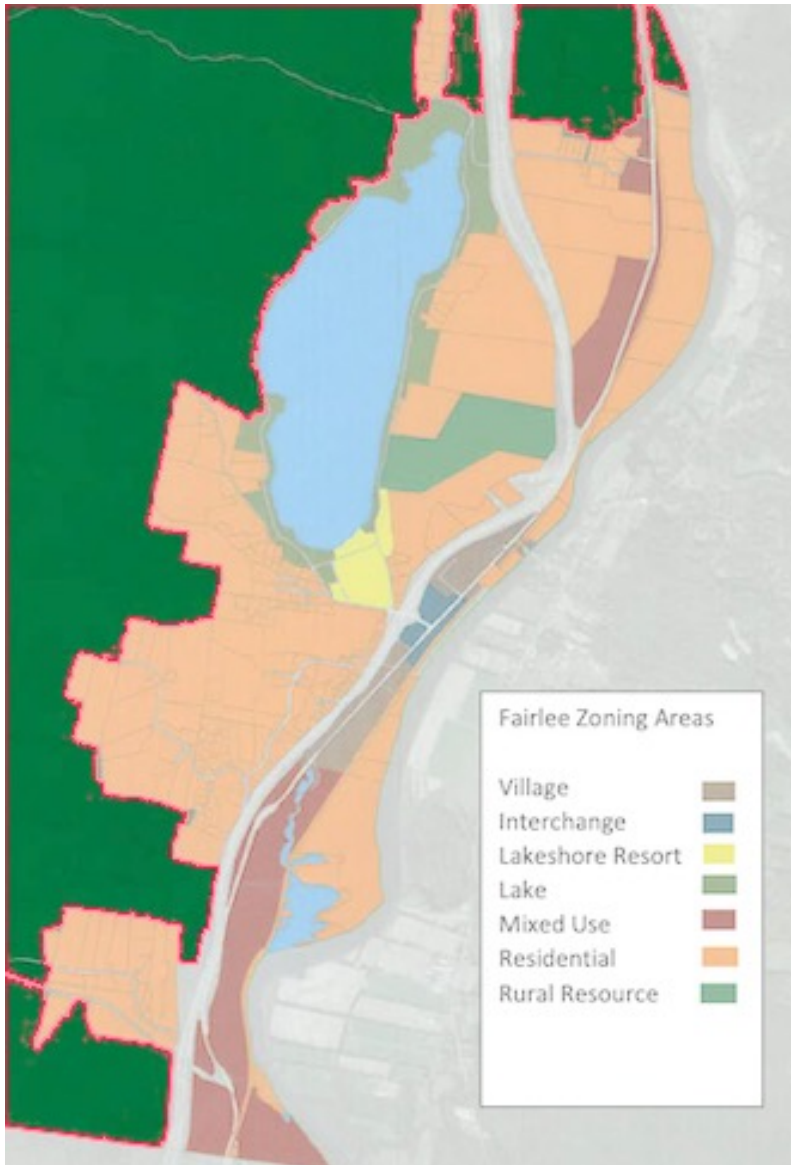


The Rural Resource Area



State Priorities are to preserve:

- lands identified as important wildlife corridors, feeding areas or wintering areas
- riparian areas and wetlands
- areas important for water source protection and recharge areas
- lands important in maintaining Vermont's statewide recreation trail networks.

Town priorities:

- Broad consensus on maintaining wildlife habitat as a forest management practice
- Universal agreement on allowing access for outdoor recreation purposes
- Local stewardship is the best stewardship.
- No real desire to create small lot subdivisions in the area

Pressures on landowners:

- Forestland isn't sustainable when carrying costs are 2.5 times derived income
- Deep concern over family estate division of property and land legacy
- Subdivision and land sales are the traditional means of extracting value from the land

Landowner ideas:

- Develop better management and compatible uses for carbon sequestration
- Introduce a standard carbon market
- Better incentives for wood products and services
- The State to allow the leasing of hunting rights

Listening Session Takeaways

- Development Rights are fungible and tied to property values
- Property Rights are on ongoing and significant concern
- How do we allow property owners to extract value from the land without subdividing and fragmenting it?

The Hard Part First

- Minimum lot sizes in the Rural Resource Area going to 10 acres
- To prevent fragmentation conditional use permitting will be required more than 300 feet from the public road
- Permitted and Conditional uses are very limited



The real concern is keeping the parcels intact

- Clustered development has less overall impact
- Development close to the road localizes the impact
- Clustered development also reduces costs

The bylaw allows more than one house on a lot

- The bylaw allows one house for every 10 acres in the Rural Resource area
- This allows extended families to build more than one camp on a lot without requiring a subdivision
- This would allow the sharing of infrastructure between the houses

We have enabled the transfer of subdivision rights

- Subdividers in the 2-acre residential area can buy the right to subdivide into 1-acre lots by purchasing lots from the Rural Resource Area on a one-to-one basis.
- This would be in addition to any conservation easements or rights the parcel owner might sell and has no impact on current use status.
- A parcel owner could sell all or just a portion of the total lot count.

Bonus lots for cluster development

- Conservation subdivisions that conserve the bulk of the parcel by featuring clustered small lots get a bonus lot for every 40 acres in conservation.
- Conservation rights can still be sold on any retained property.
- Development costs are reduced through less road building and shorter utility runs.

For next session, subdivisions

- How cluster conservations subdivisions work and how they can work for you.
- How the transfer of subdivision rights can help you monetize your property without cutting it up.
- The Family Place, how multiple dwellings on a lot can allow estate planning without subdivision.



Questions?