

# **Burke Town Plan**

**Adopted by:**

**Burke Planning Commission**

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## [Table of Contents](#)

<b>CHAPTER 1. INTRODUCTION.....</b>	<b>1</b>
VISION .....	1
PURPOSE OF THE TOWN PLAN .....	1
<b>CHAPTER 2. TOWN HISTORY.....</b>	<b>3</b>
<b>CHAPTER 3. LAND USE PLAN .....</b>	<b>5</b>
LAND USE GOALS .....	5
LAND USE OVERVIEW.....	5
<i>Forest Reserve District.....</i>	<i>7</i>
<i>Agricultural-Residential District.....</i>	<i>8</i>
<i>Village District .....</i>	<i>10</i>
<i>Industrial District.....</i>	<i>12</i>
LAND USE DOCUMENTATION.....	13
<b>CHAPTER 4. TRANSPORTATION PLAN.....</b>	<b>13</b>
TRANSPORTATION GOAL: .....	13
TOWN ROADS AND HIGHWAYS.....	13
AUTOMOBILE TRAFFIC.....	14
TRUCK TRAFFIC.....	14
ACCESS MANAGEMENT .....	15
TRAFFIC CALMING.....	15
PEDESTRIAN AND BICYCLE TRAVEL.....	16
TRANSPORTATION DOCUMENTATION .....	17
<b>CHAPTER 5. UTILITY AND COMMUNITY FACILITY PLAN.....</b>	<b>18</b>
UTILITY AND COMMUNITY FACILITY GOALS.....	18
UTILITY AND COMMUNITY FACILITY OVERVIEW .....	18
TOWN GOVERNMENT .....	18
LAW ENFORCEMENT .....	19
FIRE DEPARTMENT .....	19
MEDICAL SERVICE.....	20
RECREATION.....	21
TELECOMMUNICATIONS.....	21
SOLID WASTE.....	22
SEWAGE DISPOSAL SYSTEMS.....	23
CEMETERIES .....	23
TOWN PROPERTIES.....	24
UTILITY AND COMMUNITY FACILITY DOCUMENTATION .....	24
<b>CHAPTER 6. NATURAL RESOURCES PRESERVATION PLAN.....</b>	<b>25</b>
NATURAL RESOURCES GOALS.....	25
GENERAL .....	25
LANDSCAPE.....	25
QUALITY OF LIFE RESOURCES.....	27
SLOPES.....	29
AGRICULTURE .....	29
FOREST RESOURCES.....	30
SENSITIVE AREAS .....	31

**CHAPTER 7. HISTORIC FEATURES AND RESOURCES..... 33**

    HISTORIC AND CULTURAL RESOURCE GOAL.....33

    HISTORIC AND CULTURAL RESOURCES.....33

**CHAPTER 8. EDUCATIONAL FACILITIES PLAN..... 35**

    EDUCATION GOAL .....35

    CURRENT EDUCATION OVERVIEW .....35

**CHAPTER 9. ENERGY PLAN ..... 37**

    ENERGY GOAL.....37

    GENERAL ENERGY CONSIDERATIONS.....37

    RENEWABLE ENERGY .....38

    ENERGY EFFICIENCY.....40

**CHAPTER 10. HOUSING PLAN ..... 40**

    HOUSING GOAL.....40

    HOUSING OVERVIEW.....40

**CHAPTER 11. ECONOMIC DEVELOPMENT..... 42**

    ECONOMIC DEVELOPMENT GOALS.....42

    ECONOMIC DEVELOPMENT OVERVIEW .....42

    ADJACENT COMMUNITIES.....43

**APPENDIX A - BURKE TOWN SURVEY SUMMARY..... 45**

# Chapter 1. Introduction

## Vision

The Town of Burke is a dynamic community. It's rich history and heritage is grounded in the Vermont doctrine of freedom and unity. Our agrarian past has left a legacy that is prominent in our landscape and continues to influence the character of our community. While we are indebted to our past, the Town's recent history has been one of transition.

The changes that have affected the town mirror those influencing the state as a whole. Our resource based economy, founded on agriculture and forestry, is now built on recreation and an enviable quality of life. The town has been transformed from a quiet farming town to a resort destination, and increasingly, a center for innovation and commerce. This transformation has not been without costs: to tranquility, to the landscape and to the insular nature of the community. Burke has managed, however, to retain many of the best elements of its past and merge them with a modern economy driven by tourism, technology, accessibility, and respect for our natural and social heritage.

As we look to the future, we can only conclude that change will continue. To best confront the future, the town should look to its past, to the path provided by our forefathers. In this way we can arrive at the following principles which are found throughout this plan.

- Open debate, accessible institutions and democracy are the basis of our local government;
- Economic and cultural opportunities for local citizens enrich the entire community;
- Access to quality education, a livable wage and safe and affordable housing are critical elements of a civil society;
- All current and future residents of the town share the same rights and responsibilities, regardless of status or background;
- As economies become more globalized, focusing on sustainable development and the careful stewardship of local resources will become increasingly important;
- The town's heritage, as defined by the historic settlement pattern of concentrated villages surrounded by an open countryside and forested mountains, is among its greatest resources;
- The Burke Mountain recreation area and other recreation businesses will be prosperous and join in public/private partnerships that benefit the town;
- Individual rights and their responsibility to the community should be balanced, as provided by local, state and federal law.

## Purpose of the Town Plan

Burke's town plan was originally adopted in February, 1975. The current plan was adopted in February, 1994 and readopted with no changes in 2004. The town plan is the principal policy document for the Town of Burke. It articulates the aspirations of the community, and provides a framework for achieving those aspirations. It is intended to guide how the town addresses such diverse community issues as land development, the provision of municipal services and facilities, environmental protection, economic development and transportation. In developing the plan, an attempt was made to consider the factors that will affect the town's growth well into the future.

In addition to guiding local officials and citizens in making decisions regarding Burke's future, the Town Plan is intended to be relied upon as the basis for making decisions in a number of specific settings. Uses of the plan include:

- Provide the framework for planning the future of the town.
- Guide local decision-making in local regulatory reviews.
- Serve as the basis for local decision-making during the Act 250 review process, and guiding the Planning Commission and Selectboard in making determinations of compliance with the town plan.
- Provide a foundation for updating and revising subdivision and zoning bylaws.
- Assist with the formulation of local policies and programs.
- Serve as the primary resource document for private parties desiring to learn of the town and its goals and policies.
- Establish a basis for the town's interactions with Burke businesses, neighboring towns, and other levels of government.

Each chapter of the plan contains one or more overall goals for the topic, background information regarding the existing status of the topic and its sub-topics, statements about future possible actions, and strategies for achieving the future desired results.

Burke residents have a rich tradition of democracy and participation in town government. Spirited debate, and occasional discord, is a predictable part of resolving important community issues. This plan was built with a focused public outreach effort designed to solicit greater community input regarding key issues facing the town's future. This included a community survey of all town voters and landowners. Approximately 1,600 surveys were distributed and 500 surveys were returned, for an overall response rate of 31%. A summary of the survey results is attached. There were also a considerable number of comments and suggestions from survey respondents. A copy of the complete survey results along with all the comments is available at the Town Clerks office. The survey results were used to address a wide range of issues in this Town Plan. Valuable input was also provided as the result of several public meetings and from citizen advisory groups formed as the result of the public meetings.

As is usually the case, there is room for additional public involvement at all levels of the planning process. The use of surveys and questionnaires, public forums and greater coordination between interest groups and the town has ensured the past participation of town residents in local decision making. The ongoing coordination with owners of the Burke Mountain recreation area, local citizen groups, businesses, and regional agencies will ensure that such involvement continues to shape town policies.

The goals established for the development of a revised Burke Town Plan included:

- Encouraging the widespread involvement of Burke citizens and landowners at all levels of the local planning and decision-making process.
- Providing opportunities for citizens input at every stage of the planning and decision-making process.
- Decision making only in an open, public environment.
- Adopting a Town Plan that is consistent with state planning goals in Title 24 VSA Chapter 117 {4302}.

- Recognizing statutory hearing requirements as a minimum level of public involvement, and additional ones held in all instances where public interest is evident.
- Public forums, direct mailings, and notices placed in local newspapers to inform the public of planning activities.
- Review of the Town Plan and related planning documents on a regular basis and modifications made as appropriate to address changing circumstances.
- Coordination of planning activities with those of neighboring towns and regions.
- Provide neighboring towns with an opportunity to comment on local matters of concern through notification of pending decisions that may affect them.
- To support and request support from regional organizations that provide municipal planning services.

## Chapter 2. Town History

The Town of Burke was chartered in 1782; the first settlers arrived in 1792. The town was organized in 1796 in the home of Lemuel Walter. He cleared land and built a cabin on land that was later Darling's Mountain View Farm. The first surveyors divided the town into lots of approximately 160 acres. Deeds today still refer to the original proprietors, who were given the land as payment for their efforts in the Revolutionary War. Only one or two of these first land holders ever came to the Town of Burke. The land was sold through land agents to the early settlers. The charter of the Town of Burke granted lands to 65 proprietors, most of who came from Litchfield County, Connecticut.

Burke was named after Sir Edmund Burke, a member of the British Parliament who tried to promote conciliation of the American colonies and avert a war for independence. The proprietors of the Northeast Vermont grant took his name for their yet unsettled town of Burke. Sir Edmond Burke had so well expressed their hopes for freedom and independence.

The settlers came by boat as far as they could and then walked, or they came on horseback or in ox carts along blazed trails. They found the freedom they wanted, the land they needed, and with hard work cleared the land and established a home. From the forests came a cash crop of potash and lumber for construction and sale. With the waterpower available, sawmills became the first industry. Roads were constructed and trade commenced, primarily with the areas to the south. Cattle and turkeys were driven over the roads while oxen and horses carried other products. There was a need for merchants, inns, teachers, blacksmiths and other craftsmen. Gradually the farms grew as the trees were driven back, and the lumber industry flourished.

The first settlers opened the land along the central ridge. The first public building, which was built on Burke Green, housed a school, church and meeting house. The central ridge proved to be too windy and the center was moved down the hill to Burke Hollow. The town spread out from there. South Burke was at the fork of the road between Lyndonville and Sutton, with the fork in the road going to Burke Hollow by way of Bugbee crossing. East Burke was settled early, probably because of the river valley and its easy access to Lyndonville to the south. West Burke was probably settled because of its waterpower, lumbering and farming. The railroad caused West Burke to prosper as it was in a good location with the surrounding hills in Sutton, Newark and Burke. West Burke became an incorporated village in 1901.

In 1895, the residents of Burke founded the Burke Historical Society. The history of the town and its beginning has been kept by their early efforts to preserve the important documents and stories of early settlers. Their records contain histories of the principal families that settled in Burke. Two-hundred years and six generations later there are still descendants of those original settlers in town today.

Electricity came into town at the turn of the century and automobiles and trucks soon followed. Most of the lumber had been removed from the area so there were few mills. Dairy farms gradually became larger and tractors replaced horsepower in the early 1940's. Many of the farmers had started farming after WWI and as the farmers aged there was no one to replace them. The small farms could not compete so dairy farming declined. In the 1960's, a government program to remove land from production, changed agriculture in the town to the way it is today.

In the late 1800's there was a move in Vermont to create a tourist state. Westmore prospered with Willoughby Lake as a summer residence for visitors who came to West Burke on the train then continued to the lake. This provided business in the village. After the roads improved, rail traffic declined while automobiles and trucks became the transportation of choice. Gas stations and garages replaced livery stables and feed stores. Stores changed as the townspeople started trading to the south. Social organizations declined as people were able to travel to larger places.

There were eleven school districts in the 1830's, the families were large and the school population was over 400 students. As the farm population shifted, some of the schools were not needed, so schools were consolidated and scholars were transported to other schools. In 1978, a more central building was constructed near the Town Hall. This left two school buildings. Currently there is one town school (kindergarten through 8<sup>th</sup>) on Burke Hollow Road in West Burke.

The early settlers worked hard during the week and wanted a church to attend on Sunday. Over the years there have been several denominations. The Congregationalist, Methodist, and Universalist churches are still active in the town.

Stock for saw mills was cut from the slopes of Burke Mountain and eventually a trail to the summit was cut and one shelter was built at the top. Gradually the timber on the mountain was turned into lumber. In 1904 Elmer Darling purchased Burke Mountain and in 1907 there was a forest fire. Elmer Darling saw the need for a fire detection service and agreed to furnish and erect a tower. A carriage road up the mountain was built in 1910 and became an auto road to the summit in 1932. With the road, the gift of Darling land by the Darling Family for a park, and the work of Civilian Conservation Corps (CCC), Burke Mountain started another phase of development. The CCC cleared over two miles of ski trails and constructed the stone house at the base of the toll road. The stone house was used as a home for the caretakers of the park. After the toll road was completed, local skiers used the road and trails for various events, mostly sponsored by the Lyndon Outing Club.

