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TOWN OF WHITING

# Whiting, Vermont

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## *Town Plan 2018-2026*

Adopted by the Whiting Planning  
Commission: \_\_\_\_\_

Adopted by the Whiting Selectboard: \_\_\_\_\_

**[DRAFT COPY FOR SELECTBOARD HEARING]**  
including 1-31-2018 non-substantive revisions  
**NOTE:** Once adopted ACRPC can provide updated cover page  
with adoption dates.

This 2017 Plan Update was funded by the Town of Whiting and guided by the Whiting Planning Commission. Technical support was provided by Addison County Regional Planning Commission (ACRPC).

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Cover Photo Credit: *Nicolas Iocco*

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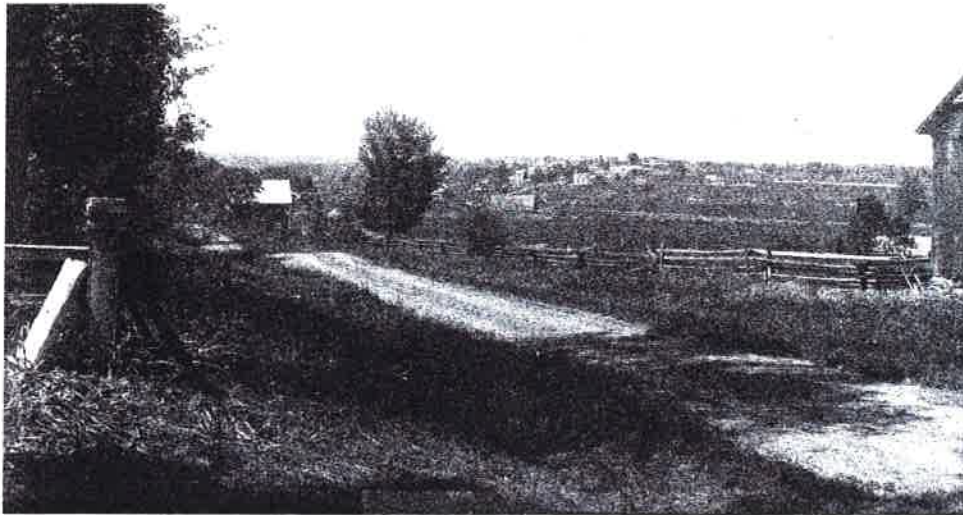
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**including 1-31-2018 non-substantive revisions**



## CHAPTER 1. INTRODUCTION

### Why Plan for Whiting?

The best-kept secret in Vermont is that the town of Whiting is the greatest place to live. With a population of approximately 409, the town is small, with an even smaller usable land mass after the conserved swamps, wetlands and flood plain are set aside. Whiting is shaped by the Otter Creek and plays a vital role in flood resiliency and water quality for towns downstream and for Lake Champlain. Whiting has a total acreage of 8,770.



*Looking North to Town of Whiting Early 1900's and in 2010 Source: Whiting Historic Society Glass Plate*

The land has been used for agriculture and houses since the town was chartered in 1763, with very little change in its cartographic history – as seen when comparing the 1800, 1900, and 2000 maps of the town. Due to its heavy clay soils, housing and commercial development have not played a part in the future vision of the town – for the past century. When driving through the town, you see what passes for ‘Vermont ordinary’ – the 200 year old church, designed by Bullfinch; the 100 year old town hall, built from cement blocks cast from a pocket of sand and gravel found on the site; farms, houses, two empty store fronts; and the

persistent, extraordinary views of Brandon Gap and the Green Mountains to the east and the Adirondacks to the west. Like any other really good secret, you must get out of your car and spend a little time and imagination to discover its heart, its history and its future.



According to participants in the 2013 Whiting survey, 71 percent of participants responded that they lived in Whiting because it was quiet and had a great sense of community.

2013 Community Survey

Part of our secret, like any good spot of real estate, is - 'location, location, location'. If you set a ruler next to a state map, Whiting virtually sits on the north/south dividing line of Vermont, and is nearly equidistant from the Burlington and Rutland job markets, and, closer to home, the Brandon and Middlebury markets. As the number of people employed by local farms has declined over recent decades, Whiting has become more of a bedroom community. Our location not only provides a lovely, rural setting, it helps maximize the prospects for salary and job diversity for residents. Another, yet more subtle aspect of our location, is that we are not a vacation home venue. We have no mountain, nor lakeside property within our borders, the general allure for summer homes. We do not have a transient demographic of non-voting residents as part of our population. It's hard to say whether this is good for our town, or not, it's just who we are – a stable rural population of year-round residents.

I really like the sense of community. When there is a community event such a high percent of our citizens show up. I like the country feel while being so close to bigger towns such as Middlebury and Brandon.

2013 Community Survey

What truly sets Whiting apart, as a place to live, are its people. When asked about our town, residents most often answer that they like the people and the beautiful rural setting best. Though generally ranked below the median income range for Addison County - and statewide – we are more likely to lend a hand than ask for a handout. Residents and the Town Selectboard have unfailingly supported the Whiting Elementary School and Town at Town & School Meeting votes. We prefer to discuss an issue, face-to-face, amend it if necessary, then vote on it. This is why we continue to vote as much as we can off the floor, only using an Australian ballot when we are forced to. Neighbors do not allow personal differences to get in the way of helping each other in a time of crisis – that all burdens are easier when borne by all of us. It is this approach that allows us to handle the affairs of the day confronting the town – of our economy, water quality, energy and our rural quality of life.

In preparation for writing the very first town plan for Whiting, residents were asked to complete a survey. Many responses centered on the desire for no changes to be made to the town. One response even stated that a wall should be built around the town to keep out change. As residents have become more involved in the planning process, they have realized that the hardest thing to plan for is no change. First, you need to fully understand what you have, then, figure out a planning process which will preserve the essence and soul of the town for the future.

For the most recent update of our town plan, we have looked at possible economic development strategies, future land use, and our role in the flood resiliency, clean water and energy planning in Vermont. In 2013, the Whiting Planning Commission, once again, asked residents to complete a

community survey to better understand the perspectives of Whiting residents and what they hope for the future of Whiting. *The survey results are included in the appendix of this plan.*

With good planning, we hope to combine the best of what we love about our town with strategies for moving forward which allow us to keep local control over what happens within our borders.

Ellen Kurrelmeyer,  
Whiting Selectboard and Planning Commission

## What is a Town Plan?

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Municipalities need Town Plans to guide their future. Just as individuals must develop personal plans in order to secure an education, find a job, or build a home; municipalities must prepare Town Plans to protect and enhance the interests of their citizens. Failure to plan may allow important natural, economic, and human resources to be destroyed or squandered. The legal authority enabling municipalities to prepare, adopt and update comprehensive Plans is found in Title 24, Chapter 117, Section 4381 of the Vermont Statutes Annotated (24 V.S.A. §4381).

Generally, Plans are not regulatory in and of themselves. However, Town Plans allow towns to adopt regulatory bylaws. Eligible bylaws include zoning regulations, subdivision regulations, official maps, shoreland bylaws and flood hazard bylaws.

Town Plans are used in a regulatory manner in the Act 250 and Act248 processes. Vermont's Land Use and Development Law (Act 250, 10 VSA §6001 et. seq.) requires that developments be in conformance with any duly adopted Municipal Plan. Before a permit for a project subject to Act 250 review can be issued, the District Environmental Commission must find that the project conforms to both local and regional plans. Accordingly, Town Plans contain specific enforceable goals and policies.

Whiting's Town Plan serves as a blueprint for Whiting's future. The Plan identifies existing conditions and opportunities, including significant challenges facing the town, and a vision for its future. Based upon public input, existing infrastructure, environmental conditions and regional and State planning goals, this plan establishes clear planning goals, policies and recommended actions to meet our goals.

## History of Planning in Whiting

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The history of planning in Whiting is a series of creations and lapses. In 1969, The Board of Selectmen adopted interim Zoning Bylaws and created a Planning Commission. In 1970-71, a Town Plan was prepared for each town in the region by the consultant who was also preparing the Regional Plan for the newly formed Addison County Regional Planning Commission (ACRPC). The first

Town Plan was adopted in 1971. The interim Bylaws, that had been in effect for two years, ended that same year when the town allowed them to expire. The Planning Commission also disbanded at the same time. In 1975, another Planning Commission was appointed for the sole purpose of preparing interim Floodplain Bylaws for adoption. At this time, Whiting joined the Addison County Regional Planning Commission (ACRPC). Since Town Plans expire if not readopted at least every five years, the Whiting Plan expired in 1976. By 1977, the Planning Commission had disbanded due to inactivity and Whiting left ACRPC.

In 1980, a junk business was opened next to the local elementary school. A new Planning Commission was established in 1981, with the primary purpose of ridding the town of this specific land use. Although this proved to be legally impossible, the business eventually left town voluntarily. The Planning Commission has continued to function to this day.

Whiting rejoined ACRPC in 1981 and has remained an active member since that time. In 1982, the Commission prepared permanent Zoning Bylaws, which were adopted by the voters in 1983. The town was without a Plan until 1983, when a new Plan was written and adopted. This Plan was updated and readopted in both 1989 and 1994.

### **Citizen Participation**

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It is a Vermont State planning goal to incorporate public participation in local planning decisions. This is important to leaders in Whiting as well. Decisions must be based on the desires and needs of Whiting residents, to ensure a high quality of living within our town and in order to evolve our town into a place where residents wish to stay and invest their social capital. As part of a 2013 economic development study, Whiting created a community survey to better understand the current community planning desires and concerns of Whiting residents. The goal of the survey was to determine what residents most loved about Whiting and what changes they would welcome.



## **CHAPTER 2. MAPS**

The following chapter provides a suite of maps which provide essential baseline information on environmental, social and economic characteristics of Whiting. These maps are referred to throughout the Plan and are mandatory elements of a Vermont Town Plan. They include:

1. Aerial Image
2. Land Cover/Land Use
3. Primary Agricultural Soils
4. Soil Septic Suitability
5. Important Resource Areas
6. Population Density
7. River Corridor Map
8. Transportation/Roads
9. Planning Areas

# Aerial Photography Town of Whiting

1.



Aerial Photography Bing, 2016

Tax Parcel Boundaries Prepared by James W. Sewall Company, 2009

ACRPC 3/2017

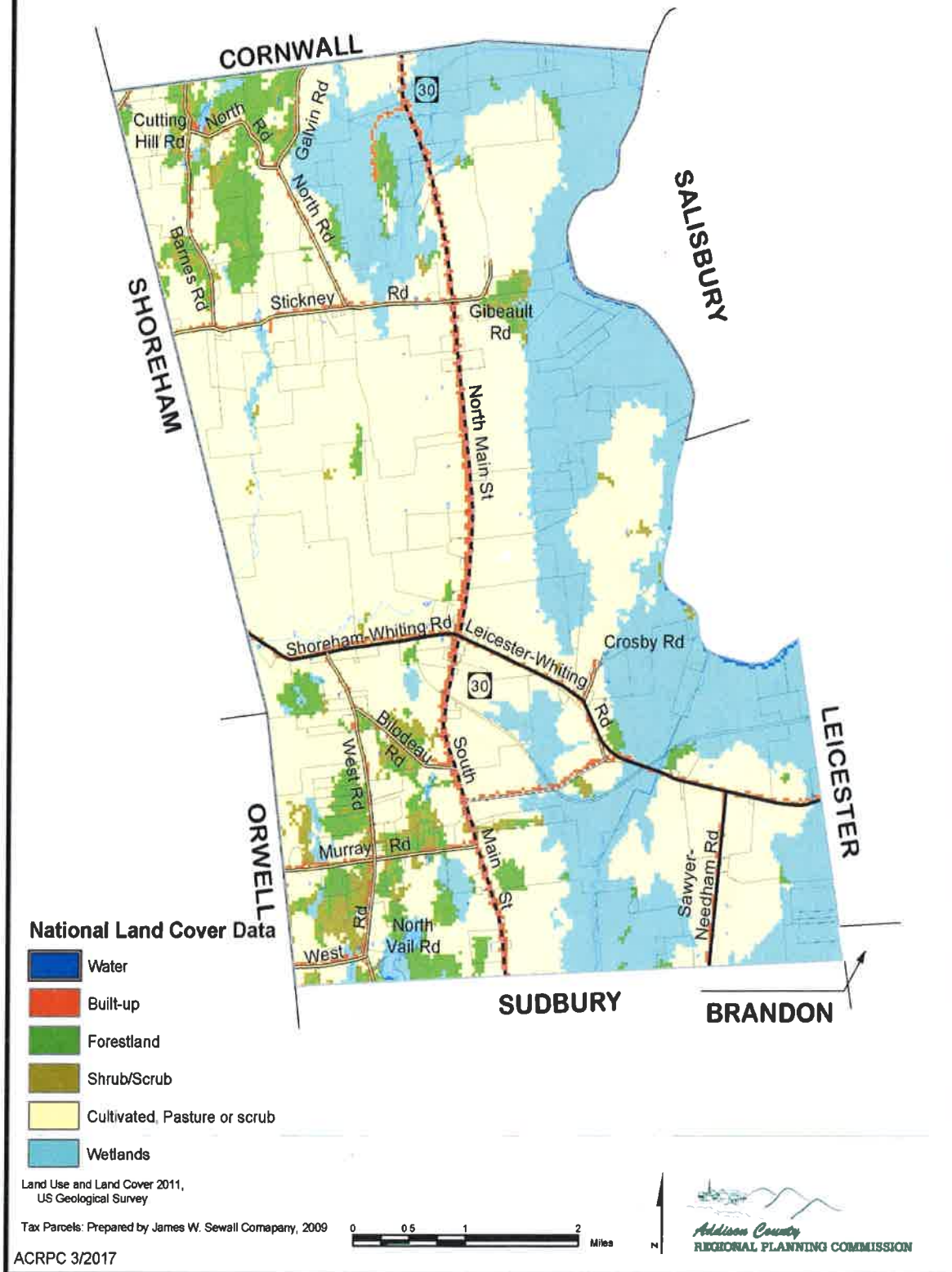


**Addison County**  
REGIONAL PLANNING COMMISSION

## Land Cover / Land Use Town of Whiting

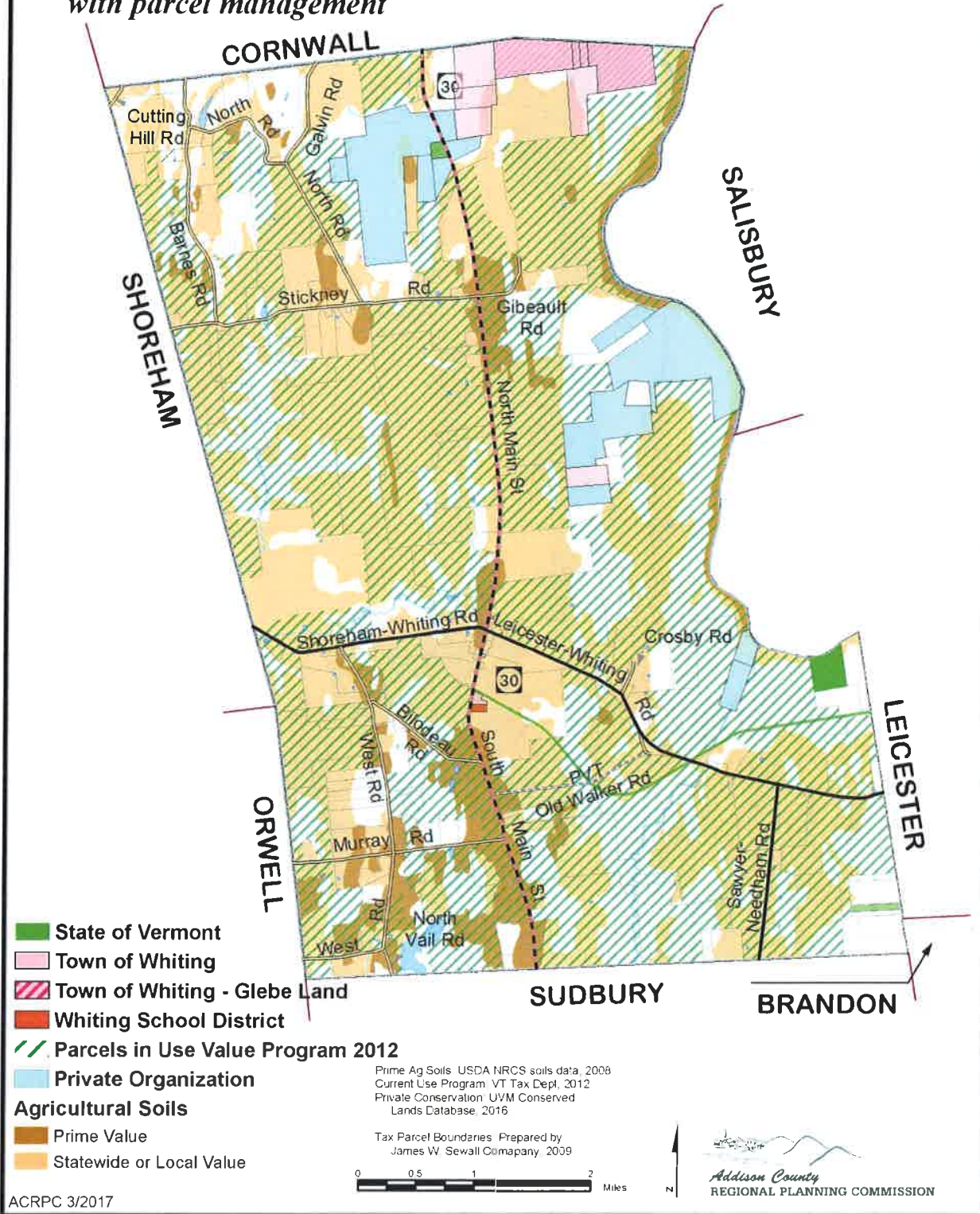
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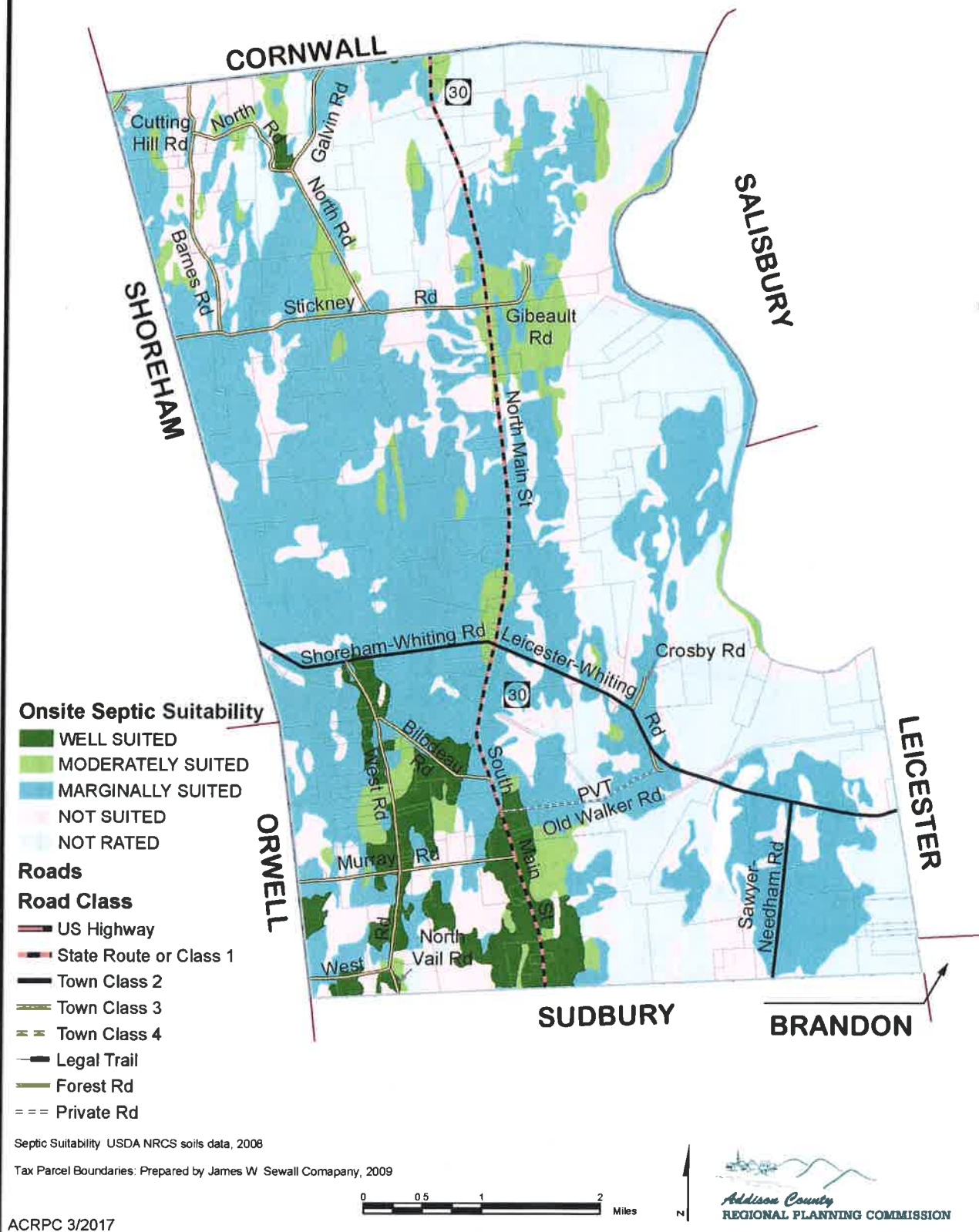




# **Primary Agricultural Soils** Town of Whiting *with parcel management*



# Soil Septic Suitability Town of Whiting

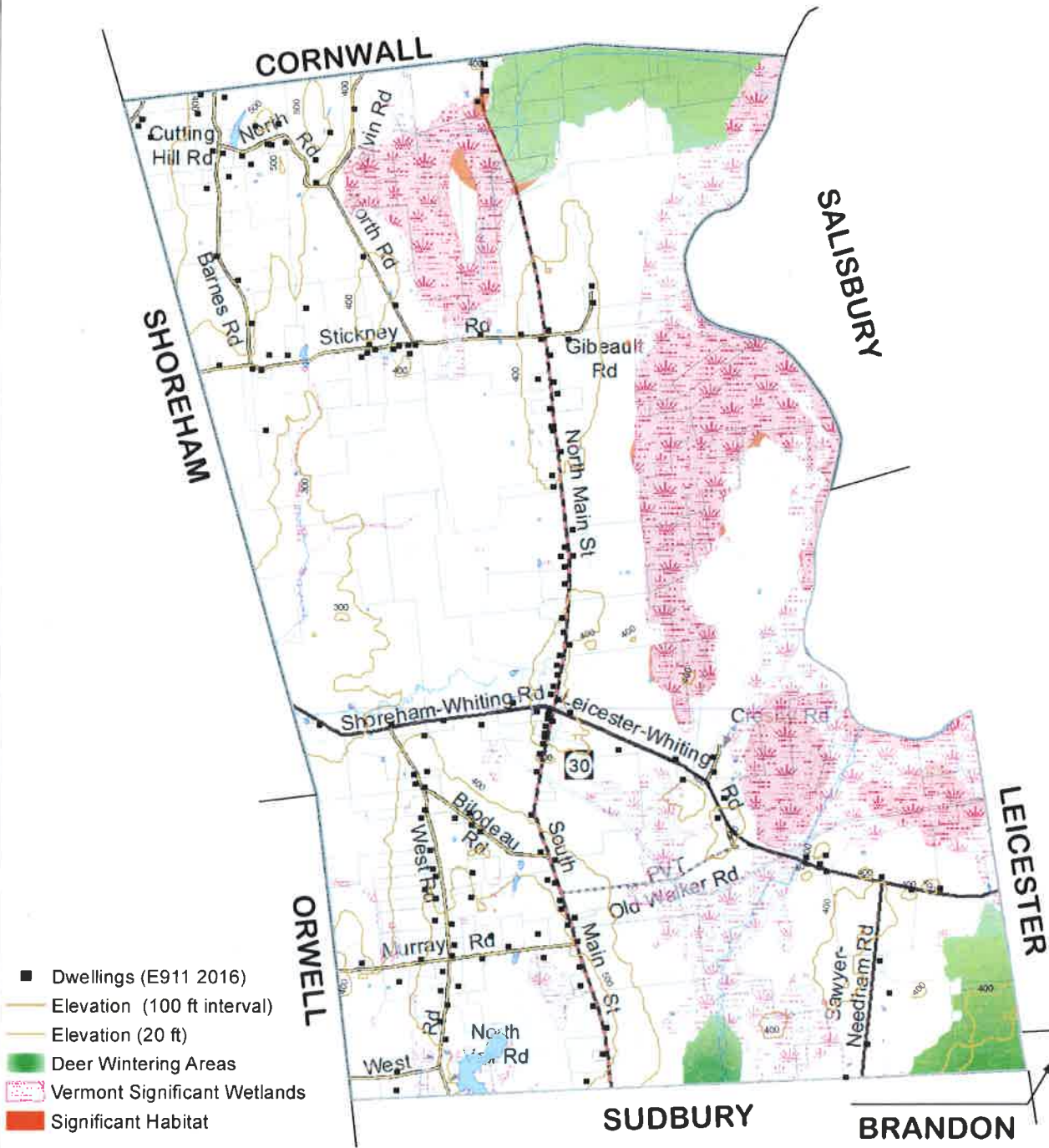




# Important Resource Areas

Town of Whiting

5.



