

Exhibit LH-7 Municipal Plan Excerpts

# **2018 MARSHFIELD TOWN PLAN**

Adopted August 21, 2018

areas (Public Water Source Protection Areas or PWSPA) for public water supplies within the Town of Marshfield. One is for the village water supply, which is located on Folsom Hill Road. Wellhead Protection Areas have also been designated for systems within the Groton State Forest, Twinfield Union School and the Onion River Campground. Water systems are also located in the south center portion of Marshfield near the Plainfield line and east of Route 2 on the east side of Maple Hill, and in Plainfield Village. Each PWSPA has a written plan developed by the Water System Operator. Implementation of the plan involves cooperation with landowners of the protected areas, and certain activities within PWSPA's may be restricted in accordance with state and federal regulations.

As mentioned in the previous chapter, wellhead protection areas (WHPA) delineating recharge zones for public water supply aquifers have been prepared by the State. The Town must be vigilant regarding land use within the zones if it is to avoid costly and inconvenient problems in the future.

It is also important to note that any private wells drilled into granite bedrock in the eastern portion of the town may have elevated uranium levels and although private wells are not subject to the same rules as public water sources, residents may wish to have water from such wells tested to determine if the uranium level is safe.

### **C. ELECTRICITY**

Marshfield residents receive their power from Green Mountain Power Corporation (GMP), or Washington Electric Cooperative (WEC). GMP is the region's largest utility. WEC is a member-owned utility managed by an elected, nine-member board. GMP operates a 5 mw hydroelectric station located on the Cabot Road.

### **D. SOLID WASTE**

Marshfield is a member of the Northeast Kingdom Solid Management District which is a cooperative effort among northeastern cities and towns to ensure cost-effective and environmentally sound waste management programs.

### **E. TELECOMMUNICATIONS**

Telephone service is provided by Fairpoint New England. Cellular access is provided by multiple telecommunications companies. With the increasing demand for cellular capabilities comes an increasing demand for cellular towers. It will be important to balance aesthetics, signal quality, health, business and personal needs when deciding whether, and where, to site additional telecommunication towers.

Developers of telecommunications facilities currently have the option of having their projects reviewed by the Marshfield DRB or by the Vermont Public Service Board (PSB). The PSB Section 248 review evaluates the project to see if it merits approval for a Certificate of Public Good. PSB must give substantial deference in making its determination to land conservation measures in the plans of the affected

municipalities, as well as the recommendations of the municipal and regional plans. Marshfield currently has a Wireless Telecommunications Facilities Bylaw. The Telecommunication Bylaw includes the purposes for the bylaw. Said purposes are adopted by reference in this Town Plan and are meant as a guideline for any Section 248 review.

#### **F. HEALTH AND EMERGENCY SERVICES**

The Fire Station was constructed in 1990 in the Village almost directly across US Route 2 from the former station now in private ownership. The Fire Department celebrated its 100<sup>th</sup> anniversary in 2009. In 2016, the Department responded to 47 calls, with the majority (17) being motor vehicle accidents. The Fire Department has one pumper (1991) and one tanker (1996). The firefighters are volunteers, with mutual aid among the towns of Cabot, Plainfield, Walden and East Montpelier. Ambulance service is provided by Cabot Emergency Ambulance Service and the Plainfield FAST squad. The service also responds to calls from Cabot, Walden and Plainfield. East Montpelier Ambulance Service provides backup.

Marshfield is part of the Statewide E-911 program. All roads have official names and all residences a number to allow emergency service providers to find callers even if they are unable to give their location. The state police and the Washington County Sheriff's Department are relied upon to provide services, including speed control, in the town of Marshfield.

The Plainfield Health Center is widely used by Town residents. The Health Center maintains a growing staff of health care professionals and provides comprehensive medical care, dental care, psychological services, medications, laboratory services, physical rehabilitation and health education/community services. Central Vermont Medical Center in Berlin and the Northeastern Vermont Regional Hospital in St. Johnsbury are the two nearest acute care hospitals.

#### **G. COMMUNITY SERVICES**

Various area agencies and other organizations serve special groups in Marshfield. These include: Washington County Youth Services Bureau, Central Vermont Council on Aging, Vermont Center for Independent Living, Retired Senior Volunteer Program, Central Vermont Community Action Council, Community Capital of Central Vermont, Battered Women's Services, Central Vermont Home Health Agency, Inc., Sexual Assault Crisis Team, Vermont Green-Up, Inc., and Central Vermont Regional Planning Commission.

The Town of Marshfield is fortunate to be located within easy commuting distance to several institutions of higher education: Goddard College in Plainfield, Vermont Community College, the Vermont College of Fine Arts, and the New England Culinary Institute in Montpelier.

Electric Power:

- a. Town policy is to promote transmission and distribution lines which are designed to minimize negative impacts on natural and scenic resources.

Telecommunications:

- a. Town policy is to promote and require that proposed commercial satellite dishes, radio towers, antennae, and other transmission and receiving equipment are sited, designed, maintained and operated so as to minimize negative impacts on natural and scenic resources.
- b. Encourage the expansion of broadband availability to residents.