In 1953, 13 area men formed a corporation which began the development of the Burke Mountain ski area. With this development came vacation homes, an increase in out-of-town land ownership, and subsequent changes to Burke's landscape. The camp on the mountain summit was torn down in 1966 and Vermont Educational TV built a building to house its equipment. There is a steel tower that houses a variety of

telecommunications facilities that service the area that once served as a fire tower. Several different groups have owned the ski area, each one adding something different and expanding some facet and success of the recreation area.

Elmer Darling made numerous contributions to the Burke area. He constructed buildings, purchased large amounts of land, operated mills, farms, and was actively involved in the community. When Elmer was 24 years old, he went to work for his uncle, Alfred, at the famous and elegant Fifth Avenue Hotel in New York City. He was so successful, he became part owner and began to purchase land in Burke. In 1883, he purchased the Harley Hall farm and gradually purchased more land until he was reported to have the largest farm in the state of Vermont. Elmer's brother, Lucius, was the superintendent and his sister, Louise, did the bookkeeping.

By 1896, Elmer Darling owned 953 acres, mostly farm land on "Darling Hill". By that time, most of the men of East Burke worked on the Darling Farm. Elmer Darling was very interested in the Morgan horse and successfully bred prize winning and handsome horses to be admired at all the fairs.

In 1905, Elmer Darling broke ground for the construction of a colonial style mansion which was finished in 1908. He called the mansion "Burklyn Hall". It had 23 bedrooms and five caretakers. Elmer renovated the saw mill in the East Burke village in 1907, put in a new dam and a dynamo to run water to his Mountain View farm on the hill. He also put in an electric light plant for the farm and supplied the village with electricity. The flood of 1927 destroyed the plant and it was never rebuilt.

Elmer Darling built the Burke Mountain Clubhouse in the East Burke village as a community center, gathering place and a library. He then built a gazebo near the Clubhouse for the Burke Band to perform.

At the time of Elmer Darling's death in 1931, he owned between 7,000 – 8,000 acres. The acreage he owned on the mountain was deeded to the Forest and Parks division of the State of Vermont, hence, the name "Darling State Forest".

## **Chapter 3. Land Use Plan**

### **Land Use Goals**

- To build upon historic precedent and past planning efforts and to be based upon the desire to maintain and reinforce the Town's traditional settlement pattern.
- The regulation of land development in a manner which protects important cultural and natural resources while encouraging a range of land uses and growth in appropriate locations.

### **Land Use Overview**

Burke is a rural community with a working landscape, village centers, a tourist destination, and home to a variety of species, habitats, and natural resources. Existing land uses are the result of many years of Burke's development and evolution. This development pattern is distinguished by:

- Compact, mixed use village centers, served by major transportation routes.
- A rural landscape surrounding the village centers, encompassing old farm fields, a few working farms, open meadows, and forests with low density residential development.

- Small, compact scattered residential “groupings” located in appropriate locations throughout the rural landscape.
- Undeveloped mountainous areas.

Today most homes and businesses are concentrated in the village centers of West Burke, Burke Hollow, East Burke, and adjacent to the Burke Mountain recreation area. There is also scattered development throughout other areas of the town.

Historically, most land use decisions were made by individual landowners. Because of the profound impact that these many individual decisions have on the community, such as the effect on property values, the demand for public services and facilities, environmental health, public safety, the availability of resources, economic opportunity, and the local quality of life, land use decisions are increasingly recognized as a legitimate public concern. This concern must be balanced with the legal rights of landowners, which are defined by historic precedents as well as a combination of local, state, and federal laws. Identifying a common plan for the use and development of land, and achieving that plan through government policies and regulations, is among the most important, and controversial, planning issues faced by local communities. Today Burke has a single zoning district.

The protection and enhancement of cultural and natural resources, housing and economic development are closely related to land use. Likewise, questions concerning how Burke will meet the needs of a growing population, address transportation needs, and provide community facilities and services are all impacted by land use decisions and policies.

### *Future*

Because Burke has a single zoning district, land use regulations must be applied equally within the entire town with the exception of special regulations that apply to the Burke Mountain Master Plan (PUD) or any amendment thereof. Special circumstances in the village centers cannot be easily accommodated and appropriate regulations for different types of development in different areas of the town cannot be specified. A land use plan for the Town of Burke, identifying appropriate areas for residential, industrial, commercial, and mixed-use development, is essential for the town. Burke must manage future development and create standards to maintain and enhance its charm and rural character. To accomplish this, multiple zoning districts, overlay districts and Planned Unit Developments (PUD) should be planned and implemented. The Burke Town Survey of March, 2004 indicated a strong public desire for multiple zoning districts. A Village District, Agricultural/Residential District, Forest Reserve District, and Commercial District have been identified as potential districts; however, other districts may be identified in the future as more appropriate to regulate land development.

### *Strategies*

- Maintain the town’s historic settlement pattern of compact growth centers surrounded by rural countryside.
- Migrate from a one zoning district to multiple zoning districts.
- Ensure that land subdivisions are designed to reinforce the desired pattern of development of the district in which the subdivision is occurring.
- Allow higher density housing development within approved PUD’s.

- Regularly review administration and enforcement practices related to development regulations and ensure that all standards and associated permit conditions are efficiently administered and strictly enforced.

### **Forest Reserve District**

A forest reserve district would encompass all land with an elevation above 1,500 feet. Most of this land is located on Burke Mountain. Distinguishing features of a Forest Reserve District include:

- Extensive areas of steep slopes, especially above and elevation of 1,700 feet.
- Thin, highly erodable soils.
- Small, fragile headwater streams.
- Highly visible – and scenic – hillsides and ridgelines.
- Limited access to maintained roads, with no maintained roads serving land above 1,700 feet.
- Large tracts of productive forest land and extensive areas of “core” wildlife habitat.

Historically, development in the area of the proposed forest reserve district has been limited, with scattered camps and a few single-family homes. Changing construction and transportation technology in recent years, however, and a growing market for land which afford a big view, have increased development pressure in this district. This new development trend raises several land use concerns. Additional residential development leads to further land fragmentation and could burden the Town with increased demand for services in remote areas. Any road upgrade could alter the character of the district through increased pressure to subdivide large parcels for year-round residences, resulting in even further fragmentation. The potential exists for conflict between year-round automobile traffic and other traditional activities, such as logging operations and recreation, and reduced wildlife habitat. Increase potential for conflict between homeowners and other traditional users of the area can also arise. Development in a forest reserve district can result in diminished water quality in headwater streams and have an adverse visual impact on prominent ridgelines and hillsides.

Good forest management can ensure a sustainable income from timber harvesting while maintaining a healthy environment. Currently programs are available to provide financial incentives to landowners in return for sound management of their property. At present there is a state current use program that provides tax relief for landowners in return for forest management, and several state and local programs are available to purchase conservation easements from willing landowners.

### ***Strategies***

- Evaluate the creation of a Forest Reserve District for the purpose of protecting significant forest resources.
- In order to limit the adverse impacts of additional residential development in this district, the upgrade of Town roads and subdivisions of large forest parcels should be discouraged, and any new roads should be the minimum length needed.
- When residential development does occur, including within an approved PUD, careful site selection and screening of new homes should occur, and landowners should be encouraged to restrict further subdivision of larger parcels.
- Development be limited to those areas that are most accessible and post the fewest physical constraints and lowest risk of environmental degradation.

- The Forest District should be managed in accordance with a forest management plan and with the aid of certified forestry consultants.

### **Agricultural-Residential District**

This district encompasses the majority of the Town's open land, including a few farms, the majority of the Town's housing units, and a handful of small businesses. As its name implies, this district would accommodate two dominant land uses – agriculture and housing.

With single family homes on lots of varying sizes being the dominant type of housing today, maintaining the district's rural character is an ongoing challenge. The landscape within this district is a critical element of Burke's rural character and special charm. Burke's rural character is the historic working landscape formed by open farmland, barns, farmhouses, sugar houses, and other historic structures, the scenic backdrop formed by forested hillsides and mountains, tree-shaded roads and a meandering river.

Methods to maintain the rural landscape include continued support and protection of the features of the landscape and balancing that with the careful development of new housing. Achieving this balance is among the most important land use challenges facing the community. The need for additional affordable housing for all income levels, especially ownership opportunities for middle income households, is critical to Burke's economic and social well being.

Historically Burke had many small family farms and was an agricultural community. There has been substantial decline in agriculture in Burke. Today there are no dairy farms and a few specialized farms that grow hay, grain, and vegetables. Maintaining a land base for farming not only helps to maintain Burke's rural character, it contributes to the local economic base in a sustainable manner. And, in the face of global climate change and an increasing world population, maintaining a local food supply may prove in the long run to be critical to the community's survival. At the same time, the current demand for housing options for local residents is not expected to decline in the near future and much of the town's new residential growth will likely continue to occur in the Agricultural-Residential District.

Due to traditional land uses, a great deal of property remains in large parcels. As fewer Town residents continued to be engaged in farming, land subdivision, primarily for residential purposes, has reshaped large portions of the landscape in recent decades. While the subdivision of large parcels frequently benefit the community by providing housing sites for local residents and allowing the transfer of property between parties, poorly conceived subdivision can result in a degradation of the environment and severe impacts on scenic and natural resources.

An Agricultural/Residential District would support the continued operation and expansion of agricultural operations and forest management while accommodating low-density residential development and encouraging moderate or high-density clustered residential development in appropriate locations, including within any approved PUD.

Methods to prevent the conversion of farmland to development and support the economic viability of agriculture include both regulatory and non-regulatory programs. Both should focus on the most productive farmland, lands that are characterized by multiple resources. Non-regulatory tools could include a tax

abatement program for working farms, which reduces the tax burden on farmers, and land conservation programs in which a conservation easement may be purchased on farmland, thereby removing the development rights and leaving the land affordable for farmers. Through land use regulations, the Town can ensure that:

- New development does not harm sensitive natural areas
- Adequate sewage disposal and water supplies exist
- New roads and utilities are coordinated with improvements on neighboring properties and will meet minimum standards
- Farm and forest land remain available for production
- Residential development is encouraged at appropriate densities in appropriate locations.
- Cluster development encouraged within large subdivisions with large areas designated as open space

Two common methods of limiting impacts on natural resources and fragile features are through the designation of building envelopes and through the use of conservation subdivisions. A building envelope is an area on a building lot where construction will occur, typically selected as the portion of the lot upon which development will have the minimum adverse impact. For example, if a particular lot were mostly open field, the preferred building envelope would not be to position the house and driveway in the center of the open field but rather have the development occur more on the outer perimeters of the field.

Conservation subdivisions are intended to ensure that subdivision design is based on the identification and protection of key site elements, such as open fields and steep slopes, and that building envelopes and site improvements are sited, and property boundaries configured to minimize the impact and fragmentation of those features. Often, clustering of the development on the least sensitive portion of the subdivided parcel is an important feature of conservation subdivisions.

Single family homes on moderate sized lots would comprise the majority of housing in this district while some of its area might be better suited for higher density residential development. Higher density development is best suited for areas where current town services exist or where town or private services are planned for the future. Areas characterized by undeveloped open land, significant natural resources and limited proximity to town or private services, are less well suited for moderate any high density residential development. Planned Unit Development overlays should be utilized for higher density residential development to encourage flexibility in the application of land development regulations.

Because of the potential conflict between residential and commercial uses arising from many possible reasons including air, ground water and noise pollution, excessive traffic and aesthetics such as signage and industrial buildings, and neighborhood tranquility, any proposed commercial land use in the Agricultural-Residential District should be carefully managed and directed to designated growth areas. One type of commercial activity, which has been growing quite rapidly, is home-based businesses. Advances in communications and technology, and the trend toward small cottage industries have increased the important role played by home occupations in the local economy. The challenge posed by home-based businesses is ensuring that they are compatible with the rural, residential setting, and do not impact neighboring properties through noise, outdoor storage or traffic, or disturb the residential character of neighborhoods. A limited number of other commercial activities may be compatible with residential neighborhoods in rural settings. These include B&Bs, small inns and certain recreation and cultural facilities. Such uses can be designed to minimize potential conflicts with

residential development and actually be an amenity to area residents.

The demand for the extraction of natural resources such as sand and gravel and potable water for commercial sale is also an important issue. Resource extraction by its very nature must occur where those resources are located. This presents the potential for conflict with other land uses. The impact of trucking sand and gravel on Town roads is a concern.

