

To: Castleton SB
From: Zak Hale
Date: 5/23/2022

Please see highlighted section of the Town Plan that gave me the idea for the Senior Care Facility on Sand Hill Road.

It is not that I chose the land for this project. While attending Castleton University I wanted to assist in economic development in the town. This piece of land had been for sale for 9 years and so I wanted to increase the Town's revenue by purchasing the land, developing it, and putting a for profit business on it to generate tax revenue.

The highlighted sections of the Town Plan that follow this letter, the economic development covenant on the property's deed, and other housing and economic development studies, are what gave me the idea for this project.

Zak Hale

INTRODUCTION AND OVERVIEW

VISION FOR THE FUTURE OF OUR COMMUNITY

The Castleton Town Plan is a framework and guide for reaching community goals. The policies and programs stated within this comprehensive plan were developed to preserve and protect the town's assets while providing a future vision for town officials, businesses, and citizens of Castleton.

The Plan should be a basis for community programs and decision-making. For example, it should influence the town's budget and capital expenditures, community development efforts, and natural resource protection initiatives. As required by law, it should also serve as a foundation for local land use controls such as zoning, subdivision, and health regulations. In terms of its significance in relation to State land use controls and growth policy, the Plan plays a key role. Vermont's Act 250 includes a provision for a review procedure through which all applications for a subdivision and development must pass. Furthermore, the Plan should be given full effect in all appropriate regulatory proceedings, such as Act 250, and Title 30, Section 248.

Statutory Authority and Requirements

The Castleton Town Plan is an integral part of the regional and statewide planning process. In adopting the Town Plan, citizens of Castleton may anticipate the future with the knowledge that a significant step has been taken in the development and preservation of their community.

Town Plan preparation is guided by the Vermont Municipal and Regional Planning and Development Act, "The Act". The Castleton Town Plan was prepared in conformance with all of the requirements in the Vermont Statutes.

Public Participation and Preparation of the Castleton Town Plan

Planning for the future is a continuing activity and should reflect new data, laws, technologies, planning concepts, and the changing needs and desires of the community. The Castleton Planning Commission has the responsibility for the preparation of the Town Plan. The Plan must be updated and readopted on an eight-year basis according to Vermont State Statutes.

Work began on the current update in 2016. In the course of developing the Plan, the Castleton Planning Commission and Town contracted for technical assistance with the Rutland Regional Planning Commission. The Planning Commission held public forums in order to obtain input from the public.

Regional Coordination

This plan recognizes that Castleton does not exist in isolation from the region and will be affected by what happens in the surrounding municipalities. The relationship between this plan and the development trends and plans for the surrounding area and the *Rutland Regional Plan* has been considered. For purposes of this Plan, the surrounding area includes the Towns of Fair Haven, Benson, Hubbardton, West Rutland, Ira, Poultney and Pittsford.

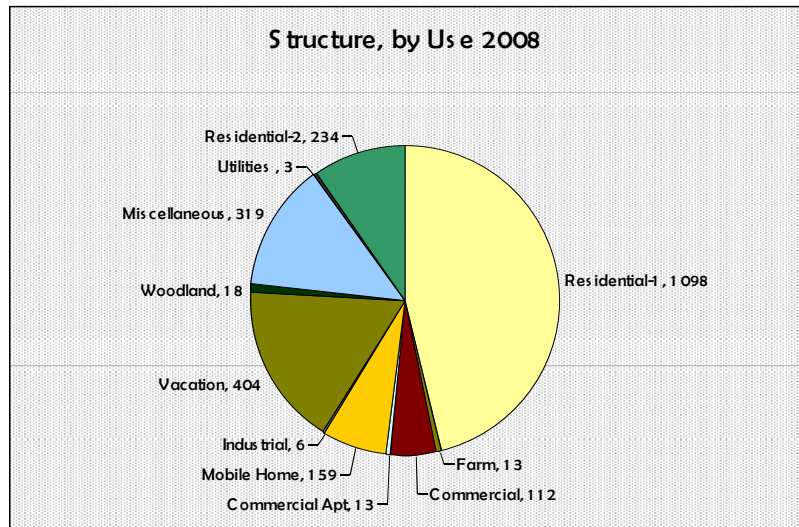
Review of the land use plans of surrounding communities suggests that the future land use pattern promoted by this Plan is generally compatible. Surrounding communities promote low-density land development and continuation of resource-based uses (such as agriculture) in outlying areas and higher density and commercial uses in existing built-up areas. Sensitive areas (such as flood plains) are also identified and targeted for conservation, as they are in Castleton.