Education:

- a. The Selectboard should engage in planning activities with the administration at Twinfield Union School to continually plan for providing access to high quality educational and vocational opportunities.

Recreation:

- a. The Selectboard should establish a commission to participate in and make a recommendation on the feasibility of connecting the Town's planned or existing transportation/recreation paths, including the old railroad bed, to those of other communities in the region.
- b. The Selectboard should work closely with the Department of Forests, Parks and Recreation to ensure that Groton State Forest provides the maximum recreational opportunities for the citizens of Marshfield.
- c. Enhance the Town's web site by making available information on the various types of public recreational opportunities available locally.
- d. The Selectboard should continue to monitor effort to create a Cross Vermont Trail, and if appropriate form a subcommittee to participate in the development of the initiative.

Municipal Property:

- a. The Selectboard will continue to provide funding for present and future development of recreational opportunities on town owned property.
- b. The Selectboard will explore the possibility of acquiring additional land abutting present active cemeteries.

Government Services:

- a. The Selectboard will ensure adequate and reliable government services are available to Marshfield residents at reasonable costs.

Source: U.S. Census S2403								
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With Marshfield's continuing transition from a resource-based economy to a commuter economy, the land has declined as a source of significant economic activity. Marshfield, like most Vermont towns, has lost much of its agricultural base, and in 2000 trailed the State average of residents employed in agriculture, quarrying and forestry (see Table 8). Overall job mix is now much like the region and the state.

As Table 10 suggests, self-employment plays a significant role in Marshfield's economy. Home employment is important too, and probably growing with the emergence of "telecommuting." As of 2010, 13.5 percent of Marshfield's workforce was based out of the home, down 1.5 percent since 2000.

<b>Table 10*</b>						
<b>Employment by Organizational Category</b>						
	2000 Marshfield		State		2010	2015
	#	%	#	%		
Private Wage & Salary	507	64.8	238,678	75.3	256,612	257,167
Government Workers	156	19.9	45,010	14.2		
Self Employed	120	15.3	33,446	10.5		

Source: U.S. Census

### **III. MARSHFIELD HAS A MIX OF INCOME LEVELS**

For decades Marshfield has displayed statistics which reflect a degree of economic distress. This trend appears to have reversed since 1990. Poverty levels, which began to decline in the 1980's, continue to decline and in 2000 the poverty level in Town was below that of the State level (see Table 12). A total of 33 families were considered in poverty by the US Census in 2000. In 2005, 8 families were in the Reach-Up Program (formerly ANFC) and 41 households received food stamps. Income levels in 2000, while still below average for the Washington County and the State, have improved at a rate somewhat above the rest of the region. In 2007, the median adjusted gross income (after tax deductions), as determined by the Vermont Department of Taxes, continues to be

## CHAPTER 8

### ECONOMIC DEVELOPMENT

#### I. OVERVIEW

A healthy economy is essential to maintaining Marshfield's quality of life. A diversified, dynamic, and sustainable economy provides employment, stimulates social and cultural interaction, and provides the resources for the provision of community services, education and infrastructure. On the individual level, a diversified economy offers greater opportunity for people to engage in satisfying and meaningful pursuits. Economic vitality is a balance between human, natural and capital resources and it is the interaction of these factors which determines the scale and intensity of growth and development.

Marshfield is a rural community with modest commercial and industrial activity. Like the rest of Vermont, Marshfield has evolved from an almost self-sufficient agricultural/manufacturing economy to a more complex mixture and pattern of economic activity. It is now, by all standards, a "bedroom community" - that is to say much of its resident workforce holds jobs in other cities and towns. Available data seems to indicate that small businesses are still an important element of the Marshfield economy.

Residents have voiced strong support for economic development that retains Marshfield's rural character and protects important natural resources. Economic development in Marshfield should maintain the quality of life provided by a landscape dominated by forests, farming, and many opportunities for outdoor recreation, while supporting the harvesting of forest products and other land based economic development.

In keeping with this philosophy, traditional economic growth should be encouraged in areas where infrastructure already exists or may be easily extended in order to minimize environmental degradation and costs to the taxpayer and developer. Marshfield Village is serviced by municipal water and sewer systems. Community facility planning must address possible infrastructure limitations in order to target the village area as logical traditional growth center. Further growth center analysis is required in town.

Encouraging business activities in the villages/growth centers also helps to reduce the likelihood of strip development along Route 2. Strip development leads to traffic, safety and environmental concerns, contributes to declining economic activity in the villages, and works to destroy the rural character of the Town.

Non-traditional economic growth, supported by use of the internet, is taking place in Marshfield. An increasing number of residents, many with home based businesses, are using the internet to sell products, services, or in-lieu of driving to the traditional place of work. Such economic growth is highly desirable because it is "clean" and generally provides a higher wage. The success of these non-traditional businesses is highly dependent upon the use of technology, particularly high speed reasonably priced internet access. Some Marshfield residents have enjoyed high speed internet access through their local phone company, Fairpoint Communications, for a number of years. Others are able

to access such service through Cloud Alliance, and other broadband service providers. However, there are still many unserved areas. The Vermont Telecommunications Authority is charged with providing broadband service to all Vermont residents.