Many of the same issues also apply to water extraction, although the disruption of a site resulting from water extraction is not nearly as severe as a gravel pit. Commercial groundwater extraction could provide benefits to the town, including the potential for maintaining large tract of undeveloped open space. As productive land becomes less economically practical to manage solely for agriculture and forestry, other financial incentives need to be available for landowners to maintain large tracts of undeveloped land. Commercial water extraction provides such incentive. Safeguards such as site screening, landscaping, restoration plans, bonding for restoration, restricted hours of operation, limited rates of extraction and appropriate traffic management should be considered when reviewing proposed extraction proposals.

### Strategies

- Evaluate the creation of an Agricultural/Residential District.
- Encourage commercial development, higher density residential development and new residential settlements in those areas that are appropriate for such, while discouraging development in other areas.
- Encourage cluster development.
- Create larger minimum lot sizes to prevent a checker board of houses.
- Control sand and gravel extraction may to ensure minimal impact on scenic resources during operation and after restoration of the site.
- Prohibit large-scale activities and large traffic generators without adequate transportation upgrades, ensure that buildings and uses are of a scale and design that is compatible with residential uses, and where practical encourage the use of historic structures that are no longer viable for their original function.
- Control the impact of trucking sand and gravel on Town roads with requirements for the number, duration and character of truck traffic to ensure road safety, minimize impacts on the neighborhood and avoid excessive deterioration of Town roads.

### Village District

East Burke Village and West Burke Village historically have served as the town's commercial and service centers. Although much of the retail and commercial services are based in other towns outside Burke there are retail services in both villages as well as community services, including two volunteer fire departments, town offices, meeting venues, libraries, and churches. Burke Hollow was also a commercial center in the early history of Burke, but has been a residential-only center for decades. The character of all three villages is valued by both Burke residents and by visitors, and it is important to preserve that character.

The vision for Burke is to maintain West Burke and East Burke as residential/commercial centers, and Burke Hollow as a residential cluster. The village areas should be separated by rural/residential areas, and not be allowed to grow together into one continuous development.

Burke Hollow should serve as a buffer zone between the more commercial East and West Burke areas, with small residential lots allowed in the center of Burke Hollow, surrounded by more rural residences. The residential character of the neighborhood should be preserved by prohibiting commercial development which might alter the residential and/or historic character of Burke Hollow. For the safety of the many children living in the villages, sidewalks, crosswalks, bike paths and traffic control measures should be considered.

There is a mix of architectural styles present in the East and West Burke villages, which includes some new contemporary styles that deviate from the more traditional historic styles found elsewhere in the villages. Discouraging single-story structures and maintaining traditional architectural styles should help to maintain the villages' traditional scale, and careful consideration should be given to the impact of signage and lighting to avoid detracting from the pleasant streetscape. Opportunities for enhancing the streetscapes should also be pursued, including planting of trees and shrubbery in strategic locations. The village business area should continue as a retail, service and employment center for the town. New construction in this area should not create an appearance of an industrial park. Future development in the village areas should occur in a manner that minimizes – or reverses – potentially adverse impacts of certain structures through building designs that reduce the mass and scale of large buildings. Since the historic buildings force the maintenance of narrow main thoroughfares, it will be important to establish small to medium off-road parking areas in the villages, and pedestrian paths and sidewalks.

Water, sewage and runoff water handling capacities for both East and West Burke village areas are limited, and may limit growth unless they are augmented by municipal facilities. This limitation may serve as a natural brake to keep the villages at appropriate size and density. Further study is needed to determine the appropriate municipal facilities to provide.

The presence of the Burke Mountain Club House in East Burke presents an opportunity to establish a formal village green which could be a powerful organizing feature around which to configure village housing. A park area developed around the East Burke dam pond could also be an important asset to the village.

Efforts are needed to maintain the existing housing base of the villages, and to discourage the conversion of residential properties to solely commercial uses. Requiring that some commercial uses could locate within mixed-use buildings, and encouraging upstairs apartments through incentives and favorable development standards, should maintain a housing base and protect the village's residential character. Restoration and maintenance of existing structures should be consistent with the architectural nature of the village. A village residential district should be developed surrounding the historic commercial core, which would contain village-sized smaller lots, but only allow residential or very low-impact commercial buildings.

Each of the current village areas have identifiable gateways, although these do not necessarily correspond with logical village boundaries:

- East Burke:
  - Town line to the south on Route 114
  - Darling Park to the north on Route 114
- Burke Hollow:
  - Just down the hill from Burke Green to the west on Burke Hollow Road
  - Hayden's Crossing to the east on Burke Hollow Road

- Where the paving starts to the north on Sugarhouse Road
- At the second bridge to the northeast on Brook Road
- Roundy Brook Road to the south on Bugbee Crossing Road
- West Burke:
  - The railroad tracks to the south on Route 5
  - Town line to the north on Route 5
  - Newark Street to the north on Route 5A
  - The railroad tracks to the west on Burke Hill
  - Hillside Cemetery to the east on Burke Hollow Road

Future development may create additional village centers, and it is appropriate to keep the scale, character and architectural style of these village centers similar to the existing villages, even if they do not contain historic structures.

### **Strategies**

- Evaluate the creation of Village Districts in Burke Hollow, East Burke and West Burke.
- Evaluate the creation of Village Commercial Districts along Route 114 in East Burke village and Routes 5 and 5A in West Burke villages.
- Encourage village center growth.
- Evaluate the creation of a Village Mix-Use District surrounding the Village Commercial Districts.
- Work to ensure that future development is compatible with the villages' historic character. Village improvements, such as sidewalks and streetlights, should also maintain the character.
- Discourage the demolition of historic structures and encourage the restoration and re-use of these structures.
- Consider the creation of a Design Review Board to ensure new village construction and other commercial construction maintains the character of Burke.
- Support the creation of a network of pedestrian and cycling paths that interconnect the villages.
- Support low impact lighting, shared parking, sidewalks, crosswalks, and well-defined streetscapes.
- Explore means of controlling the lighting so that it is directed where it is needed, and does not create glare. Lighting should be maintained at consistent levels that are safe for vehicles and pedestrians, but does not create excess light trespass beyond property lines.
- Explore the use of street lighting fixtures that mimic the period of the historic buildings.
- Limit the size and lighting of signage to be consistent with the character of the villages.
- Study the feasibility and impact of providing a municipal water supply, and sewage and run-off water processing capabilities for both East Burke and West Burke villages.
- Study the feasibility and benefits of designating growth centers.

### **Industrial District**

Burke has very limited industrial development. The nature of many industrial uses often impact neighboring properties due to excessive noise, odors, vibration or similar results of industrial activity.

To avoid such impacts, it is especially important that development in the Industrial area comply with well-defined performance standards to address these potential impacts, which should be measured and enforced at the boundaries to the district. An area could be designated to accommodate industrial and other high intensity

land uses which would not adversely impact the quality of life, and was located in an area which would not generate high traffic volumes or detract from the historic character and pedestrian scale of the villages. Careful consideration should be given to minimize the impact on neighboring properties as a result of excessive or obnoxious odors, noise, or lighting.

**Strategies**

- Evaluate the creation of an Industrial District.
- Create land use regulations for any area that is designated for industrial and commercial that address quality of live issues in abutting non-industrial/commercial areas.

**Land Use Documentation**

A proposed land use map is on file at the Town Clerk's Office.

**CHAPTER 4. Transportation Plan**

**Transportation Goal:**

- To provide a safe, efficient and convenient transportation network for all Burke residents, visitors, and businesses.

**Town Roads and Highways**

Primary access to the town of East Burke is provided by State Highway 114 from Lyndonville and East Haven. US Route 5 serves West Burke from Lyndonville and Barton and Vermont Route 5A connects to Westmore and Lake Willoughby.

Burke highways consist of the following four classifications.

<b>Highway Types</b>	<b>Comments</b>
9.99 miles of State highways	Routes 114, 5, and 5A
17.46 miles of Class 2 town highways	These are designated by the Selectboard and approved by the Vermont State Highway Board
33.50 miles of Class 3 town highways	These are certified as Class 3 after consultation with the district highway engineer. Minimum requirements are that the road be negotiable under normal circumstances in all seasons, by standard manufactured pleasure cars. These highways must have sufficient surface and base, adequate drainage, and enough width to allow winter maintenance
5.10 miles of Class 4 highways	Some of these are maintained for summer service only; however, none are maintained for winter service

The Town of Burke’s roads are generally in good shape and adequate to accommodate current traffic volumes.

### *Future*

While the town does not maintain a formal, long-term road improvement program, the Selectboard and Road Commissioner have attempted to schedule road maintenance in an efficient and cost effective manner which minimizes year-to-year fluctuation in the municipal property tax rate.

### *Strategies*

- Create a long-term road improvement program and review yearly.
- Require a transportation impact study as part of any new large scale residential or commercial development.
- Analyze the impact of any new road on maintenance costs and emergency services.

## **Automobile Traffic**

Currently few transportation alternatives exist that would allow Burke residents to become less dependent on motor vehicles for transportation.

### *Future*

As fuel prices increase and vehicle emissions continue to erode air quality, finding alternatives to petroleum-based motor vehicles will become more critical. Also, car pooling and ride sharing would help to alleviate traffic.

### *Strategies*

- Reasonable efforts should be made locally to promote ridesharing, alternative modes of transportation, and less auto-oriented patterns of development.
- Local initiatives that could help reduce the number of vehicle miles traveled include the building of extended sidewalk projects in the villages, the development of a park and ride facility, promoting transit and ensuring traffic safety and efficiency throughout the community, and shared parking areas in West and East Burke villages.

## **Truck Traffic**

A high volume of trucks, many from Canada, travel through East Burke village which has raised concerns relative to traffic safety within village centers. A growing controversy involving Burke roads is the conflict between large trucks traveling on rural town roads and the residential and scenic nature of those roads.

### *Future*

This conflict is likely to intensify as more residential development occurs in rural sections of Burke. Residential development will serve to intensify the interaction of commercial trucks and automobiles. Truck traffic, moreover, raises special issues related to greater wear on public roads and the impact on the quiet character of residential neighborhoods.

### *Strategies*

- Burke should look into how truck noise can be mitigated and consider an enforceable noise ordinance.
- Better use of Interstate highway system rather than rural roads.

## **Access Management**

The frequency, location, and design of highway accesses – or curb cuts – has a direct bearing on the safety and efficiency of both town roads and state highways. Approval by the Selectboard is required for access onto town roads, and by VTrans for access onto state highways. To receive approval, the access also must be consistent with the local land use regulations.

### ***Future***

Continued attention to access management by the town will balance the needs of motorists, pedestrians and bicyclists and improve safety and highway efficiency. There are also several techniques for managing highway access, most of which may be applied through the town’s zoning and subdivision regulations, and road policies and ordinances. These include requirements for:

- Minimum sight distances at driveway or street intersections
- Maximum number of driveways per lot
- Mandatory shared driveways
- Maximum curb-cut widths
- Minimum and maximum driveway lengths
- Installation of turning lanes
- Easements to allow for future road extensions or connections to adjoining lots
- Minimum or maximum on-site parking, shared-parking, and parking design
- Minimum areas for loading and unloading
- Curbing, landscaping, and buffers to visually define and enhance access points.

### ***Strategies***

- To ensure the safety of residents and the traveling public, all business ventures should be required to have adequate designated parking for all employees and visitors. This requirement includes parking for events that happen on a continuous basis, even if it is not a licensed business, including yard sales from residences that are open on a frequent ongoing schedule.

## **Traffic Calming**

Techniques to maintain relatively slow traffic speeds in settled areas, enhance pedestrian safety, and improve the overall environment are often referred to as “traffic calming”. Traffic calming is important in East Burke and West Burke villages where traffic volumes are high, but pedestrian and bicyclist traffic is encouraged.

### ***Future***

As development in and near Burke continues and the resulting volume of traffic increases, the need for traffic calming will increase in East Burke and West Burke, and may become an issue in other parts of the town.

Techniques for traffic calming include:

- narrow vehicle traffic lanes
- wide sidewalks
- Clearly marked crossing zones
- medians
- on-street parking

- roundabouts
- raised and/or textured pedestrian crosswalks with adequate signlines
- bulbout or curb extensions to extend sidewalks or curb lines into the street
- street-tree plantings
- street furniture/outdoor seating

### *Strategies*

- Traffic calming measures should be considered in any improvements to Burke’s existing roadways and any new connecting side roads.

## **Pedestrian and Bicycle Travel**

There are limited pedestrian sidewalks in East and West Burke villages and none in Burke Hollow. Sidewalks will become increasingly important for safety as commercial and traffic growth continue. Likewise, crosswalks are currently lacking, and will become an important safety feature.

Burke is very fortunate to possess many miles of biking trails. Kingdom Trails has its home office in East Burke village which has become an asset to the area bringing tourists to the area in the summer season.

Burke has many Class 4 roads that provide excellent walking/biking opportunities. In addition, many miles of private logging roads and trails are available to the public through the generosity of landowners.