Structure Locations: VT E911 points, 2016  
 Elevation: Derived from USGS DEM  
 Deer Wintering: VT Agency of Natural Resources, 2017  
 VT Significant Wetlands: VT Agency of Natural Resources, 2011  
 Significant Habitat: VT Agency of Natural Resources, 2017

Tax Parcel Boundaries: Prepared by James W. Sewall Company, 2009



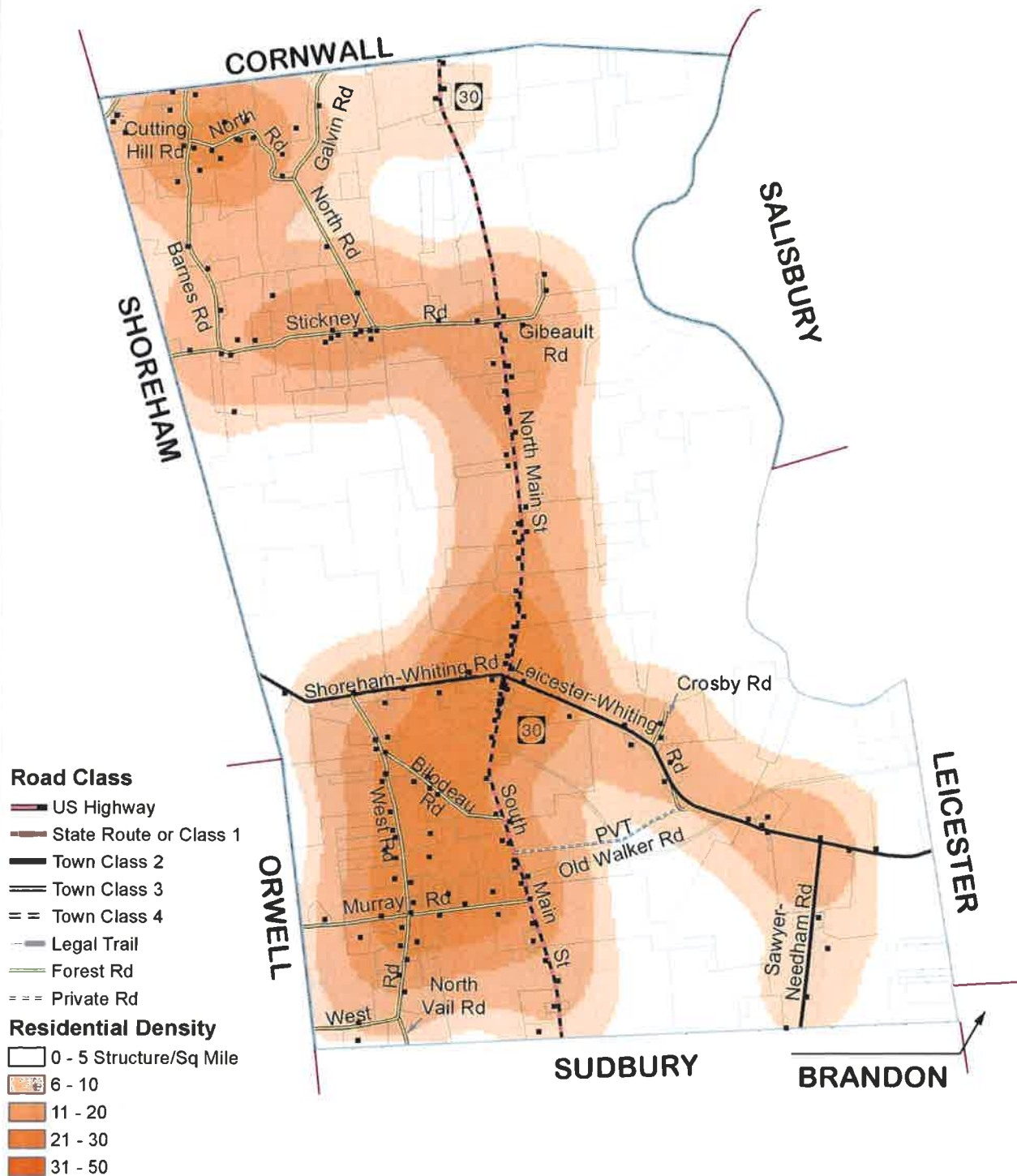
Addison County  
 REGIONAL PLANNING COMMISSION

ACRPC 3/2017



# Residential Structure Density

Town of Whiting



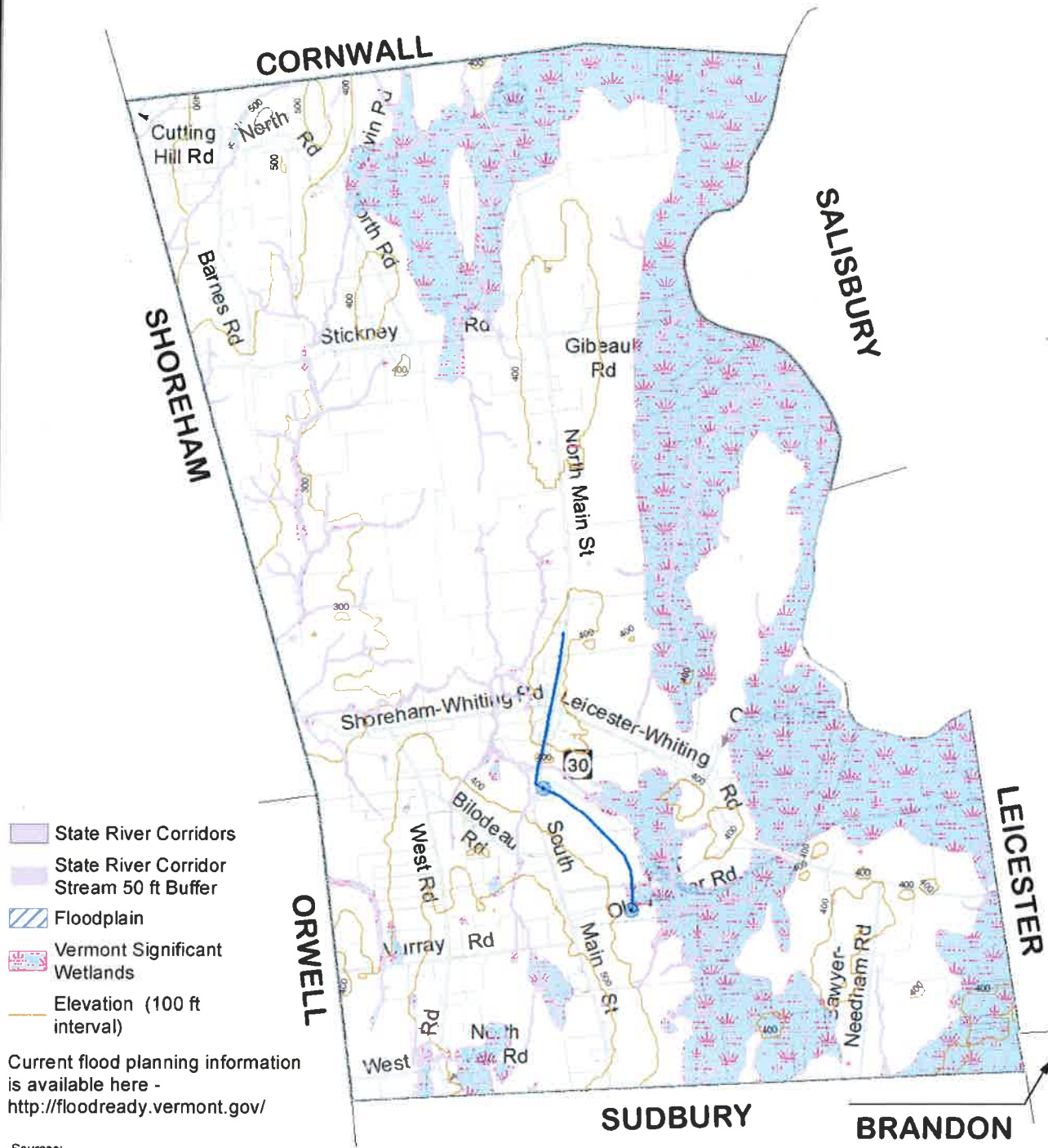
Structure Density: VT E911 points, 2016

Tax Parcel Boundaries Prepared by James W. Sewall Company, 2009

ACRPC 3/2017



Addison County  
REGIONAL PLANNING COMMISSION

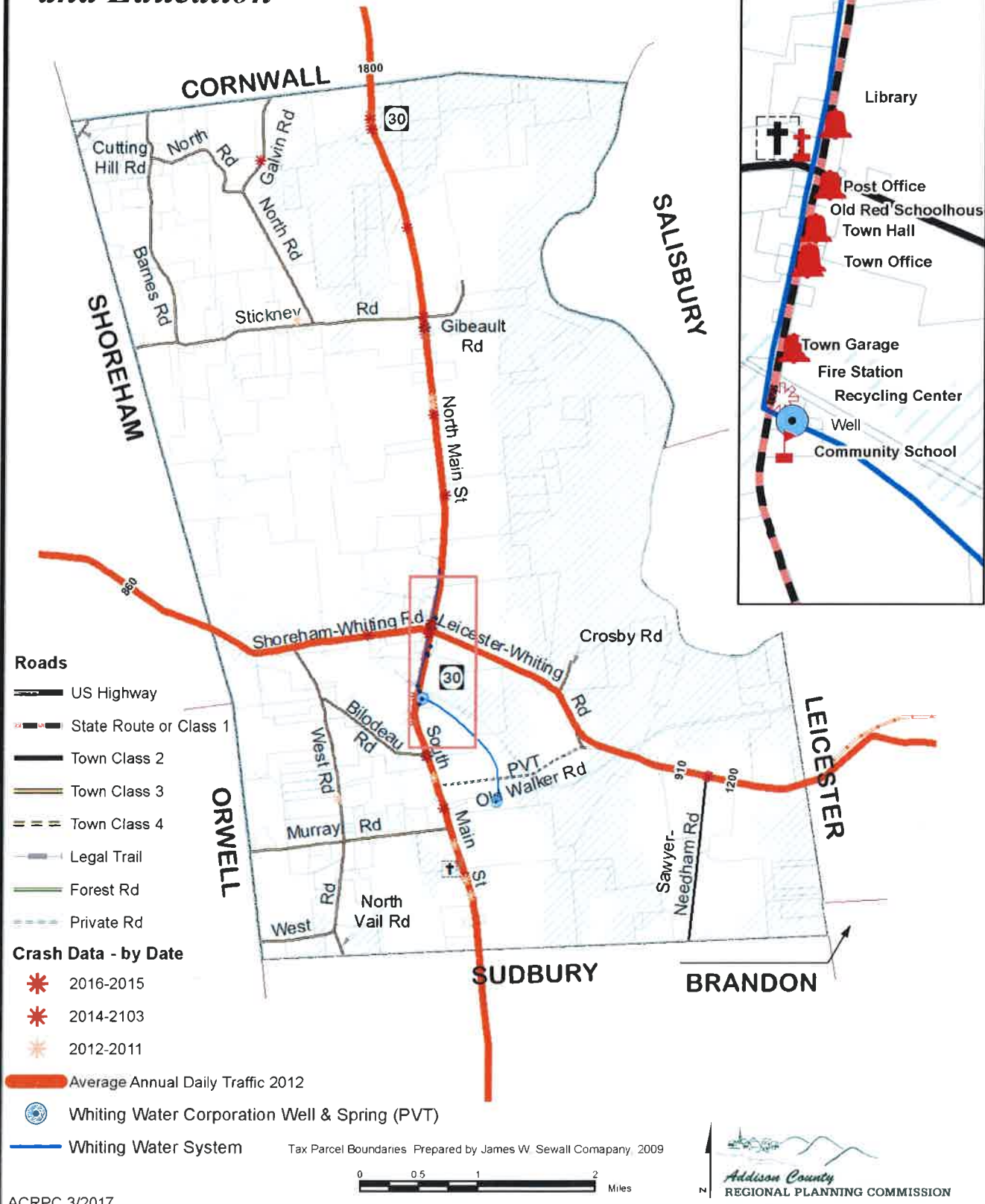


ACRPC 3/2017

0 0.5 1 2 Miles

Addison County  
REGIONAL PLANNING COMMISSION

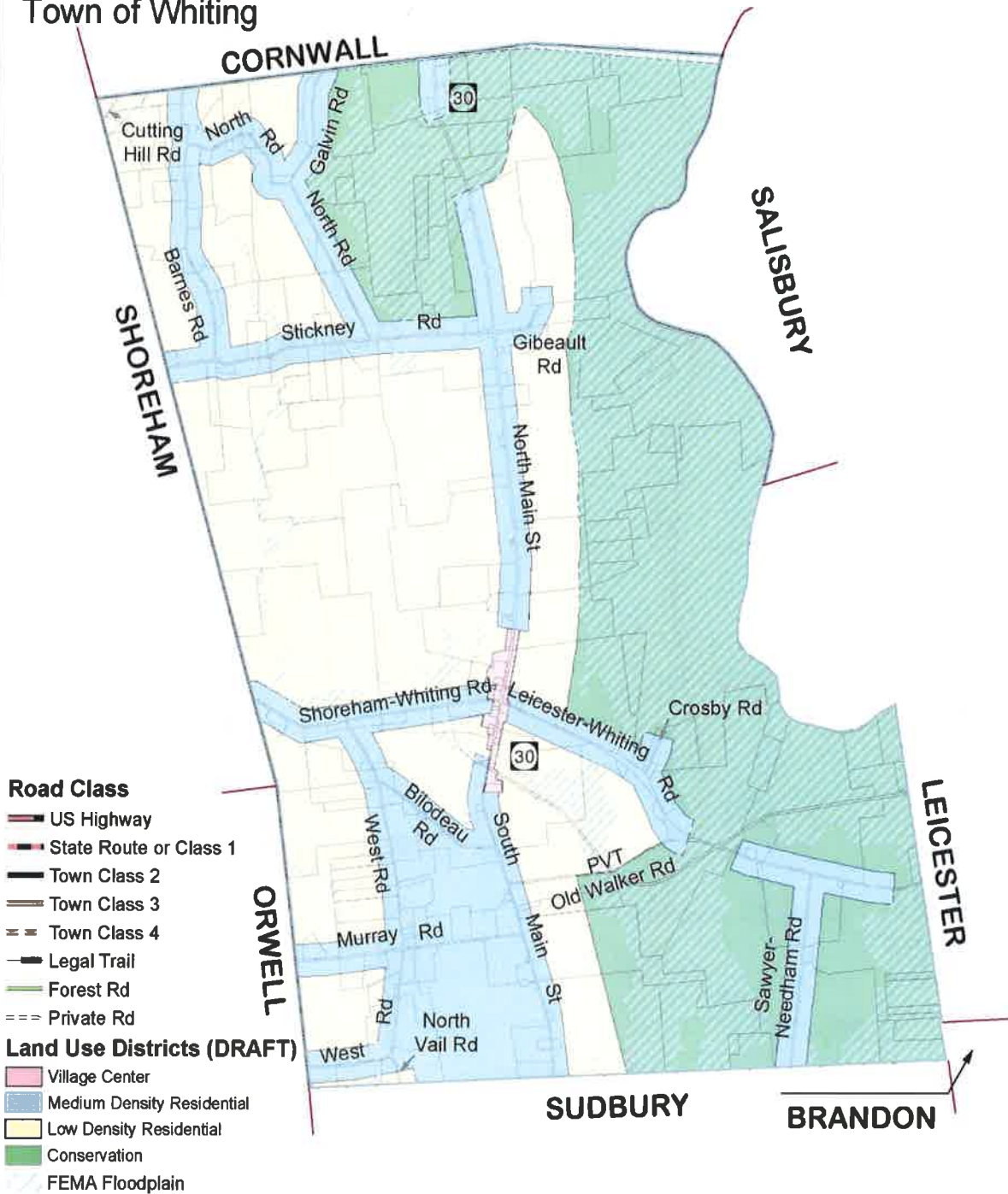
# Transportation, Facilities and Education Town of Whiting





# **Planning Districts** Town of Whiting

9.



Land Use Districts - Town of Whiting Land Use Plan, 2010

Tax Parcel Boundaries: Prepared by James W. Sewall Company, 2009

ACRPC 3/2017



1

## CHAPTER 4. OVERARCHING GOALS OF WHITING PLAN

While each topic within this plan has specific goals, policies and recommended actions, below are four overarching goals of the Whiting Town Plan which can be recognized within many of the topic-specific goals and policies throughout the plan:

- ❖ Maintain and protect the quality of local wildlife, water, air and land resources, and preserve the respectful relationship people enjoy with these natural resources.
- ❖ Nurture the town's distinct sense of community and community mindedness through future land use and economic development strategies.
- ❖ Promote and maintain conditions ensuring the health, safety and welfare of its residents.
- ❖ Encourage the preservation of affordable housing, and support actions that enhance the standard of living of all town residents, such as infrastructure improvements.

Goal: a general statement of a community's desires.

Policy: criteria in which to base a planning decision.

Recommended Action: tangible actions which can be taken to meet a specific goal(s).





## CHAPTER 5. HISTORY

### Settlement

Due to its abundance of wetlands, prominent views to the west and the presence of the Otter Creek, there is no doubt that Whiting has been inhabited for hundreds if not thousands of years. Sources of plant and animal food and woodland shelter would have afforded Native Abenaki Tribes reason enough to inhabit and/or hunt in the area. White settlement was challenged during periods of the Revolutionary War from attacks by native tribes defending their territory.

On August 6, 1763, when Bennington Wentworth, Governor of the Province of New Hampshire, granted a charter to 48 proprietors for an area of land containing 14,424 acres, later to be named Whiting after the five Whiting brothers. Though the original grant included areas about a mile north of the present Whiting/Cornwall line and took in land east of Otter Creek, subsequent surveys found there was not as much land as was originally granted and Whiting, along with other towns, was compelled to lose a great many acres. Governor Wentworth received a small fee for these grants and also demanded a block of land in each town for himself. Though the charter required that the land be settled and improved within the next decade, grants were also issued to speculators, friends and relatives of the Governor as well as to actual settlers.

In 1784 a new wave of settlers came to Whiting under the leadership of Gideon Walker, his son John and Major Samuel Beach. During this period there were overlapping land claims since Governor Wentworth had originally given Whiting more acreage than was actually in the area. Subsequent to meetings with towns to the north and east, Whiting's original 14,424 acres were reduced to 8,770 acres, its present size.

In July of 1764, King George III of England decreed the Territory of New York to his brother James, Duke of York, and it was to include all the land between the Delaware and Connecticut Rivers. In 1771, Governor Dunmore of New York granted 23,000 acres to 23 proprietors from New York. This grant included all of Whiting, as well as parts of Cornwall, Salisbury and Leicester. As far as is known, none of the 23 proprietors ever settled this area and a grant the Governor had made to himself was thrown out by royal decree. When King George III learned that Governor Wentworth was granting townships west of the Connecticut River, he voided those grants. At the



same time, however, the original grantees proceeded to settle the land under the original charter so that about 20 families were in Whiting before the start of the Revolutionary War.

During the period of the Republic of Vermont (1777-1791), Whiting was originally a part of Rutland County. For reasons unknown, it voted to become annexed to Addison County. Later, however, the town voted to return to Rutland County several times but its requests were denied.

### **Land Use and Development**

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The land in Whiting was heavily timbered when first settled, but much of it was cut and burned to produce potash, the first and only cash crop the settlers had. Large pine trees covered the land, especially in the central part of the town. When sawmills came into the area, the trees were felled and sawed into lumber that was used for building purposes. Jeremiah Hall of Whiting invented the first circular saw in the United States. He never applied for a patent, however, and was unable to benefit financially from his invention.

Though at first the soil in Whiting was considered unsuitable for agriculture, land was cleared and wheat, oats, barley and buckwheat were raised. Dairying was also started and raising sheep had become a main source of income in the mid-1800s. Vermont became the leading wool producing state in the union in the middle of the 19th century. Whiting had about 23 flocks of sheep for a total of more than 4,000 head compared to only about 150 cows. Purebred Merino sheep were brought into the area around 1820 and before long Addison County sheep were considered the finest in the country. When the Erie Canal was completed in 1825 and the railroads followed soon thereafter, wool could be produced in the Midwest and shipped to the mills in New England cheaper than it could in Vermont. The industry gradually declined and was replaced by dairy farms that produced various dairy products, but ultimately shifted primarily to fluid milk. The last Merino sheep departed from Whiting in 1950.

The Burlington and Rutland Railroad went into operation between these two cities in 1849. A connecting link was built to Bellows Falls and in 1867 the entire operation became known as the Rutland Railroad. Shortly thereafter, a charter was obtained to build a branch line across Lake Champlain to connect with the Whitehall and Pittsburgh Railroad. The new line was constructed from what is now Leicester Junction to Larrabee's Point. When the milk plants at Hough's Crossing and Orwell were closed in 1951, service was discontinued west of Whiting. A few years later the Whiting Creamery was shut down and the Addison branch of the Rutland Railroad was no longer needed.

At the northwest corner of the four corners in the center of Whiting stands the town church, which was originally built in 1811 and named the Baptist Meeting House since this was the largest religious denomination in town at that time. In 1823, the use of the house was apportioned as follows: Baptists were given 27 Sundays, 16 to the Congregationalists, eight to the Universalists and one to the Episcopalians. This made little difference since the community worshipped together regardless of the prevailing minister's denomination. Throughout the years, the church had a rough course and the last minister to occupy the parsonage was in 1918. In 1841, the Baptists had left the original church and built their own building across from the former post office. The number of Baptists declined over the years and the church was closed in 1929. The building is on loan to the town as a public library.

Early in the 19th century, Whiting had three school districts. Between 1920 and 1950, the town population decreased until it reached 258 people. Gradually all schools except the one in the village were closed and the buildings sold. Students were transported to the remaining school by bus. This

eventually led to overcrowding and the lower floor of the Town Hall was used for the upper grades. The town voted to build a new school in the village in 1947, but it was not completed until 1951. In 1967, Whiting joined the Rutland Northeast Supervisory Union for access to Otter Valley Union High School, which serves students in grades 7-12.

A Town Hall was built in 1906 that was also used as a community center. Dances, card parties, weddings and professional dramas were held in the Town Hall and funds flowed into the town treasury. Over time these social activities decreased in Whiting and throughout the region. In 1906, the first modern automobile made its appearance in Whiting, a 1904 Buick owned by Bowman Crosby. As the years progressed another change took place as French Canadians came to the area and began to purchase farms. Many settled in Whiting around World War I and about a third of the town's present population has its roots in this ethnic group. It was not until 1928 that Central Vermont Public Service brought electricity to Whiting and with it came many improvements to make life easier both on the farm and in the home.

Whiting is basically an agricultural community. In recent years, the Town Plan has emphasized its desire to remain this way and it has adopted zoning bylaws to protect its land from other uses. It looks to the future enhancement of this agricultural character and the continuance of a rural environment that will protect its natural resources and provide a wholesome community advantage for its residents. (Source: *Our Whiting*, by Mr. and Mrs. Harold Webster)

*See Appendix for Listing of Historic Buildings in Whiting*



## CHAPTER 6. POPULATION

### Population

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Whiting is the third smallest community in Addison County and is sparsely populated. In the past 30 years Whiting's population has fluctuated between the high 300's to low 400's. In 2014, the US Census recorded Whiting's population at 409 residents, down from 419 in 2010, but up from 380 in 1990. The population of Whiting was at its highest in the mid 1800's with over 600 residents.

### Demographic Snapshot

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For decades Whiting's population was predominately farming families. The farming community does remain, with generations staying in Whiting, but as the 2013 community survey indicated, Whiting residents now include farmers, teachers, healthcare workers, self-employed entrepreneurs, young and old; the majority of which are commuting outside of Whiting to their places of employment or telecommuting from home. Only 3.7 percent now work in the farming industry.

In 2015, the mean age in Whiting was 39.8, which is slightly younger than in 2010, at 41. Ninety eight percent of the population is Caucasian. There are 111 families, with an average family size of three. Eighty-two residents are school age children between the age of 6-18 and enrolled in the local schools.

