

Town of Fairfax, VT

Appendices

December 2020



Prepared for:
Town of Fairfax, Vermont

Prepared by:

 **SE GROUP**

APPENDIX A: TECHNICAL BUILDOUT SUMMARY

FAIRFAX BUILDOUT ANALYSIS FACTORS

This memorandum provides additional details on the factors, weighting, and zoning scenarios used in the buildout analysis. The physical constraints, possible constraints, and influencers were used to understand the likely units that could be developed on each parcel, a reduction from the total units calculated.

PHYSICAL CONSTRAINTS

Physical constraints are steep slopes (areas that exceed 25%), class II wetlands, and areas with the 100-year floodplain. The following table shows the percent of the parcel with physical constraints and the associated percent of buildout achievable, to reach the likely units figure.

Percent Physical Constraints	Percent of Buildout Achievable
0 – 10%	100%
10 – 25%	90%
25 - 50%	80%
50 to 75%	70%
75 – 100%	60%

Physical constraints are also used to determine the buildable acreage of a parcel. This buildable acreage is the figure used to determine if a lot meets the minimum lot size during the subdivision process. Therefore, even a lot with a high percentage of physical constraints could still achieve a high percentage of buildout on its buildable acreage.

POSSIBLE CONSTRAINTS

Possible constraints are Rare, Threatened or Endangered Species Habitat; Groundwater Seepage Areas; Current Use Parcels; High-priority forest blocks; a 50' wetland buffer; Hydric Soils; Significant Natural Communities; Prime Agricultural Soil; and Protected Lands. These constraints do not necessarily restrict a land area from development, but

typically do reduce the percent of its buildout potential that it achieves. The following table shows the percent of the parcel with possible constraints and the associated percent of buildout achievable, to reach the likely units figure.

Percent Possible Constraints	Percent of Buildout Achievable
0 – 10%	100%
10 – 25%	90%
25 - 50%	80%
50 – 75%	70%
75 – 100%	60%

HYDRIC SOILS

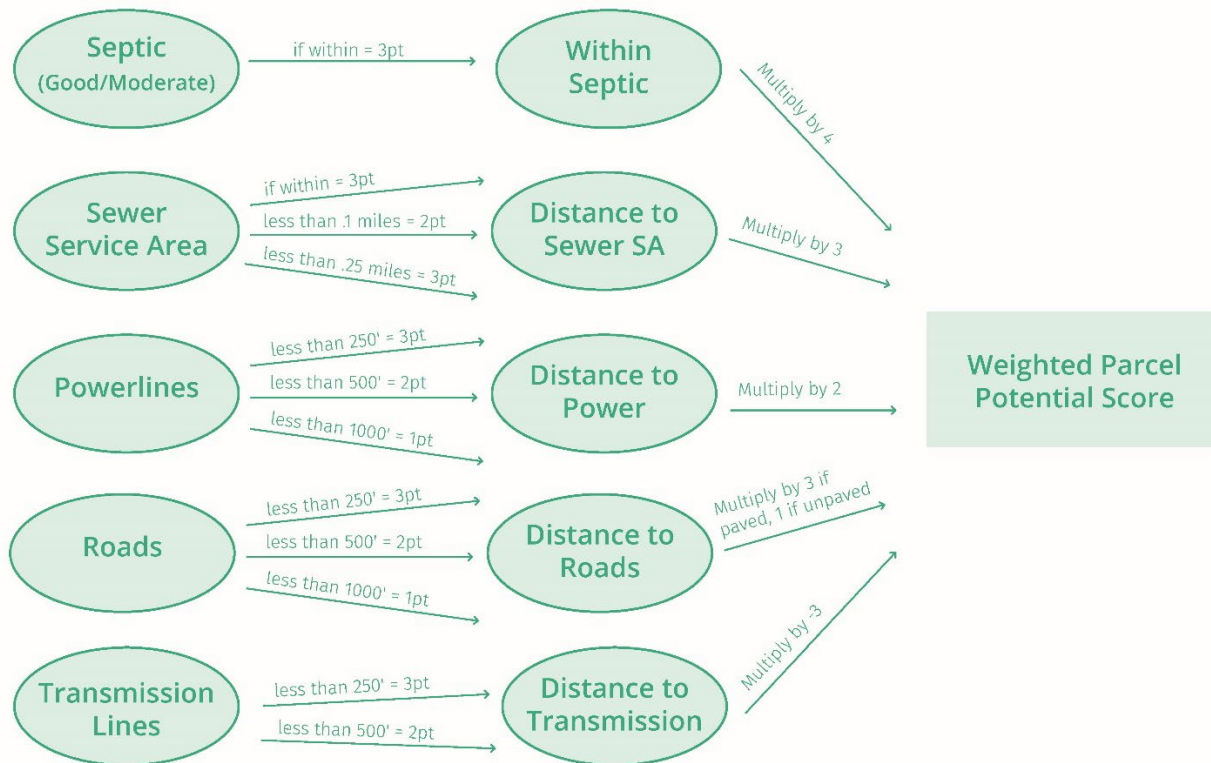
The percent of the parcel with hydric soils was also considered separately, due to its implications for wetlands and poor soils for construction. The following table shows how the percent of the parcel land area with hydric soils impacts the percent of buildout achievable.