LAND USE AND GROWTH

As new development opportunities present themselves, the Town of Castleton must balance preservation of its community and character with support of opportunities for economic growth in order to sustain the town's citizens and services. The Future Land Use Map, designating the boundaries of each district, is located at the end of this section.

Land Use Districts

The Land Use Districts, defined in the following paragraphs, are a guide for the growth and development of the Town of Castleton. The nine land use districts in Castleton are: Residential 20,000 sq. ft., Residential 40,000 sq. ft., Rural Residential 2 acre, Rural Residential 5 acre, Village Commercial, recreation/Commercial, Industrial, Water Source Protection and Flood Hazard. These land use areas provide for a variety of residential, commercial, and recreational opportunities for the future while considering local environmental constraints as well as existing land use patterns. Castleton encourages planned growth and concentrated development in those areas of the town which provide for higher density and which can provide the necessary infrastructure to more readily support development than more rural sections of town.



Source: 2000 US Census; VT Dept. of Taxes

Residential 20,000 Sq. Ft.

The Residential 20,000 sq. ft. district in Castleton is essentially the Castleton Village area described above. This area is built-out and contains the vast majority of Castleton's historic structures, municipal service buildings, and cultural amenities. Should additional land become available for development in the future through the acquisition of privately held parcels, changes in state land use regulations, or through other means, the residential 20,000 sq. ft. district's compact development pattern and municipal infrastructure make it among the most suitable areas for future development.

Residential 40,000 Sq. Ft.

The residential 40,000 sq. ft. district includes nearly the entire shoreline of Lake Bomoseen as well as a contiguous tract of land south of Hydeville and Castleton Corners and a smaller area east of Route 30 south of the Corners. While doubling the minimum lot size of the Castleton Village area, the 40,000 sq. ft. district does promote development of moderate density suitable to these areas close proximity to commercial enterprises and transportation corridors of moderate to heavy traffic.

- of the character of surrounding properties.
- ❖ Support use-value taxation, cluster subdivision techniques and other methods of conserving agricultural land and open space.
- ❖ Encourage the inclusion of greenbelts and common land areas in subdivision design.

COMMUNITY FACILITIES AND SERVICES

Community facilities and services are provided by the municipality for the health, benefit, safety, and enjoyment of the general public. High quality services and facilities such as schools, highway maintenance, police and fire protection, solid waste disposal, and town government administration have a significant effect on the local quality of life as well as the community's ability to accommodate development and grow in an orderly and appropriate manner. Careful planning is essential for community facilities and services in order to meet local health, safety, and welfare needs and community goals for future growth. If the facilities are at capacity, further development may strain them, causing financial burdens and environmental problems. The Castleton Town Plan shall promote and encourage the development of an integrated and efficient utilities infrastructure system to provide the services required by both commercial users and residents.

Castleton Free Library

The Castleton Free Library, a two story building located on Main Street, was established in 1897 by a group of interested citizens; it was incorporated in 1916. The Castleton Free Library currently has a five-member board of trustees, a Library Director (also serving as the children's librarian), a librarian in charge of the adult collection, and about 10 dedicated volunteers without whom the library would be unable to provide the high quality service that it does. The Castleton University Library is also available to Castleton residents.

Post Offices

There are three post offices within town boundaries serving Castleton residents: The Castleton Post Office, Bomoseen Post Office and Hydeville Post Office.

Castleton Post Office

The Castleton Post Office is located at 576 Main Street. As of this writing the office had no plans for expansion or relocation.

Bomoseen Post Office

The Bomoseen Post Office is located at 63 Route 4A West in the Castleton Four Corners area. The office has no plans for expansion or relocation in the foreseeable future.

Hydeville Post Office

The Hydeville Post Office is located at 912 Route 4A West. The office building was renovated in 1998/99 and there are currently no plans for expansion or relocation of the facility.

Castleton Community Seniors

Castleton Community Seniors Inc. (CCS) is a very active group that organizes a wide variety of activities and events year-round for people of all ages. Formed in 1998, one of the group's primary activities has been the development of a community center at the Historic Old Homestead building. A gift from the Alma Gibbs Donchian Foundation, the Castleton Community Center is located on Route 4A between Castleton Village and the Castleton Four Corners area.

Where municipal water is available, the rating is 7; areas outside of hydrant protection are rated at 9. Isolated areas are rated as unprotected.

