedimentation, water pollution, and habitat loss. Woodlot management, and adherence to accepted state management practices for logging operations, reduce the adverse impacts of harvesting, and can enhance local timber stands to meet a variety of landowner objectives.

Burning wood may also result in local air quality problems. Late model wood stoves and large bio-mass (chip or pellet) heating systems, are generally cleaner than stoves commonly used in the 1970s and 1980s. Stoves sold since 1990 must be air tight and meet EPA emission requirements. Though wood-burning technologies have improved, wood heat remains less convenient than oil or gas heat. If oil prices continue to rise, however, more households may turn to wood as their primary heating source.

- **Solar Power.** The contribution of solar energy to Londonderry's total energy supply is likely to increase, albeit modestly, over the next few years. More structures are being sited, oriented and designed to incorporate passive solar construction techniques for space heating and natural lighting. Up front costs for materials and installation of photovoltaic (PV) systems remain relatively expensive for the average homeowner, although emerging technologies are making them increasingly affordable. In addition, passive solar building design can significantly increase energy efficiencies and reduce costs. Technological advances, including the incorporation of photovoltaic components in roofing and siding materials, may make solar power an even more viable source of electricity in the near future. And, while some issues exist related to pollution and energy use associated with the manufacture of photovoltaic elements, solar is arguably the cleanest potential energy source available to Londonderry in terms of local benefits and potential impacts.
- **Hydropower.** The West River and its tributaries once supplied water power for Londonderry's earliest industries. Today these industries are gone, although a dam still exists in the North Village. Hydropower is often cited as a clean energy source due to the lack of emissions, although the environmental impacts of dam construction, operation and management including the effects of changing water levels on river flow, stream habitat, and water quality, and on adjoining riparian areas may be significant, especially on a river of such ecological and recreational significance as the West River. There may, however, be limited potential for very small-scale microhydro development that supplies individual

users on the West River and smaller tributaries that would not pose the same level of risk to the river system.

- **Wind Power.** Wind power, like hydro and solar power, is an energy source that is not depleted with use. Wind power is now receiving a significant amount of attention statewide for utility and small-scale electrical generation. In contrast to wind power's potential as a naturally recurring resource, commercial wind power generation facilities pose potential negative impacts. In Londonderry, these potential impacts include:
 - ♣ aesthetic impacts associated with facility siting in highly visible, high elevation areas;
 - ♣ wildlife impacts including direct impacts and secondary impacts, such as habitat fragmentation and disturbance
 - ♣ impacts to significant natural or cultural features in the vicinity
 - ♣ water quality impacts associated with development located at high elevations and on steep slopes and shallow soils;
 - ♣ quality of life and health impacts related to noise and lighting;
 - ♣ surface water runoff and soil erosion associated with site clearing and development, including road access;
 - ♣ safety hazards associated with blade speed, breakage and ice throw;
 - ♣ economic impacts associated with potential for diminished real estate values and regional tourism
 - ♣ and insignificant community benefit from such facilities.

The nature of commercial windmill development requires such facilities to be developed at higher elevations, generally along ridgelines with elevations of 2,000-3,500 feet. In Londonderry, the most feasible generation sites also correspond with the areas identified as being among the most important lands for protection – including the Town's most sensitive ecological areas, most wild and unfragmented recreation land, and most prominent aesthetic landmarks, which are highly visible from designated natural areas, scenic roads, historic sites and historic districts. These lands have been included within the town's Resource Conservation Overlay District since the current zoning bylaw was adopted in 2000. As with hydropower, scattered, small-scale generation facilities provide greater potential for local residents to benefit from wind energy without imposing the negative impacts described above on the community. While the concept is interesting and technology is advancing, further research and greater understanding of projects on this scale is needed (SB).