### *Future*

Enhancing pedestrian and bicycle travel offers many benefits to the community. This includes reducing traffic congestion, air pollution and reliance on non-renewable fossil fuels, fostering healthy living, providing recreational amenities for residents and visitors and reinforcing historic, pedestrian-scale settlement patterns. Kingdom Trails is researching the development of a path from East Burke to Lyndonville, which would serve as an important pedestrian and bicycle connection.

Private roads are often at risk of being posted; public access may be prohibited as landowner-user conflicts arise. The continuing subdivision of land poses both a risk to the informal network of private logging roads and trails, and an opportunity to obtain path easements as a condition to subdivision approval.

### *Strategies*

- As the villages develop, pedestrian facilities, including interconnecting sidewalks and crosswalks should serve as a dominant organizational element.
- Explore the potential for formalizing many of these informal trails through the dedication of permanent easements.
- Explore the use of temporary easements for bicycle and pedestrian trails, a practice the Vermont Association of Snow Travelers (VAST) has used with much success. The VAST network includes a number of winter-use trails throughout the Town of Burke and the surrounding area.
- Promote public education to discourage inconsiderate recreational use of private trails (e.g., littering, leaving gates open), which is important if local residents are to continue to benefit from the generosity of landowners.

- Plan for the inclusion of bicycle lanes and/or walking paths on all paved town roads when roads are upgraded.

### **Transportation Documentation**

A road map is on file at the Town Clerk's Office.

## CHAPTER 5. Utility and Community Facility Plan

### Utility and Community Facility Goals

- To provide a full range of community services and facilities as needed to accommodate anticipated growth and development in a cost effective, environmentally sound manner without creating an undue burden on local taxpayers.
- To provide facilities and services in a manner that reinforces the town's land use, development and natural resource protection goals and policies.

### Utility and Community Facility Overview

A primary purpose of this town plan is to identify services currently available to town residents, anticipate future demands, and assess whether these demands can be met efficiently. Although Burke citizens have a municipal government, emergency services, and access to a variety of social and recreational services, Burke faces several challenges regarding specific facilities and services.

### Town Government

Burke is governed by a 3-member Selectboard elected to staggered terms by the voters. The Selectboard is responsible for preparing the town's budget, setting policy, and administering town finances and a variety of related duties. There is also a full-time elected Town Clerk and Treasurer, plus an Assistant Treasurer and an Assistant Clerk, both hired by the Town Clerk. The Town Clerk and staff maintain regular hours in the town office building in West Burke.

Like most small Vermont communities, Burke is heavily dependent upon volunteers to fulfill many governmental duties. In addition to members of the Selectboard, several dozen local residents are elected or appointed to serve on boards and committees, and to represent Burke on regional organizations. This dedication and sense of duty helps define our community, and keeps local institutions open and accessible.

Most planning functions are carried out by a volunteer Planning Commission and a volunteer Development Review Board, both of which are appointed by the Selectboard. These boards are responsible for much of the regulatory oversight of the regulations. There is also a paid Zoning Administrator who is responsible for the administration and enforcement of local regulations.

### *Future*

As the population of Burke grows, a larger town government with more paid positions may be required, possibly including a Town Administrator.

### *Strategies*

- Monitor the needs of the community and add or augment town staff as needed.

## Law Enforcement

The Vermont State Police or the Caledonia County Sheriff, and the Burke constable are responsible for law enforcement in the Town of Burke. The constable is a part-time position and only the constable physically resides in Burke. Support from the State Police and County Sheriff comes from law enforcement resources that are based in other communities.

The Burke Constable is widely viewed as a cost effective way in which to provide protection without a local police department. A major reason for its success is the community's good fortune to have a locally elected constable and town resident. This has undoubtedly contributed to the excellent service, and common sense and respect for local residents.

During the busy tourism seasons traffic control and speeding are a concern while during the off-seasons unoccupied second home dwellings are subject to vandalism and burglary. Private local caretakers do deter vandalism to some extent by making rounds of seasonal homes on a periodic basis. In many respects, a strong community is the best deterrent to crime.

### *Future*

In the event of a Constable staffing change, which is not anticipated in the short term, it will be important that the town maintain the high standards and dedication to the community that Burke has come to expect.

### *Strategies*

- As Burke grows it will be critical that adequate law enforcement services continue to be provided, including services to isolated community members.

## Fire Department

Fire protection services are provided by two volunteer fire brigades, one in East Burke and one in West Burke Village. In 2005, East Burke Brigade responded to 49 calls, and West Burke Brigade responded to 31 calls. The brigades periodically receive training in fire fighting techniques and fire safety. The departments cover East and West Burke and Burke Hollow and maintain a mutual assistance agreement with surrounding towns. The Town of Burke appropriates funds annually to both fire brigades based upon their request and approval by Burke registered voters. This appropriation represents the single largest source of funding, but other sources include state and federal grants, fund-raisers and private donations.

Major pieces of equipment as of March, 2005 is as follows:

<b>East Burke</b>		<b>West Burke</b>	
<i>Equipment</i>	<i>Age</i>	<i>Equipment</i>	<i>Age</i>
Freightliner Pumper	1 year	Engine #1	30 years
Pumper #6	34 years	Engine #2	31 years
Ladder Truck	25 years	Tanker #1	29 years
Equipment Van	33 years		

### *Future*

The past performances of the fire departments has been exceptional and there is no reason to believe that performance will change in the coming years.

Acquiring and maintaining adequate fire fighting equipment is a continuing challenge due to the shortage of funds for this purpose. Some trucks are over 34 years old and frequently experience mechanical problems. West Burke Tanker #1 needs to be replaced, as do their attack and supply hoses.

### *Strategies*

- Support the town's volunteer fire departments including financial support as appropriate, as well as encourage private donations.
- Encourage fire departments to pursue emergency medical training.
- Assess the impact on the towns fire protection as the result of planned major developments and ensure it's addressed in any development review process..
- Periodically remind residents that the fire departments are always in need of additional funds to maintain the best fire fighting capability for the town and medical service, and that additional volunteers are always needed.

### **Medical Service**

There are no capabilities in Burke for immediate emergency care. Emergency medical services and transportation are provided by Lyndon Rescue and the Caledonia Essex Ambulance Service (CALEX). Emergency medical services are provided at the Northeastern Vermont Regional Hospital in St. Johnsbury. Helicopter transport via DART to Dartmouth Hitchcock Medical Center in Dartmouth, New Hampshire is also available.

Emergency 911 response service is available in Burke.

### *Future*

As growth occurs in Burke currently available emergency services may be inadequate. Future medical services for the town should not be allowed to decrease in availability or quality, but rather should continue to improve over time as needed. Whenever large scale developments are proposed, consideration should be given to the impact on emergency medical services and any adverse impact addressed as a component of the development permitting process.

### *Strategies*

- All residents should be encouraged to prominently display their E911 address so that emergency services can easily find the location.
- Assess the impact on available medical services as the result of planned major developments.
- Evaluate annually the emergency medical services provided to the town and develop a plan to address any inadequate or insufficient services.

## Recreation

Burke offers a rich variety of recreational opportunities to year-round residents, seasonal homeowners and visitors. These include a major downhill ski area, cross country skiing, snowshoeing, miles of mountain biking trails, on-road biking, hiking trails, snowmobile trails including access to the Vermont Association of Snow Travelers (VAST) plus an abundance of wildlife and scenic beauty to just relax and enjoy.

The Burke Mountain ski area located in East Burke includes 43 trails on 240 skiable acres. Kingdom Trails Association established in 1994 and located in the village of East Burke offers over 100 miles of interconnected, single-track and double-track biking trails. The Association received national recognition in 2004.

Darling Park on Route 114 in East Burke offers a playground for small children, picnic tables for gatherings, a baseball field, soccer field, and nature trails. The village park in West Burke has playground equipment, picnic tables and a basketball court. There is a softball field at the town school in Burke Hollow.

## Future

Recreational opportunities should be available year-round for all age groups. Development of recreational facilities for one or more exclusive group should be discouraged.

## Strategies

- Encourage the expansion of public outdoor recreation activities including hiking, biking and nature trails throughout the town.
- Encourage and support efforts to build a pavilion and/or an outdoor skating rink in the Darling Park.

## Telecommunications

In the past telecommunication facilities and services were limited to local and long distance phone systems, and wireless radio and television networks. Cellular phones and the World Wide Web have significantly changed the telecommunications services available to Burke residents.

*Telephone service:* Verizon provides a variety of telephone service options to area businesses and residents for monthly fees. Local consumers have the option of selecting from a variety of long-distance service providers, including Verizon's own long distance service.

*Wireless Services:* Cellular phones and other personal wireless services are an increasingly common means of communication, and provide access to remote areas not served by phone lines. Wireless service is offered in Burke by several different companies but service is spotty in some areas and non-existent in other areas of Burke. Wireless service can be a great benefit during an emergency when a landline phone is not accessible. Economic development can be negatively affected due to the lack of wireless reception.

*Internet Access:* Until recently the only affordable Internet access in Burke was through telephone dialup service. Some areas of Burke now have high speed Internet access through broadband services offered by the local cable company, the telephone company, and a wireless service which emanates from the top of Burke Mountain, offered by a local St. Johnsbury company. Satellite Internet access is also an option.

*Radio, Television & Cable:* Cable television (and broadband) is available in some areas of Burke, mostly the village centers, but is not available to most rural Burke residents. Satellite television service is generally available in most every area. Limited television and radio reception is also available.

There are still many areas in Burke that do not have access to an affordable broadband service which puts the residents in these areas at a disadvantage for receiving the benefits of a high speed service, and limits economic development when Internet access is required.

### **Future**

Wireless broadband and other forms of high-speed Internet access will continue to grow in importance to Burke residents, businesses and visitors.

### **Strategies**

- Strive to encourage wireless telephone service providers to provide 100% coverage within the town.
- Proactively work with broadband data communication providers to encourage the availability of affordable high-speed Internet access for all Burke residents.

### **Solid Waste**

Curbside collection and landfill services are provided by the Town of Burke. Trash collection services for businesses are also provided by private companies. Burke residents can take their recyclables to the Recycling Center in West Burke, located behind the Town Clerk's Office. Disposal of appliances, tires, and other approved items is also provided monthly during non-winter months by the town on "Bulky Day". Household Hazardous Waste Days are scheduled twice a year, once in the spring and again in the fall. The town provides a cargo trailer parked at the Town School for their recycling. The town also sponsors classes by the Vermont Association of Recyclers in the grade school. These classes use actors and props to teach the students the importance of reducing waste to protect our environment and the air we breathe. The town is proactive in education efforts, through literature regarding recycling, composting, reuse and reducing waste.

It has been common practice of many local citizens to use "burn barrels" for trash disposal. In the past the town has received a state grant for educating the community on the hazards of barrel burning and should continue to do so. Although burn barrels can easily dispose of burnable materials, the practice is illegal in the state of Vermont plus many materials are toxic and contribute to air pollution. A growing practice is the burning of trash in outdoor furnaces. This practice should be prohibited.

### *Future*

The management and disposal of solid waste is an ongoing challenge with increasing higher costs for disposal. Efforts to reduce the amount of waste before it enters the waste stream, and recycle the broadest range of waste in a cost-effective manner, will become increasingly important as the town population increases.

### *Strategies*

- Encourage residents to recycle their solid waste through ongoing education and promotion.
- Prohibit the use of burn barrels and outdoor furnaces for trash disposal, and enforce it.

## **Sewage Disposal Systems**

With the exception of properties surrounding Burke Mountain, the residences in town are served by individually owned subsurface disposal systems. State regulations govern septic system standards that now allow alternative septic system that could not have met previous standards.

### *Future*

As the town grows, especially in areas of dense development, there may be need for a municipal waste water collection and treatment facility. The development of any sewage disposal system in Burke should be done with consideration for the needs of all. There is a growing concern regarding the adequacy of the private septic systems in the village centers.

### *Strategies*

- Consult engineers as needed to explore the feasibility of a wastewater system despite uncertainties regarding the cost and funding of such a facility.
- Should a municipal system become a practical reality, coordinate the allocation of available capacity with other policies of this plan so that the system reinforces – rather than undermines – land use, housing and economic development goals of the town.
- Sewage service areas should correspond with designated growth center boundaries, and allocation policies should foster the type and rate of development desired by the community.
- Explore the possibility of sharing a sewage disposal system with any large developments in Burke.

## **Cemeteries**

Burke owns and maintains four cemeteries:

<b><u>Burke Cemeteries</u></b>	<b><u>Size</u></b>	<b><u>% Full</u></b>
Hillside	18 acres	50%
Howland	4.6 acres	65%
Burke Hollow	1.5 acres	75%
Burke Green	1.25 acres	100%

A Cemetery Sexton and an assistant maintain these cemeteries. In addition, the Woodmount Cemetery in East Burke is maintained through an endowment left by Elmer Darling.