Mutual Aid

The Castleton Volunteer Fire Department is a member of the Rutland County Mutual Aid Association. Membership enables the Castleton FD to call for members and equipment from towns in Rutland County should the need arise. Castleton's fire chief considers mutual aid agreements as a significant resource and is comfortable with the department's ability to meet present and future residential needs largely because of the existence of mutual aid agreements.

Castleton Highway Department

The Castleton Highway Department is located at 273 Staso Road and is staffed with four (4) full time employees and one (1) vehicle mechanic. The Department is responsible for the maintenance and improvements to approximately 72 miles of town roads, which include paving, guardrail installation, bridge repairs, signage, plowing, sanding & salting, tree & brush removal from the right of way, dust control and assist other town departments. The Department has an approved budget of \$1.1 million for fiscal year 2016-17.

Wireless Telecommunications Facilities and Services

Vermont towns and cities may regulate wireless telecommunications facilities for aesthetic and environmental reasons, but may not regulate their siting, construction and modification on the basis of potential radiation effects relating to health and interference. Traditional tools: planning, adopting reasonable bylaws, and relying on aesthetics, safety concerns (other than radiation) and character of the neighborhood provide communities with the best tools to regulate the location of wireless telecommunications facilities.

The Town of Castleton is committed to the protection of the quality of its aesthetic, natural, historic, and cultural resources as well as, above all else, the health, safety and welfare of Castleton residents. Given this paramount commitment, the Castleton Development Review Board will closely scrutinize all telecommunication tower and facility applications. The DRB will utilize all means at its disposal to ensure that the applicant is in compliance with all applicable federal, state and local requirements and can adequately demonstrate the necessity for siting of the telecommunications facility in the Town of Castleton.

Wastewater

Existing system

Town sewer is available to approximately 714 parcels or 1,100 users. The sewer service extends throughout the Main Street village center; along most of Route 4A and Route 30 north of the Four Corners including the senior housing project and part of the east shore of Lake Bomoseen; and, to much of Sand Hill Road. Some areas of the town are serviced by privately owned sewer lines.

Castleton's Waste Water Treatment Facility underwent a significant capacity upgrade in 1999. The system has a designed capacity of 540,000 gallons per day and utilizes state-of-the-art technology to process and disinfect the daily flow of effluent. The treatment plant operates as an Enterprise Fund in that it is funded and supported by users.

The collection of waste is handled by a main pumping station located on Main Street. Smaller stations are located in Hydeville, on Prospect Point Road, on Route 4A near the Iron Lantern Restaurant, at Sucker Brook, on South Street and at the Elementary School. The Town owns and maintains 62 grinder pumps on Route 30 north of the Four Corners.

required on projects adjacent to surface waters that go through the Act 250 land use permit review process, but for most development activity, buffer protection depends on local level decisions.

Towns have a clear legal authority under state statute to regulate riparian buffers. A buffer requirement could be included as a district standard, and the setback and buffer distance could vary depending on the nature of the district. The Agency of Natural Resources recommends a buffer zone width of 50-100 feet for streams and 100 feet for lakes, with greater or lesser widths possible.

Air Quality

Air quality has a great impact on the quality of life and the ecology of an area. Due to relatively low emission densities and relatively favorable meteorological conditions, ambient concentrations of locally generated pollutants are relatively low in Vermont by national standards. However, the Air Pollution Control Division has reported the Rutland area's particulate matter levels to be among the highest in the state, while 24 hour sulfur dioxide levels are higher than the Burlington areas. Nitrogen dioxide levels are comparable to or lower than other parts of Vermont. Overall, the Rutland Region's air pollution levels have not violated EPA standards for air pollutants. Town's like Castleton can help to maintain and improve air quality by promoting the use of public transit and carpooling, enforcing prohibitions on the burning of trash, and protecting forest resources, which can help to filter out a number of potentially harmful pollutants.

Open Space and Scenic Resources

In the course of planning for Castleton's future, it is important that the presence of high quality open space and scenic resources, broad scenic areas as well as scenic landmarks, are recognized and the integrity of such resources is preserved. Scenic resources have aesthetic, historical, and economic value. Siting of future construction as well as community facilities and infrastructure should always consider the potential impact on the aesthetic qualities of the community and preserve the undisturbed integrity, wherever possible, of Castleton's quality scenic and open space resources.

NATURAL RESOURCES GOALS, POLICIES, AND PROGRAMS

Agriculture and Forestry

Goal

Protect Castleton's farm and forest resources for future generations to enjoy.