Policies:

1. Support appropriate renewable energy generation in Londonderry, including bio-mass using local wood supplies, solar, and dispersed, small-scale wind and hydro-power sources. Large scale wind generation and hydro-power facilities, however, are discouraged and shall be prohibited within the Resource Conservation Overlay District and on the main stem of the West River, respectively.
2. Maintain the Town's scenic resources and Resource Conservation Overlay District by protecting them from commercial energy generation and new transmission facilities.
3. Encourage any potential commercial energy facilities to be within the areas deemed most suitable.

4. Support the use of energy efficient automobiles, appliances, heating units, lighting and other powered devices.
5. Support programs for insulation and weatherization of new and existing dwellings, especially for low and moderate-income households.
6. Encourage and support awareness programs on energy conservation and the availability and use of renewable and alternative fuels.
7. Encourage, through transportation policies, opportunities for walking, cycling and other energy efficient alternatives to the automobile.
8. Promote land use and conservation policies that encourage ongoing forest management to maintain a local source of fuel-wood and local agriculture to maintain and increase the supply of locally produced food.
9. Minimize the need for new facilities and reliance on the private automobile by directing development to designated growth centers, and limiting such development in the least accessible areas of the community.

Actions:

1. Conduct an energy audit on all town properties and other facilities and prepare an energy efficiency plan that emphasizes energy reduction and efficiency as facilities are upgraded, replaced, or expanded.
2. Review current zoning bylaws to determine whether existing standards related to energy conservation, pedestrian and bicycle circulation, commercial and home-based businesses and energy efficient site design and building construction are adequate. Revise as necessary to require optimum feasible energy reduction and efficiency.
3. Explore the feasibility of wood chip power generation as a mode of energy production consistent with the Town's tradition of forest related industry and activities.
4. Support incentive programs for small scale net metering energy production and energy conservation.
5. Examine the opportunities for providing home energy audits for residents and property owners so they may take action to conserve energy and reduce related costs.

TRANSPORTATION

State highway Routes 11 and 100, the Town's main arterial highways, provide regional access to our mountain valley. In addition, there are 57 miles of Town highways within municipal limits (see table below):

	MILES	DEFINITIONS* *See VSA, T19, for legal definitions
Class 1 Town Highways	0	Extension of State routes marked with State route number
Class 2 Town Highways	12.19	Major roads linking other towns and/or heavily traveled
Class 3 Town Highways	39.63	Other towns roads negotiable in all seasons
Class 4 Town Highways	5.17	Town right-of-way, old but unmaintained roads, paths, etc.
Trails	-	See page 26
State Highways	15.20	State market highway routes
Total Traveled Miles	72.19	Source: Feb. 2002, Vermont Agency of Transportation

A safe and functional public road system, passable under all conditions, is required to meet the health, safety, social and business needs of the community. The present road system is adequate to serve the transportation needs of the community. Secondary Town Roads provide access to individual properties throughout the community. The maintenance of the network of Town roads, bridges, culverts and drainage systems involves considerable work and expense. In addition to Town employees and equipment, Londonderry hires qualified private contractors on an as-needed basis.

Excessive speed on Town roads is a safety hazard. Maintenance activities and road improvements should reflect the location of a road and help sustain the rural character of the Town. Unpaved roads can limit traffic volumes and excessive speeds on such roads. People seem to want and appreciate being informed when major roadway improvements are planned and that their opinions be considered in such plans.

There are a number of legal trails in the Town. A legal trail is defined as: A public right-of-way which is not a highway and which: (a) previously was designated town highway having the same width as the designated town highway, or a lesser width, if so designated; or (b) a new public right-of-way laid out as a trail by the Select Board for the purpose of providing access to abutting properties or for recreational use. Nothing in this section shall be deemed to independently authorize the condemnation of land for recreational purposes or to affect the authority of the Select Board to reasonably regulate the use of recreational trails. 19 V.S.A. 301(8). The Town is not responsible for the upkeep of a legal trail.

According to the 2000 Census, of those commuting to work (workers 16 years and over), three of every four workers drive to work alone. There are 13.1 percent that carpool and only 3 percent walk to work or use public transportation (including taxicabs). The mean travel time to work is 21.1 minutes of driving per person.

