

Informing Land Use Planning and Forestland Conservation Through Subdivision and Parcelization Trend Information



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Abstract

Subdivision, fragmentation and the conversion of forestland are threatening the economic and ecological integrity of the Northern Forests. Subdivision and land conversion can negatively affect plant and animal species, wildlife habitat, water quality, recreational access, and the ability of forests to sequester and store carbon. They can also affect the contiguous ownership, management, and viability of forest parcels to contribute to the region's rural economy. While subdivision and conversion pressures have been identified as problems for decades, there has been no systematic tracking of trends to inform planning or resource management.

This project was designed to analyze subdivision trends in Vermont by using state Grand List data for 2003 and 2009 to establish a database of parcels of land in the state, compiled by class size. The analysis goals were to:

- (1) quantify the extent of subdivision and the degree to which subdivision is affecting the viability of undeveloped land for resource management;
- (2) quantify and understand the extent to which residential development is occurring on parcels that are larger than needed for a residence; and
- (3) investigate and document patterns that may be relevant for policies and programs that support resource management and/or discourage fragmentation.

In addition to the above analysis, eight towns were studied in detail to determine whether certain zoning or subdivision policies promote or discourage viable parcel sizes for resource management.

The research in this report is intended to inform land use planning, focus forest stewardship and wildlife conservation efforts, assist with the administration of the Use Value Appraisal Program, and aid in the development of baseline data for various smart growth, climate change, and forest management policies. Although the research looks at Vermont, the other Northern Forests states have similar issues, data sources, and municipal government structures, so the findings and methodology should be applicable. In addition to this report, town parcel data and maps are available on a web page maintained by Vermont Natural Resources Council.

Introduction

The Northern Forest Lands Council was created to deal with the concern that the real estate boom of the 1980s was resulting in the development and fragmentation of forestland in undeveloped areas of the Northern Forest region at an "unprecedented" rate, threatening the economic and biological resources of the region (James W. Sewall Company 1993). To respond to this concern, James W. Sewall Company designed a study to quantify land conversion on land parcels in the Northern Forest region during the 1980s. This Land Conversion Study Report formed the basis of a snapshot of information on parcelization and forestland conversion in the region in the 1980s.

Decades later, land in the Northern Forest region continues to be subdivided and developed in response to economic forces both from inside and beyond its boundaries. When larger parcels are divided and sold into multiple lots, the result is disjointed land ownership patterns that promote the development of housing and infrastructure (e.g., roads, septic disposal, utility lines, etc.). A USDA-Forest Service publication designed to alert non-foresters to the dangers of forest fragmentation lists the following likely results:

- decreases in native fish and wildlife and their habitats;
- changes in forest health;
- reduced opportunities for outdoor recreation;
- poorer water quality;
- altered hydrology;
- greater loss of life and property to wildfire;
- changes in traditional uses of forests; and
- decreases in the production of timber and other forest products (Stein et al. 2005).

To effectively address forest parcelization, it is necessary to know the extent to which it is occurring. The most obvious reason to track subdivision activity is to anticipate where and what type of development is imminent. But the subdivision of land itself has implications, regardless of whether it will lead to development. Smaller parcel sizes may diminish the economic efficiency of management for agriculture or forestry as more owners with different objectives may make large-scale habitat management more difficult; more owners may threaten continued public access for recreation; and certain ecological services may be affected. In addition, new subdivisions may indicate emerging market trends, such as where more subdivisions are likely to occur and where land values are

likely to rise, thereby making forest management and acquisition of land for forestry unlikely.

Subdivisions are directly or indirectly affected by state and local laws, regulations, and programs. Large lot zoning, for example, while intending to limit development densities can result in greater disruption of the forest than smaller-lot zoning by requiring land consumptive development patterns. In addition, at the state level, the Use Value Appraisal Program – designed to reduce property-tax pressure that might prompt landowners to sell or subdivide land – may encourage subdivisions to be larger than they may otherwise be. For example, subdivisions may occur in 27-acre increments to allow the buyer to build a house and enroll the remaining property in the UVA Program.