2015 population	409
Foreign born population	22
Housing units (2014)	188
Number of families	111
Median Age (2013)	40
Median Family Income	\$50,071
Percent families below poverty	13%
Percent high school graduate or higher	87%
Number of students enrolled in K-12 <sup>th</sup> grade	82

The median family income is \$50,071, with 3.6% percent of families living below the poverty line. Eighty percent of the population has a high school diploma or higher.

More on the occupations, travel and commuting patterns, level of education and housing statistics can be found in associated chapters throughout the plan.

*2010 U.S. Census and Vermont Housing Data  
2012 – 2016 American Community Survey 5 – Year Estimates*





## CHAPTER 7. HOUSING

### Housing Stock

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*Harold Webster House Early 1900's. Source: Whiting Historic Society Glass Plate*

The 2014 Vermont Department of Health, *Population and Housing Estimates* showed a total of 188 dwelling units in Whiting, 133 of which are owner occupied, and 43 renter occupied with other units vacant. Sixty-eight percent of homes in Whiting are single family homes, 20.2 percent are mobile homes, 2.6 percent are 2 unit homes and 8.8 percent are 3 unit homes.

The large percentage of mobile homes bring the average price of all homes sold in Whiting to \$140,000, compared to an average of \$229,000 for Addison County. The average for a single family home in Whiting is closer to \$315,000 which is greater than the Addison County average for single family homes.

Age of housing stock has an effect on the net need if existing units are not maintained, and/or rehabilitated to modernize older heating, plumbing, wiring and insulation. Assistance is available to lower income households for weatherization improvements through Addison County Community Action Group and Champlain Valley Office of Economic Opportunity.

The Town of Whiting has taken an active part in connecting agencies to those in need of such assistance, both to provide better housing conditions for existing residents and to preserve existing housing stock for future residents.

## Housing Availability, Affordability and Income Levels

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Income levels, which dictate housing affordability, are a major factor in the housing equation. See the *Existing Employment* section in Chapter 15 for more on this topic.

Affordability is defined by two factors: the cost of housing and the ability of people to pay that cost. With home prices and rents rising at a faster rate than the increase in Vermonters' wages, housing becomes less affordable to more people. Being at the lower end of the Vermont income range, Whiting needs to maintain less expensive housing options, such as mobile or modular homes for ownership and rental. In 2010, *Vermont Housing Data* website showed only one rental unit was available. In 2016, only one home was sold. Both of these statistics indicates a lack of opportunity to rent or buy a home in Whiting.

For more information on Whiting's Housing Data and Vermont's definition of affordability, go to: [www.housingdata.org](http://www.housingdata.org)

## Housing and Land Use

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Whiting's Land Use Map provides for a Medium Density Residential District (MDR) located along most of Whiting's roads and in a substantial area in the southwest portion of Whiting, where soil conditions appear best able to accommodate on-site sewage disposal. Typically extending 400 feet from public roads with a minimum lot size of two acres, the purpose of this district is to allow for reasonable and affordable residential development. This district provides property owners the opportunity to sell off moderate sized lot suitable for development, while retaining larger tracts of agricultural land. Permitted uses include one and two family dwellings, accessory uses or buildings less than 1,500 sq. ft., accessory dwelling units, group homes, and six-child daycare uses by right, to provide affordable housing opportunities. These options provide affordable housing in close proximity for cost-effective care for relatives or disabled or elderly persons.

The Zoning Regulations adopted in 2005 also created a Low Density Residential District (LDR) located on most of Whiting's agricultural lands and land without access from public roads. Agriculture is the principal existing use of these areas and the primary purpose of this district is to encourage continued agricultural uses of this land. With most of the soils in this district not suitable for on-site sewage disposal, a minimum lot size of 25 acres is required.

The Town Plan directs Whiting's Zoning Regulations which promote and protect affordable housing by allowing and encouraging all housing types permitted in each district; treating mobile, manufactured and modular homes the same as all other single family homes; treating mobile home parks the same as other subdivisions; providing for multiunit and multifamily homes in certain zoning districts; and by allowing accessory apartments and residential group care homes in all districts allowing single family homes. Furthermore, small lots existing prior to adoption of the Zoning Regulations in 2005 are permitted, provided it is not less than one-eighth acre in area, with a minimum width or depth dimension of 40 feet, and not contiguous with another lot owned by the same owner.

The Town Plan supports Planned Unit Developments (PUDs) bylaws which provide flexibility and diversity for the type, siting and uses within a typical subdivisio

## CHAPTER 8. EMPLOYMENT + ECONOMIC DEVELOPMENT

### Current Economic Discussion in Whiting

Between 2010 and 2017, the Selectboard and the Planning Commission began discussing a new economic plan for Whiting. Discussion was initiated due to the ever-declining number of farm-related employment in town and wondering what was next for Whiting's local economy. What types of jobs could be nurtured in the town and what kind of infrastructure would Whiting need to support new businesses? In 2014 a community survey was created to better understand resident's perception of their home town and what kind of growth and economic development would be welcomed in Whiting.

Chapter 8 paints a broad picture of economics in play in Whiting, the general response to the 2014 survey and identifies key elements and understandings to guide future growth and economic development in Whiting.

*Without growth residents go outside of their area to do a lot of their recreation, business and shopping. [It would be good] to have a couple of businesses to help keep people in the town to do local trade.*

2013 Community Survey

### Existing Employment

Inflow/Outflow Job Counts in 2014



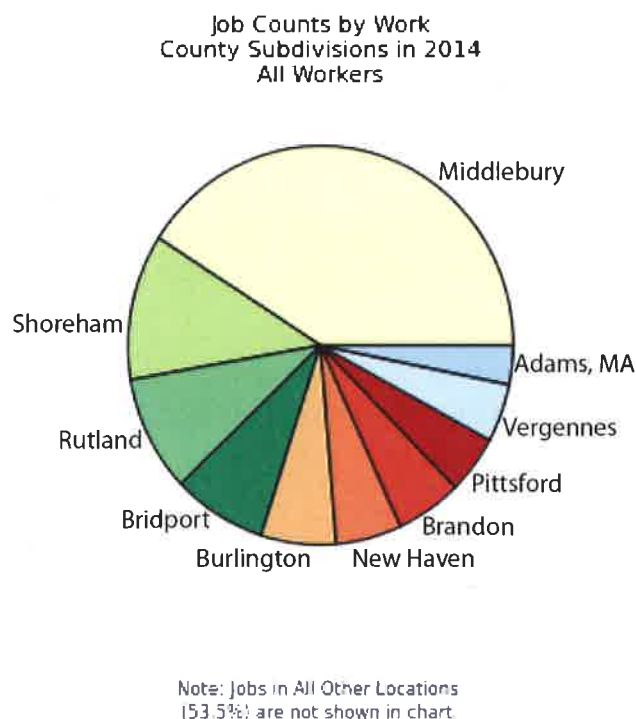
Current places of employment, other than home-based businesses mentioned above, include the Whiting Post Office, the Whiting Community Church, the Whiting Town Office, Whiting Elementary School and various agricultural businesses throughout town. There are three empty commercial spaces in Whiting's village: a former gun shop, a business space next to the USPS and the now empty general store space.

According to 2015 Census information, the civilian labor force in Whiting was 245 persons, of which 231 were employed. The Median Adjusted Gross Income per Family in Whiting, in 2015, was \$55,000, compared to \$57,565 in Addison County, and \$54,267 in Vermont overall. The Average Adjusted Gross Income per Person in Whiting in 2005 was \$28,500. The Annual Average Wage of residents of Whiting in 2014 was \$30,085, compared to \$40,788

in Addison County, and \$43,017 in Vermont overall. Thus, all of these measures of income were

lower in Whiting than in Addison County and the State of Vermont.

According to the U.S. Census, *American Fact Finder*, between 2011-2015, approximately 75 percent of all workers age 16 years and older drove their own vehicles to work, 14 percent commuted in carpools, 5 percent walked to work, 5 percent worked at home, and 1% commuted by another means. In 2014, of those traveling to work, 51 people were employed in Middlebury, while another 40 people worked in other Addison County towns. Twelve people (4.4 percent) worked in Rutland, while 8 people (2.9 percent) worked in Burlington. Seven people (2.6 percent) worked in Brandon. Numerous residents work further afield, including out of State, such as close by, Albany, NY.



In 2014, the top five industries for Whiting workers were:

- Education (15.4 percent)
- Health and Social Services (15 percent)
- Retail Trade (13 percent)
- Manufacturing (10.3 percent)
- Construction (7.7 percent)

Only 3.7 percent of residents are currently working in the agricultural sector, compared to 7.4 percent in 2000, however the number of workers stayed the same (10).

Source: U.S. Census 2010 On The Map

## Home-Based Businesses And Home-Occupations

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Whiting's commute distances to larger employment centers are further than many Addison County towns. There has also been a significant decrease in agricultural-related work available. It is essential for the town to support a local economy of home-based businesses and home occupations, as a way to maintain a vibrant, local community. Part of this support comes from ensuring the needed telecommunication infrastructure is available to all households. Regulatory policy must also outline policies which increase support for home-based businesses and home occupations.

Sixty four percent of survey participants agreed the lack of internet and cell phone access was a weakness of living in Whiting.

2013 Community Survey

## Agriculture

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The working landscape is an essential component of Whiting's historic and current character and economy. While dairy farming has decreased drastically, the agricultural landscape is valued by the majority who live in Whiting. A number of small, diversified farms are now found in Whiting, providing local vegetables, maple syrup, beef and poultry to farmers markets, restaurants and direct sales to local customers. One farm sells bulk organic milk.



Due to interest from a number of local agricultural businesses, a farmers market has been established to further cultivate and support local agricultural businesses. Small, diversified farms of vegetables and/or eggs and meat production can be found throughout Addison County. Whiting farmers are part of an extensive regional network of local food producers, many of which are in the neighboring towns of Brandon, Orwell, Shoreham, Salisbury, Cornwall and Leicester.

## Recreation And Tourism

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According to a study done for the Vermont Department of Tourism and Marketing in 2009, visitor spending in Vermont supports an estimated 33,530 jobs for Vermonters (approximately 11.5% of all VT jobs). The agricultural, forestry and art sectors can attract tourists as a way to increase business in town. Vermont branded arts and food sell well directly from local farm-stands and studios and also

Thirty-nine percent of survey participants agreed opportunities for safe walking and cycling was a weakness of living in Whiting.

on-line to those dedicated to supporting Vermont's local economy.

Recreational attractions in Whiting include kayaking, walking, hiking, cross country skiing/snow shoeing, snowmobiling and cycling. While most of this is done on private property, every year, cycling tours and avid cyclists use the network country roads to enjoy the scenery and fresh air of Whiting.

*See the transportation chapter within this plan for more discussion and recommendations regarding safer walking and cycling in Whiting.*

Bike tours, both commercial and individuals go through Whiting -- what if we afforded a small shady spot where they could stop and rest, find water and maps, have an unmanned snack stand with an honor-system pay box, proceeds to go to the school or town?

2013 Community Survey

### **Light Industry/Manufacturing**

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Survey results showed that 32 percent of participants were open to solar/wind/alternative energy production in Whiting. A little less than 3 percent agreed manufacturing would be welcome. More participants agreed that agricultural/food-related processing would be appropriate in Whiting.

Further discussion would be necessary to determine the specifics of what kind of light industry and/or manufacturing would be accepted by residents. Most agreed that bad odors, air pollution and/or excessive light and noise would not be welcome.

### **Creative; Social Capital**

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Social capital is the concept that social networks have economic value. As a state, Vermont thrives on creative, social capital to generate business. Without big industry and a large employment pool, a number of Whiting residents are self-employed or working for someone who is. To build a trustworthy business it takes word-of-mouth advertising. This is something small towns have plenty of. Providing opportunities for neighbors to come together and recognize each other's skills and talents is a great way to grow local economic opportunity as well as a sense of belonging for residents.

In the 2014 planning survey, Whiting residents recognized the dedication neighbors had to one another in times of need, and also recognized that a number of residents had their own businesses or were at least working out of their homes. There is a sense of community which could be further



encouraged by having places to meet where people can share food and ideas.

Public social events already happening in Whiting include 4-H club, school clubs and events at the Whiting Community Church.

## Village Center

Having a village center is an important aspect of economic vitality. Places where neighbors can meet, network, buy and sell, and learn new skills, provide opportunities for collaboration and understanding of who residents are, what they do, and what their skills are.

### What businesses would Whiting residents welcome to town? (from 2014 Whiting Community Survey)

Gas station	58%
Café/deli	45%
Farmers Market	37%
Solar/Wind/Alternative energy production	32%
Small scale veggie and meat production	26%
Farm Stand	24%
Indoor recreation opportunity	21%
Value-added agriculture products	18%
Outdoor recreation	16%
Hardware Store	16%
Auto repair	16%
Professional Offices	13%
Veterinarian clinic	11%
Food processing/production	8%
Child Care Center	8%
Pharmacy	8%
Warehouse Storage	5%
Lumber/wood processing	3%
Landscape Supply	3%
Slaughter house	3%

Currently, Whiting's library has no electricity or heat, and there is no opportunity for public access to the internet anywhere in town, except for students at the elementary school. Community events are held at the town hall or elementary school. The town hall needs a new waste water system and costly building repair. Recent efforts by the Whiting Selectboard have looked at the addition of a new library with a community event room in the village center. Residents have mixed opinions on whether this development is needed and/or affordable.

The 2014 survey showed that some residents were amenable to some development in the village center, such as a café/deli, library with internet access, safer walking path to promote walking from one building to another, a gas station and a farmers market.

Fifty-eight percent supported a gas station, 45 percent supported a café and deli and 37 percent supported a farmers market. Thirty two percent of survey participants supported a new library with internet service. Twenty-three percent agreed that a better outdoor green/gathering space was important.

Forty two percent agreed that restoring and maintaining historic buildings in the village center

was very important, and 40 percent thought it was important to include design standards in Whiting's zoning regulations, in regards to building size, scale and siting for any future village development or infill project.

*Designing a Town Green or Center in conjunction with the Town Hall, Library, Church, General Store/Post Office at the junction of Rt. 30 and Whiting/Leicester road would be quite wonderful. If it could be done and look as if it had always been there...that matches what you would expect of a small Vermont village.*

#### 2013 Community Survey

Although Whiting's village center can be characterized as a very small village hamlet, it has numerous civic and community building that neighboring towns do not have. Redesigning the village center to include safe road crossings and sidewalks, slower thru-traffic speed on State Highway 30, and narrowing the radii of the intersection of Route 30 and the Leicester-Whiting Road, would grant residents the ability to walk to and from the school, fire station, library, town hall and the church.

A village master plan, intersection study, and/or a church parking lot plan would help to determine the best use of space in this area of town. An off-road trail from the school to other village-center buildings, such as the general store, town hall, church and post-office would be helpful to encourage a better sense of place and a safe off-road pedestrian option in the village center.

Restrictions to growth and infill development in the village center also include the current 2 acre zoning minimum, lack of more available land, and the lack of a community wastewater system.

*I really like the idea of the new library/town office/little red school house restoration. However now with the continued economic stagnation for the 99%, plus the presence of many seniors in neighboring towns, I am concerned that 'development' in Whiting might not be economically sustainable.*

#### 2013 Community Survey

*See Chapter 8: Land Cover and Land Use for more information on the Village Center District*

### Services and Infrastructure

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Infrastructure goes hand in hand with growth and development of a town. Water, wastewater, electricity, telecommunications, and transportation/pedestrian network, for example, all need to work efficiently and effectively in order to support functioning community services and amenities. If Whiting is to expand services and amenities in the village center it is important to look at this topic.

### Water

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The Whiting Water Corporation is a privately incorporated water system with 23 connections that serve approximately 17 residences, several businesses and community buildings, including the school in Whiting's village center. The system has two water sources, a well and a spring, which have a

defined source protection area. The maximum daily flow of the system is estimated to be around 2,500 gallons per day, with a storage capacity of 4,000 gallons.

In 2009-10, the water corporation was able to replace the aging pump house behind the firehouse and the distribution lines extending from the elementary school to the Wadsworth house at the north end of the line. This was facilitated by financing through VEDA and ARRA funding.

The water line from the spring to the pump house is old and will be an ongoing source of concern, as will the fact that the lease on the spring expires in 2039. There are no current plans to expand the system.

## **Wastewater**

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The Whiting elementary school has the largest wastewater mound system in Town. It currently treats 1,275 gallons of water per day (gpd). The mound for this system was constructed in 2007 on private property northwest of the village center. The placement for this system is due to the suitable soil type - Nellis Stony Loam with 3 to 25 percent slope. Sewage is pumped from the school to this site, about 1 mile away. All other town facilities and residencies in Whiting rely on small, individual systems, and in some cases, have sewage holding tanks. Treating wastewater is a limiting factor for any building expansion or infill within the village center.

The Phelps *Preliminary Wastewater Study*, found in Appendix B, includes the following information:

- Identifies soils in the village center that could best support potential community wastewater disposal system.
- Evaluates costs and disposal capacity associated with reconstructing the existing wastewater system that supports the school to accommodate other community uses.
- Evaluates potential options for alternative wastewater treatment in the village center.

If Whiting is interested in pursuing further funds for wastewater treatment studies and implementation, the Vermont Department of Environmental Conservation has a revolving loan fund for such endeavors.

## **Telecommunications**

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The 2014 survey indicated the lack of access to high-speed internet was a major limiting factor for running a business in Whiting and telecommuting, in general. Cell reception was similarly lacking in parts of town. In 2015, this need was somewhat addressed with the installation of a new cell tower at 24 Gibeault Road. The facility is a 140' matte grey self-support, slender monopole-design communications support structure.

## **Economic Development Goals**

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1. To maintain Whiting as an affordable place to live.
2. To increase opportunities for local employment opportunities.
3. To encourage and provide infrastructure for future business opportunities which do not diminish the integrity of our rural, agricultural character.
4. To support and celebrate diversified agricultural businesses which sustain our working landscape.
5. To continue to collect data on socio-economic needs and desires of Whiting residents in order for residents to attain/maintain a high quality of life.
6. To participate in the *Village Center Designation Program* for potential grant funding and support of a vibrant village center.

## **Economic Development Policies**

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1. New commercial development must fit with the land use, energy and natural resource policies within this Town Plan document and seek to bolster Whiting's tourist, agricultural and/or creative, local workforce.
2. Local and home-based businesses should be supported by sufficient utilities, services and infrastructure, placement of which should be guided by policies in the facilities and energy chapter of this Plan and those in Whiting's regulatory bylaws.
3. Development within the village center area should seek to offer services and amenities responsive to the needs of Whiting residents and/or provide a space for local business opportunity.
4. Support alternative and cleaner energy sources which comply with the Energy policies within our Energy Plan, Chapter 13 of this document.

## **Economic Development Recommended Actions**

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1. School district representative and planning commission and selectboard to meet regarding Phelps' preliminary waste water study/potential to expand school sewage system for other village center buildings.
2. Speak with the Department of Environmental Conservation/Water Quality to understand future funding opportunities for waste water treatment studies and facility implementation.
3. Consider funding/grant opportunities to study village center configurations/traffic calming/parking/pedestrian connections.
4. Consider holding a small-business networking meeting to better understand resident's interests and needs.
5. Consider hosting Addison County Economic Development Corporation to speak with Whiting business network and/or planning commission and Selectboard.
6. Apply for Village Center Designation in 2018

## CHAPTER 9. LAND COVER and LAND USE

### Land Characteristics

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The Town of Whiting is located in the southwest corner of Addison County. Roughly 8,770 acres in size, the town is bordered on the east by Otter Creek and the Town of Leicester, on the south by the Town of Sudbury (in Rutland County), on the west by the Towns of Orwell and Shoreham, and on the north by the Town of Cornwall.

Most of the land in Whiting is included in one of three main land use types: agriculture, residential or recreation/wildlife management. Agriculture is by far the most prevalent, utilizing roughly two-thirds of the town's land area. Recreation/wildlife management uses occur over one quarter of the town, while residential properties occupy, in the aggregate, most of the remaining land area.

Land cover in Whiting closely parallels land use. Cropland and pastureland associated with agricultural uses exists throughout Whiting. Woodland associated with recreation/wildlife management land uses corresponds with the town's swamps, wetlands and its southwestern and northwestern hills. These two land uses form the predominant land covers in town. Residential land uses make up a very small percentage of the total land area of the town. Most are concentrated along the Route 30 corridor, and to a lesser degree, along other well-maintained town highways. The primary commercial uses, which are of a small scale, are located in the village area.

The distribution of the town's land uses, known as its settlement pattern, is typical of that found in Addison County's more rural, agricultural communities. Homes are widely spread throughout the town with a single concentration creating the village center at the major crossroads in the town. The current settlement pattern is similar to that of Whiting 100 years ago. Significant trends occurring in recent years include the creation of lots and construction of new housing on land previously used for agriculture, and the rehabilitation and occupation of older housing in outlying areas.

There has been little development and a decrease in land sales during the past 15 years. Development in Whiting has been, and continues to be, influenced by several physical development constraints. These natural development constraints include steep slopes, wet and impermeable soils, locally elevated water tables, shallow depth to bedrock and flood hazards. These constraints restrict the siting



of safe and effective sewage disposal facilities (septic systems) and make the building of foundations and basements more difficult and costly. They can also increase the cost of development by requiring extra drainage, filling, stabilization and reinforcement. Buildings constructed in areas with natural development constraints are often more expensive to occupy and maintain than buildings located in more suitable areas. The areas of town with the most restrictive conditions include areas near the town's major wetlands, areas of ledge in western Whiting, and lands within the flood hazard areas along Otter Creek.

## **Future Land Use**

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Residents have chosen to live in Whiting because of its rural beauty and agricultural nature, therefore it is the goal of the planning Commission to maintain the current balance of land uses for the foreseeable future. Additionally, it is the goal of the Commission to limit the uses of Conservation and Agricultural lands by restricting commercial development on these lands.

Land use is primarily agricultural outside the village and is projected to remain so for at least the next eight years, which is the planning period for this Plan. Because of the high clay content of much of Whiting's soils, land not actively used often has severe constraints to development, particularly to subsurface sewage disposal.

Population is projected to grow at less than 1% annually during the planning period. Housing opportunities, while limited, should be adequate to meet the expected demand. The town supports – with an annual assessment - both HOPE (Helping Overcome Poverty's Effects) [formerly ACCAG] and Champlain Valley Office of Economic Opportunity (CVOEO). These two groups provide assistance to low- and moderate-income families.

The Aquifer Protection Area for the Whiting Water Corporation is located for the most part East of Route 30, making control of activities surrounding the aquifer difficult for the town because of the large areas of swamp. In a later revision of the Plan, the town might wish to consider establishing an Aquifer Protection District over the aquifer.