As a part of the Town's transportation planning, there is a demonstrated need for beginning a system of multiple use pathways - like the existing West River Trail- suitable for pedestrians, equestrians and bicycle traffic. There is considerable sentiment for such a system to enable people to enjoy Londonderry's rural and scenic benefits and to travel safely throughout the Town. There are efforts under way by private groups working in conjunction with the Town and

Windham Regional Commission to develop such a network, including the further development of the West River Trail.

Access management

Access management is a process for controlling access to roadways such that the function and safety of the local transportation system is preserved while reasonable access is provided for the development of land. Developing access management guidelines would improve safety conditions along Routes 100 and 11, promote desirable land use patterns, reduce traffic congestion and improve pedestrian safety.

Heavy truck traffic, high speeding vehicles, lack of pedestrian safety and traffic congestion are concerns of the Town that have been expressed by community residents. All of these concerns have a negative impact on the quality of life and potentially on the structural integrity of some of the Town's historical buildings. The Town realizes that a number of businesses are dependent on traffic along Routes 100 and 11 and that as the number of curb cuts or driveways increases, so does the rate of accidents.

Some techniques of access management that the Town could implement would be; requirements for minimum separation distance between driveways; minimum distance for driveways to be located away from intersections; driveways that serve more than one lot; parking areas that serve more than one lot/business; circulation/access between two lots; providing access from secondary streets rather than main arterials, where this is an option; development of parallel streets or frontage roads to provide access off the main street; and raised medians or islands that restrict turn movements.

Policies:

1. Focus on road maintenance and development activities and the efficiency, economy, safety and prevention of deterioration of the roads rather than supporting greater traffic volumes or speeds.
2. Solicit public opinion when planning significant maintenance or construction projects.
3. Maintain a balance of paved and unpaved roads to enhance to rural character of the Town.
4. Require that Land Use Regulations limit overall development density and discourage development in remote areas of the Town in order to minimize the need for more road construction and consequent increased cost to the Town.
5. Continue the existing policy of: (a) not maintaining, plowing or resurfacing Class 4 Town roads; (b) not paying for the cost of improving a Class 4 to Class 3 standards to serve new development; and, (c) only accepting new roads that meet specifications of the Town Road Ordinance.
6. Encourage and enforce speed limits appropriate to road surfaces and conditions in conformance with State regulations.

7. Promote development of a public transportation system such as vans, carpools, and multiple use pathways. Seek out grants to facilitate where possible.
8. Encourage that new construction or reconstruction of roads, when feasible, includes accommodations for bicycles or pedestrians or other non-motorized means of transportation in order to ensure the safety of all users of the road.
9. Review proposed residential and commercial development for its impact on current roadways and future transportation needs.
10. Require that Town road construction and maintenance activities preserve scenic and historic features of the landscape and avoid adverse impact on important natural features such as trees and stone walls wherever possible.
11. Ensure that pathways are developed or marked to facilitate pedestrian traffic between homes, businesses and public buildings and Town owned property.

Actions:

1. Reduce speed and truck traffic in village centers through the support of corridor studies and implementation of traffic calming solutions, where appropriate.
2. Identify and inventory scenic corridors and significant viewsheds that can be included in future town plans and protected by regulatory standards.
3. Review and assess the secondary effects of roadway improvements, bridge repairs, intersection changes, granting of state highway access permits, and any other pertinent transportation issues.
4. Develop an access management plan for the Town.
5. Review and update all road and bridge condition status annually to develop a priority for needed improvements. Make recommendations for short and long term improvements and implement projects on a consistent basis.
6. Explore creative ideas related to parking lot, sidewalk development and snow removal.
7. Conduct an inventory of the Town's Class 4 highways in response to the legislative actions related to discontinuance of so-called 'ancient roads.'
8. "Participate in local and regional efforts to evaluate and act upon the potential for developing a trail network to provide safe travel for bikers and pedestrians of all ages, reduce fuel consumption and connect community services and points and points of interest."