### *Future*

The capacity is estimated to be sufficient for 10 or more years.

### *Strategies*

- Consider purchasing adjacent land for future expansion.

## **Town Properties**

The Town owns several properties used for a variety of civic, recreation, and maintenance purposes. The following is a list of town properties and a description of purpose.

- Burke Town Office: Located on 3.6 acres in West Burke the space is occupied by administrative offices including the Town Clerk and staff and the Listers, a public meeting area, and a vault with the town's property records. The property also includes the recycling center.
- Town Garage: Located on 3.5 acres in West Burke the property contains buildings for the town's equipment and vehicles and storage areas for material needed to maintain the town's roads including a salt shed and gravel storage.
- Union Meeting House in Burke Hollow - 1.5 acres
- Darling Memorial Park - 22.7 acres
- Land on White School Road and Burke Mountain Road - 17.63 acres
- West Burke Fire House (Owned by the Village of West Burke)
- West Burke Village Park: (Owned by the Village of West Burke)

### *Future*

The current town facilities are adequate to meet anticipated needs. The Town Office and Town Garage parcels can accommodate expansion should it become necessary.

### *Strategies*

- Although no additional town facilities are anticipated, any new facilities that may be required in the future should be accommodated on existing town owned properties unless it is not feasible to do so.
- Any new property acquisition for town facilities should be located so as to best serve the residents of the town.

## **Utility and Community Facility Documentation**

Appropriate maps are on file at the Town Clerk's Office.

## CHAPTER 6. Natural Resources Preservation Plan

### Natural Resources Goals

- To protect and manage the sustainable use of Burke's finite natural resources in a manner that enhances the town's environmental well being for the benefit of present and future generations. To preserve fragile natural features that contributes to Burke's ecological health and biological diversity.

### General

Burke has an abundance of natural resources including beautiful landscapes, scenic vistas, diverse forests, critical wetlands, wildlife habitats, and air and water resources whose quality is great value to the town. The town has benefited economically from the natural landscapes and also from the agrarian use of the land for many years. The preservation of Burke's humanly modified natural landscape is critical to the future economic benefit of the town. The agrarian use has declined greatly.

### *Future*

To preserve the town's natural resources for present and future generations:

- The town will continue to support efforts to identify and protect such fragile features as riverbanks, steep hillsides, the Passumpsic and its watersheds, and land at high elevations, as well as important natural resources, including primary agricultural land, forest land, wildlife habitat, water resources, and other features described in this plan.
- Where possible, the protection of identified natural resources shall be accomplished through measures and programs which support the protection or sustainable use and development of those resources. These include management of productive forests, agricultural use of productive soils, commercial and non-commercial recreational use of land and water, and the use of conservation easements to protect critical wildlife habitat.

### Landscape

Burke's traditional settlement pattern contributes significantly to the town's scenic character. The town is blessed with one of the most extraordinary scenic landscapes in Vermont. Blending rolling meadows, wooded hills, meandering rivers and streams, ridgelines, and imposing historic structures, the town's landscape is a source of pride to residents and an important resource and attraction to visitors.

Probably the most popular means of enjoying the Town's scenic landscape is from the vantage of town roads. Whether by automobile, bicycle, or on foot, many of the town's roads offer magnificent views. These roads include, but are not limited to, Sugar House Road, Darling Hill Road, Kirby Road, Burke Hollow Road, Pinkham Road, and Gaskell Hill Road. The features which contribute to the scenic qualities include stone walls, canopy trees, continuous panoramic views, unpaved roads, and historic structures such as turn-of-the-century mansions. Burke values the benefits of unpaved roads where slower traffic is more compatible with pedestrian and bicycling uses, scenic driving, and the maintenance of rural character.

In addition to rural roads, there is an immense trail network of more than a hundred miles covering much of Burke; it is maintained by Kingdom Trails which claims it brought 12,000 visitors to Burke in 2005.

The town survey of 2003 indicated that great deal of support exists for preserving the Town's scenic resources. Over 87% of town residents would like to protect Burke's natural resources. Specifically, in order of importance, surface-ground water was voted most important with scenic beauty a close second.

In 2003, Burke citizens indicated a concern to protect the scenic ridgelines of Burke. As a result, an interim zoning bylaw was enacted to preserve and protect the town's undeveloped high land and its time-honored natural horizons as birthright for our children. The bylaw prohibits the construction of any structure higher than 100 feet on land higher than 1,000 feet, unless prior approval is received from the town. Making this interim bylaw a part of Burke's zoning bylaw is anticipated.

### *Future*

The preservation of the town's scenic character is important for a variety of reasons: to protect important natural and cultural landscape features, to preserve the agricultural land base, to enhance recreational opportunities, and to promote tourism. Careful site selection and design, and more detailed cultural, environmental and/or visual impact assessments where appropriate, will minimize adverse impacts to the town's cultural and scenic landscape and resources, and its rural character. The adverse visual impact of scattered or poorly located development on the landscape would be pronounced.

The town's scenic landscape includes features that are unsuitable for development because of predictable environment destruction as well as health and safety concerns. Included in this category are floodplains, which are often used for agriculture and which lessen the effects of high water, and wetlands, which provide critical habitat for wildlife and filter pollutants from water.

Careful site selection and design, with incentives for responsible agricultural practices that protect water quality will help keep crops in production, important in the preservation of the Town's landscape and rural character. Development regulations are also a means of protecting important scenic and open lands. Through zoning, subdivision review and local participation during Act 250 and other state regulatory reviews, the Town can ensure that adverse impacts on scenic resources are minimized. Care must be exercised that the reasonable use of private property is not denied landowners.

The extraction of finite earth resources, including sand and gravel, should be carefully conducted to minimize adverse impacts on surrounding properties and the community at large. Development of such resources should be carefully sited to retain future access and to protect water quality.

### *Strategies*

- Support efforts of local, regional and statewide conservation organizations to protect open space.
- Adapt a formal town ordinance to preserve and protect undeveloped high land and time-honored natural horizons.
- Utilize the services of a certified forestry consultant for land use and management advice.
- Encourage underground placement of utility wires wherever possible to improve sightlines in scenic areas.

- Consider establishing criteria for designating a town road as a Scenic Road.

## **Quality of Life Resources**

The health and quality of life of Burke's residents is highly dependant on many natural resources. Planning to address the management of the environmental impact of air pollution, water pollution, noise pollution and air trespass (light pollution) is critical to Burke.

### **Water Resources**

Clean, plentiful water is a basic resource that is too often taken for granted. Burke's water resources include abundant, naturally replenished surface and ground water supplies that sustain the natural environment and support a variety of human activities.

Surface waters include upland headwaters, the main stem and branches of the Passumpsic River, as well as small ponds scattered throughout the town. Surface waters can serve as a barometer of environmental well-being.

Ground water currently provides 100% of the potable water supply for Burke's homes and businesses, through a combination of private water supplies, private wells and springs. There are no town operated water supplies. There are four private water supplies in Burke: Burke Mobile Estates, Burke Mountain, East Burke Village, and Mountain View Farms. The operators of each system have a responsibility to ensure that an adequate supply of safe drinking water is available.

### ***Future***

Gaining and protecting public access to surface waters is important. Monitoring data is needed to measure bacterial levels resulting from failing septic systems, agricultural runoff, storm water runoff, and other sources which could impair water quality. Surface waters should be protected and enhanced through the maintenance of forested buffers - riparian zones - along all stream banks. The ultimate goal is to restore and maintain the physical, chemical and biological integrity of the river system, and build public support for clean water. In addition, minimum building set backs are an effective regulatory tool for reducing surface water contamination.

With residential and commercial development there will be an unavoidable increase in the effects of impermeable surfaces: roofs, driveways and roads, parking lots, and related tree removal and vegetation disturbance. As an example, one of the watersheds facing increased risk is the Dishmill which already has had two recent disturbances. It will not take many riparian intrusions and lawns-to-the-stream-banks to compromise the water quality of this stream. Many other streams are also vulnerable.

While the town benefits from generally abundant groundwater supplies, this dependence on scattered wells poses risks of potential groundwater contamination from a variety of sources. Once a groundwater source is contaminated, remediation, if feasible, is typically very expensive.

The land around the public water supply is called "wellhead protection areas". Within all of Burke, and with emphasis on designated "wellhead protection areas", special consideration must be given to prohibiting, or carefully managing, development and practices that could contaminate local ground water supplies. These include poorly designed or failing septic systems, underground storage tanks, the storage of hazardous

materials and road salt, airborne debris including from burn barrels and outdoor furnaces, and the depositing of any hazardous material on the land or in the water. In general, "wellhead protection areas" should be highly protected from land use that might threaten in any way the quality or quantity of the water. These areas of land need to be delineated, as required by state regulations, to protect public community water systems and individual water systems serving schools and office buildings.

### **Air Quality and Outdoor Lighting**

Burke's air quality is exceptional given the lack of large-scale pollution generators in the community. Today the primary concerns about air quality are presently limited mainly to emissions from traffic, burn barrels, and the proliferation of outdoor furnaces.

Clean air coupled with a clear night sky unobstructed by night lights, and the lack of excessive noise common to urban areas enhance the Town's character and environment.

### ***Future***

The cumulative effect of several air pollution sources may increase with additional growth and may have a negative impact on air quality in the future. Any proposed land use that potentially threatens Burke's air quality should be carefully evaluated. The potential increased development around Burke Mountain as well as other future developments in Burke, that include wood burning fireplaces, should be carefully evaluated as to the potential air pollution that could occur as the result of increased fireplace usage within a relatively small area.

Outdoor public area lighting, and lighting for any new housing or commercial development should be implemented in a manner that does not increase light pollution of the night sky. Noise that negatively impacts the quality of life of Burke's residents, and any proposed land use that would generate excessive noise, should not be permitted.

### ***Strategies***

- Land subdivisions and land development shall be designed to control storm water runoff and avoid adverse off-site impacts to water quality.
- Support the establishment of municipal water and sewer facilities to serve designated growth centers as a means of avoiding contamination of ground and surface waters.
- Land development within mapped water supply source protection areas shall be carefully designed to avoid ground water contamination, and uses posing a risk of contamination shall be avoided.
- Protect surface water quality through the maintenance of forested buffers along all stream banks.
- Extraction of groundwater for commercial purposes shall be carefully controlled to ensure that water is extracted at sustainable rates and to prevent the depletion of water supplied in the community.
- Protect wellhead protection areas from land use that might threaten in any way the quality or quantity of the water.
- Carefully evaluate any proposed land use that would threaten the town's air quality.
- Prohibit any land use that cause noise levels above generally accepted standards that would negatively impact the quality of life of Burke's residents.
- Promote outdoor lighting that minimizes obstructed views of the night sky.

## **Pest Control**

As Burke's population grows, the town may want to consider evaluating means to control unwanted insects., especially through the use of environmentally safe biological methods.

## **Slopes**

Homes are being built on hillsides and slopes in Burke, often with clear cutting of the land to afford a better view. Clear cutting slopes increases storm water runoff, and leads to slope failure, soil erosion, and the sedimentation of surface waters.

## **Future**

The U.S. Natural Resource Conservation Service (NRCS) has identified general development constraints and management recommendations for different slope categories. These recommendations should be adopted for any proposed development on hillsides and slopes.

<b><u>Slope</u></b>	<b><u>Management Considerations</u></b>
0-3%	Suitable for development, may require drainage improvements
3-8%	Most desirable for development, having the least restrictions
8-15%	Suitable for low-density development with consideration given to erosion control, runoff, and septic design.
15-25%	Unsuitable for most development and septic systems; construction runoff and erosion problems likely
25+%	All construction should be avoided; careful land management required

Slope Construction Guidelines

Careful management to limit site disturbance is necessary on slopes in excess of 15%. All construction activities should be avoided on slopes in excess of 25%. State regulations also prohibit the installation of on-site wastewater systems on slopes in excess of 20%. Site assessments may be needed to determine slope limitations and management requirements for a particular development site.

## **Strategies**

- Clear cutting of slopes for the sole purpose of view improvement should be prohibited.
- Consideration should be given to regulating the amount of trees that can be removed in specified zoning areas and for new developments.
- Contractors should be encouraged to leave trees on site when possible.

## **Agriculture**

Historically Burke had many small family farms and was an agricultural community. Only a few farms exist today in Burke. Nevertheless, retaining the rural atmosphere that is quintessential Vermont is as important as ever to Burke residents as well as to tourists.

## *Future*

Primary agricultural soils are a finite resource. Subdivision and associated development continue to threaten productive farm land. When this land is converted to other uses, it is rarely returned to agricultural production. It may be possible for innovative partnerships between farmers and developers to make farming more economically viable while preserving the active farmland.