## **II. CHILD CARE**

Ensuring accessible, affordable, quality childcare is important to sound economic development. Recognizing the reality that most families lead lives that require full or at least part-time childcare outside of their homes, childcare is seen as a community need.

Accessible, affordable and quality child care in the area affects parents' ability to enter the workforce, be productive while at work, and remain employed. In addition, the child care industry itself contributes to the local economy, through the jobs it sustains, the revenues childcare workers take in, and the taxes they pay.

Current childcare programs fulfill some of the need for after-school daycare, but there remains a need for full-day, high-quality year-round childcare programs for children of all ages.

Presently in Marshfield, childcare services are provided by four registered or licensed Family Child Care Homes or Day Care Facilities, and other non-registered facilities. The Twinfield Learning Center (TLC) provides services for children in grades 1 – 6, four days a week. Grant funds subsidize the cost of TLC's programming, making the childcare more affordable to Twinfield parents. Future funding is not secure, which could threaten the existence of this important program. Some parents seek child care in communities closer to where they work, such as Montpelier, Barre or St. Johnsbury.

It is in the interest of the town of Marshfield to encourage and support the creation of additional registered or licensed childcare facilities that meet the diverse work requirements of its working population.

## **III. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES**

**GOAL** To stimulate appropriate economic development and provide opportunity for individuals to establish locally based business ventures.

### **Objectives:**

1. To encourage development that creates jobs that pay livable wages.
2. Economic Development should reinforce traditional settlement patterns, protect rural character and revitalize village and growth centers.
3. To encourage economic development that promotes the viability of the working landscape – forestry and agriculture-related enterprises.
4. To promote accessible, affordable and quality daycare facilities for the children of Marshfield.

**MARSHFIELD WIRELESS  
TELECOMMUNICATIONS FACILITIES  
BYLAW**

Adopted March 4, 2003

### **1.3 Authority**

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

### **1.4 Consistency With Federal Law**

In addition to other findings required by this bylaw, the Board shall find that its decision regarding an application is intended to be consistent with federal law, particularly the Telecommunications Act of 1996. The bylaw does not:

- A. Prohibit or have the effect of prohibiting the provision of personal wireless services;
- B. Unreasonably discriminate among providers of functionally equivalent services; or
- C. Regulate personal wireless services on the basis of the environmental effects of radio frequency emissions to the extent that the regulated services and facilities comply with the Federal Communications Commission (FCC) regulations concerning such emissions.

### **1.5 Definitions**

[See Glossary of Terms included with this packet .]

### **1.6 Permitted and Prohibited Locations**

Wireless telecommunications towers or facilities may be permitted as conditional uses upon compliance with the provisions of this bylaw in the following zoning districts:

Village Residential  
Agricultural and Rural Residential

In addition, within the Village Residential district, only small scale facilities will be allowed as defined below.

Additionally, freestanding telecommunications towers or antennas not defined as small scale facilities, may not be located in any of the following locations:

- A. Within 100' or the height of the tower, which ever is greater, of a State or Federally designated wetland.
- B. The habitat of any State listed Rare or Endangered Species.

- C. Within 300' horizontally from any Historic District or property eligible to be listed on the Federal Historic Register.
- D. Closer than 200' horizontally to the boundary of the property on which the tower is located.
- E. Closer than 500' horizontally to any structure existing at the time of the application which is used as either a primary or secondary residence, to the property of any school, or to any other building.
- F. Within 100' or the height of the tower, whichever is greater, horizontally of any river or perennial stream.
- G. Within 500' horizontally of any known archeological site.
- H. Within 1,000' horizontally of a designated scenic road or highway.

### **1.7 Small Scale Facilities**

The placement of wireless telecommunications antennas, repeaters or microcells on existing buildings, structures, roofs, or walls, and not extending more than 10 feet from the same, or the installation of ground based facilities less than 30 feet in height, may be approved by the Development Review Board, provided the antennas meet the applicable requirements of this bylaw, upon submission of:

- A. A final site and building plan.
- B. A report prepared by a qualified engineer indicating the structure's suitability for the telecommunications facility, and that the proposed method of affixing the antenna or other device to the structure complies with standard engineering practices. Complete details of all fixtures and couplings and the exact point(s) of attachment shall be indicated, as well as any additional supporting equipment or facilities.
- C. For a facility to be installed on or within an existing structure, a copy of the applicant's executed contract with the owner of the existing structure.
- D. However, no such device may be located closer than 50' to an existing residence.

### **1.8 Application Requirements for Wireless Telecommunications Facilities not Covered Under Section 1.7**

An applicant for a permit must be a personal wireless service provider or FCC licensee, or must provide a copy of its executed contract to provide land or facilities to such an entity, to the Development Review Board at the time that an application is submitted. A permit shall not be granted for a tower or facility to be built on speculation.