Clean air and water, as well as intact forests and working farms are essential to the health and quality of life of all living things that inhabit a community

Policy 1

Maintain and improve the quality of important soils, such as agriculture and forestry soils, when considering the future development of the town.

Programs

- ❖ Discourage development in areas of important agricultural and forest soils.
- ❖ Preserve farm and forest lands and maintain the working landscape through conservation, agricultural easements, and land acquisition.
- ❖ Promote the use of acceptable soil erosion control measures in development of slopes in excess of 8%.
- ❖ In zoning bylaws, adopt a Fluvial Erosion Hazard Overlay District (as explained on p 29) and/or River Corridor protections to ensure that development in hazard areas is reasonably safe and

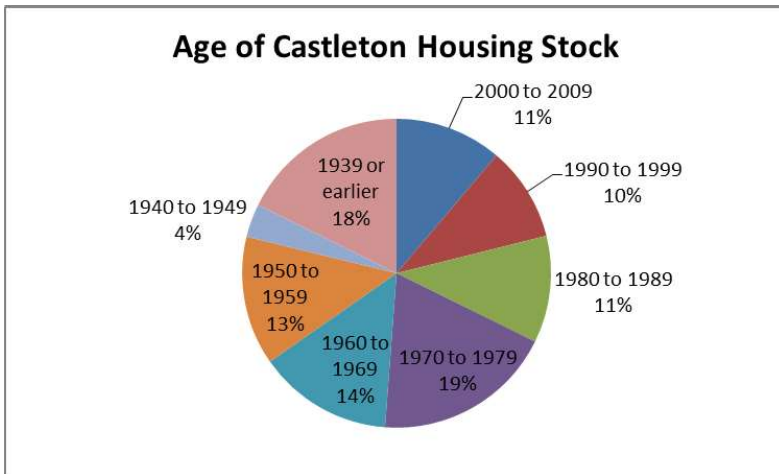
housing, is becoming an increasingly critical concern. A 2009 report by the National Low Income Housing Coalition entitled *Out of Reach*, found that in order for Vermonters to afford a modest two-bedroom apartment, including utilities and without paying more than 30% of income on housing, a household must earn \$3,046 monthly or \$36,553 annually.

According to the 2009 “Between a Rock and a Hard Place” report published by the Vermont Housing Council and Vermont Housing Awareness Campaign, the State of Vermont has the tightest rental housing market in the nation. The rental vacancy rate was 3.5%. The homeownership vacancy rate was 1.6%, the fourth lowest in the nation.

Homeownership in Vermont is also difficult for many credit-worthy households due to the high up-front costs of purchasing a home and the increase in median home sales prices in recent years. Castleton’s housing situation is influenced by the presence of Castleton University. In addition to the needs of permanent local residents, there is a demand amongst the student population for affordable rental units creating a larger market for rental housing than would be otherwise expected in a town of Castleton’s size.

Existing Conditions

Age of Housing



According to the 2014 Census, 18% of Castleton’s 2,216 total housing units were built before 1939, indicative of the historic nature of many homes in Castleton, particularly Castleton Village. However, with 1,467 housing units added since 1960, and the particularly significant growth during the housing boom of the ‘80s (562 units added), the majority of homes in Castleton are less than 50 years old. Figure 12 provides an overview of housing development in Castleton since 1939.

Source: 2014 ACS

Housing Stock and Occupancy Status

The total number of housing units in Castleton has increased from 2,026 in 1990 to 2,216 in 2010, a total of 190 units overall. 1,171 of Castleton’s 1,617 total occupied units (72%) were owned in 2010 while 446 were rented (28%). The number of seasonal homes in Castleton has decreased from 577 in 1990 to 497 in 2010, but still represents a substantial 22 percent of the town’s housing units.

	2000	2010
Total Housing Units	2107	2216
Total Occupied Units	1550	1617
Owner Occupied	1123	1171
Renter Occupied	427	446

... 0 bedroom unit†	\$12.44 or \$25,962 annually	\$14.71
... 1 bedroom unit†	\$13.71 or \$28,613 annually	\$16.07
... 2 bedroom unit†	\$17.38 or \$36,272 annually	\$20.68
... 3 bedroom unit†	\$21.65 or \$45,814 annually	\$25.95
... 4 bedroom unit†	\$26.40 or \$55,097 annually	\$30.87
Housing wage as % of state minimum wage (\$9.15), 2015		
... 0 bedroom unit†	136%	161%
... 1 bedroom unit†	150%	176%
... 2 bedroom unit†	190%	226%
... 3 bedroom unit†	237%	284%
... 4 bedroom unit†	289%	337%

Castleton has publicly-assisted housing with limited subsidies. Castleton Meadows on Route 30, run by Eastpoint Properties, shelters 41 elderly individuals. Parson's Hill on Route 4A, provides housing for 12 low-income families and had a 20-year subsidy that expired in 2002, with five-year renewable periods thereafter.