HOUSING

Vermont statutes identify a significant planning goal for housing: “to insure the availability of safe and affordable housing for all Vermonters.” A sufficient supply of quality housing is necessary for any community that expects to have strong, healthy families and a stable workforce; both are necessary for a sustainable economy. Stable affordable housing lets families establish long-term community involvement. Growth must be within the capacity of a community to reasonably provide for services and it should be consistent with the community’s traditional patterns of development. Development of small lots in traditional compact village and downtown settlements can result in more affordable housing costs.

Housing Stock

In general, in almost every Town in the Region, there has been a shift from seasonal to year-round housing. This translates into the conversion of seasonal housing (or part-time occupancy) to full-time residency. In Londonderry, between 1990 and 2000, the housing mix shifted from 50.0 percent seasonal to 39.0 percent seasonal housing. In 2000, 72.3 percent of the occupied housing units were owner-occupied and 27.7 percent renter occupied (Table C.1 page 50). Between 1990 and 2000, 22 new units of housing were constructed in Londonderry creating a total of 1,317 total housing units (Table C.2 page 51). Of the specified renter-occupied units, the median gross rent is \$583.00 per month. (US Census).

Special needs population in Londonderry, including low-income, disabled and elderly people, are currently served by Smith Haven and Trailside Condos at Magic Mountain. Smith Haven is a privately owned and federally subsidized complex of independent living units with a continuous waiting list of qualified low and very low income applicants. At Trailside, once strictly seasonal privately owned dwelling units are now rented on a year round basis at competitive rates including utilities and common services, creating affordable housing for locally employed singles and small families.

Many of Londonderry’s rental units are private homes offered for rent seasonally by owners who charge “vacation” ‘ rental rates. Rents for these units typically exceed affordability for most locally employed residents, but are sometimes occupied by local workers and families who overextend for the short term due to lack of other affordable housing options.

Cost and Affordability

According to the federal department for Housing and Urban Development (HUD), housing is only considered affordable when it costs no more than 30 percent of the income of a household earning the area median income. In 2000, the median annual household income in Londonderry was \$42,669.00, below the statewide median of \$43,000. Housing costs for homeowners includes principal, interest, property taxes and property insurance. For renters, housing costs include rent and utilities (heat, hot water, trash disposal and electricity).

From “Between a Rock and A Hard Place: 2005 update by Vermont Housing Council and Vermont Housing Awareness Campaign:

- *The median purchase price for a home in Vermont reached \$165,000 in 2004, a 67 percent increase since 1996 and a 10 percent jump from 2003.*

- *To purchase that median-priced home, a Vermont household would have to earn more than \$62,000 annually. The median annual Vermont household income is just over \$43,000. A household with that income could afford a \$114,600 home.*
- *For new homes, prices are much higher. The median price for newly-constructed single-family homes and condominiums in Vermont in 2004 was \$294,000, an 11 percent jump from 2003.*
- *Analysis of available real estate sales data for 2004 did not find a single new home sold that was affordable to a household earning Vermont's median income.*

Figures from the Vermont Housing Finance Agency and the Center for Rural Studies list the median price of single family homes sold in Londonderry in 2004 as \$154,900. Households in Londonderry at median annual income cannot afford a median-priced home.

Londonderry recognizes a persistent shortage of safe and sanitary housing that is affordable to buy or to rent. The economic and social effects of the current cost and affordability of housing in Londonderry are realized as:

- ♣ Outmigration of those seeking and unable to secure affordable housing.
- ♣ Loss of agricultural and forest land that is parcellized and sold by landowners who cannot meet current housing and related costs.
- ♣ Displacement of those unable to continue to afford their homes.
- ♣ Doubling up of families and others sharing space and costs to maintain housing, creating health, safety and quality of life issues.
- ♣ Deterioration of affordable housing stock due to poor maintenance by tenants and owners.