Farms sustain and enhance local capacity for food production, and support of existing and future farming operations should be encouraged. Support of organic farming is especially encouraged because of its positive effects on agricultural resources. In addition, land development should attempt to minimize fragmentation of land characterized by primary agricultural soils.

## *Strategies*

- Support the continuation and expansion of the state current use program to tax farm and forest properties at their productive value rather than their development potential (i.e. highest and best use value) should be supported and property owners should be encouraged to participate in this program.
- Design land subdivision and development policies to prevent or minimize the fragmentation and development of land characterized by primary agricultural soils.

## **Forest Resources**

Burke used to be mostly farmland; however, the trend towards reforestation continues today as abandoned farmland reverts to forest growth. Today, forestland covers approximately three-quarters of Burke and provides benefits ranging from wildlife habitat to commercial use that provides valuable employment. With the exception of the Darling State Forest on Burke Mountain, the forestland is under private ownership. For commercial timber as well as firewood, woodlot management and intervention is a necessary tool in developing and maintaining a productive forest. In addition, other forests should be nurtured and encouraged for the many environmental and aesthetic values.

Burke is part of the state's "Forest Legacy Area". This enables a private landowner to participate in the "Forest Legacy Program" through the Vermont Department of Forest, Parks and Recreation. The Darling State Forest on Burke Mountain is under multiple use management, subject to a Land Management Plan developed by the Vermont Department of Forest, Parks, and Recreation. In addition to protecting much of a highly visible hillside, the state forest is actively used by local residents for hiking, skiing, and biking.

## *Future*

Sound forest management results in a stable economic return for landowners, local resources to support local industry, and perhaps most importantly, an incentive for keeping large tracts of land free of development and available to the public for recreation, wildlife and scenic enjoyment. However, poor forest management can result in the degradation of biological diversity and can damage scenic landscapes.

Sound forest management plans should be encouraged and include objectives for sustainable timber production, protection of water quality, maintaining a diversity of wildlife habitat, and aesthetic enhancement. Whatever the objectives of a forest property owner, developing and implementing a forest management plan is the best means of managing a forest parcel for long term, sustainable forest production.

In addition to commercial value for landowners, forests offer an almost unlimited range of benefits to the Burke community including clean water, recreation and educational activities, and scenery. Where income production is the primary interest of the landowner, forestry management plans should be encouraged to protect long-range values.

### *Strategies*

- Inform landowners of modern techniques for forest management, proper harvesting and logging, timber stand mix, and continuous renewal of the forest resources.
- Encourage landowners to consider the long term health of the forest as well as the short term economic gain from logging.

### **Sensitive Areas**

Burke's landscape includes a variety of unique and fragile natural areas. Examples include wildlife habits such as beech trees used by black bears, unusual wetlands which support rare plant growth, and cliffs used by rare birds. According to a preliminary inventory done by the Vermont Natural Heritage Program, Burke is home to these features. Conservation districts should be created, to be overseen by a commission or board.

### **Wetlands**

Wetland areas are now known to serve a variety of important ecological functions – including but not limited to storm water management and flood control, surface and ground water recharge and protection, rare and/or endangered plants, and wildlife habitat – that have garnered their protection under state, federal, and local regulations. Wetlands also present significant development constraints associated with poor drainage and high water tables.

Small wetlands are scattered throughout the area. The largest concentration is found on both sides of Route 114 in East Burke, and the flood plain along the Passumpsic River.

### *Future*

The loss of wetlands is an issue of national, state, and local concern. Therefore, site-specific information and delineations may be required for the review of impacts associated with land development. Protection of wetlands should be provided through the designation of buffer areas at least fifty feet in width, within which only limited activities should be allowed. Also, land development should be prohibited on wetlands,.

## **Wildlife Habitat**

Burke is home to a variety of plant and animal species that contribute to local biological diversity and ecological stability, and support traditional activities such as hunting, fishing, and foraging. The branches of the Passumpsic River and smaller streams support natural populations of fish. Wetlands, road and field edges also provide critical habitat for a variety of species. Certain species, such as the black bear, which require large contiguous habitat areas that also support a variety of other species, serve as indicators of the health and diversity of local wildlife populations.

## ***Future***

Human activities can have devastating impacts on local wildlife populations, including:

- The loss of core habitat areas due to subdivision and development
- The interruption of seasonal travel corridors
- Habitat degradation from air and water pollution, forest extraction, and development
- The exploitation of natural populations (due to illegal hunting or fishing)
- The introduction of invasive non-native species

At this time two Endangered plants, one Threatened plant and one bird Species of Special Concern are recorded for Burke. However, consideration of only threatened and endangered species is not adequate to provide protection to perpetuate viable and healthy wildlife populations. To ensure adequate habitat and healthy populations planning must consider critical habitats such as deer wintering areas, bear feeding areas, and vernal pools, rare plants, animals, and assemblages of them (natural communities), wildlife road crossing areas and travel corridors, and sensitive, unique, or fragile habitats such as wetlands, high elevation habitats and riparian buffers. The Vermont Non-game and Natural Heritage program currently has records of three deer wintering areas, three critical bear feeding areas, three road crossings heavily used by black bears, five significant natural community areas, numerous wetlands and several moose crossing areas in Burke. All of these natural resources are worthy of consideration in conservation planning. Additional undocumented resources will undoubtedly be discovered in the future. Review of development proposals should consider the impact on wildlife and wildlife habitat. Site specific evaluations may be required to determine the potential wildlife impacts associated with a particular subdivision or development proposal and to identify appropriate management strategies.

## ***Strategies***

- Sensitive areas in Burke should be identified and considered for some level of protection through both regulatory and non-regulatory means.
- Carefully evaluate the impact of any proposed development in wetlands.
- Consider the habitat in undeveloped land prior to subdividing or developing it to determine whether any particular species would possibly be abolished.
- The use of conservation easements to protect critical wildlife habitat should be encouraged.

## CHAPTER 7. Historic Features and Resources

### Historic and Cultural Resource Goal

- To identify, protect, and preserve Burke's cultural landscape and resources, which include the traditional settlement pattern and features, and the historic built environment.

### Historic and Cultural Resources

Burke residents have long had an interest in preserving the town's rich social and cultural history, including its historic sites and structures. Burke's historic homes and settlement patterns are compiled in an inventory at the Town Clerk's office. Knowledge about the town's distant past is limited. The Burke Historical Society, founded in 1895, preserved records and some of this material is stored in the Burke Mountain Club in East Burke. Additional materials are stored at the Town Clerk's Office. Currently, the Historical Society is not active.

Burke's historic development is obvious in the clustered villages nestled between the east and west branches of the Passumpsic rivers, the forested uplands of Burke Mountain, Darling Ridge, trails and open meadows. The two town villages, East Burke and West Burke, have developed at a scale and density that is pedestrian-friendly, with clearly defined streetscapes and public spaces, prominent historic buildings, a variety of services and employment opportunities – all within easy walking distance of nearby residents.

The Town of Burke has historic resources that include historic sites and structures, and others that have yet to be identified or catalogued. In addition to many privately-owned historic homes and commercial buildings, some of the town's most historic structures are:

- Darling Farm
- Burklyn Hall
- Old White School House
- West Burke Methodist Church
- West Burke Library
- East Burke Congregational Church
- Union Meeting House in Burke Hollow
- Burke Mountain Club House
- East Burke Dam
- Town Clerk's Office
- Cemeteries
- Barns - Many barns are no longer actively used for agricultural purposes; however, barns help culturally and visually define the town's agrarian heritage.

The March 2004 public survey confirmed that there is a great deal of local support for preserving the town's rural character, including its traditional settlement patterns, and historic, scenic and recreational resources. The majority of the citizens are favoring the existing rural character, maintaining a people friendly, traditional small quaint village atmosphere.

Also of historic significance, though not well-documented, are other cultural landscape features, including native American sites, stone walls, fences and corner posts or “witness trees” that once marked field and property boundaries; foundations and cellar holes; and other visible remnants of past land use and occupation.

### *Future*

The preservation of the town’s historic and scenic character is important for a variety of reasons: to preserve and teach our history to future generations, to promote tourism, to preserve the agricultural land base, to enhance recreational opportunities, and to protect important natural and cultural landscape features. Careful sight selection and design, and more detailed cultural, environmental and/or visual impact assessments where appropriate, can minimize adverse impacts to the town’s cultural and scenic landscape and resources, and its rural character.

Such features, if identified on subdivision and site development plans, can be documented, incorporated in subdivision and site design, and protected where appropriate. For development within highly sensitive areas, further assessments may be necessary.

### *Strategies*

- Update land use regulations as needed to further protect Burke’s historic and scenic resources.
- Explore offering incentives for improvement to cultural and historic structures, such as adaptive reuse provisions for historic barns, or other historic structures that no longer serve their original function. Incentive and assistance programs and other non-regulatory means of cultural and scenic resource protection shall be encouraged where feasible.
- Encourage the establishment of a local conservation fund for the purchase of land and interests in land which have historic significance.
- Consider the designation of village centers and develop specific regulations for the historic preservation within each district. These regulations could maintain the rural character of the villages by subjecting structures within this district to exterior alteration.
- Encourage pedestrian friendly-businesses in the village centers.
- Consider the adoption of design review overlay districts to protect the town’s traditional settlement pattern, cultural resources and rural character. An Architectural Review Committee could be developed to establish the conditions for a design review overlay district.
- Consider becoming a Certified Local Government to have access to increased resources for historic preservation.
- Adopt signage regulation to ensure that signs are designed to be harmonious with the historic character and pedestrian scale of the town’s village centers, consistent with traffic safety, and to avoid roadside clutter of interference with the enjoyment of the rural landscape outside the village centers.
- The proposed demolition of any contributing structure must meet associated review standards intended to require the documentation and/or preservation of historic structures.
- Consider requiring that development be sited and/or clustered to avoid undue adverse visual impacts to scenic resources, including open fields, steep hillsides and ridgelines. This might include requirements that utilities serving new developments be located underground.
- Explore posting metal signs denoting historical sites and buildings.
- Encourage the re-activation of the “Town of Burke Historic Society” to inventory, catalogue, and map historic features. This group could research financial assistance for historic preservation.

- Consider the development of a Conservation Committee.
- Encourage local participation in Act 250 and Public Service Board regulatory proceedings that effect Burke historical and cultural assets.
- Encourage the formation of a historic district that includes the Burke Mountain Clubhouse and East Burke dam area, and the former Darling properties on Darling Hill Road.
- Encourage efforts to restore the historic look of the town.
- Create an assessment of historical and cultural sites.

## **CHAPTER 8. Educational Facilities Plan**

### **Education Goal**

- To provide high quality educational services for the people of the community through the public school system and the promotion of other public and private educational programs.

### **Current Education Overview**

Providing quality public education for children and youth is amongst the most important functions of government in a democratic society. Burke performs this task extremely well by maintaining the Burke Town School in Burke Hollow for grades Pre K-8. High School Students attend Lyndon Institute, in the neighboring town of Lyndon, which is the designated high school for Burke. Also, about 20 percent of Burke's high school students attend St. Johnsbury Academy in St. Johnsbury. In addition, there are typically several students that attend one of the two private high schools in East Burke: East Burke School or Burke Mountain Academy.

The Burke Town School consists of grades Pre K – 8, housed in four separate buildings on campus. The buildings are of varying age and every effort is made to maintain them in sound condition. Presently there are 192 students instructed by 44 teachers and Para-educators. There are three bus drivers and two custodians for the school. The school hours are from 8:15 to 2:45, six and one half hours of instruction in a school day.

The Burke Town School belongs to Caledonia North Supervisory Union along with several neighboring towns. The Principal and Superintendent oversee the daily operation of the school and serve as the town's liaison with the State Department of Education in ensuring that the Burke School meets all state and federal education and facility standards. The Supervisory Union provides educational services that are shared amongst the schools for a more cost effective approach for these special services. The governing body consists of five directors elected by town voters to serve on the school board.

In 1990, Burke's population was 1,406 with a school enrollment of 296 with a cost per student of \$3,893/year. Of this population, 77.1% graduated from high school and 23.7% from college. In 2004, Burke's population was 1,658 with a school enrollment of 187 with the cost per student increasing to \$7,441/year. In recent years the student population across Vermont has been declining and the cost per student is escalating. The per pupil cost cannot be held at previous levels because the basic physical plant operating expenses continues to increase and regulations imposed at the state and federal level require the school to provide more specific programs and services.

After several years of technology grants the school has acquired substantial computer equipment, software, and retains the service of a consultant for professional services. The school strives to keep abreast of new advances.

Special education services and related services are available to appropriately identified individuals between the ages of birth through twenty-one through the Caledonia North Supervisory Union (CNSU). The Burke Town School shares in the commitment to meet the individual educational needs of all students.