Percent Hydric Soils	Percent of Buildout Achievable
0 – 10%	100%
10 – 25%	90%
25 - 50%	80%
50 to 75%	70%
75 – 100%	60%

INFLUENCERS

Several factors can influence how well-suited a parcel is to development, beyond the constraints. Positive factors include proximity to existing roads, proximity to powerlines, location within sewer service area, and if within good/moderate septic area. A negative factor would be the proximity to transmission lines. For each parcel, we determined a weighted influencer score. The following graphic shows how each factor was weighted to achieve this score.





A higher influencer score connotes a parcel where much of the land area has strong factors for its development. Typically, larger parcels would have lower influencer scores, due to parts of the parcel that may be further from roads or power. This would play out in how the parcel gets developed, where full buildout may be achieved on the part of the parcel close to the roadway, but less buildout on the outer reaches, resulting in a lower buildout overall.

The following table shows the average influencer score for the parcel and the percent buildout achievable.

Average Parcel Influencer Score	Percent of Buildout Achievable
-7 to 0	60%
0 to 5	70%
5 to 10	80%
10 to 20	90%
20 to 30	100%

ROAD DISTANCE

The average distance to a road within the parcel was also considered separately, given its importance to whether development occurs. The following table shows how the average distance to roads in the parcel affected the likely buildout.

Influencer Score	Percent of Buildout Achievable
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0 to 50 meters	100%
50 to 100 meters	90%
100 to 150 meters	80%
150 to 200 meters	70%
200+ meters	60%

In addition, the number of new units within the Sewer Service Area was extracted. However,

ZONING SCENARIOS

In the buildout analysis, the following minimum lot sizes were used for each zoning under each scenario. Minimum lot size is the primary way that the Fairfax land use code manages density. The minimum lot size is acres of buildable land. The Rural Residential 1 and Rural Residential 2 designations are new potential zoning designations under Scenario B.

Designation	Existing Zoning Scenario	Scenario A	Scenario B
Growth Center	0.5	0.125	0.125
Mixed Use	0.5	0.125	0.125
Residential	1.5	1.5	1.5
Rural	2	2	5
Conservation	5	5	10
Recreation	2	2	2
Rural Residential 1	N/A	N/A	1.5
Rural Residential 2	N/A	N/A	2.5



APPENDIX B: LANDOWNER SURVEY SUMMARY

Report for Fairfax Current Use Survey

Response Counts

Completion Rate:

100%



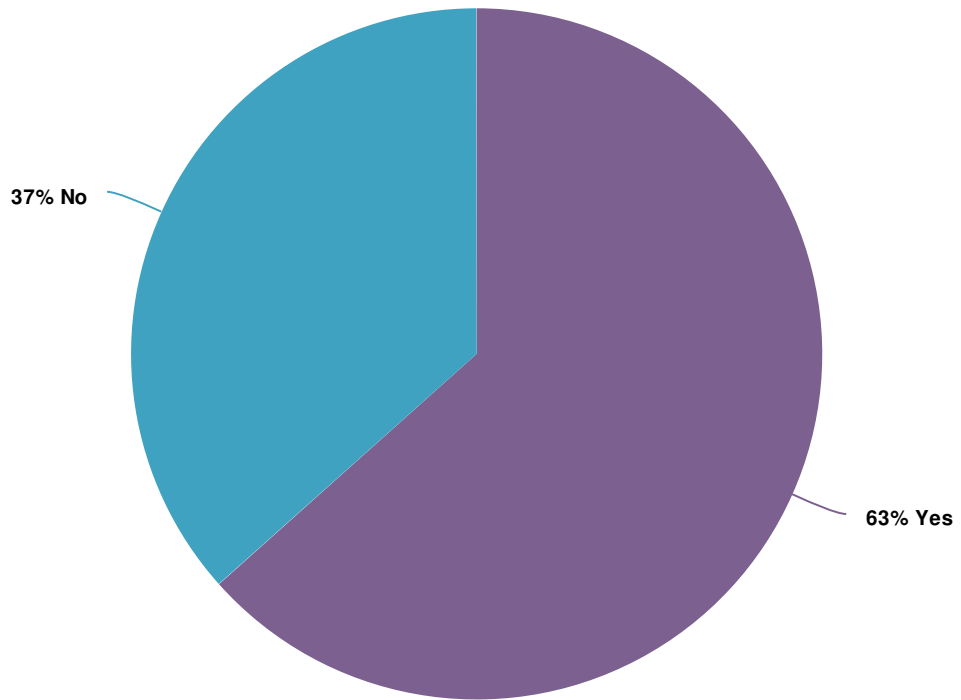
Complete



82

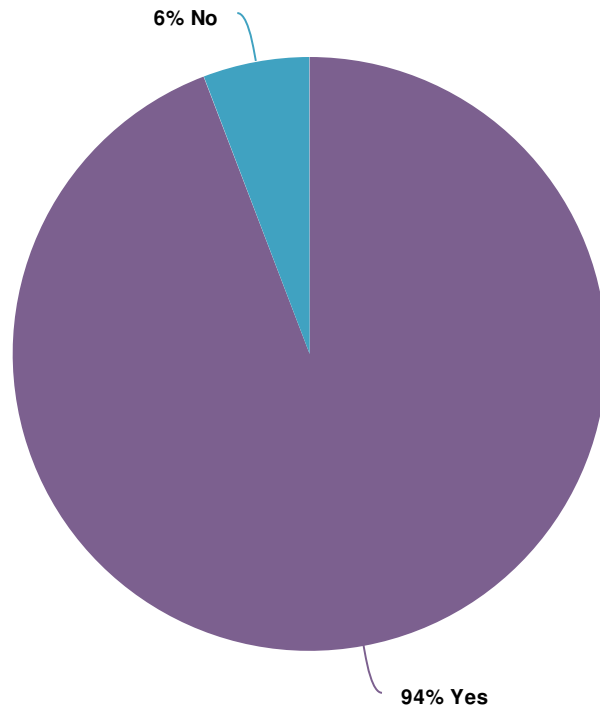
Totals: 82

1. Q1) Is your property currently enrolled in the Vermont Current Use Program?



Value	Percent	Responses
Yes	63.4%	52
No	36.6%	30
		Totals: 82

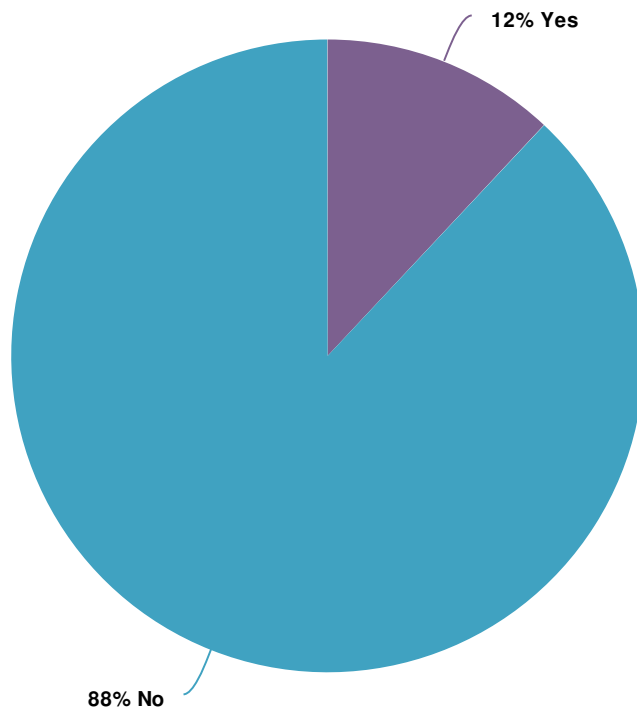