Unfortunately, at the present time there is no consistent way of tracking parcel size or subdivisions to understand land use patterns, trend data, or the long-term implications to Vermont’s natural resource base. The USDA-Forest Service has been quantifying the distribution of forest land by parcel size periodically since 1953 (USDA-FS-FIA). The most recent analysis is based on a survey of approximately 6,000 private landowners in the nation. Because there are only 62 sample points in Vermont, the report is not comprehensive enough to document the extent of fragmentation of forest parcels in the state, or to analyze patterns. The report is perhaps most useful in illustrating the concerns and changing characteristics of forestland ownership nationally and regionally.

At the local level, municipalities that elect to regulate the subdivision of land can provide permit information that tracks subdivision activity. Local use of subdivision data for planning purposes, however, generally focuses on the effect that the development of new lots will have on town services and facilities. It is uncommon for municipalities to monitor the long term implications of subdivisions on ecological services or the viability of agriculture and forestry. Further, according to the Vermont League of Cities and Towns, approximately half of Vermont municipalities have not adopted subdivision regulations and therefore lack the most common tool for tracking subdivision activity. Many of the communities that do regulate subdivisions lack administrative capacity to maintain subdivision trends, and rarely is such information shared, much less analyzed, on a regional basis.

A final report of the Vermont Roundtable on Parcelization and Forest Fragmentation (a diverse group including government officials, foresters, loggers, conservation interests, planners and other forest policy experts) recognizes the limited availability of data on parcelization and recommends that it is essential to begin tracking parcelization rates (VNRC 2007). In order to evaluate the effectiveness of existing land use and conservation strategies, or to design effective new programs, it is crucial to quantify subdivision trends over time in Vermont and the region.

Project Goals and Objectives

The goals, and related objectives, of this project are:

Goal #1: To quantify the extent of subdivision with a focus on the changes in undeveloped land in larger parcels, as the larger parcels are key to maintaining the integrity of large forest blocks.

Objectives:

- To create a baseline characterization of the amount of undeveloped land in the state in parcels of various sizes.
- To examine the change in the amount of undeveloped land by parcel size between 2003 and 2008.

Goal #2: To quantify and understand the extent to which residential development is occurring on parcels that are larger than needed for a residence.

Objectives:

- To create a baseline characterization of the acreage of residential parcels.
- To examine the change in the acreage of residential parcels between 2003 and 2009.

Goal #3: To investigate and document patterns that may be relevant for policies and programs that support resource management and/or discourage fragmentation.

Objectives:

To investigate the association between the residential parcel size and town regulations through in-depth research in eight towns.

- To track changes in non-resident ownership.

- To investigate the differences in parcel size, ownership, and change over time between land enrolled in the Use Value Appraisal Program and land not enrolled.
- To document the value of land by parcel size and the change, and to correlate this with subdivision activity in the town and resident/nonresident ownership. The value of the land may indicate the likelihood that the parcel can be purchased to be used as forest.

Finally, the project attempted to present the findings and make data available in ways that inform policy discussions and planning efforts, at the regional, state and local levels.

Methodology

Using the state Grand List data for 2003 and 2009, this project established a multi-year database of all the parcels of land in the state. For each year, data were compiled (by town and by state) on the number of parcels with land, by size class.

Other parcel data from Property Transfer Returns and the Use Value Appraisal Program were included to characterize or explain trends, such as ownership (Vermont resident, corporation, non-resident), use category (residence, second home, commercial, etc), whether or not the parcel is enrolled in the use value appraisal program, and value.

The most straightforward parts of this research were characterizing the distribution of parcels by size in 2009, and documenting the change in the distribution of undeveloped land by parcel size over time. These were done at both at the state and town level.

The second part of the project involved data mining in an attempt to identify patterns and associations that could help explain trends and address policy considerations. For example, data was analyzed to address the following questions:

- How do municipalities compare in maintaining parcels that are potentially large enough to be economically and ecologically viable?
- Are there geographic patterns in subdivision trends?
- Are there differences between in-state and out-of-state ownerships?
- Are we seeing the creation of 27-acre parcels in response to incentive programs like UVA?
- Are there differences between land enrolled in the UVA Program and not enrolled?

- Is there a correlation between subdivision activity in a town and the value of land?

Grand List Data

Local property tax records compiled in municipal Grand Lists contain an annual snapshot of information about parcels. Information includes the number of parcels, parcel sizes, whether or not there is a dwelling or structure on each parcel, whether dwellings are the owners' year-round residence, whether or not parcels are enrolled in the Use Value Appraisal Program, and the land and structure value of each parcel. Recently, local coding has become more consistent from town to town, and all Grand Lists are filed electronically with the state's Division of Property Valuation and Review. This research began by collecting all Grand Lists for the years 2003 to 2009.