Policies:

1. Develop housing so as to maintain the historic settlement pattern of compact villages separated by rural countryside, with minimal impact on natural resources, open space, and important agricultural and forestlands.
2. Require a diversity of housing opportunities including affordable housing and housing for the elderly.
3. Require new or rehabilitated housing, including seasonal, to be constructed to meet health and safety minimum standards and coordinated with existing public services (water, sewer, and transportation networks).
4. Require that all housing, both seasonal and permanent (including camps and part-time housing), be considered by the same standards.
5. Encourage retention, reuse and rehabilitation of existing buildings where possible in priority over new construction to help preserve the Town's rural character.
6. Encourage and promote groups and programs aimed at making available affordable new and rehabilitated housing on a sustainable basis. Utilize available support from regional and State agencies.

7. Support home ownership and property upkeep efforts of citizens.
8. Promote and support standards that allow and encourage increased densities for the purpose of providing affordable housing, while preserving the traditional character of older neighborhoods and villages.
9. Support the creation of accessory dwelling units within or attached to single family residences in order to provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly.

Actions:

1. Conduct a study to identify areas where residential growth is appropriate.
2. Allow conversion of larger homes to multiple units.
3. Permit and encourage densities of development compatible with affordable housing and with traditional village development, specifically including increased housing unit densities and mixed residential and commercial uses.
4. Consider a practice to identify and require replacement of lost affordable housing units.
5. Advocate for state and federal programs and incentives to promote the creation of affordable housing development compatible with the Town, including a program of housing for elderly or other special populations.
6. Conduct a survey of local housing market trends and develop affordable housing data, including an inventory of community needs for low and moderate-income housing.
7. Support the Historical Building Survey to be conducted by the Vermont Division of Historic Preservation.
8. Investigate the feasibility of establishing a local Housing Commission as allowed by VSA Title 24 ss4433 to accomplish Actions 1, 4, 5, and 6 above.

STATISTICAL DATA

A. POPULATION

1. Population grew to 1709 people in 2000; an average annual increase of 1.3% per year from the previous census. Source: U.S. Census

<u>YEAR</u>	<u>POPULATION</u>
1800	330
1900	961
1950	953
1960	895
1970	1,037
1980	1,510
1990	1,506
2000	1,709

2. Population growth was limited to the 18 and older segments with the greatest growth occurring in the 64 & older group.

Source: U.S. Census	<u>1980</u>	<u>1990</u>		<u>2000</u>	
<u>AGE</u>	<u>#</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
0-17	395	375	24.9	374	21.9
18-64	935	931	61.8	1052	61.6
64 & older	<u>180</u>	<u>200</u>	<u>13.3</u>	<u>283</u>	<u>16.5</u>
Total	1510	1506	100.0	1709	100.0
Median Age		35		42	

3. School age population has remained relatively static.

	<u>STUDENT ENROLLMENT</u>		
<u>YEAR</u>	<u>ELEMENTARY</u>	<u>SECONDARY</u>	<u>TOTAL</u>
1980	193	87	280
1990	205	69	274
1995	219	89	308
2000	165	101	266
2004	180	95	275
2005	187	97	284

Source: Annual Report of the Town of Londonderry
 Note: Student Count as of October in the preceding year e.g., 2005 student count as of October 2004

B. INCOME

1. Median household income totaled \$42,669; growing more than 60% from the previous census. The Town experienced a significant increase in households with incomes of \$50,000+

Source: U.S. Census	HOUSEHOLDS		
INCOME	1980	1990	2000
Less than \$15,000	247	148	79
\$15,000 - \$35,000	252	254	219
\$35,000 - \$50,000	22	105	147
\$50,000+	27	105	294
Total HHLDS	548	612	739
Median HHL Income	\$27,430	\$26,078	\$42,669

2. Household income is slightly above the state average (+4.4%) and in the top half of area communities

Source: U.S. Census	2000 INCOME	
LOCATION	HHL	FAMILY
Winhall	\$57,750	\$65,000
Weston	\$44,792	\$57,500
Londonderry	\$42,669	\$48,000
Andover	\$42,273	\$50,625
Vermont	\$40,856	\$48,625
Windham	\$39,659	\$41,786
Landgrove	\$38,750	\$55,625
Windham County	\$38,204	\$46,989
Jamaica	\$34,917	\$43,333

Note: HHL income includes the income of the householder and all other persons 15 years old or over in the household, whether related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income.