Opportunities for continuing adult education for Burke residents in the nearby towns of Lyndon at Lyndon Institute and Lyndon State College, and St. Johnsbury at St Johnsbury Academy and the Community College of Vermont.

### *Future*

While the student population has remained fairly constant in Burke over the past few years this is expected to change in the next five years. In 2005 the Burke Mountain ski area and surrounding property was sold to a resort developer, with plans to increase year around activity by adding more ski trails, a golf course, and building approximately 850 housing units. While the resort is planned as a vacation and second home destination, the increase in support staff and services will be permanent throughout the area. With the increase in workers and their families, a large increase in the number of students is expected by the year 2010, which could cause overcrowding at the school and the need for expansion to add additional classrooms and a new gymnasium. Planning for this expansion must begin soon in order to prepare for the potential increased student population. All development requests should take into account the potential impact on school facilities. Impact fees should be developed to address school expansion costs so as to minimize the tax burden to the individual Burke taxpayer.

### *Strategies*

- Continue to provide sufficient and adequate pre K-12 school facilities to meet current and escalating educational requirements.
- Support creativity, innovation and imagination when planning for future educational needs of the students.
- Support the continued expansion of technology instruction to provide the students the skills they will need to succeed in the future.
- Support programs and efforts to strengthen the central role of the Burke Town School, such as providing access for community events and activities in a manner that does not interfere with the schools primary function of education.
- Support activities to include students in community activities.
- Coordinate efforts of students, parents, teachers, school administrators and the community.
- Support local and state efforts to reduce reliance on the local property tax to fund education.
- Establish an impact fee schedule for large scale developments that will require the town to provide additional educational resources.
- Support the use of public facilities for re-training and adult education programs.
- Monitor enrollment and population trends, and develop a plan that addresses potential increases in the student population and the costs for any school facility expansion.

- Consider seeking grants and other funding for the construction of an actual gymnasium to allow students to participate at level equal to other schools in the area.
- Explore expanding the hiking and the nature trails throughout the school property for use by the students and the community.
- Explore developing the natural amphitheater into a useable facility for school and public functions.

## **CHAPTER 9. Energy Plan**

### **Energy Goal**

To encourage the conservation and efficient use of energy, and the development of viable renewable energy resources.

### **General Energy Considerations**

Reliable, affordable and sustainable sources of energy are vital to Burke’s economy, social well being, and future development. At present, factors influencing energy cost and availability are largely beyond the control of the local community. Changing technologies, and evolving national and state energy policies – including utility deregulation, demand side management, infrastructure investment, and the promotion of more efficient and renewable “green” energy – all have an effect on local energy supplies. Viable renewable energy is that which will provide a direct energy benefit to Burke residents and businesses, at a competitive cost and with an acceptable impact to Burke’s environment.

International events, such as disruptions in oil supplies, the rising costs of gasoline and heating oil are harsh reminders that such heavy reliance on finite energy sources is not sustainable. Current patterns of energy consumption contribute to global warming trends that, if left unchecked, will dramatically affect Vermont’s climate and economy over ensuing decades.

Lyndonville Electric Department is the supplier of electricity to the town. Utility rates are regulated through the Vermont Public Service Board.

Vermont has no petroleum infrastructure, and relies on tanker trucks for supplies. Burke residences and businesses are supplied by several local oil and gas distributors. Three gas stations in town serve local motorists and the traveling public.

In general terms, Burke supports the regional goals and strategies set forth in the 2011 Energy Strategy for the Northeast Kingdom developed with considerable public input by the Northeast Vermont Regional Planning Commission.

### ***Future***

Overall energy demand continues to escalate, including dramatic increases in transportation fuel consumption. Each year there are more vehicles on the road, and more vehicle miles traveled. Space and water heating, and industrial processing account for much of the remaining demand. Future energy costs are expected to increase due to increased consumption and rising fuel prices.

The economic, social and environmental costs of relying on fossil fuels are prompting state efforts to diversify Vermont's energy portfolio, to include in the mix more efficient natural gas systems, co-generation systems that produce electricity and heat, and greater reliance on renewable energy sources, including wood and wind power. In general, Burke should support these efforts, especially those whose implementation do not have a serious negative impact on the town. However, supporting any type of renewable energy simply because it is renewable is not sufficient. Consideration of any substantial negative impacts of a renewable energy solution might outweigh its benefits.

### **Strategies**

- Establish and pursue a common sense, sustainable energy policy which emphasizes efficiency, conservation, and energy independence.
- Establish land use policies to encourage concentrated village centers to reduce the need for extensive traveling within the town.
- Energy efficiency and conservation should be a primary consideration in new municipal construction projects, equipment purchases and operations.
- Consider the impact of expansion and development activities on the current or planned capacity of local electrical supplies and transmission facilities.
- Encourage, through Transportation policies, opportunities for walking, cycling and other energy efficient alternatives to the automobile.
- Encourage energy efficiency for all new development..

### **Renewable Energy**

Renewable energy resources used within Burke include wood and limited solar power. The extent to which these traditional sources can be harnessed and used to replace fossil fuels is not clear; however, rising fuel prices and new technologies may promote increased use of renewable sources. Other possible renewable energy sources for Burke residents include small-scale wind generators and the use of organic matter.

Wood is the town's most abundant, indigenous energy source and is a relatively low cost fuel if it can be harvested from ones own land. New wood stoves and furnaces, if property installed and maintained provide effective and efficient home heating. 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.

There are no commercial facilities generating hydro or solar power in Burke. There are individual residences that use solar power to supply part or all of their electrical energy needs.

### **Future**

If oil prices continue to rise, more households may turn to wood as their primary heating source. Wood has long been Burke's chief renewable source of heating energy and could supply electrical energy on a commercial scale if a chip plant located within or near the town. The use of a wood burning outdoor furnace allows an alternative to traditional hot water systems. They should adhere to Vermont air pollution regulations which require that only untreated natural wood may be burned in the furnace and that it must not be operated in such a manner that it becomes a nuisance. Health conditions of neighbors should also be considered. The

town of Burke has a large amount of forested land. Under effective management, it could supply a sustainable source of energy. Extensive harvesting, however, if not properly managed, can cause increased storm water runoff and soil erosion, and habitat loss. Woodlot management reduce the adverse impacts of harvesting and can enhance timber stands to meet a variety of landowner objectives.

The technology for solar and photoelectric panels has been improving to the point where this technology is viable for supplementing energy needs. The use of solar energy needed for heating and other electrical needs should be supported and encouraged. Other renewable energy options include co-generation which may be a cost-effective energy option, especially for larger business facilities, which could simultaneously generate both heat and power through one source using renewable energy. Another promising source of renewable energy that could provide fuel for transportation as well as heat and power is biodiesel processed locally from locally raised crops. Grass pellets are another major up-and-coming resource that may significantly reduce heating costs. For example, switchgrass is a woody fibrous grass that can essentially be grown by everyone, even homeowners, from which a pellet product similar to wood can be created. Absent large farms, land fills, or sewerage treatment, methane generation is unlikely.

There is potential for wind generated power in Burke. Small scale wind generation is generally accepted as a viable solution while large scale industrial wind power projects are controversial because they require facilities in highly visible, high elevation areas.

Net-metering can be used to reduce electric bills by generating ones own power using small-scale renewable energy systems. The excess power generated by net-metered systems can be fed back to the utilities, actually running their electric meters backwards thus reducing electric bills. Currently approved net-metering systems include photovoltaic, wind, fuel cell, and bio-gassification facilities.

Support for any renewable energy solution must weigh the benefits against any potential negative impact including, but not limited to, change of aesthetics, land erosion, noise and light pollution, damage to wildlife and natural resources, and public safety

### *Strategies*

- Support efforts to supply affordable energy to meet the needs of current and future Burke residents in a manner that maximizes energy conservation.
- Support the development of renewable resources that provide or the protection of natural and cultural resources, and that reinforce traditional land use patterns and municipal development policies.
- Encourage wood and solar heating.
- Encourage ongoing forest management to maintain a local source of fuel-wood.
- Encourage dispersed, small-scale development of renewable energy generators, including solar panels and wind turbines.
- Support the development of locally produced biodiesel.
- Encourage net-metered facilities utilizing renewable energy sources.
- Consider co-generation using renewable energy resources for municipal facilities, especially for those build in the future.

## **Energy Efficiency**

To promote municipal energy efficiency and the use of renewable energy resources there are state energy codes for new residential, commercial and public buildings. There are also a number of other programs offered by the state that include Efficiency Vermont, EVERmont electric vehicle leases, the School Energy Management Program (SEMP) targeted to school administrators, and programs that support the conversion of school heating systems to wood-burning systems. Participation in these energy efficiency programs should be supported and promoted in Burke.

### ***Future***

Municipal energy savings can be realized through regular energy audits of municipal buildings and fiscal analysis of facility construction and equipment purchases. Such costing methods often demonstrate that long-term energy saving more than offset the higher initial purchase or construction cost of energy efficient equipment and building improvements.

### ***Strategies***

- Conduct an “energy audit” of town buildings and town school and take corrective measures to reduce energy use.
- Educate the residents about “Efficiency Vermont” and the coupons and incentives it offers.
- Consider providing a bike lane or walking path for new roads or when existing roads are reconstructed.
- Encourage the use of energy efficient municipal vehicles (e.g.; hybrid, bio-diesel)

## **CHAPTER 10. Housing Plan**

### **Housing Goal**

- Ensure the availability of safe and affordable housing for all income levels of Burke residents.

### **Housing Overview**

Housing is one of life’s basic necessities. Therefore, Burke should strive to have a range of adequate and affordable housing available to support a socially diverse and economically viable community. Affordable housing is defined by Title 24 VSA Chapter 117 § 4303(1) as either:

(A) Housing that is owned by its inhabitants whose gross annual household income does not exceed 80% of the county median income..., and the total cost of the housing..., is not more than 30% of the household's gross annual income.

(B) Housing that is rented by its inhabitants whose gross annual household income does not exceed 80% of the county median income..., and the total annual cost of the housing..., is not more than 30% of the household's gross annual income.

Burke has a wide variety of residential architecture and prices. East Burke is heavily influenced by single family homes and condominiums around the Burke Mountain ski area, many of which are second homes.

The percentage of parcels from the Town of Burke 2004 Grand List (based on 1136 parcels) is as follows:

Residential homes	52%
Manufactured homes*	6%
Vacation homes	4%
Commercial buildings	5%
Utility	0.5%
Farm	0.2%
Condominiums	14%
Woodland, Land	18%

\* Includes modular and mobile

### *Future*

Although there is still affordable housing in Burke, the average home price is increasing at a greater rate than the average income. Increasing demand for second homes from buyers with primary residences outside Burke, and often outside Vermont, and with average incomes well above Burke residents, is driving real estate values higher. Increased affordable housing may be required in the future to house employees of the resort community currently planned for the Burke Mountain area. The current thinking of the developer is that a minimum of 300 new full-time employees will be required. If Burke decides that it would like these workers to reside within the town, plans must be developed to accommodate them with public services and affordable housing. The implementation of a policy that requires builders of commercial housing developments to contribute towards the availability of affordable housing in Burke should be considered.

The safety of housing in Burke is an important consideration. To help ensure safe housing all building construction should meet nationally accepted building codes. Inspections by qualified personnel to ensure code conformity should gradually be implemented with the cost of the inspections borne by the builder.

### *Strategies*

- Consider accessory dwelling and multi-family dwellings as a way to address the Town's future housing needs.
- Inventory development capacity and update zoning regulations as needed.
- Annually compare average household income with average housing costs to monitor affordable housing availability.
- Allow residential development at a rate that does not exceed that which can be supported by existing and planned municipal facilities and services.
- Study the setting of multiple zoning areas for different uses, including zones that permit multi-family housing and manufactured housing.
- Review and update current zoning and subdivision regulations as needed to accommodate higher densities of housing with designated percentage of open space.
- Promote new housing within villages.

- Require that adequate municipal services and off-street parking are available, and the character of any historic structures is maintained, when converting single to multi-family dwellings
- Research housing priorities, with specific research into any needed development of subsidized elderly rental housing.
- Leverage town funding to support affordable or elderly housing developments.
- Encourage the development of affordable housing units within or near planned residential and planned unit developments.
- Implement a policy that requires builders of commercial housing developments to contribute towards the availability of affordable housing.
- Implement and enforce building codes, and refine them over time.
- Proactively work with the Vermont legislature to address solutions for the problem of higher taxes forcing long-term homeowners to sell.

## **CHAPTER 11. Economic Development**

### **Economic Development Goals**

- A diverse, sustainable local economy characterized by business and employment opportunities that ensures all local residents earns a livable wage.
- All economic development meets the needs of the present without compromising the ability of future generations to meet their own needs.