Impact of Castleton University

Castleton University affects the town's current and future housing inventory in several ways. For the 2015-16 academic year the enrollment was 2246 students (1955 undergraduate and 291 graduate). 1100 students were housed on campus. Thus, with on campus student housing at a premium, many students must either commute or rent apartments off campus. As a result privately owned residential dwellings have been turned into rental units by their owners to accommodate the overflow. In some instances this has taken affordable housing off the market. Coupled with faculty housing requirements, the need for off campus student housing continues to put pressure on the town's ability to provide affordable permanent housing.

HOUSING GOALS, POLICIES, AND PROGRAMS

Goal

Provide a variety of housing options that meet the needs of diverse social and income groups and is located conveniently to employment, services, retail centers, and educational and recreational facilities. A sufficient supply of quality housing is necessary for any community that expects to have strong, healthy families and a stable workforce.

Policy 1

Collaborate with not-for-profit housing organizations, government agencies, private lenders, developers and builders in pursuing options and meeting the housing needs of local residents.

Programs

- ❖ Establish working relationships with the Rutland County Community Land Trust, NeighborWorks of

Western Vermont and Housing Vermont.

Policy 2

Ensure that individuals with special housing needs, including the elderly, those with physical or mental disabilities, single parent households, as well as low and moderate-income households are able to attain suitable and affordable housing.

Programs

- ❖ Locate affordable and special needs housing in areas with access to appropriate services.

Policy 3

Maintain and promote the historic character of housing in Castleton.

Programs

- ❖ Encourage home ownership and property upkeep efforts of Castleton residents.
- ❖ Ensure that new and rehabilitated housing is constructed to meet safety and sanitary minimum standards and coordinated with existing public services (water, sewer, and transportation networks).
- ❖ Maintain a detailed inventory of the condition of Castleton's historic housing units.

Policy 4

Enable our aging citizens to remain within the community by providing differing types of housing options.

Programs

- ❖ Promote the development of commercial or private senior housing.

RECREATION, HISTORIC AND CULTURAL RESOURCES

Recreational opportunities, high quality historic resources and cultural activities are among the principal elements that contribute to the quality of life in a community. A town's historic and cultural resources are often integrally linked as history informs culture and many cultural activities in Vermont communities' center around historical appreciation or remembrance. So too are cultural activities, such as visiting the Higley House Museum or touring a town's historic sites, recreational past-times as valuable to a community as its hiking trails or most popular swimming hole. Well-maintained historic buildings, located in cohesive recognizable districts, are not only attractive; they are good for business.

Numerous studies indicate that many people choose to visit Vermont because of its rich history and the unique local flavor and well-preserved ambiance of its towns and villages. Castleton residents echoed this sentiment in public forums and agreed that the town should explore all available measures to protect historic buildings and structures. Castleton is fortunate to be well endowed with countless recreational opportunities, historic resources, and cultural amenities as well as residents who recognize their important contribution to the community's overall quality of life.

Recreation

Castleton residents have many outdoor recreational opportunities available within a short walk, bike or drive including downhill and cross country skiing, swimming, boating, fishing, hundreds of snowmobile, hiking and biking trails and several excellent golf courses. Additionally, Castleton's close proximity to Rutland City

- ❖ Maintain regular communication with the VTrans District Transportation Administrator as to the condition and maintenance requirements of Castleton’s transportation infrastructure.
- ❖ Continue to Participate in the Rutland Region Transportation Council’s efforts to prioritize transportation infrastructure projects in the region.

Policy 3

Improve safety of existing roads and highways.

Programs

- ❖ Dedicate a portion of the town’s annual budget for the maintenance and improvement of Castleton’s bridges.

Policy 4

Plan future network improvements to maintain existing compact land use patterns and contain development within established centers with surrounding working lands.

Programs

- ❖ Enforce existing specifications for road construction and maintenance.
- ❖ Consider access management when reviewing all new development proposals.

Policy 5

Work in cooperation with the state to improve roads to accommodate bicycle and pedestrian uses as well as explore options for recreational trails.