2. Q2) If enrolled in the Current Use Program, do you expect that you will continue with the program for the next 3-5 years?



Value	Percent	Responses
Yes	94.2%	49
No	5.8%	3

Totals: 52

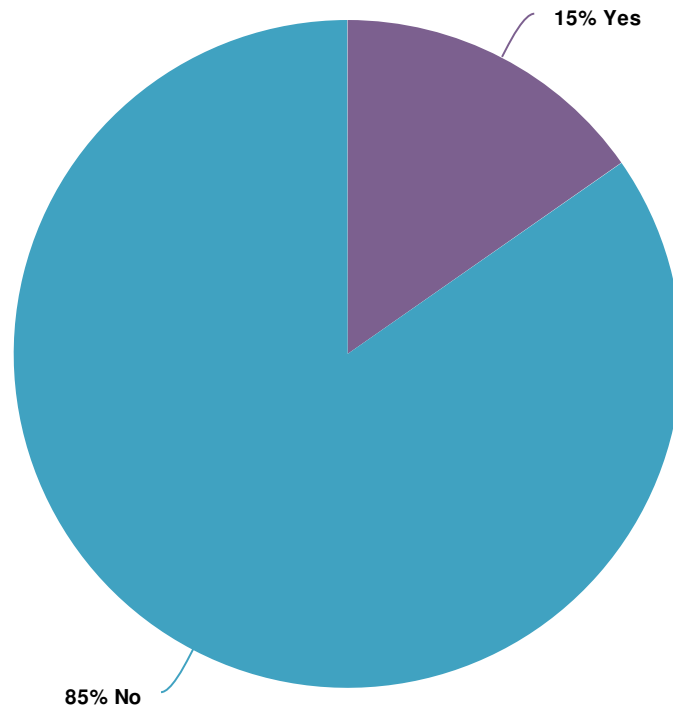
3. Q3) Do you expect to sell your property within the next 3-5 years?