### **Economic Development Overview**

Burke maintains a surprisingly diverse economic base considering its small size and rural character. Tourism remains the dominant industry due to Burke's recreational opportunities and natural beauty. The recreation industry in Burke is an extremely valuable asset to be protected and supported. It is recognized as one of the major possibilities for economic development in the region. Local commercial and service businesses employ local residents; however, a large number of residents also commute to nearby towns for employment.

#### ***Future***

Maintaining the rural quality of life, while encouraging orderly growth, is the challenge ahead for Burke. A growing dynamic economy is vital to Burke's future. New commercial and industrial development is encouraged provided the long-term fiscal and environmental impacts are fully considered. However, without improved infrastructures such as municipal sewage and water system, roads, and telecommunications including wireless telephone and affordable broadband service, the types and size of new developments are limited.

There is growing concern regarding the ability of full-time workers to earn an income sufficient to meet a family's basic needs, commonly referred to as a "livable wage". Wages for hourly workers in seasonal industries tend to be lower than in many other industries. Although small-scale industry is most desired, any proposal should be considered. Focusing economic development activities on the creation of well-paying jobs is especially critical in Burke to ensure that local residents can meet their basic needs.

Burke's economic outlook cannot be predicted. However, with the uncertainty of the impact of global climate change, resource depletion, population growth, environmental degradation, war, and a growing gap between an affluent minority and an impoverished majority it may become increasingly important to develop a sustainable local economy. A local economy that focuses on local markets and local resources, and which serves to strengthen the local community as a means of responding to global uncertainty.

### **Strategies**

- Create criteria and a procedure for evaluating any economic development proposal.
- Develop a municipal or municipal/private partnership for water and wastewater system within the community. Study state and federal grant money options.
- Develop funding policies that focus on assistance for sustainable economic development.
- Support the economic viability of agriculture and forestry, including maintaining and expanding economic incentives, promoting access to local markets (farmer's markets, schools, meal sites) and maintaining an adequate land base.
- Explore strategies for local schools to purchase local agricultural products.
- Evaluate enacting a property tax policy that reduces the tax burden on agricultural land that is actively managed for farming.
- Support the creation and expansion of businesses and industries, in appropriate locations and that the East Burke and West Burke Villages continue to serve as commercial, cultural and civic centers of the town.
- Encourage the maintenance and expansion of the local tourism industry by supporting efforts to protect Burke's historic and natural resources, and expanding recreational and cultural opportunities for local residents and visitors.
- Promote economic development that utilizes the historical assets and character of Burke.
- Initiate and support efforts to ensure that 100% of Burke's residents have access to affordable broadband.
- Examine the establishment of one or more zoning districts for commercial development.
- Review Burke's land use regulations to determine whether revisions are needed to carry-out the policies set forth above.

### **Adjacent Communities**

Burke has a reciprocal relationship with adjacent communities. Adjacent communities include East Haven, Kirby, Lyndon, Newark, Sutton and Victory. Burke participates in many initiatives that address a wide range of issues on a multi-town basis, including:

- Affordable housing
- Economic development
- Growth management associated with the Burke Mountain ski area
- Highway improvements
- Public transit
- Recreation
- Rural resources and historic preservation
- Trails and greenways development
- Emergency services
- High school facilities

The policies set forth in this plan were crafted to strive for compatibility with the plans of neighboring towns. Compatibility with neighboring towns is particularly important with regard to land use, where incompatible policies could result in conflicting development activities and land uses along town boundaries. The Town of Burke will continue to keep communication open between bordering communities. More importantly, will continuously consider the policies of the neighboring communities while developing the goals, policies, and tasks set forth in subsequent chapters. This is critical to maintaining the lifestyle that is important to all residents of the area.

## Appendix A - Burke Town Survey Summary

Following is the announcement of the results of the Burke Town Survey. The announcement was published in March, 2004.

### Introduction

In October 2003, surveys were mailed to Burke residents and property owners by the Burke Planning Commission to collect ideas, concerns and suggestions on a variety of topics related to town planning. Approximately 1,600 surveys were distributed and 500 surveys were returned, for an overall response rate of 31%.

The Planning Commission developed the survey to identify planning topics that are of the greatest interest within the community. The information collected through the town survey will be used to help the Planning Commission modify the current Burke Town Plan, which was written in 1994. Our town plan is a document containing basic policies and programs to guide the future growth and development of land, public services and facilities, and to protect the environment of Burke. Since the original plan was written, a lot of changes have occurred in Burke, and it is time to modify the plan to account for these changes, and for more changes that will most certainly occur in the future.

This document contains a summary of the answers for each of the survey questions. There were also a considerable number of comments and suggestions from survey respondents. These comments were so numerous that they have not been included in this document; however, they are available in a separate document. A copy of the survey results along with all the comments associated with a question is available at the Town Clerks office. It can also be obtained via email by requesting a copy from the Town Clerk at [burke@charterinternet.com](mailto:burke@charterinternet.com).

We encourage you to carefully read the survey results, including the comments. The survey responders put a lot of effort into their responses and their input will be used to modify the Burke Town Plan. Your active participation in helping to write a revised town plan is welcome; please contact the Planning Commission if you are interested.

Sincerely,

Burke Planning Commission

**Q1: What are the most important issues for the Planning Commission to address in revising the Burke Town Plan?**

<i>Land Use</i>	241
<i>Natural Areas</i>	197
<i>Economic Development</i>	182
<i>Education</i>	172
<i>Forest</i>	150
<i>Alternate Energy</i>	141
<i>Recreation</i>	125
<i>Emergency Medical Services</i>	122
<i>Police Protection</i>	115
<i>Fire Protection</i>	111
<i>Agriculture</i>	107
<i>Solid Waste</i>	78
<i>Noise Disturbances</i>	73
<i>Water Supply</i>	72
<i>Sewage Disposal System</i>	58
<i>Housing</i>	55
<i>Municipal Services</i>	46
<i>Transportation</i>	45
<i>Adjacent Communities</i>	44
<i>Other 1</i>	20
<i>Other 2</i>	3

There were 81 comments related to Question #1

**Q2: How do you feel about the rate of growth in Burke?**

	<i>To Rapid</i>	<i>Just Right</i>	<i>Too Slow</i>	<i>No Opinion</i>
<i>Residential growth</i>	127	245	28	73
<i>Industrial growth</i>	38	136	134	133
<i>Commercial growth</i>	36	135	165	111

There were 20 comments related to Question #2

**Q3: Should new growth in Burke be:**

<i>Encouraged</i>	<i>Discouraged</i>	<i>Neither</i>
233	52	173

There were 23 comments related to Question #3

**Q4: Should the town plan where new growth should occur?**

<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
322	81	49

There were 11 comments related to Question #4

**Q5: What kind of development activity would you prefer in Burke?**

	<i>More</i>	<i>Remain the Same</i>	<i>Less</i>
<i>Professional Home-based businesses</i>	244	142	8
<i>Agricultural activity</i>	245	147	6
<i>Industry in general</i>	108	164	103
<i>An industrial park</i>	73	88	198
<i>Motels, Inns, B and B's</i>	196	172	40
<i>Restaurants</i>	206	188	13
<i>Tourist / recreation attractions</i>	256	148	14
<i>Vacation home development</i>	119	179	100
<i>Elderly housing</i>	154	196	29
<i>Low-income housing</i>	74	168	139
<i>Other</i>	14	12	2

There were 44 comments related to Question #5

**Q6: Are there specific areas in Burke that you would like to see designated for:**

	<i>Yes</i>	<i>No</i>
<i>Residential Use Only</i>	251	163
<i>Commercial Use Only</i>	230	185
<i>Industrial Use Only</i>	231	185

There were 10 comments related to Question #6

**Q7: Are the zoning regulations in the Town of Burke:**

<i>Too restrictive</i>	42
<i>Just Right</i>	105
<i>Not Restrictive Enough</i>	95
<i>Don't know</i>	153
<i>No Opinion</i>	6

There were 103 comments related to Question #7

**Q8: Should special attention be given to the village centers?**

	<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
<i>East Burke</i>	276	58	85
<i>West Burke</i>	240	57	107

There were 193 comments related to Question #8

**Q9: Are you satisfied with existing zoning enforcement procedures?**

	<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
	136	89	209

**Q10: Should Burke consider special incentives for land used for agricultural purposes?**

	<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
	248	74	121

There were 137 comments related to Question #10

**Q11: Do you feel there are traffic problems in Burke that need to be addressed?**

	<i>Yes</i>	<i>No</i>
<i>Traffic Problems</i>	294	158
<i>Do you feel the following are problem areas?</i>		
	<i>Yes</i>	<i>No</i>
<i>Rt 114 and Mtn Rd intersection</i>	168	239
<i>Rt 5 and 5A intersection</i>	82	312
<i>Speeding in East Burke</i>	179	234
<i>Speeding in West Burke</i>	128	267

There were 123 comments related to Question #11

**Q12: Do you encounter noise in Burke that you consider disturbing?**

	<i>Yes</i>	<i>No</i>
	135	319

There were 138 comments related to Question #12

**Q13: Should Burke CONSIDER an ordinance to control noise levels?**

<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
151	158	136

**Q14: Are you satisfied with the education and facilities provided to Burke students by the high schools they attend?**

<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
267	23	165

There were 53 comments related to Question #14

**Q15: Are there important facilities missing from the Burke Town School?**

<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
59	130	251

There were 66 comments related to Question #15

**Q16: Do Burke residents have adequate opportunities for adult education?**

<i>Yes</i>	141	<i>No</i>	82	<i>No opinion</i>	224
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There were 35 comments related to Question #16

**Q17: Does Burke need more youth recreational facilities?**

<i>Yes</i>	163	<i>No</i>	128	<i>No opinion</i>	163
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There were 98 comments related to Question #17

**Q18: Should Burke try to protect its natural resources?**

<i>Yes</i>	404	<i>No</i>	12	<i>No opinion</i>	46
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*If yes, number the natural resources Burke should consider protecting by Order of Importance with (1) being the most important and (7) being the least*

	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>
<i>Surface-Ground Water</i>	137	33	48	36	36	22	44
<i>Open land</i>	57	40	45	63	76	36	36
<i>Forest Land</i>	45	61	51	88	53	33	17
<i>Wetlands</i>	35	45	42	46	43	74	62
<i>Wildlife Habitats</i>	79	51	88	49	44	22	21
<i>Scenic Beauty</i>	125	55	34	25	33	72	10
<i>View Areas</i>	42	58	31	16	26	32	130

There were 33 comments related to Question #18

**Q19: Should Burke coordinate planning efforts with adjacent towns to ensure that development on both sides of the town lines does not have an adverse impact on Burke and the surrounding towns?**

*Yes*                      373                      *No*                      37                      *No opinion*                      44

There were 17 comments related to Question #19

**Q20: How satisfied are you with the current level of the following municipal services?**

	<i>Very Satisfied</i>	<i>Satisfied</i>	<i>Needs Improvement</i>	<i>Very Unsatisfied</i>
<i>School</i>	95	212	74	13
<i>Road Maintenance</i>	127	226	81	17
<i>Fire Protection</i>	150	242	28	2
<i>Police Protection</i>	68	207	125	20
<i>Snow Removal</i>	169	247	27	5
<i>Solid Waste Disposal</i>	136	234	39	4
<i>Recreation Facilities</i>	77	222	104	7
<i>Use of Community Facilities</i>	75	243	57	7
<i>Office of Town Clerk</i>	192	238	12	1
<i>Health Services</i>	45	197	87	15
<i>Public Water Supply</i>	56	201	45	10
<i>Other</i>	0	0	0	0

There were 104 comments related to Question #20

**Q21: Should the Town ACTIVELY PROMOTE the development of renewable energy resources?**

	<i>Yes</i>	<i>No</i>	<i>No Opinion</i>
<i>Solar</i>	270	76	87
<i>Hydro</i>	234	96	93
<i>Wind</i>	187	205	65
<i>Other</i>	6	6	3

There were 84 comments related to Question #21

**Q22: Please provide the following demographic information:**

	<i>18-24</i>	<i>25-34</i>	<i>35-44</i>	<i>45-60</i>	<i>Over 60</i>
<i>Your Age:</i>	7	39	84	199	157
				<i>Yes</i>	<i>No</i>
<i>Do you own property in Burke?</i>				450	26
<i>Is your primary residence in</i>				357	130
<i>If yes, how long have you lived in</i>					
<i>1-5 yrs</i>	<i>6-10yrs</i>	<i>11-20 yrs</i>	<i>21-30 yrs</i>	<i>31-40 yrs</i>	<i>40+ yrs</i>
95	42	83	71	18	59

**Q23: Additional suggestions and comments for the Burke Planning Commission**

There were 139 suggestions and comments related to Question #23