Despite recent improvements in consistency among various municipal Grand Lists, inconsistencies remain that required substantial 'cleaning' of the data. Significant issues related to use and analysis of the data, especially comparisons of data from one year to another in specific municipalities, included:

- Acreage changes due to tax mapping;
- Acreage changes in individual parcels due to surveys;
- Local assessors combining contiguous parcels that had previously been listed separately;
- Local assessors separating noncontiguous parcels that had previously been listed as one;
- Inconsistency in listing the acreage associated with condominium or common ownership property;
- Typographical errors and coding errors; and
- Local differences in interpretation of categories.

2009 Parcel Size Data

The aforementioned data problems did not prevent using the 2009 Grand List data for 100% of the towns in the state to present a statewide snapshot of current parcel characteristics.

Changes in Parcels 50 acres or Larger Between 2003 and 2009

To look at changes between 2003 and 2009, some towns were excluded from the analysis because of data errors. If the town revised acreage due to tax mapping in 2003, 2004 was used as the base year. If the town revised acreage due to tax mapping in the interim, or if there

were other changes during the time period that could not be reconciled, the town was not included in the estimates of changes between 2003 and 2009. Towns representing 93% of the land in parcels 50 acres or larger were included in the analysis of the change between 2003 and 2009.

Parcels that are owned by federal, state, or local government were not included in the analysis of changes between 2003 and 2009. The main reason for this is the practice of listing exempt parcels has changed during the period in many towns. Because these parcels do not pay taxes, they have not always been listed. However the state now directs towns to list them. The town data base shows the acreage currently owned by federal, state and municipal government in each town.

Changes in ownership between 2003 and 2009 were determined by analyzing the Property Transfer Returns. Although there is a field for the parcel identification number (SPAN) on the Property Transfer Return, it is often blank. This makes it difficult to know if the same parcel has transferred multiple times. The transactions that result in the ownership of a parcel changing twice in the same day were eliminated by matching characteristics. In some cases, matching the characteristics of the parcel from the Property Transfer Return with the Grand List can yield the SPAN, but it wasn't possible to determine how many different parcels changed hands.

Similarly, because Vermont does not have a system for tracking the parent and child parcels (pre-subdivision parcel and post-subdivision parcels), it is difficult to determine what happens to individual parcels over time. Many towns use a local coding system that indicates the parent/child relationship; for example, the parent parcel might be 1000 and a parcel subdivided from it would be 1000-1. However, this is not consistent between towns.

Value of land in parcels 50 acres or larger

Three methods were used to look at the value of land in parcels of 50 acres or larger.

(1) The Grand List includes a field for entering the value of the land in a parcel, separate from the value of improvements. Because this field is optional, some towns don't fill it in. To look at the value of land in parcels 50 acres or larger using the Grand List, we first selected the towns that did enter the land value—including 92% of the land in parcels 50 acres or

greater. This assessed value was divided by the town's common level of appraisal as determined by Property Valuation and Review to bring all values to the best estimate of fair market value.

- (2) The Use Value Appraisal Program records separate the value of the enrolled land from the value of any excluded land, such as the two acres surrounding a dwelling. For this reason, the per-acre value would tend to be lower than the per-acre value of all the land in the parcel as determined using the Grand List. The value of the enrolled land was divided by the town's common level of appraisal as determined by Property Valuation and Review to bring all values to the best estimate of fair market value.
- (3) Property Transfer Returns include the selling price of parcels that have been sold. These data are limited because not that many parcels are sold during the year, but these sales are used by the state to determine the common level of appraisal.

Well Reports

In addition, wastewater permits and well completion reports were examined to add an additional layer of data on new lots that were created between 2004 and 2009. Information regarding Vermont wells drilled by year were obtained from the Agency of Natural Resources Well Completion Report Searchable Database. Since 1966, licensed well drillers have been required to submit well completion reports (well logs) to the Agency. It is worth noting that the quality of data in these reports is wildly variable and the data have not been verified for accuracy. Still, it is believed that the majority of wells drilled in Vermont are reported and thus the database provides some level of corroboration to subdivision numbers contained within the report. The data on wastewater/water supply permits issued by year was obtained from annual reports to the Vermont legislature of the Technical Advisory Committee to the Secretary of the Agency of Natural Resources regarding Environmental Protection Rules (Wastewater System and Potable Water Supply Rules) regarding oversight and implementation of the wastewater system and potable water supply rules.