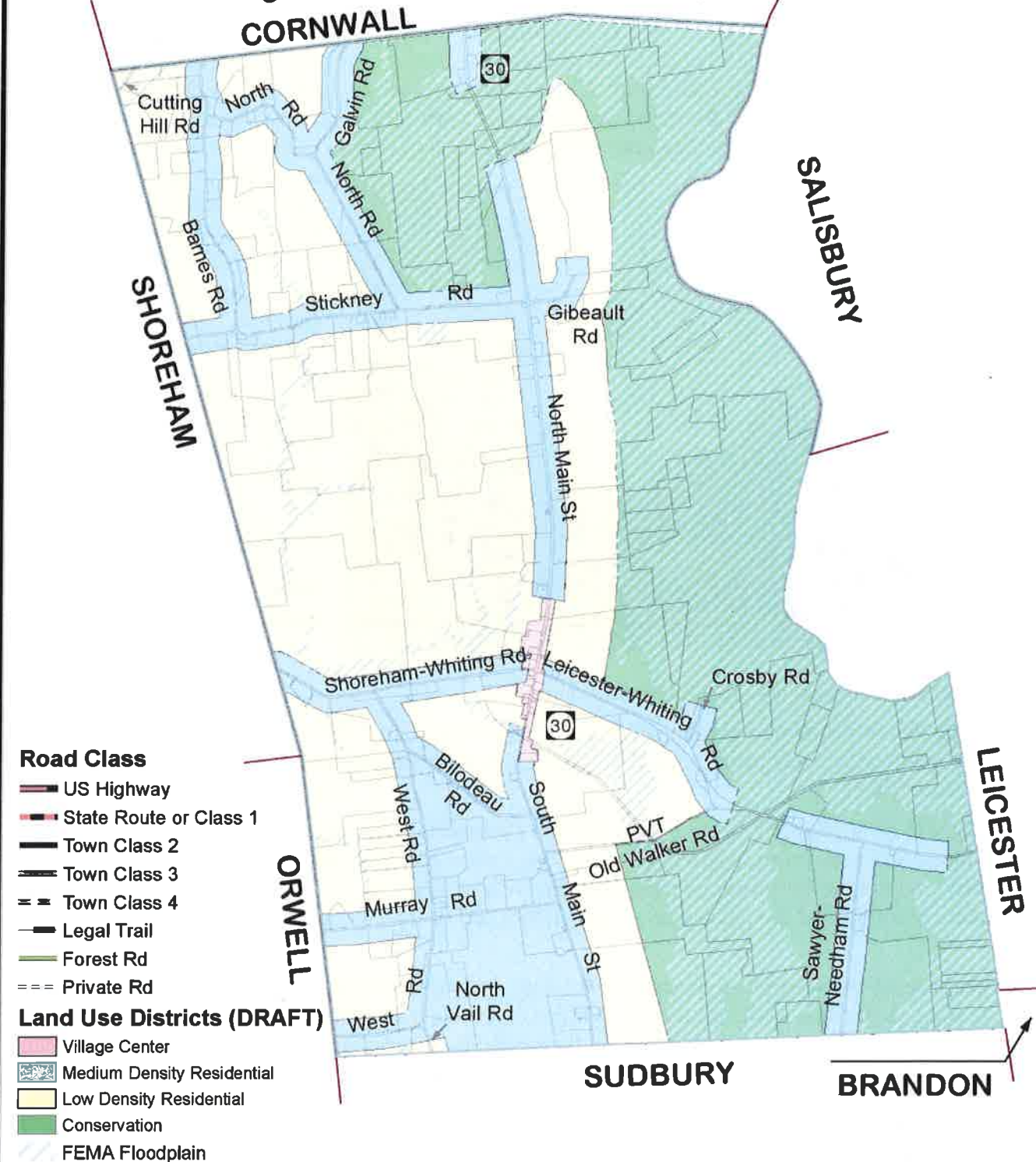
The Town of Whiting's Zoning Regulations, adopted in November, 2005, establish the following districts, the location and boundaries of which are shown on the Official Zoning Map and reflected in the Planning District Map within this Plan. The Land use map is not a regulatory map. The Zoning map, adopted within Whiting's Zoning Bylaws, is a regulatory document.

During the 2017 plan update, the boundaries of what was the 'village commercial district' were refined and renamed the 'village center district' to better reflect the future land use goals of this area (see the following page for more information on this district).



# Planning Districts

## Town of Whiting



Land Use Districts - Town of Whiting Land Use Plan, 2010

Tax Parcel Boundaries: Prepared by James W. Sewall Company, 2009

ACRPC 3/2017

0 0.5 1 2 Miles

N



Addison County  
REGIONAL PLANNING COMMISSION



## Village Center District

This district comprises the area of the existing, historic village along Route 30, currently including the land between the Whiting Elementary School and the former gun shop. The area includes historic buildings such as the Whiting Community Church, Library and the Town Hall. Other town services along the corridor include the firehouse, town garage, town offices and the school. In addition are sixteen homes, one farm, two commercial businesses and the US Post Office. The area extends north



and south of the Four Corners and it includes portions of the Shoreham-Whiting Rd. and Leicester-Whiting Rd. which are contiguous with Rte. 30, and the entire commercial district for the town.

This district is served by the Whiting Water Corp., a private water company. The School is served by a waste water treatment system which is situated on the northwest end of the village area. The town has explored the viability of

*Main Street, with boardwalk sidewalks and dirt road, Route 30.*

extending this infrastructure to other structures in the village. In 2014 Whiting received a municipal planning grant which was partially used to acquire a conceptual plan and cost estimate for expanding the current system.

Whiting will be applying for state *Village Center Designation*, and other pertinent grants, to tap into State incentives and grants associated with civic center enhancements. The village center district includes a portion of the [above] existing historic village along Route 30, between the village school (87 South Main St) and the last house at the northern end of the private water system (78 North Main St).

The purpose of this district is to support existing commercial uses, services and amenities while encouraging a distinct, civic center for Whiting. New development should support those desired services and amenities which are valued by the residents of Whiting, as outlined in our most recent survey (see appendix and Chapter 8 ).

### Village Center District Goals

1. To develop a distinct, safe village center for Whiting which celebrates the integrity of the historic and cultural elements within this area, while supporting new/infill development based on needs and desires of Whiting residents.
2. To focus any new development of services and amenities within one area of town in order

to prevent commercial sprawl into Whiting's agricultural, working landscape and which has access to internet, water and possible sewer infrastructure.

### **Village Center District Policies**

---

1. Support infrastructure improvement within the village district (roads, trails/sidewalks/water/wastewater and fire safety) so that businesses and civic endeavors have a better chance to survive and thrive.
2. Commercial energy/utility projects must adhere to our energy policies and community standard within the energy section of this Plan.
3. Respect and maintain the historic, cultural and scenic assets of the village center alongside any new development.
4. Any new development must provide positive impacts to the safety and accessibility to and from other services and amenities in the village center district, such as providing walkways, parking and minimizing curb cuts, and by following any future design standards outlined in Whiting's zoning regulations.



*Four Corners, Whiting Village Center. Photo Credit: Nicholas Iocco*




# WHITING, VERMONT

 **Proposed Village Designation  
Boundary March 2017**

## Current Uses (March 2017)

-  residential
-  civic/public
-  commercial
-  undeveloped  
(potential civic or  
commercial use)

 school sewer line

 Whiting Water Corp.

Whiting  
Community  
Church

Whiting Library

Whiting Post Office and  
Empty Commercial Space

Whiting Town Hall  
Whiting Town Office

Whiting General  
Store/Gas Station  
(currently closed  
and no pumps)

Whiting Fire Station

Whiting Elementary School



Tax parcel boundaries: James W. Seawall Company, 2009

500 250 0 500 Feet



## **Village District Recommended Actions**

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1. Create zoning which supports the goal of a new *village center district* outlined in this plan, including design standards for village center development, which takes advantage of water and sewer infrastructure access.
2. Apply for the Village Center Designation in order to gain access to associated grant/loan programs.
3. Expand the current school sewer system to incorporate all buildings in the designated Village Center to allow economic growth without losing the rural character of the town.
4. Encourage ACTR bus and The Bus routes to come to Whiting village center.
5. Use future municipal planning grants to start the planning process for these projects, once the Village Center designation has been acquired.

## **Medium Density Residential District**

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This district is typically located 400 feet from the majority of Whiting's public roads, in a substantial area of the southwest portion of Whiting where soil conditions appear best able to accommodate on-site sewage disposal, and with a minimum lot size of two acres. The purpose of this district is to allow for reasonable and affordable residential development in Whiting. This district provides property owners the opportunity to sub-divide lots and sell off moderate sized lots suitable for development, while retaining larger tracts of agricultural land.

### **Medium Density Residential District Goals**

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1. To identify distinct and affordable residential lots while preserving our prime agricultural land.

### **Medium Density Residential District Policies**

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1. Commercial uses will not be allowed in these areas of town.
2. Home-occupations and home-based businesses must comply with Whiting's zoning bylaws regarding these uses.
3. New development shall follow policies outlined in our natural and water resources sections of this plan to minimize disturbance and fragmentation of these resources.

### **Medium Density Residential District Recommended Actions**

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1. Monitor state regulations on septic systems so lot size is appropriate for approved systems.
2. Look at zoning options for housing configurations [like cluster housing] that would allow for a larger, shared septic system which might be more affordable.

## **Low Density Residential District**

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This district is located on most of Whiting's agricultural lands and includes significant blocks of land without access from public roads. Agriculture is the principal existing use of these areas and the primary purpose of this district is to encourage continued agricultural uses of this land. With most of the soils in this district not suitable for on-site sewage disposal, a minimum lot size of 25 acres is required.

#### **Low Density Residential District Goals**

---

1. In keeping with the values of our residents, protect our agricultural resources now and into the future.
2. Support a diverse agricultural economy in order to ensure a strong agricultural future for our town, its youth and future residents.

#### **Low Density Residential District Policies**

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1. Support multiple types of agricultural uses for a successful farm-based economy.
2. Neither residential or commercial uses are permitted on land with no existing road access.

### **Conservation District**

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This district contains land with significant limitations for development, including areas flooded periodically by the Otter Creek. FEMA guidelines assure that development does not adversely affect the flow of floodwater and that development and construction be done in a way that minimizes potential hazards. Development in the flood hazard areas is required to meet the flood hazard regulations, in addition to specific regulations for this district. Only open space uses, not involving structural improvement, such as agriculture, outdoor recreation and conservation, are permitted by right in this district. A minimum lot size of 25 acres is required for all uses in this district.

#### **Conservation District Goals**

---

1. Maintain conservation district lands for flood mitigation, through the protection of our floodplains and our essential wetlands for water storage.
2. Protect our natural and scenic areas for the essential integrity of Whiting's rural and unique characteristics.

#### **Conservation District Policies**

---

1. The conservation district is designated for the use of outdoor recreation and conservation – and in some cases, agriculture only.
2. Agricultural enterprises are expected to meet *Required Agricultural Practices*.



3. Keep conservation lands open and free of structures of any kind to mitigate safety risks associated with frequent water inundation and flooding.

#### **Conservation District Recommended Actions**

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1. Keep up to date on Clean Water Act requirements and potential grant funding for agricultural businesses.



## CHAPTER 10. SCENIC and NATURAL RESOURCES

### Scenic Resources

Scenic resources in Whiting are typical of those throughout much of the Addison Region. The historic settlement pattern of the village center, surrounded by agricultural land, defines the landscape. *Vermont Scenery Classification and Analysis*, a report prepared for the Vermont State Planning Office and the Vermont Public Service Board report, states that Whiting has areas of scenic value covering much of the town.

#### Working Landscape

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The most effective way to maintain the scenic resources of the town is to support the continuation of agricultural uses. This Town Plan supports the *Current Use Value Program*, which provides local tax stabilization contracts to farmers, working with non-profit land trusts to assist with economically favorable transfers of farms between generations, and other measures which may become available.

#### Utilities and Infrastructure Siting

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Renewable energy production and communications towers constitute another potential threat to the town's scenic resources, especially affecting agricultural lands and ridgeline views. Whiting's zoning bylaws were amended in 2005 to include a conditional use Section 3.35 regulating the siting of structures and antennas. Wherever possible, communications antennas must be mounted on existing structures, such as silos or water towers, and camouflaged to blend with their surroundings. Siting must also limit the visual impact on Whiting's countryside and ridgelines.

New energy installations and telecommunications towers will be allowed as a conditional use in the Low Density Residential District and Conservation District only if they meet siting and screening requirements, and only if no existing (communications) structure is suitable within a 30 mile radius of the site. Small-scale devices for personal use, such as satellite dishes and antennas, and rooftop or individual solar installations are exempt from the regulations. Small scale wind towers are permitted uses, with appropriate siting and screening. See also Chapter 14 Energy for more information.



#### Scenic Resource Goal

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To identify, protect, and preserve important natural, historic, cultural and archaeological features of Whiting's landscape, including but not limited to: scenic roadways, waterways, views, and historical structures and memorials valued by the community.

### **Scenic Resource Policies**

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1. Section 248 projects must consider the policies within this plan, specifically the community standards for infrastructure siting outlined in the Energy Chapter of this Plan.
2. New development must follow the policies outlined in the Land Use and Natural Resource chapters of this plan and outlined within Whiting zoning bylaws which seek to preserve the natural, historic and cultural elements of the Town.

### **Scenic Resource Recommended Actions**

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1. Apply for Village Center designation to further support the preservation and revitalization of historic buildings.
2. Survey the community to better understand valued cultural, historic and scenic elements in Whiting to ensure their future.
3. Seek funding for the creation of an intrinsic resources map based on the above.

## **Natural Resources**

### **Climate, Land Cover and Topography**

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Whiting has a complex natural environment characterized by varied vegetative cover, topography, land use and natural resources. The eastern half of Whiting is dominated by wetlands and heavy, poorly drained soils that restrict the range of possible land uses. Low foothills and lighter, somewhat to moderately well drained soils, in contrast, dominate much of the western half of town.

Elevation in Whiting ranges from approximately 340 feet above sea level near Otter Creek to more than 540 feet above sea level west of Route 30 in the southwest corner of town. As expected, both the slope of the land and the soil type vary consistently with elevation.

Although difficult to work, Whiting's heavy clay soils are quite fertile. Consequently, agriculture, predominately dairy farming, is the community's primary land use. Where agriculture is not practiced, land is typically used for residential or for open space, forestry, wildlife and recreational purposes. Important natural resources include all water resources and mineral deposits. Whiting's extensive wetlands are of particular importance for wildlife and water storage assets, as discussed later in this chapter.

### **Natural and Conserved Areas**

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Natural areas (those areas which contain features recognized as valuable natural resources for the town and the state) have been identified in Whiting and are noted on the map entitled "Important

Resource Areas”. Whiting’s significant natural areas include Pleasant Brook swamp and deer wintering areas in Cedar Swamp. The Otter Creek riparian corridor and its fishery are also important natural resources of note within the town.

### **Working Landscape**

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The working landscape is an essential component of community life and Whiting’s identity. The undeveloped land affords the continuation of Whiting’s agricultural legacy. The working landscape is a natural, scenic and cultural resource which we wish to maintain and evolve for future generations. Our landuse, natural, energy and economic development policies reflect this community value.

See Chapter 8. Economic Development for more information.

### **Minerals and Extraction**

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Whiting possesses few mineral resources. Sand and gravel resources are limited, making careful management important, particularly relating to municipal uses. Bedrock is primarily limestone, carbonaceous slate and phyllite with little economic value.

### **Air and Noise Pollution**

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The Town wishes to protect the quality and availability of clean air, water, soil, native plants, fish and wildlife, and other natural resources, by prohibiting land uses which in any way harm, or make susceptible to harm, the natural resources, and/or agricultural lands of the Town of Whiting. The Town of Whiting will prohibit the discharge of pollutants or overheated materials into the air, water, or soil, and the discharge of any toxic wastes of any kind in any manner. Likewise, in addition to protecting rural scenic aesthetic, the Town also wishes to protect the quality of life for the residents of Whiting by prohibiting excessive decibel levels and excessive artificial lighting.

### **Natural Resource Goals**

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1. Steward our natural resources so that they are integral to the social, environmental and economic health of our community now and into the future.
2. Manage our land use districts to maintain small clusters of development surrounded by our open and forested rural landscape.

### **Natural Resource Policies (see also *Water Resources* policies)**

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1. All new development and earth moving must minimize impacts to water quality, wildlife habitats, outdoor recreation areas and prime agricultural soils.
2. All new development and earth moving must consider limitations and restrictions of topography, elevation, and slope as it relates to drainage, erosion and other negative impacts to our ecological services.



3. Earth extraction should not occur in areas of prime agricultural, floodplains, river corridors, habitat to endangered and/or at risk wildlife, mineral and/or forest soil reserves.
4. Wildlife habitat blocks (including vernal pools) and travel corridors, as identified in the Vermont *Natural Resource Atlas* and any future local inventory, will not be compromised by development.
5. Future planning and development will consider mitigation measures necessary to navigate climate change patterns, such as high winds, extreme temperature and storm events.
6. Agricultural endeavors should follow Vermont's best management practices and adhere to the goals of our economic development plan.

#### **Natural Resource Recommended Actions**

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1. Consider hiring a consultant to provide Whiting with a local natural resource inventory and/or work with Vermont Fish and Wildlife to run a Community Mapping workshop in Whiting.
2. Meet with Cornwall's Conservation Committee to discuss our shared watershed, natural resources and Cornwall's recent natural resource inventory efforts.
3. Support future conservation efforts and/or partnerships with conservation organizations.

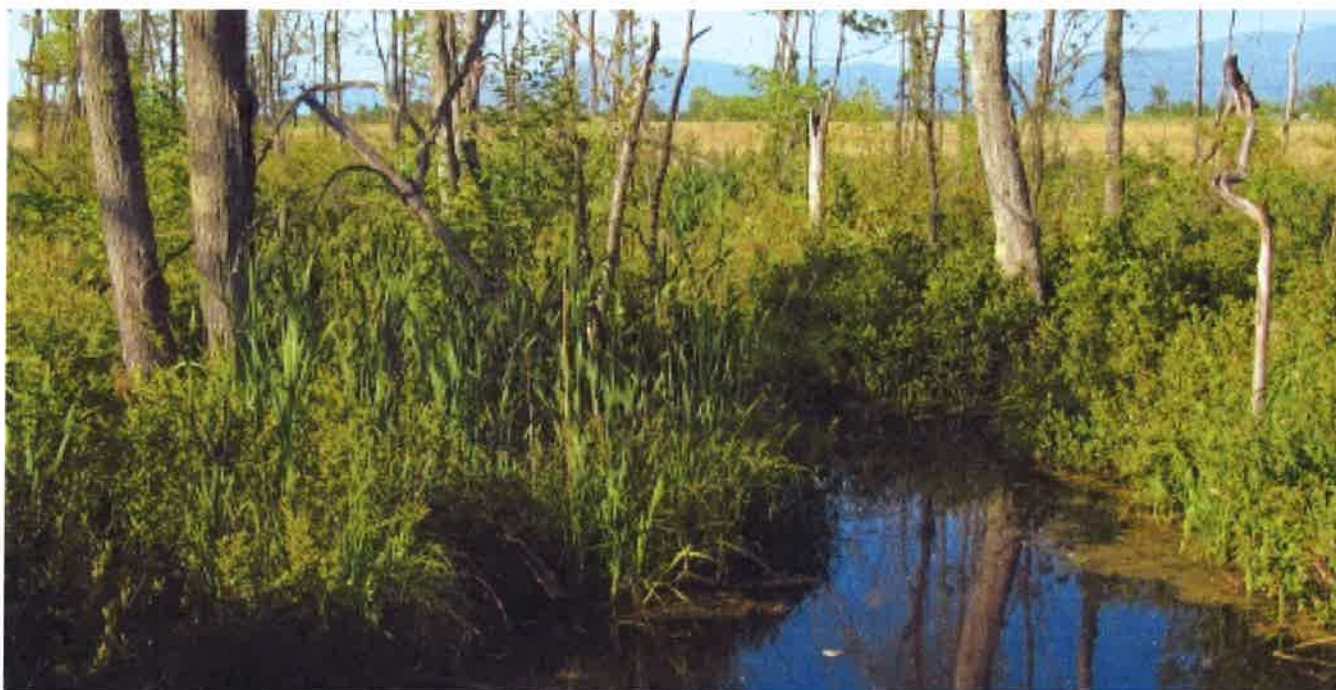
### **Water Resources/Flood Resiliency**

#### **Surface Water**

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Surface waters and their banks (riparian areas) provide homes, food resources and travel corridors for wildlife. Surface waters provide recreation to residents and visitors, as well as being part of the scenic landscape of Whiting.

Whiting is part of two main watersheds, both of which ultimately join together before flowing into Lake Champlain. The Otter Creek watershed drains the eastern half of town from the higher elevations along



Route 30 toward the east. The Otter Creek is Vermont's longest river and eventually empties into Lake Champlain in the Town of Ferrisburgh. It constitutes much of the eastern border with the Town of Leicester. The Lemon Fair drains the western half of town and is characterized by slow flows whether at high water or in drought conditions. The Lemon Fair is regulated by an impoundment dam in the Town of Shoreham. The Lemon Fair joins the Otter Creek in the Town of Weybridge before it empties into Lake Champlain. The remaining lands in the western quarter of town drain directly into Lake Champlain in a series of small streams, swales and sheet flow.

### **Wetlands and Swamps**

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Wetlands provide temporary storage for floodwaters, as well as providing filtration that improves water quality and essential wildlife habitat.

According to The Nature Conservancy, the Otter Creek, Vermont's longest river, runs for 32 miles through the largest and most biologically diverse swamp complex in New England. There are six named swamps along Otter Creek—Brandon, Leicester Junction, Salisbury, Middlebury, Cornwall and Whiting. Whiting's wetlands are known locally as: Pleasant Brook Swamp, Whiting Swamp, and Cedar Swamp. These swamps are incredibly ecologically diverse, teeming with wildlife and provide a rich ecological service to our town.

The Nature Conservancy owns two small adjacent parcels of swamp land, and they hold easements on another 362 acres nearby. TNC is working in concert with Middlebury College and the Federal Partners for Fish and Wildlife Program to restore portions of the swamp complex.

## **Biodiversity of Whiting Swamp**

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At least ten different natural community types and variants are represented in the Otter Creek Swamps, including Red Maple - Black Ash swamp, northern white cedar swamp, floodplain forest, and sedge meadow. One of only three examples of the Red Maple - White Pine - Huckleberry swamp documented in Vermont is located here, and the largest example of red maple-northern white cedar swamp in New England occurs in the swamp complex. There are thirty-two rare and uncommon plant species in the swamp, including eastern Jacob's ladder, American hazelnut, nodding trillium and cuckoo flower.

Otter Creek Swamps are one of the most important stopover areas for migratory waterfowl in the region. Over 43 species of birds have been seen in the swamps, including as many as fifteen different species of migrating waterfowl. In the spring flocks of mallards, pintails, American widgeons, green- and blue-winged teals, buffleheads and snow geese, as well as unusual visitors like tundra swans congregate on the flooded fields bordering Otter Creek. In addition, the swamp communities provide breeding habitat for forest birds. The Otter Creek Swamp is an important lowland habitat bridge for wide-ranging animals like bobcats, bear and moose. Blue-spotted salamanders live in the Salisbury Swamp, and significant populations of uncommon species like the four-toed salamander and the wood turtle have been identified within the wetland complex.

The 178 acre property previously known as the Palmer property, but now owned by the Nature Conservancy, encompasses approximately 163 acres of swamp and a 15 acre "island" within the swamp complex, located west of Route 30 in Whiting. The island, known as Bond Island, is a clay knoll that rises up out of the surrounding swampland. About six acres of swampland that is also part of the property, is located to the east side of Route 30.

Islands within the swamps along Otter Creek are known for their prehistoric significance as sites commonly used by native people for either defensive purposes or for access to food resources. Two types of swamps surround Bond Island and make up the remainder of the property. The Red Maple-Northern White Cedar type is an exemplary example of this community and is in excellent condition. Within this swamp is an extremely rare swamp community only found in two other sites in the state: the Red Maple-White Pine-Huckleberry swamp. This natural community is poorly understood and needs additional study to better understand its ecology.

Within the swamp areas are two threatened plant species. More may be discovered now that ecologists have better access to the property.

The property also contains a maternity roost site for the federally endangered Indiana bat. Indiana bats are known to use the Champlain Valley region as maternity roosting areas (females tend to favor large trees with shaggy or exfoliating bark that have some solar exposure to maintain optimal body temperature for them and their pups). Mature swamp trees and trees in buffer zones to the swamp are preferred habitat for various bats, including the Indiana bat.

## **Ground Water**

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Whiting's groundwater resources are rather limited. Accordingly, Whiting must protect its limited resources from contamination to ensure public drinking water supplies for the future. The largest groundwater resource in Whiting includes the spring used by the Whiting Water Corporation. The aquifer protection area for this spring has been mapped and is shown on the Important Resource

Areas Map. The spring and its protection area are located just south of the village on both sides of and under Route 30. Road salt and other highway related pollutants should be of concern to the management and users of the Whiting Water Corporation. The State has adopted groundwater protection rules and strategies. The rules address, among other things, classification, management, and mapping of important ground source protection areas.

## **Flood Resiliency**

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As outlined above, a great deal of undeveloped land in town is wetlands, swamp, or in the Otter Creek floodplain. This is advantageous for both Whiting and the towns downstream of Whiting. These low lying wet areas slow and absorb storm water and snow melt, protecting against severe flooding damage. While most of Vermont is most vulnerable to flash floods, Whiting is one of the few towns in Vermont where inundation flooding is more commonplace. Historically, the large majority of development in Whiting is on higher ground and not in these significantly wet areas. In the flooding following Tropical Storm Irene in 2011, studies have found that damages downstream in Middlebury were largely prevented due to this wetland complex.

## **Flood Insurance and Federal Emergency Management Agency (FEMA) Standing**

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The Town of Whiting adopted Zoning Regulations in 2005 and established a Conservation District (CON) containing land with significant limitations for development, including floor areas flooded periodically by the Otter Creek. The Federal Emergency Management Agency (FEMA) has identified a majority of the land in this district as special flood hazard areas. Only open space uses, not involving structural improvement, such as agriculture, outdoor recreation, and conservation, are permitted by right in this district. A minimum lot size of twenty-five acres is required in this district.

The Flood Ready website hosted by the VT Agency of Natural Resources indicates that only two buildings are located within FEMA's estimated 1% flood zone. A similar analysis conducted by ACRPC showed three buildings, two mobile homes and a commercial farm.