C. HOUSING

1. Housing totaled 1317 units; an increase of 22 units (1.7%) over 1990.

Source: U.S. Census	1970	1980	1990	2000	
UNIT TYPE	#	#	#	#	%
Seasonal	165	425	647	513	39.0
Owner Occupied	285	414	416	528	40.0
Renter Occupied	47	140	183	202	15.4
Vacant	69	14	49	74	5.6
TOTAL	566	993	1295	1317	100.0
Avg. HHL Size	3.09	2.73	2.51	2.34	
No. of HHLDS	332	548	612	730	

2. A total of 117 new houses were built since the 1990 census. The net gain of 22 units suggests that 95 houses were replaced by new construction.

Source: U.S. Census	HOUSING	
<u>YEAR</u>	<u>#</u>	<u>%</u>
1999 to March 2000	13	1.0
1995 - 1998	32	2.4
1990 - 1994	72	5.5
1980 - 1989	284	21.6
1970 - 1979	310	23.5
1960 - 1969	176	13.4
1940 - 1959	148	11.2
1939 or earlier	282	21.4
TOTAL	1317	100.0

D.TOWN GRAND LIST & TAX RATE

1. The Town's Grand List totals \$243.3 million.

<u>YEAR</u>	<u>TOWN GRAND LIST (\$,000,000)</u>	<u>TAX RATE/ \$100 VALUE</u>
1980	\$51.4	\$1.56
1990	\$183.5	\$0.96
1995	\$183.0	\$1.43
2000	\$187.3	\$2.11 (a)
2004	\$233.4	\$2.51 (b)
2005	\$243.3	\$2.16 (c)

(a) includes \$1.169 state education rate
(b) includes \$1.068 state education rate
(c) includes \$1.864 residential education rate; \$1.663 non-residential rate for total tax of \$1.963 for non-residents

Source: Annual Report of the Town of Londonderry Statement of Taxes Raised
Note: Tax Rate in Annual Report is for previous year e.g., 2005 report showed a tax rate of \$2.16 for taxes raised in 2004
Note: Re-appraisals occurred in 1977, 1983, 1988 & 2001

2. Non-resident ownership represents 66.4% of the Town's appraised value.

<u>REAL ESTATE</u>	<u>#</u>	<u>TOWN GRAND LIST (\$,000,000)</u>		
		<u>RESIDENT</u>	<u>NON-RESIDENT</u>	<u>TOTAL</u>
Residential	589	\$76.2	\$23.4	\$99.6
Mobil Homes	29	\$0.7	\$0.4	\$1.1
Vacation	512	\$2.8	\$98.5	\$101.3
Commercial	56	\$0.9	\$13.3	\$14.1
Commercial Apts	4	\$0.1	\$1.2	\$1.3
Industrial & Utilities	2	\$0.0	\$2.6	\$2.6
Farm	4	\$0.2	\$2.0	\$2.2
Other&Miscellaneous	312	\$0.9	\$16.1	\$17.0
Woodland	58	\$0.0	\$4.1	\$4.1
TOTAL	1566	\$81.8	\$161.6	\$243.4

Source: Form 411, dated 5/17/2005; Town of Londonderry 2004 Grand List As Billed Grand List

E. BUDGETS

	BUDGETS (\$,000)		
<u>YEAR</u>	<u>TOWN</u>	<u>EDUCATION</u>	<u>TOTAL</u>
1980	\$216.4	\$639.4	\$855.8
1990	\$699.8	\$1,600.7	\$2,300.5
1995	\$710.3	\$2,220.4	\$2,930.7
2000	\$946.6	\$2,738.8	\$3,685.4
2004	\$1,337.8	\$3,453.7	\$4,791.5
2005	\$1,331.7	\$3,439.2	\$4,770.9
Source: Annual Report(s) of the Town of Londonderry			

IMPLEMENTATION OF GOALS AND OBJECTIVES

The current Londonderry Town Plan has evolved over the last 30 years to set goals and objectives and to reflect the desires and aspirations of its citizens. This current plan incorporates the suggestions and requirements of the Vermont Statutes delineated in Title 24, Chapter 117 (i.e.: Acts 200 and 250). As a Town Plan, it is a necessary document to chart the course for Londonderry in the next century. It was developed from previous plans, forums, questionnaires and discussions with Town officials and various citizen groups.