Case Studies

In addition to analyzing the trend data for individual towns and the state of Vermont as a whole, eight sample towns were selected to analyze the relationship between subdivision trends and zoning and subdivision

regulations. For example, zoning district density (lot area) requirements were analyzed relative to subdivided lot sizes and the extent to which subdivisions occurred in “Conservation” or Forest Reserve” zoning districts. Using a typology system for Vermont municipalities developed by UVM’s Center for Rural Studies and the Vermont Forum on Sprawl (now Smart Growth Vermont), eight communities were selected that are generally representative of Vermont. The towns included one traditional center, one transition (suburban) municipality, one resort community, and five rural communities (the majority of Vermont communities are included in the rural category).

Other States

Finally, the project examined the ability of other states in the Northern Forest Region to conduct similar subdivision and parcel size analysis. Telephone interviews were conducted with tax and database managers to determine the ability of each state to track and analyze subdivision trend data.

State Trends

This study examines two aspects of fragmentation: subdivision of large parcels, and construction of a dwelling on a formerly undeveloped large parcel. Subdivision of a large parcel does not necessarily mean that the wildlife habitat, management, or ecological function of the land has changed. However, as subdivision occurs, there is an increase in the number of owners of the landscape, an increase in the ratio of boundary to interior, and a decrease in parcel size, which means it is likely that consistent management will be more difficult, and conflicts with more neighbors will affect management decisions and options. Furthermore, public stewardship programs will likely be more costly and complicated to administer, and the value of the land will increase above forest value, making it less likely that the land could be purchased for long-term management as forest—either by private, public, or non-profit buyers. The construction of a dwelling on an otherwise undeveloped parcel also interrupts the habitat, and may diminish some of the ecological functions of the land and potential for management. Furthermore, the addition of a dwelling, particularly a valuable dwelling, increases the value of the parcel and generally means it can no longer be bought for long-term forest management.

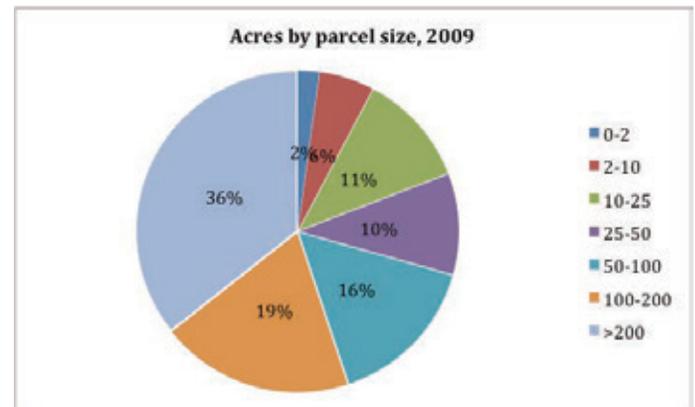
While we have information about new development and new housing in Vermont, we don't have good information about the status of larger parcels of land. The purpose of this research is to focus not on the new subdivisions and developed areas, but on what is left. The project is designed to:

- Document the current status of land in large parcels;
- Look at recent changes to parcel size and ownership patterns; and
- Set up a methodology for tracking future changes

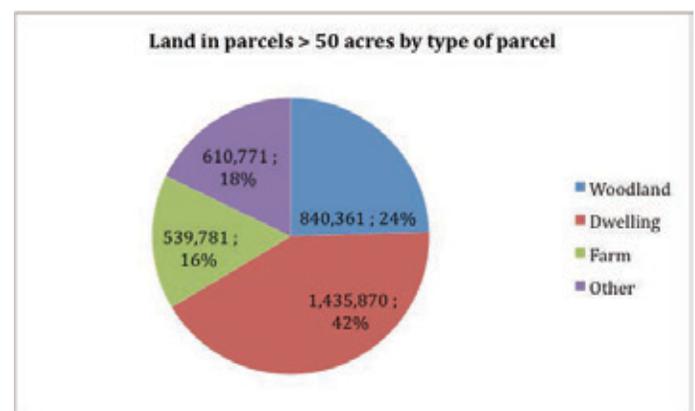
Ideally, this would be accomplished using a GIS layer with parcel boundaries linked to parcel information on the Grand Lists as well as permit (zoning, septic, subdivision, etc.) information. However, as Vermont does not yet have that data layer, this project relies on Grand List parcel information for the years 2003 to 2009. Eventually this information will link to GIS layers to reveal spatial patterns and allow the information to be combined with wildlife and other characteristics important in planning.