None of these are insured under the National Flood Insurance Program possibly because Whiting is not currently a member of the National Flood Insurance Program. No damages have been recorded for any of these homes in recent memory and due to the inaccuracies associated with the original FEMA maps, it is possible that each of these homes could be removed from the mapped risk through the Letter of Map Amendment process.

Town-owned infrastructure at risk for inundation flooding is limited to places where town roads cross floodplains. There are three areas where the Leicester-Whiting Road crosses the Otter Creek and its tributaries where inundation flooding can impact travel. Similarly, West Road, Stickney Road, and the Shoreham-Whiting Road also have areas where flooding could impact town roads. In the north of town, State Rte. 30 crosses a low area which has seen flooding in the past which limits travel to the north.

The Town of Whiting utilizes a Local Emergency Operations Plan to guide its actions should a need arise and has also adopted the recommended VTrans Road and Bridge Standards for local highway

construction and culvert replacement. The Town has no adopted local hazard mitigation plan approved by FEMA.

The town is eligible for a 7.5% state match should a presidential disaster declaration occur. Under a presidential declaration, the town would be eligible for 75% of eligible costs to be reimbursed by FEMA, 7.5% would be matched by the State of Vermont and the town would be liable for the remaining 17.5%. Under the Emergency Relief and Assistance Fund which governs the state share, Whiting would be eligible for a 12.5% match by the state once it is accepted into the NFIP and following adoption of a local hazard mitigation plan. In the event the town chooses to limit future development in the mapped floodplain and in the recently mapped river corridors, it could then be eligible for a 17.5% state share leaving the town only liable for 7.5% of costs associated with declared disasters.

### **Fluvial Hazard Zones and River Corridors**

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As part of Act 64 which requires the addition of a flood resilience element to town plans, the Agency of Natural Resources (ANR) is required to develop Fluvial Erosion Hazard and River Corridor maps. Because Whiting is at very low risk for these hazards, the maps are currently in a preliminary, non-vetted form. In reviewing these preliminary FEHs on aerial imagery, 14 structures appear to lie within the FEH, only two of which are residences. If the town indicates an interest in adopting zoning, which protects the FEH, ANR and the town will go through a “vetting” process to ensure conditions on the ground are the same as are indicated on the aerial photos.

### **Stormwater and Green Infrastructure Systems**

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Green Infrastructure and Low Impact Development are technical and policy related strategies which towns can use to slow stormwater, allow it to infiltrate into the ground, and/or filter sediments and pollutants before entry into tributaries, ponds and lakes. Creating and/or maintaining vegetated buffers along river corridors and shorelands, preserving wetland areas and upland forests, and requiring stormwater be handled on-site in new developments, are some of the ways to implement these strategies. See also the Transportation Chapter’s discussion on mitigating stormwater run-off from roads.

Below is a diagram showing simple stormwater mitigation techniques that can be implemented at a residential level.

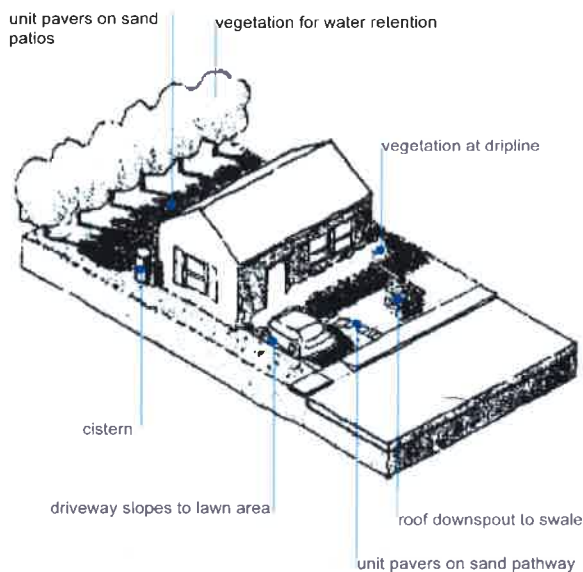
For more information on these techniques go to the following websites:

[http://www.watershedmanagement.vt.gov/stormwater/htm/sw\\_green\\_infrastructure.htm](http://www.watershedmanagement.vt.gov/stormwater/htm/sw_green_infrastructure.htm)

<http://www.vtcommunityforestry.org/resources/professionals/low-impact-development-green-infrastructure>

<http://www.vtcommunityforestry.org/sites/default/files/pictures/Resource/greeninfrastructure.pdf>





## Green Infrastructure (GI) for Stormwater Management

In Vermont, Green Infrastructure is defined as ‘a wide range of multi-functional, natural and semi-natural landscape elements located within, around and between developed areas at all spatial scales’.

GI provides ecological goods and services such as clean water and air, carbon sequestration, flood control and climate mitigation. GI includes best practices for low impact development (LID) such as maintaining wetland areas and built GI structures such as gravel infiltration areas and roadside swales.

*The above diagram shows examples of residential best practices for stormwater mitigation.*

## Water Resource Goals

1. Maintain Whiting’s natural areas, such that our extensive wetlands and upland forests can continue to successfully mitigate flooding impacts in Whiting and downstream.
2. Protect our rivers and streams for high water quality, wildlife habitat and for recreational purposes, such as boating and fishing.
3. Improve upon our road network and infrastructure such that impacts to our water resources from nutrient and sediment runoff are minimized.
4. Maintain Whiting Water Corp as a local source of clean and potable water.

## Water Resource Policies

1. All road and driveway designs and maintenance projects are directed to follow guidelines provided by AOT’s Better Back Roads Program: <http://nvtred.org/bbr.html>
2. All new development should consider on-site stormwater management, incorporating green infrastructure systems and low impact development techniques to mitigate the negative impacts of surface and piped stormwater runoff to our streams, creeks and Lake Champlain, following guidelines outlined in DEC’s website: <http://dec.vermont.gov/watershed/>
3. Follow recommendations on the State’s Flood Ready website for best landuse practices for flood prevention and readiness: <http://floodready.vermont.gov/>

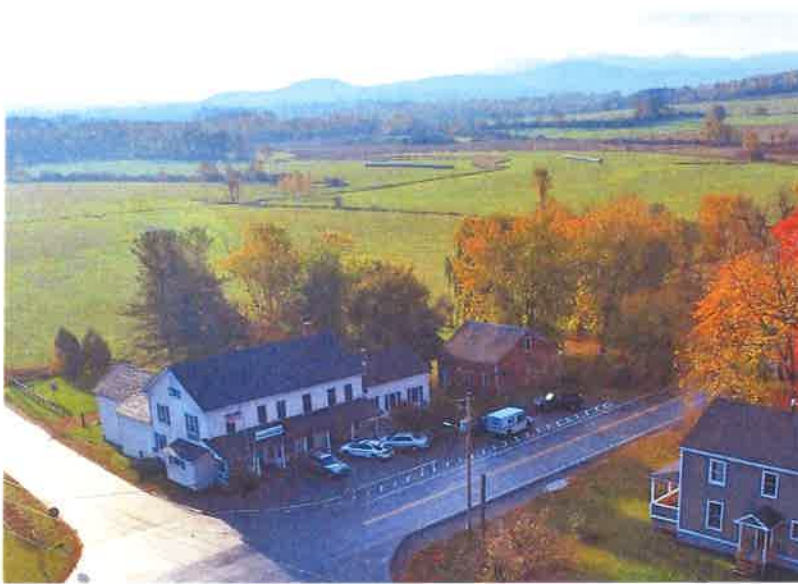
4. Homeowners and land owners in Whiting should follow recommendations provided by the Vermont Urban and Community Forestry Program for incorporating green infrastructure and tree planting systems : <http://vtcommunityforestry.org/>
5. Properly dispose of substances that could degrade groundwater quality. These include, but are not limited to, automotive fluids, fluorescent bulbs, gasoline, mothballs, pesticides, herbicides, and batteries, as outlined by Addison County Solid Waste Management District.
6. Follow guidelines in the Otter Creek Basin Management Plan for non-regulatory and regulatory methods for improving the health of our water resources:  
[http://dec.vermont.gov/sites/dec/files/wsm/mapp/docs/mp\\_ottercreekplan.pdf](http://dec.vermont.gov/sites/dec/files/wsm/mapp/docs/mp_ottercreekplan.pdf)
7. Encourage Required Agricultural Practices (RAP) as they relate to water quality mandates by State Standards.

#### **Water Resources Recommended Actions**

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1. Attend grant application trainings for water/stormwater related funding programs, such as DEC's Ecological Restoration Program grants for implementing green infrastructure.
2. Provide education and outreach to residents regarding residential impacts of stormwater management.
3. Ensure Whiting has an Emergency Manager point person who regularly attends regional information sessions.
4. Continue to send and pay for the Road Commissioner to attend all road building and ditching seminars possible. To include time and travel in addition to any professional development classes available related to stormwater management and road/culvert infrastructure.
5. Work with Whiting Water Corp to identify location of source spring and educate residents on the importance of the protection of this area from development and toxic runoff.
6. Connect with the Addison County River Watch Collaborative to understand the water quality data work which they do in the Whiting area: <http://acrpc.org/programs-services/natural-resources/acrwc/>

## CHAPTER 11. HISTORIC, CULTURAL & RECREATIONAL RESOURCES



*Post Office Building, then and now. Photo Credit: Whiting Historic Society and Nicholas Iocco*

Whiting has enjoyed a rich history. The legacy of that history includes a number of important historic buildings and sites of known or suspected archeological sensitivity. A total of thirty structures within Whiting have been identified by the Vermont Division of Historic Preservation as historic sites. These include 17 houses, several barns, a school, the town hall and two churches. Some of these resources have been included on the National or State Register of Historic Places. This Town Plan supports the preservation and re-purposing of Whiting's historic buildings.

Archeological resources are a vital link to the community's past, providing insights into unwritten periods of history. The Otter Creek corridor is considered an area of known archeological sensitivity along its entire length in Whiting, revealing important information about local Native American culture and natural history of the area.

Intown cultural/civic resources include the school, library and the church.

Recreational facilities in town include : the School playground;

and the Town Hall. The Town Hall may be used for social functions on a fee basis. Whiting residents may participate in recreation programs offered by the towns of Middlebury and Brandon, both of which have active municipal recreation programs.

Recreational activities such as fishing, swimming and boating on Otter Creek; hunting or hiking on land in town may be available if the permission of the landowner is obtained. There is presently no public access to Otter Creek within the Town of Whiting. The closest public access to Otter Creek is near the Sudbury-Brandon town line where Route 73 crosses the creek.



## **CHAPTER 12. PUBLIC FACILITIES**

### **Town Equipment and Improvements**

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Providing for a Capital Budget Plan for the next five years is not a very complex problem in Whiting. The primary areas of concern for the town are the equipment and raw materials needed for road maintenance. In 2015, the Town purchased a 2009 model International truck and snowplow from our neighboring town of Sudbury. The town retained its old Mack truck as a backup, or to loan out as mutual aid. Whiting is also in possession of a grader and a loader. The Town has an annual budget fund for repairs and replacement of equipment, which accrues over time, and is available as needed.

The town maintains 14.6 miles of road. The road budget for 2016 was \$184,100. Accordingly, the average cost per mile equals \$12,609.50. In 2015, the gravel portion of Sawyer-Needham Rd was rebuilt and paved. The Town is currently working on widening, adding culverts, and improving its back roads in accordance with Act 64, the State's 2015 law to improve surface water quality - and to ensure safe passage of vehicles and farm equipment. The Town truck is too small for hauling rock and gravel, therefore, the Whiting road crew uses trucks from nearby towns or local owner-operators to do this work.

### **Municipal Building Repairs**

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The Fire Department building was expanded in 2007. Major repairs were completed to the north wall and entire rear portion of the Town Hall. In 1996, the town fixed a longstanding parking problem by purchasing the land north of town hall for a parking lot. The new parking lot was constructed in 1998. Other recent improvements include providing handicap accessibility to the Town Hall and Town Offices. The town had a full energy audit performed on the Town Fire Station in 2010 which recommended adding 2" of dense packed cellulose in the original building walls, 12" in the attic of the new garage, add rigid foam board insulation over the existing decking board, upgrading the lighting, inspecting the chimney, cleaning the furnace, and installing an energy recovery ventilator as energy saving measures. The town intends to apply for energy grants and to do this work when funding is available.

The Town Office does not require any major repairs. However, a full energy audit was performed in 2010 which recommended installing 1/2" sheetrock on the ceiling, air sealing, adding 10" of cellulose to the attic, an air grate and insulated flex duct, bath fan and duct to the outdoors and new T-5 lighting fixtures as energy saving measures. The town intends to apply for energy grant and to do this work when funding is available.

### **Recycling Center**

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The Town has a recycling center operating in a garage on town-owned property, located between the Fire Station and the local elementary school. The property was previously used for a junk selling business, apartments and a gas station. In 2011 the property was identified as a Brownfield. Subsequently, fuel tanks have been removed, drains investigated, monitoring wells dug, and cleanup activities completed, using grants from ACRPC.



Projections on the lifespan and replacement cost of town buildings and equipment are available in the Town's Annual Report.

The town does not have any lawsuits pending.

### **Water Supplies**

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Water is supplied from individual wells or springs throughout most of the town. However, the Whiting Water Corporation serves the School, Town Hall, Town Office, twenty-three houses, and one undeveloped lot in the village area.

The Whiting Water Corporation's primary source of water is a spring located in a pasture on private property, east of Route 30 and south of the village. A secondary source is the old creamery well located behind the Fire Department (the former creamery building, next to the railroad bed). The aquifer flows from west to east under Route 30. There are no special protection regulations in place to discourage the contamination of the wellhead area. Protections are in place, however, to provide clean water. The spring is protected by a cement spring house, no manure is spread in the field in which it is located, and water quality testing is performed every month.

The Whiting Water Corporation, although privately owned, constitutes a public community water system under Vermont law. It is run by a Board of Directors, who oversees its maintenance, water quality testing, and determines the fees for its usage. It currently provides 24 connections serving 65 residents. The Board is currently working with the State to upgrade the systems. The entire system (pressure holding tanks and housing, pumps and distribution system) was replaced in 2010 as part of ARRA funds distributed by the State for 'shovel ready' projects. Whiting Water Corp was given a negative interest loan as funding. Without this aid improving/replacing this vital infrastructure would have been impossible.

The Town of Whiting has a long-term goal of establishing a Water District in the Village Center to supply water to a number of houses and public buildings in the area, including the entire commercial district. The intended Water District would include the elementary school, church, and town buildings. The boundaries of the Water District would extend from 178 North Main Street to 112 South Main Street, running north to south, and from 46 Leicester Whiting Road to 42 Shoreham Whiting Road, running east to west.

### **Sewage Disposal**

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Sewage disposal is accomplished using on-site disposal, i.e. septic tanks and leach-field systems. State Septic Subdivision Regulations have replaced the Town On-Site Sewage Ordinance. Beginning on July 1, 2007, wastewater systems and potable water supplies that were previously exempt from state regulation may be required to obtain a permit for activities such as construction of new buildings, new connections, repair or replacement of a failed an existing wastewater system and/or potable water supply, and subdivision of land. The legislation includes a "clean slate" exemption that grandfathered all buildings, campgrounds, lots, wastewater systems and potable water supplies that were in existence before January 1, 2007. The rules include authorization of new types of systems, an exemption allowing immediate replacement without a permit for failed single-family residence wells, a variance for conversions of seasonal residences to year-round, and the allowed continuation of outhouses and outdoor water pumps.

## **Town Fire Protection**

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The Whiting Volunteer Fire Department originated in 1966 when the old milk plant became available to house equipment. The town loaned the money needed to buy a secondhand truck with a pumper and a new tanker. By means of local fundraisers, revenue sharing, and town contributions, the department was maintained and expanded. Currently, the Fire Department maintains two tankers, two pumpers, and one mini pump Truck. In addition, the department houses the vehicle for the Whiting First Response Squad.

The Whiting Fire Department provides emergency fire protection services to the Town of Sudbury and welcomes Sudbury volunteers to join the Whiting Fire Department. Both Whiting and Sudbury support the department with their annual budgets. They also work together to provide “mutual aid” emergency services as needed throughout Addison County and to the Town of Brandon. Although Sudbury has no Fire Department nor First Response of its own, the towns of Orwell and Shoreham do have their own First Response.

The Fire Department Building was expanded in 2007 to increase its total capacity to six bays plus a conference/training room.

Radio communication equipment was first purchased in 1984 and is upgraded regularly. The oldest tanker is scheduled to be replaced in the near future. In addition to the pumper and two tankers, the department has a four-wheel drive mini-pumper to reach difficult locations.

In 1985 the department received an insurance rating of 9E, resulting in reductions in fire insurance premiums for some homes and businesses. The department will continue to upgrade its equipment, replace vehicles as needed and train its people to provide fire service to the town.

In 2002, Addison County adopted the 911 Emergency Communications System, wherein every building was given an address, and emergency calls are handled through the state 911 emergency call centers.

## **Health Services**

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The Middlebury Volunteer Ambulance Association serves Whiting. The Association operates three ambulances, is well staffed and is licensed at the MDS (Manual Defibrillation Service) level. During the period from 1994 through 1998 calls from Whiting and other towns have continued to increase, but at a manageable rate. Whiting has provided Emergency First Response to the community since 2003. The ambulance service is funded by contributions from member towns including Whiting and fundraising activities.

Whiting is located between two major hospitals, Porter Medical in Middlebury and the Rutland Regional Medical Center [RRMC]. It is also within reasonable driving distance of the University of Vermont Medical Center [UVMC] in Burlington [formerly Fletcher-Allen]. Whiting, Orwell, Shoreham, Leicester and Goshen are located in an area being considered for designation as a Health Professional Shortage Area. This designation is given to areas that lack primary healthcare practitioners. This designation makes an area eligible for federal assistance in recruiting a physician and/or other medical practitioners to locate in the area, and is responsible for the new health and dental facility located in Shoreham on Route 22A.

## **Food Assistance**

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The Whiting Community Church, located in the village center at the corner of Route 30 and Shoreham-Whiting Road, established the Whiting Community Food Shelf in 1998, as part of its mission. It does not require proof of income or need, for a family to receive free food. The Food Shelf serves Whiting and the surrounding towns. The number of families served has increased steadily beginning in 2004, up to 60 families in 2016. Donations of food or money for food are accepted to replenish the Food Shelf. The Food Shelf is open on Mondays from 2-4 pm.

## **Utilities and Facilities Goals**

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1. Provide the needed resources, amenities and emergency services for the safe keeping and high quality of life of Whiting residents.
2. To plan for and provide an efficient system of public facilities and services to meet our needs now and into the future.

## **Utilities and Facilities Policies**

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1. New construction and/or expansion of infrastructure shall reinforce the general character of our town and support the goals and policies of our Land Use Plan.
2. Public facilities, plans, and policies need to be coordinated with Whiting's Land Use Plan and Bylaws to support the vision for our town.
3. Any updates and additions to town facilities such as the school, fire station, community church, town hall and library should support the bolstering of civic, social and economic activity in Whiting's Village Center.

## CHAPTER 13. EDUCATION and CHILDCARE



### Whiting Elementary School

Whiting Elementary School, now part of the Otter Valley Unified Union School District (OVUU), is located just south of the village. It provides education for preschool through second grade. In early 2008, in response to citizen encouragement at annual town meetings, concerned individuals of Leicester, Sudbury and Whiting formed a joint Planning Committee, consisting of volunteers from each town, to begin deliberations about the future of the elementary schools in the three neighboring towns. All three towns have experienced steady and significant declines in student enrollment. The LSW Committee developed plans for a new school in a location that was favorable to all three towns. Although the State of Vermont would have paid for half of the cost of such a three town Community School, the towns voted down the proposal – opting to retain local control over their schools.

#### ELEMENTARY SCHOOL ATTENDANCE

School Year	'09-10	'10-11	'11-12	'12-13	'13-14	'14-15	'15-16	'16-17
K-6	28	29	29	31	32	31	29	27
Pre-K*	14	13	19	7	7	10	13	14

*\*Pre-K enrolls students from Whiting, Sudbury, and occasionally tuition supported children from other nearby towns. Source: Whiting School*

Currently, the six sending towns to Otter Valley UHS have voted to form a single school district under Act 46, with one board, one budget, and one tax rate. So far all six schools are still open, and time alone will tell the fate of the three smaller schools, or, whether there will be tax savings and educational improvements great enough to offset the losses in local control inherent in the new law. All schools will remain open in the new OVUU until at least 2019.

In 2009, the a full energy audit was performed at the Community School, funded by an American Recovery Act (ARRA) Energy Efficiency and Conservation Block Grant (EECBG) through the Addison County Regional Planning Commission. The audit revealed the need for a large number of efficiency projects. As funds become available, the school planned for the following projects recommended in the energy audit:

Energy saving: add 14” of cellulose insulation to entire attic, seal off fresh air intakes in attic one, weather strip three exterior doors, and replace the boiler. In 2010, the school received an ARRA EECBG grant to replace the building’s outdated and inefficient boiler and to upgrade to energy efficient compact fluorescent lighting, both of which will be completed by the end of the year.

A new sewer system was recently added to the Whiting Elementary School. This system pumps sewage to a leach field nearly a mile from the school, the site of the nearest available perking soils. The system replaces the failed on-site septic system.

### **Otter Valley Union High School**

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Whiting high school students attend Otter Valley Union High School located in Brandon. Act 130 has given the union taxing authority, thus Whiting pays a separate tax rate for its students attending Otter Valley. Enrollment from Whiting in 1992-3 was 96 students; in 1998-9 it was reduced to 41 students; and in 2009-10 it was further reduced to 28 students. In 2009-10, the breakdown was 48% elementary and 52% high school students

The school is in the process of completing a \$3.6 million Energy Savings Performance Contract, approved by voters in November, 2015. The contract will be paid for using energy savings and includes these work items:

- Add a wood pellet boiler and connect the various boiler plants in the building for more efficient distribution.
- Replace original pneumatic ‘unit ventilators’ (the 60 year old heating units in each room) and install an energy management system (system-wide digital controls with computer management).
- Replace original single-pane windows with a combination of insulated windows and thermal panels, reducing the total amount of glass in the building. This will reduce heat loss in the winter and heat gain in the warmer months – and still leave us plenty of natural light.
- Install heat recovery units on the gym and auditorium ventilation units and complete building-wide weatherization measures.
- Install an lp gas-powered ‘on demand’ hot water system for summer usage, instead of running boilers for hot water.
- Install solar panels on the roof, feeding directly into the electrical grid, for ‘net metering’ – a power bill reduction over a 12 month period.
- Replacing our current interior and exterior lighting fixtures with LED units, and improve refrigeration & freezing units in the kitchen.

Otter Valley (OV) is now part of the same new unified school district as the Whiting Elementary School. As the school and supervisory union have spent the past 15 years creating and enacting the appropriate staffing and efficiencies the rest of the state’s schools are hoping to work towards now, it is unclear how much additional savings OV will see under this new consolidation structure. The school board is concerned that one board for six school buildings may bring its own challenges and lessen direct local advantages.



## **Childcare**

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Of the current population of Whiting, approximately 7 percent (29 children) are 5 and under. In recent years, between 10-15 children in this age group have attended pre-school each year at the Whiting Village School. For younger children, 0-3, there are limited childcare offerings. There are several registered home daycares in Whiting and other families depend on family members for childcare. Residents rely heavily on childcare resources in other towns, such as Brandon, Middlebury, and/or Cornwall. The Addison County Childcare Resource Center is housed at the Mary Johnson Children Center in Middlebury. This center can help Addison County residents find affordable and nearby childcare options for young families.

## **Education and Childcare Goals**

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1. To ensure the future success of the Whiting school as both a vital educational center for our children and an important community resource.
2. To broaden access to educational and vocational training opportunities to all residents in Whiting.
3. To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and professional development.

## **Education and Childcare Policies**

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1. Support the school in needed building upgrades whenever possible.
2. Collaborate with the Whiting Village School on Village Center land use discussions and decisions.



## CHAPTER 14. ENERGY

### Energy Usage

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Energy uses in Whiting are predominately gasoline for personal and business vehicles, electricity for home and business uses, and heating fuels or wood for space and water heating.

Energy policy is predominately set by the state in conjunction with the private sector, however Whiting, like all municipalities can influence opinions and lead by example when it comes to making thoughtful energy-related decisions for their town.

Individuals make their own choices concerning energy uses in their homes. Energy used in the home represents a significant percentage of total statewide energy consumption. State energy officials estimate that simple conservation measures incorporated in new housing construction can result in a 20 to 30 percent reduction in energy used for space and water heating<sup>1</sup>. In addition, improved energy efficiency would make homes more affordable to maintain.

Whiting encourages new buildings be sited so as to take advantage of southeast, southern or southwest orientations for passive solar gain. Newly constructed building may not cast shadows that would preclude the proposed or potential use of solar energy collectors that are located upon or within the most southerly facing wall or roof of any other dwelling unit within the development, except where topographical conditions make compliance unreasonable.