Programs

- ❖ Consider bicycle and pedestrian safety and uses when upgrading existing roads.

Policy 6

Consider options for the improvement of public transit service in Castleton to better meet the needs of all current and potential users.

Programs

- ❖ Conduct quality of service interviews with passengers on “The Bus” on several days over a period of a few months.
- ❖ Discuss the quality of public transit service at town meeting.
- ❖ Encourage use of passenger rail service at the Castleton Rail Station.

ECONOMIC DEVELOPMENT

Economic development, despite the challenges in a small community such as Castleton, is an important part of a town’s planning goals. Economic development is the process by which the community sets out to improve the *climate* for retaining old and attracting new businesses that support jobs and sustain tax revenues. Like many other municipalities in Rutland County, Castleton derives most of its revenue from the taxation of local property in order to support municipal services. While the town budget is small and the town services are limited, they are no less affected by local, regional and national economics. Castleton, like other Vermont communities, will need to be more active in managing economic growth to ensure the future of its tax base and quality of life.

Commercial Activity in Castleton

Castleton has a strong visitor economy particularly in the summer months when recreational activities revolving around Lake Bomoseen reach their peak. The presence of approximately 2000 full time students at Castleton University also helps support a healthy retail and restaurant economy in town. Castleton has had land available for light industrial development in recent years, but has been unable to attract significant interest from the business community to develop the land.

Economic amenities within Castleton include the educational institutions, Lake Bomoseen and the unspoiled beauty of the Town's unique landscape, especially the undeveloped mountain peaks and ridgelines, and the attractiveness of the town for tourism, slate quarries, and small businesses. Castleton University is the largest employer. It also provides the town with numerous cultural and recreational opportunities.

Lake Bomoseen is Castleton's most significant visitor attraction. Maintaining the quality of the Lake's water and the desirability of the shoreline and surrounding area are priorities. Vacation (second-home) property represents a large proportion of Castleton's total fair market real estate value.

Industrial properties in Castleton include:

- ❖ Vermont Unfading Green Slate Company
- ❖ Hadeka AA Slate Company
- ❖ Camara Slate
- ❖ Glenbrook Realty Partnership (Hubbardton Forge)
- ❖ Rutland Marble and Granite
- ❖ Ellis Inc.
- ❖ Micro Components
- ❖ Morton Building Supplies
- ❖ Browns Quarried Slate
- ❖ Browns Auto Salvage

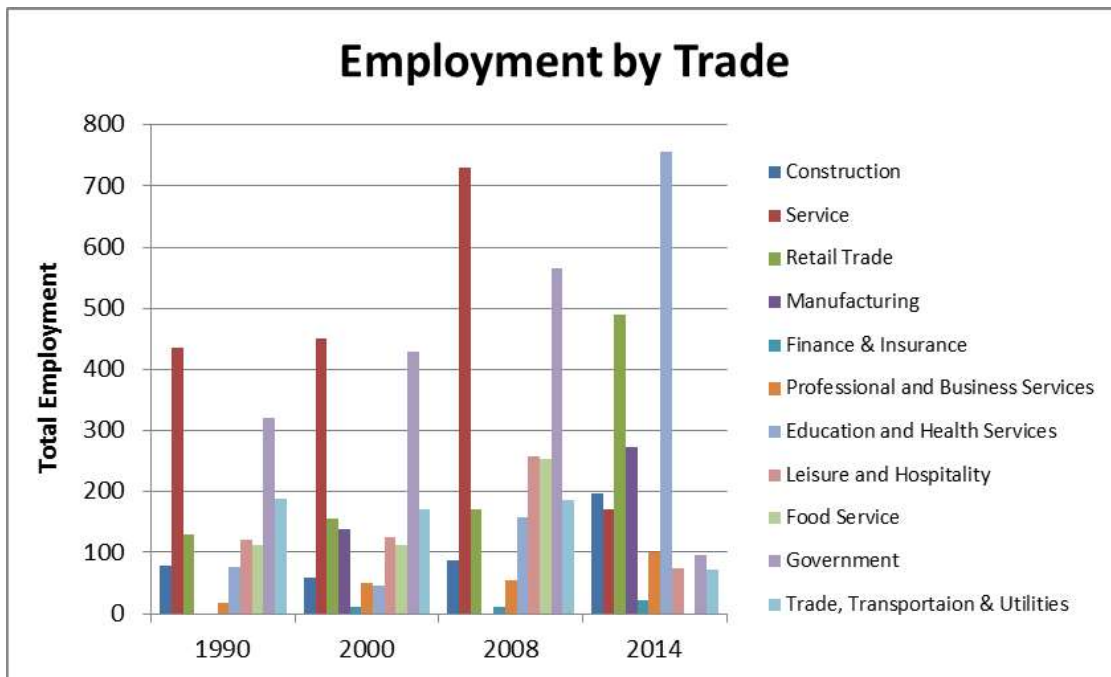
Most of the town's numerous small businesses are involved in service and retail oriented operations. There are fourteen eating establishments while the largest lodging operation has a capacity of approximately 120.