Value	Percent	Responses
Yes	12.0%	9
No	88.0%	66

Totals: 75

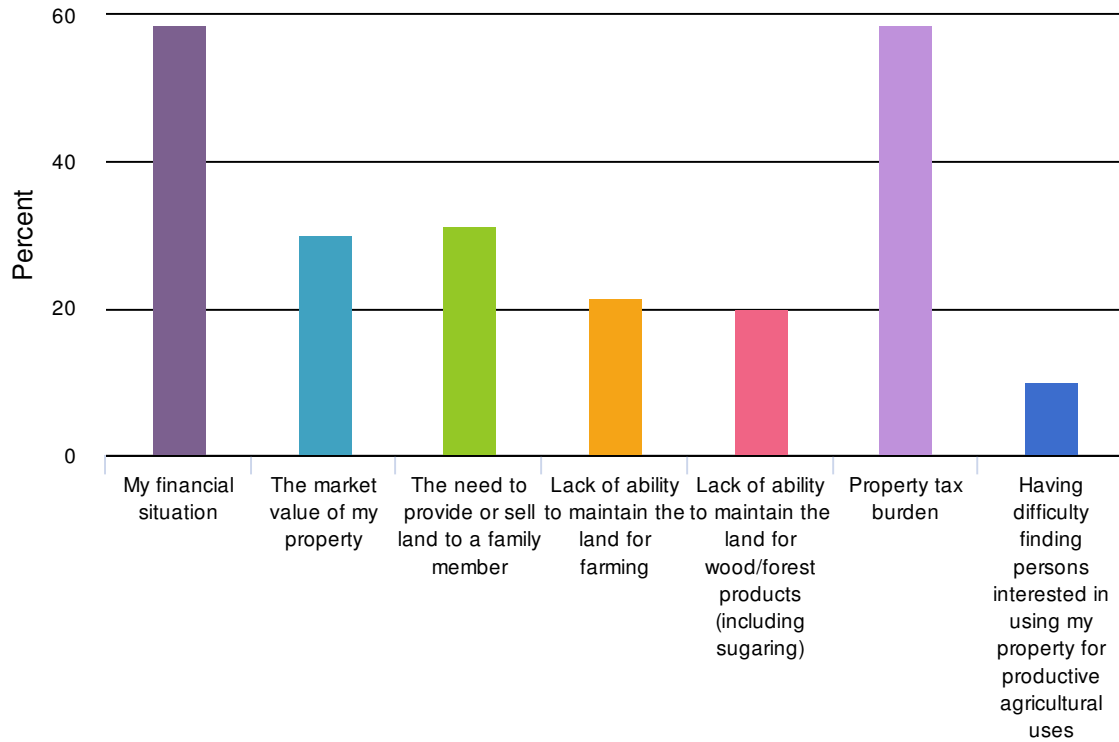
4. Q4) Do you expect to subdivide and sell a portion of your property within the next 3-5 years?



Value		Percent	Responses
Yes		15.3%	11
No		84.7%	61

Totals: 72

5. Q5) Which of the following factors would most influence your decision to sell (or give away) some or all of your property? Check all that apply



Value	Percent	Responses
My financial situation	58.6%	41
The market value of my property	30.0%	21
The need to provide or sell land to a family member	31.4%	22
Lack of ability to maintain the land for farming	21.4%	15
Lack of ability to maintain the land for wood/forest products (including sugaring)	20.0%	14
Property tax burden	58.6%	41
Having difficulty finding persons interested in using my property for productive agricultural uses	10.0%	7

6. Comments

No data: No responses found for this question.

New Comparison Report - 22 October 2020

Q2) If enrolled in the Current Use Program, do you expect that you will continue with the program for the next 3-5 years?

Q1) Is your property currently enrolled in the Vermont Current Use Program?	Yes	No
Yes	49	0
No	0	3
Totals	49	3

Q3) Do you expect to sell your property within the next 3-5 years?

Q1) Is your property currently enrolled in the Vermont Current Use Program?	Yes	No
Yes	4	45
No	5	21
Totals	9	66

Q4) Do you expect to subdivide and sell a portion of your property within the next 3-5 years?

Q1) Is your property currently enrolled in the Vermont Current Use Program?	Yes	No
Yes	6	40
No	5	21
Totals	11	61

Q5) Which of the following factors would most influence your decision to sell (or give away) some or all of your property? Check all that apply

Q1) Is your property currently enrolled in the Vermont Current Use Program?	My financial situation	The market value of my property	The need to provide or sell land to a family member	Lack of ability to maintain the land for farming	Lack of ability to maintain the land for wood/forest products (including sugaring)	Property tax burden	Having difficulty finding persons interested in using my property for productive agricultural uses
Yes	26	12	15	12	10	24	7
No	15	9	7	3	4	17	0
Totals	41	21	22	15	14	41	7

Comments - Text Analysis

Q1) Is your property currently enrolled in the Vermont Current Use Program?
Yes
Totals

Q1) Is your property currently enrolled in the Vermont Current Use Program?

No

Totals

Q1) Is your property currently enrolled in the Vermont Current Use Program?

Totals

Q2) If enrolled in the Current Use Program, do you expect that you will continue with the program for the next 3-5 years?

Totals

Q3) Do you expect to sell your property within the next 3-5 years?

Totals

Q4) Do you expect to subdivide and sell a portion of your property within the next 3-5 years?

Totals

Q5) Which of the following factors would most influence your decision to sell (or give away) some or all of your property? Check all that apply

Totals

Comments - Text Analysis

Totals