Transportation currently accounts for 45 percent of the total end-use energy demand in Vermont and is expected to account for one third of the projected increase in Vermont energy demand by 2010. Nonrenewable petroleum supplies approximately 90 percent of the energy used for transportation, all of it supplied from outside our region. Transportation consumes 60 percent of all petroleum used in Vermont. Therefore, effective transportation policy has great potential to affect Vermont's petroleum usage and overall energy demand. Using less petroleum reduces our energy expenses and our dependence on fossil fuels. Commuters, shoppers, recreational travelers and other non-commercial users traveling in private automobiles consume almost half of all the energy used in Vermont for transportation. Concentrating development in village districts near major roads, encouraging job development in town, and supporting local businesses are some of the ways this plan supports reductions in energy used for transportation.

Whiting supports energy conservation and encourages citizens to come forward and help the town with ongoing participation in the following policies and recommendations.

### Energy Goals

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1. All Whiting residents will access affordable options for heating their homes and be able to access subsidized and unsubsidized opportunities to maintain an energy efficient home.
2. Residential renewable energy will be an affordable, supported energy source for Whiting residents.
3. Commercial renewable energy projects will provide a cleaner, renewable energy source for

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<sup>1</sup> Vermont Energy Action Network <http://eanvt.org/>

Vermonters and Whiting residents while maintaining the rural aesthetics, natural and scenic resources, and critical wildlife areas valued by Whiting residents.

## Energy Policies

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1. Encourage residential scale solar and wind, which does not negatively impact scenic and natural resources outlined in this plan.
2. Support the efforts of the Town Energy Coordinator and Committee to develop energy saving initiatives, educational programs, fuel assistance efforts, and renewable energy projects;
3. Civic buildings should follow energy efficient maintenance and upgrade guidelines outlined by Efficiency Vermont: <https://www.efficiencyvermont.com/tips-tools>
4. Follow Vermont's Comprehensive Energy Plan guidelines for Vermont municipalities.  
[http://publicservice.vermont.gov/publications-resources/publications/energy\\_plan/2015\\_plan](http://publicservice.vermont.gov/publications-resources/publications/energy_plan/2015_plan)
5. Encourage guidelines and services provided by GoVermont and ACTR regarding energy saving transportation options and public transportation:  
<http://www.connectingcommuters.org/>  
[www.actr-vt.org](http://www.actr-vt.org)

*See also 'energy siting criteria for commercial energy projects in whiting' on the following page.*

## Energy Recommended Actions

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1. Provide information on energy efficient products in conjunction with Green Mountain Power and other energy providers.
2. Provide Whiting residents information on programs providing energy audits and weatherization assistance such as CVOEO and Neighborworks of Western Vermont.  
<https://www.nwwwvt.org/>  
<https://www.cvoeo.org>
3. Provide information on public transit services available through the Addison County Transit Resources (ACTR).
4. Work with local assistant programs and fuel suppliers to ensure emergency fuel assistance is available to those in need.
5. Host an energy fair at the town hall or school.
6. Encourage appropriately sited and scaled renewable energy technologies for heating and electrical generation in town.
7. Retrofit the municipal and school buildings with energy efficient lighting, upgraded insulation, efficient heating systems, and renewable energy technologies, as funding becomes available.

8. Encourage the Zoning Administration to recommend above-code building standards and inform applicants for permits of new construction to take advantage of efficiency and energy star programs.
9. Meet the Public Service Department's criteria for municipal energy planning.

## **Energy Siting Criteria For Commercial Energy Projects In Whiting**

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### **Renewable Energy Generation Siting Criteria and Aesthetic and Decommissioning Guidelines for Whiting**

The Town of Whiting, VT supports responsibly sited and developed renewable energy projects within its boundaries. Whiting recognizes that financial considerations require projects to be located in close proximity to electric power lines capable of transmitting the proposed generated load and easy access from major transportation networks for construction. However, it also desires to maintain the open landscape and scenic rural views important to its agricultural and rural cultural aesthetic and the tourism economy of the area. Not all commercial or community scale energy projects proposed can meet this standard. Projects must meet the following criteria in order to be supported by this plan, our Board of Selectmen, and our Planning Commission:

- 1) COMMUNITY STANDARDS: The Town of Whiting welcomes energy projects that meet the standards our community has created by consensus and sets forth herein. New energy development projects shall not exceed the anticipated capacity of Whiting's user base or of the town's transmission infrastructure.
- 2) ENERGY PROJECT SITING: Where a project is placed on the landscape constitutes the most critical element in the aesthetic siting of a renewable energy project. Poor siting cannot be adequately mitigated – or screened. Accordingly, the first element any energy developer must consider is the proposed facility's aesthetic impact on the surrounding landscape.
  - A. *Good sites* generally have several of the following characteristics:
    - a) South facing [for solar].
    - b) Close proximity to existing larger scale, commercial, industrial or agricultural buildings;
    - c) Close proximity to existing hedgerows or other topographical features that naturally screen the proposed array from view from at least two sides.
    - d) Avoids or minimizes impacts to prime agricultural or recreational lands, wetlands, floodplains, wildlife habitat and migration, ecologically and archeologically sensitive areas, and scenic viewsheds.
    - e) Reuse of former brownfields or otherwise impacted property.
    - f) Roof-mounted systems.
    - g) Designed in a way to take advantage of natural topography to minimize appearance to neighbors and passersby.
    - h) Does not interfere with the orderly development of the town.
  - B. *Poor Sites* generally have several of the following characteristics:
    - a) The removal of productive agricultural land from agricultural use.



- b) Are out of scale with the surrounding structures or development.
- c) North facing [for solar].
- d) No natural screening.
- e) Topography that causes the project to be visible against the skyline from common vantage points like roads or neighborhoods;
- f) Potential adverse impacts to prime agricultural or recreational lands, wetlands, floodplains, ecologically and archeologically sensitive areas, scenic viewsheds, significant wildlife habitat as identified by the 'Important Resources' map in the Natural resource section of this plan.
- g) Sites that require rate-payer investment in transmission or distribution infrastructure [rather than the developer].

C. *Setbacks for solar projects.* As required by 30 V.S.A. § 248(s), all in-state ground-mounted solar electric generation facilities must comply with the following minimum setbacks:

- a) This subsection does not require a setback for a facility with a plant capacity equal to or less than 15 kW (DC).
- b) The requirements of the setbacks in this section may be decreased to the minimums set forth in Act 56 if the project developer can demonstrate to the Board of Selectmen that the topography of a site naturally screens 100 percent of project view from the boundary line in question.
- c) For a facility with a plant capacity exceeding 150 kW:
  - (a) 100 feet from a State or municipal highway, measured from the edge of the traveled way
  - (b) 50 feet from each property boundary that is not a State or municipal highway
- d) In order to diminish mass and scale of multiple energy projects, no energy project shall be located within 500 feet of any other energy project, unless clustering of projects allows for secondary project to be screened by existing topography and/or existing vegetation screen.
- e) On review of an application, the PSB may:
  - (a) Require a larger setback than this subsection requires; or
  - (b) Approve an agreement to a smaller setback among the applicant, the municipal legislative body, and each owner of property adjoining the smaller setback.

- 3) **MASS AND SCALE:** The historical working landscape that defines Whiting currently, and that Whiting desires to preserve, is dominated by viewsheds across open fields to wooded hillsides and mountains. Rural structures like barns fit into the landscape because their scale and mass generally do not impact large tracts of otherwise open land. All commercial scale energy projects should also be limited in mass and scale, and/or have their mass and scale broken by screening, to fit in with the surrounding landscape. Projects larger than 150kW cannot be adequately screened or mitigated to blend into the municipality's landscape and are therefore required to be broken into segments more amenable to screening measures. This uses a standard that is a similar size to most other structures in town. For example, 150kW solar arrays cover about an acre of land, which is similar to a 200 cow free-stall barn.

4) SCREENING - ENERGY DEVELOPERS SHOULD PRACTICE A "GOOD NEIGHBOR POLICY" The siting and screening of any energy project should be done in such a manner that it creates no greater burden on neighboring properties than existed prior to installation. As an example, a landowner may not site an energy project on his or her property in a location calculated to diminish the visual impact of the array from his or her residence, but places the array immediately within their neighbor's *or the public's* viewshed.

- a) Each project, any part of which is proposed to be constructed within the Town, must be designed and constructed of materials, colors and textures that blend into the surrounding natural or built environment to the maximum extent feasible.
- b) Each project shall incorporate screening that (i) breaks up the visible area of the project so as to prevent unobstructed views; (ii) mitigates adverse aesthetic impacts on views from residences and public highways; and (iii) harmonizes the project with the character of the surrounding landscape and neighborhood.
- c) In addition to the requirements of subsection b above, any project whose total footprint exceeds 25,000 square feet must incorporate sufficient screening to ensure that the visible area of the project represents no more than 5% of the field of view\* from any of the following: (i) any point within a residence, (ii), any point within 150 feet of a residence, or (iii) any point on a public highway. (\*"Field of view" from a given point means the area visible within a photograph taken from that point with either of two camera and lens combinations as follows: a digital camera with a full-frame sensor and a 50mm focal length lens, OR, a digital camera with an APS-C sensor and a 35mm focal length lens.)
- d) Plantings for screening purposes shall be of sufficient height, density and maturity to achieve the screening standard within five years of planting.
- e) The screening requirements of this Section apply year-round during the entire period of existence of a project. Screening must remain in place until a project has been fully decommissioned and the site restored to its pre-installation condition.
- f) A project shall be sited within a parcel in such a manner as to make maximum use of pre- existing vegetation, hedgerows, hills, ridges, buildings, and other topographical features and structures that naturally screen the project, thereby minimizing the need for the installation of new screening materials.
- g) Where new screening materials must be installed or planted to ensure compliance with this interim Bylaw, natural, living, native screening materials such as native trees and shrubs shall be used in lieu of artificial screening materials such as walls, fences, and other structures; provided, however, that limited use of artificial screening materials is permissible to the extent that
  - (i) The use of living screening in that area is not feasible, and
  - (ii) The artificial screening is of size, scale and materials that are consistent with the character of the surrounding neighborhood and landscape.
- h) Maintenance of landscaping and screening shall be the joint and several responsibility of the developer and property owner on which the energy project or new commercial development resides. Dead, dying or diseased plants used in screening shall be

promptly removed and replaced as soon as possible, consistent with good landscape planting practice, and in the case of any solar project such obligations shall be a condition of any certificate of public good granted by the Public Service Board, or any successor body having jurisdiction over such project.

- i) The screening standards set out above shall be achieved entirely within the property containing the project, and not on “borrowed” lands or lands of any affected property owner.
- 5) AVERAGE PERSON: For the purposes of this plan, either the Whiting Board of Selectmen, or the Whiting Planning Commission – depending on who represents the Town at any Section 248 hearing – shall be deemed to represent the voice of the “average person” with respect to the “Queechee test” when evaluating the aesthetics of a proposed energy project.
  - 6) MITIGATION METHODS: Energy developers must take the following action to mitigate all energy project sites:
    1. Locate the structures below the horizon line, as viewed from public and private vantage points;
    2. Choose panel heights in correlation to siting restrictions, so that projects can adhere to 6)1 above;
    3. Observe the setbacks above in 2-C(c);
    4. Use the existing topography, development or vegetation on the site to screen and/or break the visual mass of the energy project;
    5. In the absence of existing natural vegetation, at least the north side of the array must be screened [see section 4. above] by native plantings that will grow to a sufficient height and depth to fully screen that end; partial screening to break the mass of the site may also be necessary to protect public and private views on other sides of the energy project.
  - 7) DECOMMISSIONING & SITE RESTORATION: In order to preserve the agricultural aesthetic qualities of Whiting’s rural character, all energy projects shall be decommissioned at the end of their useful life and the property shall be restored to its pre-project condition. Developers of all energy projects 30 kW and greater shall provide the town with appropriate assurances to guarantee funding exists to decommission the project. The end of the useful life of the project shall be deemed to occur when less than 20 percent of the project is used for its original purpose. Review and align with proposed net metering rules on decommissioning.

## CHAPTER 15. TRANSPORTATION

### Road Network

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Transportation in Whiting is served by a 19.54 mile network of state, town and private roads. The town maintains approximately 14 miles of these 19.54 miles. Vermont State Route 30 connects Whiting with Middlebury to the north and with Rutland County to the south. Leicester-Whiting and Shoreham-Whiting Roads are the primary east-west routes through Whiting, along with a series of connecting local roads that provide access between Routes 7, 30, and 22A. All remaining roads are either local Class 2 or 3. Table 4 shows the total mileage for each class of roadway in Whiting. Route 30 constitutes 4.94 miles, leaving the remaining 14.60 miles of roadway under the town's jurisdiction.

### Highway Mileage by Class

#### Class Mileage

State Highways (arterial road):	4.94 miles
Class 2 (collector road) Town Highways:	4.62 miles
Class 3 (local road) Town Highways:	9.98 miles

*Source: VT Agency of Transportation General Highway Map, 2015*

### Town Roads

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The Select Board has been, and will continue, upgrading town roads through a program of widening and culvert construction in order to bring all the roads up to the state standards. These improvements will include blasting and removal of ledge in at least three locations on town roads. Forthcoming state standards, such as outlined in the Municipal Roads General Permit Program will provide further guidelines for street upgrades and standards.

As of October 2015, major improvements have been made to the following roads to update them to confirm with State width, ditch and culvert standards:

- Shoreham-Whiting Road
- Leicester-Whiting Road
- Murray Road
- Portions of West Road
- Stickney Road
- North Road
- Sawyer-Needham Road, which was rebuilt and paved in 2015.

Continuing improvement to all of the town roads is an ongoing process and supported annually in the town budget. Larger projects, such as paving, are dependent upon the town being awarded state highway grants. These grants depend on whether the state is able to secure federal highway funds,

and, subsequently, how these funds are distributed statewide.

### **State Highway**

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The Agency of Transportation is responsible for maintenance on Route 30. Some Vermont towns have requested transfer of maintenance of sections of state highway in order to have an increased say in design and maintenance decisions of roads going through civic/village centers. This is a conversation Whiting should have with VTrans if village center development is to be supported by slower village traffic and safer mobility of pedestrians, cyclists and visitors to the town.

### **Ancient Roads**

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All ancient roads in Whiting are believed to have been turned over to adjacent landowners in the distant past. There are landlocked parcels in Whiting, but none have ancient roads from which to access the parcels. Interior parcels retain the right-of-way when town roads are “thrown up” (i.e. given up and no longer maintained as town roads). Discontinued Class 4 roads retain their right-of-way. Property developers need to specify the width of their right-of-way in their development plans. According to State Statutes, Route 30 is 6 rods wide (99 feet), while Historical Military Roads are 4-6 rods wide. Whiting contained some military roads that have become local roads. Most notably, a section of the old Crown Point Road, used during the American Revolution, is now West Road. This road begins at the Shoreham-Whiting Road and travels south toward Sudbury. The northern portion of the old road continued north from the Shoreham-Whiting Road, following a ridge and passed through what are now farms into Shoreham and towards Lake Champlain.

### **Park & Ride**

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Currently there is no formal park-and-ride in Whiting. Whiting has not pursued a park and ride as the current space needed for the park and ride would impact frontage access and parking for the town hall and town offices. In the future, Whiting could consider a park and ride alongside any new buildings and/or removal of older buildings in the village center.

Whiting may be eligible for grant funding from VTrans for a future park and ride. For well over ten years running now, the Vermont legislature has provided funding to support the encouragement of local communities to develop small municipally owned and maintained park-and-ride facilities. Such facilities assist in the effort of reducing the number of single occupancy vehicles (SOVs) on Vermont’s roadways, which in turn contributes to the reduction of vehicle emissions and works towards the State’s climate change related transportation goals. Additional information about the VTrans Park-and-Rides Program is available here: <http://vtrans.vermont.gov/highway/parkandrides>.

### **Public Transit**

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Unfortunately, no public bus service is currently available to or from Whiting. Addison County Transit Resources (ACTR) provides public transit in Whiting via its “Dial-a-Ride” Program. This system enhances ACTR’s ability to provide comprehensive transportation alternatives for all Addison County residents, which includes programs that focus on specialized populations including elders, persons with disabilities, low-income families and individuals, as well as the visually impaired. All



eligible Whiting residents can receive free transportation through this program. ACTR's services are available through a ride-match/ride-share program coordinated from the ACTR office in Middlebury. The town clerk's office can provide information on this service.

Despite no direct transit services available through ACTR, there are other regional public transit options within reach to Whiting residents. The Marble Valley Regional Transit District operates out of Rutland and provides ten daily northbound and southbound trips between downtown Middlebury and Rutland. Stops along this route within Addison County include the Leicester Park-and-Ride, Maple Street in Salisbury, Middlebury Beef in East Middlebury, and the Merchant's Row Bus Shelter in downtown Middlebury.

Whiting residents are also able to access Chittenden County to the north via the Chittenden County Transportation Authority (CCTA) via Green Mountain Transit.

- Additional information on ACTR's Dial-a-Ride Program is available here: <http://actr-vt.org/dial-a-ride/>.
- Additional information about Marble Valley Transit and its bus routes, fares, and schedules is available here: <http://www.thebus.com/>.
- Additional information about CCTA and its bus routes, fares, and schedules is available here: <http://ridegmt.com/>
- The Whiting Town Clerk can be reached at: 802-623-7813.

## Rail

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There currently is no rail service through town or conveniently available to Whiting residents. However, there are several daily Amtrak routes available elsewhere in Vermont or Upstate New York, which include the Vermonter, the Ethan Allen Express, and the Adirondack.

The Vermonter provides daily service between Washington, DC and St. Albans, with stops in Essex Junction, Waterbury, Montpelier, Randolph, White River Junction, Windsor, Bellows Falls, and Brattleboro. By way of Albany, NY the Ethan Allen Express provides daily service between New York City and Rutland, including a stop in Castleton.

Possibly the most attractive option for Whiting residents is the Adirondack train, which is available across Lake Champlain in Upstate New York, with access to Albany, Montreal, New York City, Philadelphia, and Washington, D.C. Nearby stops in New York include Whitehall, Ticonderoga, Port Henry, Westport, and Port Kent, which all can be accessed by utilizing the Crown Point Bridge or ferries departing from Shoreham and Charlotte.

The 2015 Vermont State Rail Plan proposes two key rail service extensions that will be of great benefit to Whiting and Addison County residents: (1) extension of the Ethan Allen Express from Rutland to Burlington and (2) extension of the Vermonter from St. Albans to Montreal. The State has secured a \$10 million federal grant to restore passenger service between Burlington and Rutland and hopes to have necessary track upgrades completed by 2020. This could include a stop at the Leicester Junction Depot. The Rail Plan also identifies new daily service between Burlington and Albany as a priority once the first two extensions have been completed.

## **Air**

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The closest airport to Whiting is the Middlebury Airport for private and local use. The closest regional airport is in Rutland and international airports are Burlington International and the Albany International Airport in New York. Private transit is needed to use these facilities from Whiting.

## **Walking and Cycling**

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Whiting residents do not commonly use bicycles to commute. Most residents work over 15 miles from their home. Currently Route 30 is not conducive to safe cycling, due to the high volume of traffic, narrow shoulders and high speed limit. However, much like the rest of Addison County, the town contains some of the best bicycling territory in all of Vermont.

Both residents and bicycle tour groups use Route 30 and local roads for recreational cycling. Re-paving and widening of Route 30, such as was recently done in Cornwall, would provide an increased shoulder area for cyclists. Wider shoulders would undoubtedly support safer cycling and cycle based tourism along the length of Route 30. Accordingly, this plan encourages the Vermont Agency of Transportation to improve the shoulders on Route 30 within Whiting and also consider slowing the speed limit and adding sidewalks within the Village Center District.

According to the 2013-2014 economic development study and community survey, sidewalks would be a welcome addition within Whiting's Village Center District, to allow safe walking to/from the Whiting elementary school, town hall and other civic buildings.

Local roads in Whiting are often used for other recreational purposes, such as walking a dog, horseback riding, going for a run, and/or a short bike ride. Residents can connect with the Regional Addison Walk-Bike Council for concerns/ideas about walking and cycling safety in Whiting. Contact ACRPC for more information.

## **Ferries**

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There are two nearby ferry routes available to Whiting residents as alternative options for accessing Upstate New York. The Fort Ticonderoga Ferry provides daily seven-minute ferry trips between Shoreham and Ticonderoga, New York between early May and late October. A little further away is the Charlotte ferry, which provides year-round, daily service to and from Essex, New York.

More information about the Fort Ticonderoga Ferry, along with schedule and prices, is available here: <http://www.forttiferry.com/>.

More information about the Charlotte, VT – Essex, NY ferry, along with schedule and prices, is available here: <http://ferries.com/vt-ny-ferry-routes/charlotte-vt-essex-ny/>.

## **Accident Locations**

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According to the Vermont Agency of Transportation there were thirty-eight crashes within the Town of Whiting between 2010 and 2016. Crash location and injury level can be seen in the tables below.

Crash Type	Total between 2010-2016
Fatal	0
PDO	20
Injury	14
None	4

Crashes by Road 2010-2016	Total
VT Route 30	32
Stickney	3
West	1
Shoreham-Whiting	1
Leicester-Whiting	1

### Bridges and Culverts

State listings of deficient bridges include the deficiency rating for all bridges 20 feet or greater in length. No deficient bridges are listed in Whiting, although there may be structures less than 20 feet in length in need of repair or replacement on local roads. According to VTculverts.org, the Vermont town bridge and culvert inventory database, there are three bridges in Whiting located on the Leicester-Whiting Road.

See Table 5 below for information on Whiting's culverts broken down by road and status. As a point of comparison, 24% of all culverts in Addison County are currently identified as being in excellent condition, with 36% in good condition, 21% in fair condition, 12% in poor condition and 4.5 % in critical condition, with all remaining culverts identified as urgent, closed, or unknown.<sup>2</sup>

<sup>2</sup> Vermont Agency of Transportation Culvert Inventory <http://eanvt.org/>

**TABLE 5. WHITING CULVERT STATUS**

Road	Excellent	Good	Fair	Poor	Critical	Total
<b>Barnes</b>	1	3	0	0	0	4
<b>Bilodeau</b>	6	3	2	1	0	12
<b>Crosby</b>	0	0	0	1	0	1
<b>Cutting Hill</b>	0	0	0	0	0	0
<b>Galvin</b>	1	0	0	0	5	6
<b>Gibeault</b>	1	0	0	0	1	2
<b>Leicester-Whiting</b>	5	5	0	0	0	10
<b>Murray</b>	3	3	0	1	2	9
<b>North Main Street</b>	0	0	0	0	0	0
<b>North Vail</b>	0	1	0	0	0	1
<b>North</b>	10	4	2	0	0	16
<b>South Main Street</b>	0	0	0	0	0	0
<b>Sawyer-Needham</b>	2	2	0	0	0	4
<b>Shoreham-Whiting</b>	1	1	2	2	3	9
<b>Stickney</b>	4	2	2	1	0	9
<b>TH 1</b>	0	0	0	0	0	0
<b>Walker</b>	0	0	0	0	0	0
<b>West</b>	1	2	1	0	3	7
<b>Total</b>	35	26	9	6	14	90
<b>Percent</b>	38.9%	28.9%	10.0%	6.7%	15.6%	100.0%

\*Data

from [www.vtcvulverts.org](http://www.vtcvulverts.org)All data regarding town bridges and culverts is available here: [www.vtcvulverts.org](http://www.vtcvulverts.org).

### Roads and Stormwater Runoff

Unless stormwater is slowed and managed to allow for infiltration, miles of a non-permeable road network attributes to a large percentage of toxic stormwater and sediment runoff into our local waterways. According to the Vermont Department of Environmental Conservation, Vermont roads account for 10 percent of the phosphorous running into Vermont's waterways. Nitrogen issues come from anti-freeze, oil, gasoline and hydrocarbons. Heavy metals, chlorides, salt and trash also wash off of our roads.

To address these issues, the Vermont Clean Water Act requires the Vermont Department of Environmental Conservation (DEC) to develop a draft Municipal Roads General Permit (MRGP) by December 2016, and final version by December 2017. Municipalities are expected to begin applying for coverage under the permit in the fall of 2018. New municipal road practice standards are being developed by DEC as part of the permit development process.

This general permit is intended to achieve significant reductions in stormwater-related erosion from municipal roads, both paved and unpaved. Municipalities will implement a customized, multi-year plan

to stabilize their road drainage system. The plan will include bringing road drainage systems up to basic maintenance standards and additional corrective measures necessary to reduce erosion as necessary to meet a TMDL or other water quality restoration effort. The permit is required by H.35/Act 64, the Vermont Clean Water Act, and the Lake Champlain Phase I TMDL.