Castleton University

The largest employer in town and situated within walking distance to the village area. The University has a significant impact on the economic well-being of the town because of the size of its student body, its faculty and the visitors it attracts. Local businesses that serve the needs of this potentially diverse population thrive. By its very presence, the University affords the community with educational and cultural opportunities that might not otherwise exist in the town. Additionally, both students and faculty provide volunteer services to the local schools, recreational activities and other organizations within the town. The University also makes its facilities available for use by community members or groups whenever possible, minimizing in many instances the need for private or public development of these same facilities.

Employment Activity in Castleton

Figure 19 provides an overview of employment activity in Castleton. As the figure indicates, overall employment in Castleton continued to grow throughout the 1990s and 2000s. Service and Government (which includes Castleton University) are the two largest employment trades and have grown steadily since 1990. Leisure and Hospitality and Food Service also contain a large share of employment activity in town and have grown steadily since 1990. All other trades have maintained their numbers or grown slightly except manufacturing.

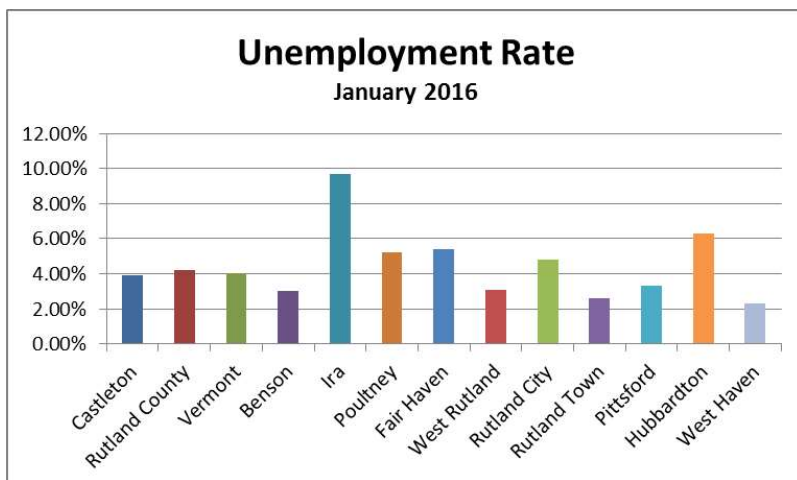


Source: U.S. Census, 2014 ACS

The estimated Median Household Income (MHI) in Castleton was \$50,561 in 2008. This is a 7.8% increase from the 1999 MHI of \$39,615. Castleton’s MHI is above the Rutland County amount of \$46,558, however, below the State of Vermont amount of \$52,104.

Unemployment Rate

The unemployment rate in Castleton has remained relatively consistent with the state and regional trends over the past decade. For the last three years, however, Castleton’s unemployment rate has been consistently above the rates of both Rutland County and the State. As of December 2009, Castleton’s unemployment rate was 9.0% compared to the County rate of 8.2% and State of Vermont rate of 6.6%. Currently, only Rutland City (10.2%), West Rutland (12.1%) and Fair Haven (10.4%) have higher unemployment rates in the Region.