Implementation of the Plan will require continuing oversight and leadership from the Planning Commission, Select Board and citizen groups and voters. Some objectives will require voting on new or changed Zoning Bylaws, establishment of auxiliary commissions and sub-committees working with approval and/or the direction of the Select Board and Planning Commission.

Additional studies, analyses and community support may well be required to develop action plans to meet specific goals and objectives. In the various sections of this Plan, specific actions are noted.

RESPONSE TO VERMONT PLANNING GOALS

Londonderry's response to the Vermont Planning Goals can be found throughout this document. Often times the goals, and therefore the responses, overlap from section to section. Our specific responses to the goals will be listed as they are found in our objectives, policies and action steps.

Goal 1: To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

Goal 2: To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Goal 3: To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Goal 4: To provide for safe, convenient, economic and energy efficient transportation systems that respects the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

Goal 5: To identify, protect and preserve important natural and historic features of the Vermont landscape, including significant natural and fragile areas; outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands; significant scenic roads, waterways and views; important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas.

Goal 6: To maintain and improve the quality of air, water, wildlife, and land resources.

Goal 7: To encourage the efficient use of energy and the development of renewable energy resources.

Goal 8: To maintain and enhance recreational opportunities for Vermont residents and visitors.

Goal 9: To encourage and strengthen agricultural and forest industries.

Goal 10: To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Goal 11: To ensure the availability of safe and affordable housing for all Vermonters.

Goal 12: To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

Goal 13: To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Process Goal 1: To establish a coordinated, comprehensive planning process and policy framework that shall guide decisions by municipalities, regional planning commissions, and state agencies.

Process Goal 2: To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.

Process Goal 3: To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.

Process Goal 4: To encourage and assist municipalities to work creatively together to develop and implement plans.

TOWN MAPS AND DESCRIPTIONS

A series of maps has been prepared to assist planners, public officials and citizens to understand the geo-physical, natural and man-made attributes of Londonderry and to assist in the planning process, governmental and business decisions. The large-scale color original maps are available for viewing in the Town office. Black and white reproductions are included in this plan except for the soils map, which does not reproduce well. Sets of 11X17 color maps will be available for sale for those interested.

These maps are for planning purposes only. The goals, objectives, actions, and associated narrative discussions in the body of the Town Plan prevail as the guidelines for the Town's future growth.

Building on a variety of previous governmental and Town-developed data, the Plan includes four maps depicting the main features of Londonderry, both man-made and natural. These maps have been generated by the Vermont Geographic Information System (GIS), and computer-generated for us by Cartographic Technologies, Inc. of Brattleboro, Vermont. Descriptions of the maps follow:

Potential Land Use Areas

- λ Existing Land Use Areas
- λ Roads
- λ Surface Waters

Soil Classification (Not Included, Available at Town Office)

- λ Soils
- λ Surface Waters
- λ Roads

Present Land Use Profile

- λ Forested Lands
- λ Open Land and Farms
- λ Commercial Zones
- λ Buildings
- λ Surface Waters
- λ Roads

Natural Resources

- λ Scenic Area and Views
- λ Roads and Surface Waters
- λ Contours
- λ Deer and Bear Habitat
- λ Well Head Protection Areas
- λ Rare and Threatened Species Locations

Transportation and Community Facilities

- λ Roads
- λ Trails
- λ Bridges
- λ Electric and Telephone Line and Facilities
- λ Public Buildings
- λ Cemeteries
- λ Historic Sites and Districts