The Vermont Better Roads Program provides guidelines for right of way design and maintenance to reduce environmental impacts from road runoff. The Better Roads Program is designed to promote the use of erosion control and maintenance techniques that save money while protecting and enhancing Vermont's lakes and streams. Grant funds, subject to availability, are distributed annually as small grants to municipalities to fund projects on town roads that address erosion problems, improve water quality and result in maintenance costs savings to the town.

For more information on the DEC Municipal Roads program and the development of the Municipal Roads General Permit, contact Jim Ryan at (802) 490-6140 or via email at [jim.ryan@vermont.gov](mailto:jim.ryan@vermont.gov).

Updated information can also be found on the program's website at:  
[http://www.watershedmanagement.vt.gov/stormwater/htm/sw\\_municipalroads.htm](http://www.watershedmanagement.vt.gov/stormwater/htm/sw_municipalroads.htm).

More information on the Vermont Better Roads program and grant funding opportunities is available here: <http://vtrans.vermont.gov/highway/better-roads>.

## **Town Equipment**

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*See Chapter 12. Public Facilities*

## **Transportation Goals**

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1. Provide a well maintained network of streets to ensure the safe passage for a diversity of traffic.
2. Over time, increase safe opportunities for walking and cycle in Whiting.
3. Maintain and design streets to comply with state, region, and local landuse goals, as well as natural resource goals.

## **Transportation Policies**

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1. Maintain and improve the roads in Whiting according to the Vermont Road Standards available from the local VTrans district transportation administrator.
2. Comply with the new Municipal Road Permit, culvert and road design and maintenance in accordance with the Clean Water Act and improved watershed protection.
3. Continue to provide for a town building and equipment replacement fund to anticipate costs and spread them over a longer period of time.
4. Continue to participate with other Addison Region towns in the ISTEA Transportation- Planning program under the umbrella of the Addison County Regional Planning Commission.
5. Work with the Whiting Water Corporation and the State of Vermont to protect the drinking water aquifer close to Route 30 in Whiting.



## Recommended Actions

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1. Explore all existing State of Vermont grant programs for opportunities and funding to upgrade, improve, and enhance Whiting's transportation infrastructure.
2. Develop plan for improvements and prioritization of transportation projects including the allocation of matching funds for state and federal grants.
3. Properly budget for future permit fee to be required by Municipal Roads General Permit (MRGP) program.
4. Utilize VTrans Park-and-Rides Program, exploring alternative plans which keep front access for town buildings.
5. Revisit plans to build new town office in red school house or revise use of school if school closes in the future.
6. Inventory sections of the Whiting road network that are "hydrologically connected" to surface waters through ditches, culverts, or other structures; assess erosion risk of hydrologically connected segments; prioritize road segments in need of remediation work to bring up to MRGP standards and develop an implementation plan to complete the required work.
7. Facilitate and promote usage of public transit services available to Whiting residents.

## CHAPTER 16. NEIGHBORING TOWNS and COMPATIBILITY

Whiting's future land use designations are quite compatible with those of surrounding towns. The Otter Creek Corridor is designated for Conservation in Cornwall to the north, within Whiting, and in Sudbury and Brandon to the south. On the westerly side of town, Whiting's two-acre District paralleling roads with larger interior lots continues Shoreham's land use patterns directly to the west. Orwell and Cornwall allow five-acre development in most areas and do not have the two-acre pattern along roads. However, abutting development patterns in adjacent towns are all medium lot size residential. Sudbury continues this pattern to the south.

Cornwall: Along the border with Cornwall, Whiting has a conservation district with 25-acre zoning, a two-acre residential district along Route 30, and a low-density 25-acre residential district. Along the border, Cornwall has a 25-acre conservation land zone and a low-density 4-acre residential district.

Salisbury: Along the border with Salisbury, Whiting has a conservation district with 25-acre zoning. Salisbury also has a conservation or flood hazard zone along the border.

Leicester: Along the border with Leicester, Whiting has a conservation district with 25-acre zoning. Leicester also has a conservation or flood hazard zone along the border.

Orwell: Along the border with Orwell, Whiting has either a two-acre residential district (fronting the roads) or a low density residential and agricultural district. Orwell has a rural residential district with five- or ten-acre zoning.

Shoreham: Along the border with Shoreham, Whiting has a low density 25-acre residential and



agricultural district and small segments of residential two-acre zoning (fronting the roads). Shoreham designates this area as the rural region and it allows for a number of zoning densities, depending upon factors like soils, roads, etc.

Sudbury and Brandon: Sudbury and Brandon (outside Addison County) border Whiting to the south. There is no significant conflict between Whiting's land use districts and theirs.

## **CHAPTER 17. IMPLEMENTATION**

This town plan is a roadmap for the protection of our most valued assets, for growth, development and improvement in our town. The following outlines priority planning tasks for the Town of Whiting, based on information presented in this Town Plan, current and future planning activity, and planning concerns and proposals in Whiting. It is intended as a workspace for the Whiting Planning Commission to return to many times throughout the planning cycle of this plan.

## Priority Planning Tasks

	TOWN PLAN AND BYLAWS	ECONOMIC DEVELOPMENT	STORM WATER- Water Quality	ENERGY	FACILITIES
<b>YEARS 1&amp;2 2017-2018</b>	<ul style="list-style-type: none"> <li>Zoning amendments to include work on design standards for the Village Center District</li> </ul>	<ul style="list-style-type: none"> <li>Apply for Village Center Designation</li> <li>Infrastructure plan for village center                             <ul style="list-style-type: none"> <li>- Wifi</li> <li>- Water</li> <li>- Sewer</li> <li>- Safe walking connection</li> </ul> </li> <li>Investigate grants for sewer system expansion and possible incubator space for red schoolhouse.</li> </ul>	<ul style="list-style-type: none"> <li>Culvert inventory - repair/replace all critical and 'fair' culverts and create 'ditch inventory'.</li> <li>Speak with Josh Donabedian/ACRPC regarding the <i>Better Back Roads</i> program and upcoming Municipal Roads Permit requirements</li> </ul>	<ul style="list-style-type: none"> <li>Apply for MPG to work on new energy section and re-adopt town plan with new energy section.</li> <li>Seek determination for energy compliance from the Public Service Department</li> </ul>	<ul style="list-style-type: none"> <li>Firehouse re-design / re-build to repair beam failure and make room for town and fire equipment under one roof.</li> <li>Swap town garage with recycled shed</li> </ul>
<b>WHO</b>	<i>Zoning board and planning commission, invite Mark Simonds and Brent Wilbur</i>	<i>Planning Commission, John Ashley – wastewater system</i>	<i>Selectboard and Road Commissioner</i>	<i>Planning Commission and Ellen K.</i>	<i>Selectboard and Fire Department</i>
<b>YEARS 2019-2021</b>	Determine fate of Whiting School – possibly prepare for moving the town office and library to school building.	<ul style="list-style-type: none"> <li>Design / finance sewer system</li> <li>Plan for incubator space in red schoolhouse how can the incubator space support the town's rural economy?</li> </ul>	Continue to rebuild ditches according to State standards, and replacing culverts as identified on culvert map until all are done.	<ul style="list-style-type: none"> <li>Keep energy plan current with state laws and public service department requirements.</li> <li>Research Button-Up options for town residents/Neighbor Works programs</li> </ul>	<ul style="list-style-type: none"> <li>Work on grants available through Village Center Designation</li> <li>Firehouse improvements</li> </ul>
<b>YEARS 2022-24</b>	Consider steps and revisions necessary for next town plan [selectmen and planning commission]	Build and maintain sewer system work on completing the incubator space - show how commercial development can work with rural economy.	How will progress be measured? How do we monitor water quality in our town?		










## **APPENDIX**

### **A. Community Survey**









### **B. Whiting Historic Buildings**

Additional Notes:

**1. About how long have you lived in Whiting?**

		Response Percent	Response Count
1-5 years		7.3%	3
6-10 years		9.8%	4
11-15 years		9.8%	4
16-20 years		2.4%	1
more than 20 years		39.0%	16
more than 40 years		19.5%	8
more than 60 years		12.2%	5
answered question			41
skipped question			3


## 2. Why do you live in Whiting? Choose all that apply.

		Response Percent	Response Count
It is near family.		46.3%	19
I was born and raised here.		24.4%	10
I love it here.		51.2%	21
I farm here.		12.2%	5
It is close to where I work.		31.7%	13
It is affordable.		51.2%	21
<b>It is beautiful.</b>		<b>53.7%</b>	<b>22</b>
I like how sparsely populated it is.		51.2%	21
Other (please specify)			4
<b>answered question</b>			<b>41</b>
<b>skipped question</b>			<b>3</b>

## 3. In what year were you born? (enter 4-digit birth year; for example, 1976)

	Response Count
	41
<b>answered question</b>	<b>41</b>
<b>skipped question</b>	<b>3</b>

#### 4. Do you have children or grandchildren who attend the Whiting Elementary School?






		Response Percent	Response Count
yes		22.0%	9
no		78.0%	32
answered question			41
skipped question			3

#### 5. How satisfied or dissatisfied are you with your experience of living in Whiting?









	very satisfied	somewhat satisfied	dissatisfied	very dissatisfied	Rating Average	Rating Count
	56.1% (23)	39.0% (16)	2.4% (1)	2.4% (1)	3.49	41
Why?						16
answered question						41
skipped question						3














## 6. How strong is the sense of community in Whiting?

		Response Percent	Response Count
Extremely strong		11.9%	5
Very strong		33.3%	14
<b>Moderately strong</b>		<b>45.2%</b>	<b>19</b>
Slightly strong		7.1%	3
Not at all strong		2.4%	1
	Please explain.		13
	<b>answered question</b>		<b>42</b>
	<b>skipped question</b>		<b>2</b>






**7. In your opinion, what are Whittings strengths as a place to live? Choose your TOP THREE.**

		<b>Response Percent</b>	<b>Response Count</b>
Sense of community (knowing your neighbor etc.).		58.5%	24
Natural and scenic resources.		39.0%	16
Quiet.		70.7%	29
Elementary school.		29.3%	12
Working farms.		17.1%	7
Village amenities (post office, church and store etc).		36.6%	15
Outdoor recreation.		24.4%	10
Affordable.		43.9%	18
Other (please specify)			4
<b>answered question</b>			<b>41</b>
<b>skipped question</b>			<b>3</b>













**8. In your opinion, what are Whiting's weaknesses as a place to live? PICK YOUR TOP THREE.**

		Response Percent	Response Count
Lack of community resources (library, community center, event space etc.).		24.4%	10
<b>Telecommunication infrastructure (cell phone reception/DSL internet).</b>		<b>63.4%</b>	<b>26</b>
Commute length to work and services (grocery store, health services, schools).		34.1%	14
No public transportation.		24.4%	10
Options for in-town jobs.		19.5%	8
Services for seniors.		24.4%	10
Services for youth.		14.6%	6
Childcare options.		0.0%	0
Public recreation options.		7.3%	3
Safe walking/cycling options.		39.0%	16
Restrictions to home-based businesses.		2.4%	1
Septic and water infrastrucutre.		9.8%	4
Other (please specify)			5
<b>answered question</b>			<b>41</b>
<b>skipped question</b>			<b>3</b>








## 9. How promising is the future of Whiting?

		Response Percent	Response Count
Extremely promising		12.2%	5
Very promising		34.1%	14
<b>Moderately promising</b>		<b>39.0%</b>	<b>16</b>
Slightly promising		9.8%	4
Not at all promising		4.9%	2
Why do you think so?			16
answered question			41
skipped question			3

## 10. What changes would most improve Whiting? Choose your TOP THREE answers.




		Response Percent	Response Count
Increased community resources (library, community center, event space etc.).		24.4%	10
<b>Better telecommunication infrastructure (cell phone reception/DSL internet)</b>		<b>58.5%</b>	<b>24</b>
Public transportation.		24.4%	10
Increase in local community programs for all ages (recreational,cultural,educational etc.)		19.5%	8
Increased support for home-based businesses.		9.8%	4
Increased public outdoor recreation options.		7.3%	3
Safe walking/cycling options.		24.4%	10
Local job opportunities.		24.4%	10
Resources for seniors.		26.8%	11
New agricultural enterprises (farm or food related businesses).		24.4%	10
Resources for youth.		12.2%	5
Resources for young families.		14.6%	6
Other (please specify)			7
<b>answered question</b>			<b>41</b>
<b>skipped question</b>			<b>3</b>

## 11. In what town do you work?



		Response Percent	Response Count
Rutland		5.3%	2
Brandon		2.6%	1
Whiting		39.5%	15
<b>Middlebury</b>		<b>42.1%</b>	<b>16</b>
Sudbury		0.0%	0
Castleton		0.0%	0
Burlington		5.3%	2
Orwell		0.0%	0
Shoreham		0.0%	0
Leicester		0.0%	0
Salisbury		0.0%	0
Cornwall		0.0%	0
Vergennes		2.6%	1
Bristol		0.0%	0
Bridport		2.6%	1
Benson		0.0%	0
Other (please specify)			15
<b>answered question</b>			<b>38</b>
<b>skipped question</b>			<b>6</b>





## 12. If you work in Whiting, which applies to you?

		Response Percent	Response Count
Self employed		70.0%	7
Telecommute		10.0%	1
Work in town for someone else/other company/organization		20.0%	2
Other (please specify)			5
answered question			10
skipped question			34




## 13. Which of the following categories best describes your employment status?

		Response Percent	Response Count
Employed, working 1-39 hours per week		28.9%	11
Employed, working 40 or more hours per week		47.4%	18
Not employed, looking for work		0.0%	0
Not employed, NOT looking for work		0.0%	0
Retired		23.7%	9
Disabled, not able to work		0.0%	0
answered question			38
skipped question			6

#### 14. Does anyone in your household own a business in Whiting?

		Response Percent	Response Count
Yes		24.3%	9
No		75.7%	28
answered question			37
skipped question			7









#### 15. If you answered yes to question 14, what type of business is it?



		Response Percent	Response Count
Retail		0.0%	0
Professional services		28.6%	2
Trades/construction		42.9%	3
Agricultural		42.9%	3
Other (please specify)			3
answered question			7
skipped question			37

**16. If you own your own business in Whiting or are interested in owning your own business, what of the following services would help you start or expand your business? Check your top THREE.**

















	<b>very helpful</b>	<b>somewhat helpful</b>	<b>not helpful/ not applicable to me</b>	<b>Rating Average</b>	<b>Rating Count</b>
Technical Assistance	16.7% (1)	16.7% (1)	<b>66.7% (4)</b>	0.83	6
Local Business Association	37.5% (3)	0.0% (0)	<b>62.5% (5)</b>	1.13	8
Change to zoning regulations	0.0% (0)	16.7% (1)	<b>83.3% (5)</b>	0.33	6
Energy Audit	0.0% (0)	0.0% (0)	<b>100.0% (5)</b>	0.00	5
Government Grants	33.3% (2)	16.7% (1)	<b>50.0% (3)</b>	1.33	6
Government Loans	20.0% (1)	20.0% (1)	<b>60.0% (3)</b>	1.00	5
Tax Abatement	28.6% (2)	28.6% (2)	<b>42.9% (3)</b>	1.43	7
Infrastructure Assistance	0.0% (0)	20.0% (1)	<b>80.0% (4)</b>	0.40	5
Trained Labor	16.7% (1)	0.0% (0)	<b>83.3% (5)</b>	0.50	6
Local education/training opportunities	28.6% (2)	0.0% (0)	<b>71.4% (5)</b>	0.86	7
Improved computer skills	37.5% (3)	0.0% (0)	<b>62.5% (5)</b>	1.13	8
Access to high-speed internet	<b>54.5% (6)</b>	18.2% (2)	27.3% (3)	2.00	11
Marketing/advertising	33.3% (2)	0.0% (0)	<b>66.7% (4)</b>	1.00	6
Expedited or simpler permitting	<b>50.0% (3)</b>	16.7% (1)	33.3% (2)	1.83	6
Other (please specify)/or explain your answer					4
<b>answered question</b>					<b>13</b>
<b>skipped question</b>					<b>31</b>

**17. The village commercial area of Whiting is identified in our town plan and zoning regulations as being at the junction of Route 30, the Shoreham-Whiting Road and Leicester-Whiting Road, extending less than half a mile in all four directions. Currently there is access to a water system in the village center and space for future residential, community buildings, and businesses. With this in mind, please check the TOP THREE statements you most agree with.**

		Response Percent	Response Count
It would be worthwhile to investigate the affordability and feasibility of a village center waste water system in order to determine development opportunities for this area.		13.2%	5
A new library with high speed internet for continuing education courses would be a valuable asset to our village center.		31.6%	12
If the right infrastructure was in place (sewer, water,) I would support more homes in the village area.		15.8%	6
If the right infrastructure was in place (sewer, water) I would support business development in the village area.		34.2%	13
It is important that our village center is safe for pedestrians and cyclists.		26.3%	10
It is important to include design standards for any village center development (size, scale, placement, etc).		39.5%	15
I don't want to see any new development in our village center.		18.4%	7
<b>Restoring and maintaining historic buildings in the village center is important.</b>		<b>42.1%</b>	<b>16</b>
I would like a better outdoor			

green/gathering space in our village center.		23.7%	9
It would be great if our village center was on a public transportation route.		18.4%	7
		Other (please specify)	6
		<b>answered question</b>	<b>38</b>
		<b>skipped question</b>	<b>6</b>

**18. Looking to the future, Whiting could choose to write it's planning and zoning documents to better support new businesses (both home-based businesses and non-home based businesses). This could be done with correlating design standards and other guidelines to allow businesses that residents thought were fitting with the rural character of Whiting. With this in mind, pick FIVE businesses you would most welcome in Whiting.**

		Response Percent	Response Count
Warehouse/storage		5.3%	2
Recreational/outdoor tourism enterprises such as campgrounds, kayaking tours, cycling shop etc.		15.8%	6
Auto Repair		15.8%	6
Farmers Market		36.8%	14
Cafe/Deli		44.7%	17
Local food processing kitchen/storage		7.9%	3
Lumber/wood processing		5.3%	2
Solar/wind/alternative energy production		31.6%	12
Professional offices - doctor/dentist/chiropractor/counseling etc.		13.2%	5
Child care center		7.9%	3
Veterinarian clinic		10.5%	4
Small-scale vegetable and meat production farms		26.3%	10
Bakery/coffee shop		10.5%	4
Hardware store		15.8%	6
Value-added agriculture (product oriented - winery, yogurt, pies etc.)		18.4%	7
Slaughter house		2.6%	1



Internet Cafe		2.6%	1
Farmstand/s		23.7%	9
Bookstore		5.3%	2
Manufacturing		2.6%	1
Art Center/gallery space		2.6%	1
Indoor recreation facility		21.1%	8
Plant nursery		10.5%	4
Gas station		57.9%	22
Landscape supply		2.6%	1
Pharmacy		7.9%	3
Other (please specify) or comments			8
answered question			38
skipped question			6

## 19. What types of businesses would you like to keep out of Whiting and Why?

	Response Count
	38
answered question	38
skipped question	6

**20. In your opinion, how important are design standards for business developments (i.e. size, scale, mass, siting, materials)?**

	very important	important	somewhat important	not important	Rating Average	Rating Count
	39.5% (15)	36.8% (14)	18.4% (7)	5.3% (2)	3.11	38
	Comments:					5
	answered question					38
	skipped question					6

**21. Would you like to be included in the drawing to win a \$50 gas voucher? If so, please provide your name and contact information below. This information will not be used for any other purpose.**

	Response Count
	15
answered question	15
skipped question	29

**Page 2, Q2. Why do you live in Whiting? Choose all that apply.**

1	we live on my husband's family homestead. He is 7th generation in Whiting and on the land.	Dec 13, 2013 2:13 PM
2	near middlebury	Dec 13, 2013 9:41 AM
3	It is a wonderful and supportive community. The people in the community inspire me to stay in the community.	Nov 8, 2013 4:16 PM
4	my husband is from Whiting	Nov 8, 2013 8:24 AM



**Page 2, Q3. In what year were you born? (enter 4-digit birth year; for example, 1976)**

1	1964	Jan 10, 2014 10:25 AM
2	1926	Jan 10, 2014 10:20 AM
3	1931 [80 and older]	Dec 13, 2013 2:24 PM
4	1939 [70-80yrs old]	Dec 13, 2013 2:13 PM
5	1954 [50-60yrs old]	Dec 13, 2013 2:07 PM
6	1959 [50-60yrs old]	Dec 13, 2013 1:59 PM
7	1953 [50-60yrs old]	Dec 13, 2013 1:56 PM
8	1983 [30-40yrs old]	Dec 13, 2013 1:52 PM
9	1938 [70-80yrs old]	Dec 13, 2013 1:41 PM
10	1930 [80 and older]	Dec 13, 2013 1:36 PM
11	1940 [70-80yrs old]	Dec 13, 2013 1:22 PM
12	1967 [40-50yrs old]	Dec 13, 2013 10:32 AM
13	1946 [60-70yrs old]	Dec 13, 2013 10:28 AM
14	1936 [70-80yrs old]	Dec 13, 2013 10:18 AM
15	1948 [60-70yrs old]	Dec 13, 2013 9:41 AM
16	1955 [50-60yrs old]	Dec 11, 2013 3:45 PM
17	1951 [60-70yrs old]	Dec 11, 2013 3:40 PM
18	1956 [50-60yrs old]	Dec 11, 2013 2:54 PM
19	1953 [60-70yrs old]	Dec 11, 2013 2:01 PM
20	1963 [40-50yrs old]	Dec 11, 2013 1:59 PM
21	1958 [50-60yrs old]	Dec 11, 2013 1:53 PM
22	1939 [70-80yrs old]	Dec 11, 2013 1:48 PM
23	1993 [under 30]	Dec 8, 2013 2:25 PM
24	1953 [50-60yrs old]	Dec 2, 2013 3:33 PM
25	1947 [60-70yrs old]	Nov 30, 2013 10:20 AM
26	1970 [40-50yrs old]	Nov 26, 2013 11:18 AM
27	1970 [40-50yrs old]	Nov 22, 2013 4:41 PM

**Page 2, Q3. In what year were you born? (enter 4-digit birth year; for example, 1976)**

28	1937 [70-80yrs old]	Nov 20, 2013 10:35 AM
29	1983 [30-40yrs old]	Nov 19, 2013 2:50 PM
30	1971 [40-50yrs old]	Nov 17, 2013 8:31 PM
31	1950 [60-70yrs old]	Nov 17, 2013 10:10 AM
32	1975 [30-40yrs old]	Nov 12, 2013 5:28 PM
33	1947 [60-70yrs old]	Nov 10, 2013 2:08 PM
34	1953 [70-80yrs old]	Nov 9, 2013 9:57 AM
35	1975 [30-40yrs old]	Nov 8, 2013 4:16 PM
36	1947 [60-70yrs old]	Nov 8, 2013 8:51 AM
37	1958 [50-60yrs old]	Nov 8, 2013 8:24 AM
38	1975 [30-40yrs old]	Nov 8, 2013 7:10 AM
39	1957 [50-60yrs old]	Nov 7, 2013 7:54 PM
40	1970 [40-50yrs old]	Nov 7, 2013 6:33 PM
41	1943 [60-70yrs old]	Nov 6, 2013 5:49 PM





**Page 2, Q5. How satisfied or dissatisfied are you with your experience of living in Whiting?**

1	great community who cares about all ages	Jan 10, 2014 10:25 AM
2	dirt roads don't get graded enough	Dec 13, 2013 1:52 PM
3	taxes are reasonable, lots of open space, good people, quiet	Dec 13, 2013 10:18 AM
4	peaceful and quiet, like the neighbors, love the land, gardening, woods and birds	Dec 13, 2013 9:41 AM
5	small community. great neighbors.	Dec 11, 2013 2:54 PM
6	small town not too much politics	Dec 11, 2013 2:01 PM
7	house taxes due at a time when retired have to wait till after income tax return to pay house taxes and to pay a penalty	Dec 11, 2013 1:53 PM
8	A beautiful spot where we raised our family. The quiet peacefulness and privacy. The mix of farmland, woods, wetland, Otter Creek. We love to garden and watch the birds and wildlife.	Dec 2, 2013 3:33 PM
9	Love it here but the recent EEE situation scares me.	Nov 30, 2013 10:20 AM
10	The physical setting is nice. The local store's hours are accommodating and the selection is good for a small store. The store can be a good place for the community to connect. The library should be more accessible. There is a need for a community gathering place and better wi-fi access.	Nov 22, 2013 4:41 PM
11	I feel safer. I know a lot of people.	Nov 20, 2013 10:35 AM
12	Nice small town to raise children in. We sometimes find ourselves wanting more action for our family to attend, but all in all we like it here.	Nov 19, 2013 2:50 PM
13	I really like the sense of community. When there is a community event such a high percent of our citizens show up. I like the country feel while being so close to bigger towns such as Middlebury and Brandon.	Nov 12, 2013 5:28 PM
14	It is a wonderful and supportive community. The people in the community inspire me to stay in the community.	Nov 8, 2013 4:16 PM
15	I would have answered "very satisfied" but there has been heavy traffic due to the small farms aggregating into a few very large farms with farm trucks traveling farther making noise and spewing dirt and dust.	Nov 8, 2013 8:51 AM
16	Nice quite town.	Nov 8, 2013 7:10 AM



Page 2, Q6. How strong is the sense of community in Whiting?