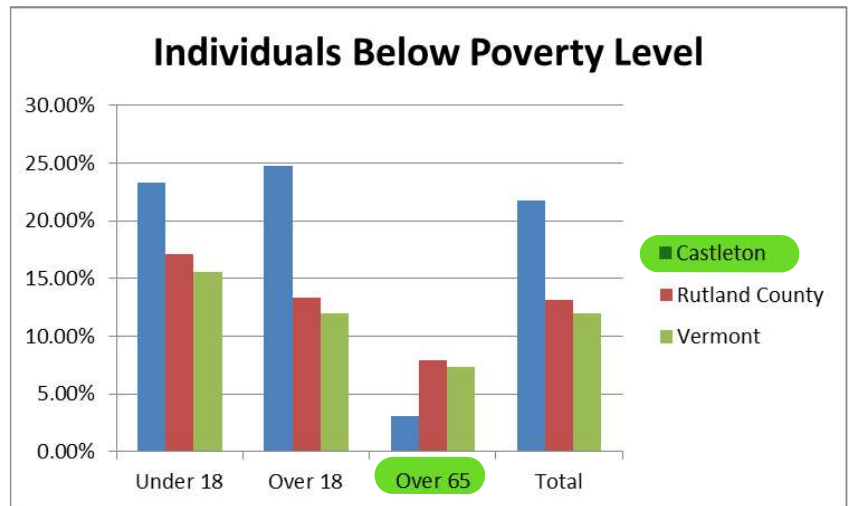


Source: VT Department of Labor

Poverty Status

The poverty threshold, or poverty line, is the minimum level of income deemed necessary to achieve an adequate standard of living. The percentage of residents in Castleton living below the poverty line in 2007 was 9.8%, compared to 10.9% in Rutland County and 9.4% in the State of Vermont. Source: City Data.org. Figure 21 depicts the 2014 US Census Poverty figures by age group.

Source: US ACS, 2014



Economic Development Challenges facing Castleton

- The ability to find qualified employees is constraining business growth across industry sectors. Employers have revealed that the availability of a trained workforce is limiting job growth. Skilled professionals set to retire are not easily replaced by the existing, younger workforce. This has resulted in some companies foregoing opportunities for expansion.
- The town's topography and extensive hills and mountain network place limitations on which areas can appropriately handle growth. In addition, there is a tension between the need for new development and the desire to maintain the rural character of the area.
- The loss of Castleton's two Village Center Designations hurts private property owners in those areas as they are unable to access tax credits for site redevelopment. The town will pursue re-designation of the Castleton Corners and Historic Village areas and the addition of a new Village Center Designation for the Hydeville area. These are shown on the Future Land Use Map.

ECONOMIC DEVELOPMENT GOALS, POLICIES, AND PROGRAMS

Goal

Maintain a sound fiscal balance for the town, encourage reasonable, functional, orderly development of facilities, utilities and services, and encourage the growth of the "informal economy" including home occupations, local artisans, craftspeople, and seasonal businesses, especially tourism and the vacation and retirement home markets; and also expanded commercial development.

The town remains well suited for professional offices seeking a quiet, scenic location in close proximity to Rutland. The town's many natural and recreational amenities and close proximity to New York State, the Canadian border, Vermont's largest ski resort as well as the presence of Castleton University, make the area very attractive for the continued expansion of the visitor economy. The cost of the provision of services for new or expanding businesses must be made based on the available tax revenues and reasonable public and private investment.

Policy 1

Support existing businesses and industry.

Programs

- ❖ Support the Lakes Region Chamber of Commerce and Castleton's Economic Development Committee, REDC, RRPC
- ❖ Re-apply for Village Center Designations in the Castleton Corners and Historic Village areas.
- ❖ Pursue a new Village Center Designation for the Hydeville area.

Policy 2

Encourage growth and a balance of small, locally-owned businesses and light industry to stimulate the local tax base and improve local employment opportunities.

Programs

- ❖ Collaborate with the Rutland Economic Development Corp to find new businesses for the community.
- ❖ Encourage hotel/motel development
- ❖ Approve tax stabilization agreements.
- ❖ Develop an industrial park.
- ❖ The town should take advantage of the GMP economic development initiatives.

Policy 3

The rate of growth should not exceed the ability of the residents of the town to pay for necessary services and facilities.

Programs

- ❖ Encourage businesses to locate in Castleton that will help reduce the tax burden and provide local employment.

Policy 4

Public investments should further the purposes of this plan in providing for orderly and fiscally responsible growth.

Programs

- ❖ Utilize the Town Plan and implementation program as a reference manual to help guide economic growth and development in a manner that benefits all sectors of the community.

Policy 5

Diversification of the economic base is a primary concern of local government. Economic development should be pursued so as to provide maximum economic benefit with minimum negative environmental impact.

Programs

- ❖ Maintain the scenic and recreational attractiveness of the area.
- ❖ Service the shores of Lake Bomoseen with town sewer wherever possible in order to protect this significant natural resource and expand services that support the visitor economy.
- ❖ Explore options to recruit businesses to occupy space vacated by companies that have recently relocated or plan to do so in the near future.
- ❖ Expand hotel/motel and entertainment uses on Lake Bomoseen and other areas in Castleton
- ❖ Encourage the following types of industries: technology, sustainable products, light manufacturing and light agriculture.