1	the sense of community has grown a lot over the 10 years we've lived here. People sort of keep to self yet make you feel part of all that goes on here.	Jan 10, 2014 10:25 AM
2	Still getting to know everyone. Everyonw I met has seemed great.	Dec 13, 2013 10:32 AM
3	A portion of the community is extremely strong, many would like to be but are working so hard there is limited time. A small number just aren't community oriented.	Dec 13, 2013 10:18 AM
4	for the core of the whiting social fabric, it appears very strong. For those on the periphery, significantly less so	Dec 13, 2013 9:41 AM
5	depends on who you talk to i don't think the community sense is a as strong as it used to be	Dec 11, 2013 2:54 PM
6	i dont know	Dec 11, 2013 1:48 PM
7	I think there is a strong sense of community in Whiting. The fact that one might live in an isolated spot and commute to work makes it harder to spend time with neighbors. Farming is a difficult occupation and I think there is some resentment from those who farm to those who make their living in other ways. There is a feeling that if you are different, perhaps you are a vegetarian, or don't hunt, that you aren't accepted. But I think as a community, Whiting can come together as a group when motivated. I am thinking of the time Whiting fought to keep their elementary school when it was suggested it close and Whiting students go to the Cornwall school. And of the time the Addison Co. Waste District tried to site a dump near the Cornwall Swamp and Otter Creek and Rt. 30 and the town rose up together and fought ti.	Dec 2, 2013 3:33 PM
8	Unless one is involved in the church, school, or fire department, it is difficult for new people to get to know other members of the community.	Nov 22, 2013 4:41 PM
9	People get together, have community meals, work together to put on celebrations, bingo, school programs and exercise program. Also have firemen's auctions.	Nov 20, 2013 10:35 AM
10	I work a lot in the surrounding towns and it seems that they are more involved than we are. Maybe it is because we do not have many people to begin with, but seems like we could have more community strength.	Nov 19, 2013 2:50 PM
11	When someone in the community is in need everyone comes out to help. The challenge is that there is not real central place to see people other than the store or post office if you don't have a child in the school.	Nov 8, 2013 4:16 PM
12	I have little in common with the people here.	Nov 8, 2013 8:51 AM
13	Not involved with the town personally but the majority of the people in town especially with children appear to have a good sense of community.	Nov 8, 2013 7:10 AM

**Page 2, Q7. In your opinion, what are Whittings strengths as a place to live? Choose your TOP THREE.**

1	this is a great place to raise our future generations, with quality child care, small school and an outstanding high school option	Jan 10, 2014 10:25 AM
2	chance to assert our values and try to live or them, ex: solar panels on our house, living nativity, whiting food shelf, etc.	Dec 13, 2013 9:41 AM
3	except for motor bikes	Dec 11, 2013 1:48 PM
4	it is getting less affordable.	Nov 8, 2013 8:24 AM

**Page 2, Q8. In your opinion, what are Whiting's weaknesses as a place to live? PICK YOUR TOP THREE.**

1	EEE/West Nile virus - this can be handled and managed with knowledge and precautions, but it has the potential to depress property values if not addressed	Dec 13, 2013 9:41 AM
2	Not entirely sure. I love Whiting. It's where I grew up. I love coming back home from school to my community.	Dec 8, 2013 2:25 PM
3	The DSL/Internet service installed by Shoreham Phone Co. and owned by OTT Communications now is a bit slow and pricey for what you get. More expensive and slower than my office in Middlebury. Cell phone service is also very weak and spotty. Stronger cell reception would help. I am self employed and could locate my office in Whiting, but both of the above are problems.	Dec 2, 2013 3:33 PM
4	We do not need a library. A small town like Whiting is unable to fund such a project without a major rise in taxes. There is also not enough legitimate demand to support such a building.	Nov 8, 2013 7:10 AM
5	Safe walking/cycling options I'm including in the public recreation options.	Nov 7, 2013 6:33 PM



Page 2, Q9. How promising is the future of Whiting?

1	the future of Whiting will always be promising just b/c of where it is. Jast as is, all of Vermont. As long as the country as a whole is doing well, so will we.	Dec 13, 2013 2:07 PM
2	proximity to middlebury	Dec 13, 2013 1:52 PM
3	I really believe the State of VT is making it more difficult for small towns to survive. I think the school will close. Whiting will become more of a bedroom town in population. Out farming acerage will shrink thus promoting more bedroom living.	Dec 13, 2013 10:18 AM
4	Depends on whether we can keep the most important aspects (affordability, clean air, quiet) as we move forward. Once those key aspects are gone, it will be near-impossible to get them.	Dec 13, 2013 9:41 AM
5	as a beautiful rural town there's room for growth without too great an impact on the environment	Dec 11, 2013 3:45 PM
6	no plans to ride the towns reputation of having mosquitos that carry west Nile and triple e viruses, property values will drop	Dec 11, 2013 2:54 PM
7	off beaten path	Dec 11, 2013 1:48 PM
8	I think there is great potential for Whiting residents to work together and improve the standard of living in Whiting.	Dec 2, 2013 3:33 PM
9	The elementary school is underpopulated, but hopefully that is a temporary trend. The community has good things to offer.	Nov 22, 2013 4:41 PM
10	Have all the basic needs.	Nov 20, 2013 10:35 AM
11	We think the future of Whiting will always be here....it just may not be the same for my children as it has been to me. I can see our post office going away, town office (falling down) and the library just diminishing. Many years ago it was easy to fill the positions on the fire dept., because all the volunteers lived and worked near by, now many people work out of town. It's hard to attend a local fire when your an hour or more away.	Nov 19, 2013 2:50 PM
12	Maybe the cost of living rise in MB and Cornwall will encourage more higher income people to move farther south	Nov 17, 2013 10:10 AM
13	Due to the neighbor helping neighbor mentality and folks trying to encourage growth in our town-the library/town clerk building project	Nov 12, 2013 5:28 PM
14	I think Whiting needs to invest in more public resources to maintain the community feeling. Such as a place that is usable for full plays by the youth clubs, and indoor basketball court, a library that can be used in the winter. With these resources I think more people would be drawn to Whiting.	Nov 8, 2013 4:16 PM
15	Promising because tax rates are low and town is near Middlebury, a place with more jobs and shops, recreation. Not too promising due to school system.	Nov 8, 2013 8:51 AM
16	No large business other than farms to support jobs which reduces annual income for residents.	Nov 8, 2013 7:10 AM

**Page 2, Q10. What changes would most improve Whiting? Choose your TOP THREE answers.**

1	please continue spraying for mosquitos	Dec 13, 2013 1:41 PM
2	I think attempts to reduce the mosquito infestation and the expansion of wildlife refuge would improve whiting appeal. The north end of town is backed to a swamp full of coy dogs killing our wildlife and disrupting humans in daily activity.	Dec 13, 2013 10:18 AM
3	It would be really nice to have (a new library, community space), but not if we over-built out of our tax base, income support range or popular demand. Sheer numbers in Whiting are low (good thing from a quality of life standpoint), so there may not be enough demand for these services to make it economically viable to develop them.	Dec 13, 2013 9:41 AM
4	we need to become pro-active to tackle our problems with mosquitos	Dec 11, 2013 2:54 PM
5	none of the above except DSL internet	Dec 11, 2013 1:48 PM
6	Whiting has a proud history and tradition of farming. The town center should be looked at with this history and the role of the small Vermont town in mind. The town hall and Library could be improved...but if this is done it really should reflect the qualities that make Vermont special and draw people to live here. Modern buildings without the proper traditional design will ruin the town center. There is a lovely church...and the Post Office was once a wonderful country store. There is a cute old building used only for storage next to the town hall. And the library is a classic Vermont structure. Again, if improvements are made without keeping this classic Vermont tradition in mind...they will reflect poorly on the town.	Dec 2, 2013 3:33 PM
7	Whiting could be made more visually attractive -- maybe a small green or someday a town hall that isn't so ugly. Bike tours, both commercial and individuals go through Whiting -- what if we afforded a small shady spot where they could stop and rest, find water and maps, have an unmanned snack stand with an honor-system pay box, proceeds to go to the school or town?	Nov 17, 2013 10:10 AM



**Page 3, Q11. In what town do you work?**

1	and whiting	Jan 10, 2014 10:28 AM
2	retired	Jan 10, 2014 10:21 AM
3	retired	Dec 13, 2013 2:25 PM
4	and all others, as a builder	Dec 13, 2013 2:10 PM
5	and Middlebury	Dec 13, 2013 1:58 PM
6	retired	Dec 13, 2013 1:43 PM
7	retired	Dec 13, 2013 1:38 PM
8	retired	Dec 13, 2013 1:26 PM
9	retired	Dec 13, 2013 10:20 AM
10	montpelier	Dec 11, 2013 3:43 PM
11	retired	Dec 11, 2013 1:55 PM
12	retired	Dec 11, 2013 1:51 PM
13	Retired, used to work in Middlebury	Nov 20, 2013 11:18 AM
14	All sorrounding towns.	Nov 19, 2013 3:10 PM
15	Essex	Nov 8, 2013 4:22 PM

**Page 3, Q12. If you work in Whiting, which applies to you?**

1	retired	Dec 13, 2013 1:43 PM
2	retired	Dec 13, 2013 1:26 PM
3	Work out of town.	Nov 19, 2013 3:10 PM
4	I telecommute one day per week. The other days I travel to Essex Vermont to work.	Nov 8, 2013 4:22 PM
5	I work for a company in Brandon, but my office is in my home.	Nov 8, 2013 8:41 AM

**Page 3, Q15. If you answered yes to question 14, what type of business is it?**

1	child care	Jan 10, 2014 10:28 AM
2	non-profit - chartible	Dec 13, 2013 10:04 AM
3	Consulting	Nov 10, 2013 2:15 PM

**Page 3, Q16. If you own your own business in Whiting or are interested in owning your own business, what of the following services would help you start or expand your business? Check your top THREE.**

1	how could someone successfully start a business in Whiting?	Dec 13, 2013 1:43 PM
2	suggestions: compile a Whiting directory on the diversity of people whi actually live here, inform and inspire current and future Whiting residents - occupations, skills, interests etc. This would be a low cost, locally run effort to inventory the interests and skills that are here already - put it out to people and let them take it from there. The problem with tax abatement is that it shifts the tax burdens onto others	Dec 13, 2013 10:04 AM
3	Retired	Nov 20, 2013 11:18 AM
4	I am not interested in owning my own business	Nov 12, 2013 5:39 PM

Page 3, Q17. The village commercial area of Whiting is identified in our town plan and zoning regulations as being at the junction of Route 30, the Shoreham-Whiting Road and Leicester-Whiting Road, extending less than half a mile in all four directions.

Currently there is access to a water system in the vi...

1	we need a gas station stop flooding swamps recreation without mosquitos library	Dec 13, 2013 1:54 PM
2	If things were kept clean.	Dec 13, 2013 1:43 PM
3	I am wary of over expansion beyond that which our population can support affordably, over time. For instance, at the Town Meeting tow years ago, i really like the idea of the new library/town clerks office/little red school house restoration. However now with the continued economic stagnation for the 99%, plus the presence of many seniors in neighboring towns, I am concerned that 'development' in Whiting might not be economically sustainable. For example, the bookstore and the healthy foods vite/herbs in Brandon both went bankrupt - not enough custormer base.	Dec 13, 2013 10:04 AM
4	no answer	Dec 11, 2013 2:04 PM
5	none worth restoring	Dec 11, 2013 1:51 PM
6	Again, restoring the Whiting village to reflect it's traditional values is most important. Libraries, places to meet, educational opportunities are wonderful...but I wonder on the small scale of Whiting...what of these are practical. It doesn't make sense to duplicate services available nearby. Designing a Town Green or center in conjunction with the Town Hall, Library, Church, General Store/Post Office at the junction of Rt. 30 and Whiting/Leicester road would be quite wonderful. If it could be done and look as if it had always been there. That is match what you would expect of a small Vermont town center.	Dec 2, 2013 3:49 PM

**Page 3, Q18. Looking to the future, Whiting could choose to write it's planning and zoning documents to better support new businesses (both home-based businesses and non-home based businesses). This could be done with correlating design standards and other guidelines to allow businesses that residents thought...**

1	i really like the idea of solar/wind/alternative energy	Jan 10, 2014 10:28 AM
2	combo cafe, deli, internet cafe, bakery coffee shop	Dec 13, 2013 2:01 PM
3	A number of business on this 'wish list' are already in Whiting at some level of activity. Others are available in surrounding towns.	Dec 13, 2013 10:04 AM
4	not answered	Dec 11, 2013 3:43 PM
5	small restaurant, diner	Dec 11, 2013 2:58 PM
6	no answer	Dec 11, 2013 2:04 PM
7	Small businesses that fit the current landscape would be best.	Dec 2, 2013 3:49 PM
8	How about a B&B or better a hostel where cyclists could stay cheaply? People staying overnight would be likely to shop at the store or bookshop.	Nov 17, 2013 10:17 AM



**Page 3, Q19. What types of businesses would you like to keep out of Whiting and Why?**

1	We don't need a child care center, we cant' even keep local, legal childcare working full time our population is too small for that	Jan 10, 2014 10:28 AM
2	no answer	Jan 10, 2014 10:21 AM
3	no answer	Dec 13, 2013 2:25 PM
4	no answer	Dec 13, 2013 2:14 PM
5	anything potentially harmful to the planet and polluting	Dec 13, 2013 2:10 PM
6	no answer	Dec 13, 2013 2:01 PM
7	no answer	Dec 13, 2013 1:58 PM
8	no answer	Dec 13, 2013 1:54 PM
9	no answer	Dec 13, 2013 1:43 PM
10	no answer	Dec 13, 2013 1:38 PM
11	no answer	Dec 13, 2013 1:26 PM
12	no answer	Dec 13, 2013 10:34 AM
13	no answer	Dec 13, 2013 10:30 AM
14	no answer	Dec 13, 2013 10:20 AM
15	Polluting and energy intensive - these tend to leave a legacy of health and environmental problems. (water, air, ground, noise) in our opinion, the best opportunities for Whiting would involve new and creative ideas coming from the talents and connections of Whiting residents, with more connections between us. Not from a list such as this which, while appealing, shows business that depend on a certain critical mass - numbers of people are amounts of money - that is not present here.	Dec 13, 2013 10:04 AM
16	any business where pollution concerns couldn't be controlled 100% due to poor infrastructure-automotive, manufacturing, etc.	Dec 11, 2013 3:48 PM
17	none	Dec 11, 2013 3:43 PM
18	manufacturing - i prefer to think of Whiting as an agricultural town	Dec 11, 2013 2:58 PM
19	no answer	Dec 11, 2013 2:04 PM
20	no answer	Dec 11, 2013 1:59 PM
21	no answer	Dec 11, 2013 1:55 PM
22	all	Dec 11, 2013 1:51 PM
23	Gas Pipelines or large scale Factory Farming would be bad. Infrastructure should not benefit some while destroying the peace of mind and lowering the	Dec 2, 2013 3:49 PM

**Page 3, Q19. What types of businesses would you like to keep out of Whiting and Why?**

quality of the lives of others. The landscape of Vermont is a fragile and endangered treasure. Gas pipelines for the benefit of multinational corporations in adjacent states have no place here. Just as burning tires was bad for the health of Vermonters west and downwind of International Paper in Ticonderoga, NY...a gas pipeline through Addison County will only devalue the land of property owners it crosses and create stress that will downgrade the quality of life in Addison County.

24	Noisy or disruptive businesses. Anything to do with extra foul odors,we have enough of that.	Nov 30, 2013 10:27 AM
25	N/A	Nov 26, 2013 11:23 AM
26	Large slaughter house, large chicken and pig businesses create too much odor.	Nov 20, 2013 11:18 AM
27	Walmart	Nov 19, 2013 3:10 PM
28	big commercial buildings, this is a small and quiet community and it should stay that way.	Nov 17, 2013 8:41 PM
29	Anything that makes noise, air or water pollution or high truck traffic	Nov 17, 2013 10:17 AM
30	Any business that may shut down and leave an empty unproductive building-a warehouse type building that would have no other use if a business were to shut down.	Nov 12, 2013 5:39 PM
31	Walmart, McDonald and similar	Nov 10, 2013 2:15 PM
32	I don't know. Without growth residents go outside of their area to do a lot of their recreational,business and shopping. To have a couple of businesses to help keep people in the town to do local trade. Prices get way out of whack when you have no other ways to keep their customers in the area.	Nov 9, 2013 10:05 AM
33	I would want to make sure that the current businesses are supported so businesses like Deli's I would not necessarily encourage because there is already the Whiting Store.	Nov 8, 2013 4:22 PM
34	landfills, mega farming	Nov 8, 2013 8:41 AM
35	NONE	Nov 8, 2013 7:19 AM
36	Petroleum or chemical businesses	Nov 7, 2013 8:11 PM
37	Any type of businesses that would adversely affect our senses. For example anything that would increase noise, have a bad smell, or just does not look pleasant in our town.	Nov 7, 2013 6:43 PM
38	Topless bar	Nov 6, 2013 5:55 PM



**Page 3, Q20. In your opinion, how important are design standards for business developments (i.e. size, scale, mass, siting, materials)?**

1	they need to fit into the charm of a small town, no sky reaching 30 floor buildings	Jan 10, 2014 10:28 AM
2	For safety and aesthetics, clearly important. However, this sounds like it would lead to a 'Whiting Plaza' with cookie-cutter stores...just what we moved here to get away from We have benefited from discussing these questions and filling out the survey, as it has helped us to clarify what we value most aabout living here (affordability, space, rural qualities) and to be realistic about efforts to try to tmake Whiting village area more 'developed'. Out competitive advantages compared with neighboring towns include affordability and the fact that we have access to services in nearby larger (and more expensive)communities. Towns like Middlebury are pricing themselves out of reach of more and more middle/working class families. Don't want this to happen to Whiting! (Also, see the many abandoned/vacant stores in Brandon...)	Dec 13, 2013 10:04 AM
3	especially in a town our size and impact on our rural character and visual environment	Dec 11, 2013 3:48 PM
4	Nothing should be built standards like this in place. Once the wrong factory, or factory farm, or gas pipeline are in place ... there is no going back. All these things should be discussed openly with the most public input possible.	Dec 2, 2013 3:49 PM
5	Important to check standards that Whiting people want.	Nov 20, 2013 11:18 AM



## Appendix B Listing and Map of Whiting Historic Structures

### HISTORICAL BUILDINGS IN WHITING

1. House, c. 1830 classic cottage, gable roof, 1 3/4 stories. Built by Thomas McNeil presently owned by Robert Malone. Features: Italianate porch, Related carriage barn, farm shop, privy.
2. House, c. 1835/c. 1870 Vernacular-Italianate style, gable roof, 2 1/2 stories. Built by Tyler Stickney. presently owned by Keith Mattison. Features: Italianate porch, applied woodwork, kneewall window, distinctive door. Related carriage barn, farm shop, shed.
3. House, c. 1830 Classic Cottage. Built by Ebenezer Wheelock presently owned by David Carlson. Features Queen Anne porch.
4. House, c 1905 Vernacular-Colonian Revival style, gable roof, 1 1/2 stories. Built by Dr Aaron Mack presently owned by Marcel Page. Features: recessed porch, rafter tails, distinctive dormer, gazebo, Queen Anne porch. Related carriage barn.
5. Carriage barn, c. 1865. Built by Dr Aaron Mack presently owned by Marcel Page. Features: peaked entry lintel, related ground stable barn, house, milkhouse. Features: ventilators.
6. House. C 1845. Built by G Pond presently owned by Roger Quesnel. Georgian plan. Features: transom, sidelights. Related carriage barn, ground stable barn, milkhouse.
7. House, c. 1810 Possible built by Elijah Kelsey presently owned by Robert Wadsworth. Federal style, Georgian plan. Features: gable fan, Italianate porch. Related garage, carriage barn. Features: Carriage bays.
8. House, c 1870 Built by Volney Kelsey presently owned by Rich Iffland. Sidehall plan, 2 1/2 stories. Features: Italianate porch, bay window, distinctive door
9. House, c 1830 Built by Calvin Kelsey presently owned by Jacob Emmons. Vernacular-Federal style, gable roof, 2 1/2 stories. Features: sidelights, fretwork.
10. Baptist Church, 1843/c. 1885 Gable roof, 1 1/2 stories presently owned by the Town of Whiting to be used as a Town Library. Features: transom, ridge tower, stained glass, Queen Anne window.
11. Whiting Community Church, 1811/1832 Architect/builder: Hezekiah Scovel. Greek Revival style, gable roof, 2 stories. Features: corner pilasters, belfry, spire, weathervane, transom, wall pilasters, enriched cornice, paneled entry pilasters, enriched entry entablature, round arch window, distinctive door. Related cemetery
12. House. C/ 1845 Gable roof, 2 1/2 stories Built by Stukley Stone presently owned by Ronald Hornbeck. Features: fretwork, Queen Anne porch. Related late bank barn.

13. House, c 1790 Vernacular-Federal style, Georgian plan. Built by Jeremiah Parker presently owned by Sue Parnell. Features: central chimney, sidelights. Related shed, shed. Located on the Crown Point Military Road and used as a tavern during the Revolutionary War.
14. House, c. 1825. Federal Style, Georgian plan. Built by F. D. Pierce owned by Webster family presently owned by Wilson Yetter. Features: Entry fanlight, sidelights, cornerblocks.
15. House. C. 1915 Vernacular-Bungalow style, gable roof, 1 story. Present owner Pamela Sheldrick. Features: rafter tails, stickwork. Related carriage barn.
16. House, c. 1830 Vernacular-Federal style. Gable roof, 2 ½ stories. Possible built by Asner Nichols presently owned by Jeannine Gill. Features: gable fanlight, entry pediment, entry pilasters. Related shed.
17. Town Hall, 1906. Pressed stone, gable roof, 2 ½ stories. Features: name inscription, date inscription, splayed entry lintel.
18. Old Red School House. C 1855/c. 1895. Gable roof, 1 story. It closed about 1950. Features: transom, ridge tower, bank of windows, belfry. Presently used for storage.
19. Shop, c 1850 Gable roof, 1 ½ stories. Built by Ephraim Seeley presently a residence by Claire Seminario. Features: carriage bays. Related house. Features: Queen Anne porch.
20. Late Bank Barn, 1911 Gambrel roof. Built by Bowman Crosby and presently owned by Guy Chicoine. Features: Polychrome slate, name inscription, date inscription, ventilators. Related stable, carriage barn.
21. House, c. 1850 Vernacular-Greek Revival style, Georgian plan. Built by J. B. Walker and presently owned by Leo Lamoureux. Features: transom, sidelights, paneled entry pilasters, reveals, Colonial Revival porch. Related carriage barn.
22. House, c. 1845 Greek Revival style, gable roof, 2 ½ stories. Wells/Webster House which house the Town Clerk's office for many years. Presently owned by Robert Wood. Features: full entablature, corner pilasters, entry entablature, entry pilasters, reveals, sidelights. Has been remodeled in the past 10 years.
23. House, c 1850 Vernacular-Gothic Revival style, Classic Cottage. Built by Jeremiah Hall presently owned by Kim Ehritt. Features: Gothic wall dormer, peaked lintelbords, peaked entry lintel.
24. Farm: Built by Daniel Washburn presently owned by Mike and Larry Wilbur. A. House, c 1870, b. Carriage Barn, c 1870, c. Shed c 1875, d. Granary, c 1870, e. Granary, c 1870, f. Granary, c 1870, g. Barn, c 1870, h. Ground Stable Barn, c 1950, Features: hoist. I. Shed, c 1970, j. Farm shop, c. 1910, k. Carriage Barn, c 1910, l. silo, c 1950, m. Silo, c 1950

25. Ground Stable Barn, 1910 built by Arnon Needham. Presently owned by Crawford Farm.  
Features: polychrome slate, name inscription, date inscription, ventilators, unusual silo, wood silo. Related house. Features: full entablature, corner pilasters, kneewall window.
26. Store, c. 1850 Gable roof, 2 ½ stories. Built by Ephraim Seeley presently owned by John Travis and houses a residence, post office and book store. Features: porch
27. House built in 1836 by John Branch Jr presently owned by Wilson Simonds. A Post and Beam house.

Location of Whiting Historic Structures