In 2009, although the median parcel size was less than 2 acres, 71% of the land in Vermont was in parcels 50 acres or larger. Although 50 acres is a somewhat arbitrary

threshold, it is considered by many to be a size that is economically viable to manage for forest products and ecologically viable for wildlife. To simplify the presentation of results, this report focuses on parcels of 50-acres or greater.



In 2009 there were roughly 3.4 million acres of private land in parcels 50 acres or larger. About one quarter of this land was classified by the local assessors as Woodland, meaning it was predominantly forested and there was no dwelling. Sixteen percent of the land was in parcels classified as part of a farm. Forty-two percent of the land was in parcels that had a non-farm dwelling, including seasonal dwellings and mobile homes. The remaining 18% was classified in one of the following categories: commercial, industrial, miscellaneous, utility, or other

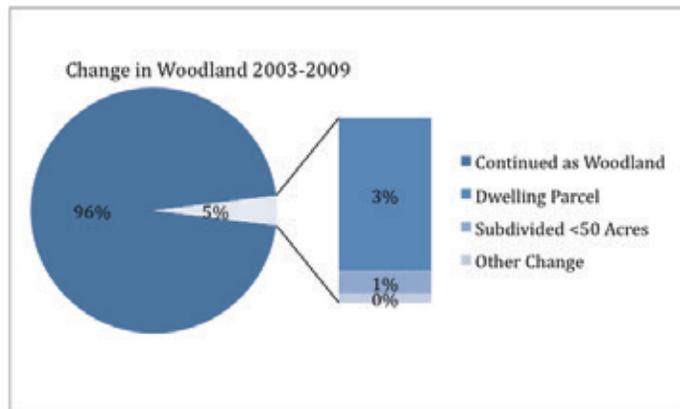


Woodland

Although less than half of the private land in parcels 50 acres or larger was classified as Woodland, the land in the Woodland category is particularly important because it includes the most intact forest parcels: by definition Woodland parcels are undeveloped and have no

dwellings, and the state’s largest private parcels are in this category.

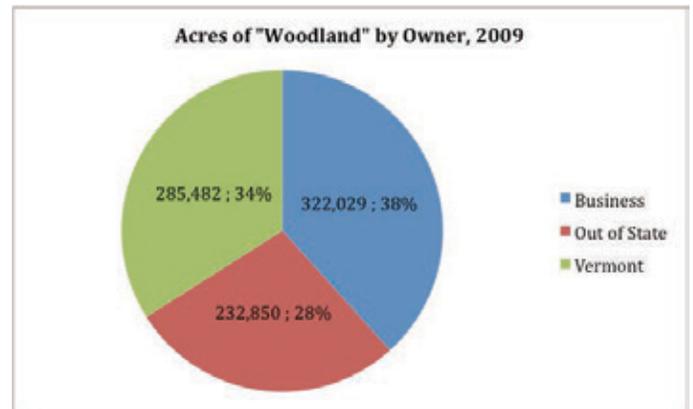
The amount of land in parcels 50 acres or larger that was classified as Woodland decreased by about four percent, or roughly 34,000 acres, between 2003 and 2009. A majority of the change in classification resulted from construction of a dwelling on what had been undeveloped forest. Some of these parcels with a new dwelling remain larger than 50 acres.¹ Some of the parcels were subdivided, resulting in parcels smaller than 50 acres.² Some of the land that was classified as Woodland in 2003 was converted to a non-residential use or is now classified as Miscellaneous, usually because it is considered a building lot (even though structures have not yet been built).³



Parcels that in 2003 were enrolled in the Use Value Appraisal Program—a program allowing land to be taxed based on its income producing potential from agriculture or forestry--were less likely to be converted to other uses during the period. As shown in the table below, 91% of the Woodland *parcels* 50 acres or larger that were appraised at use value in 2003 remained as Woodland in 2009, while only 82% of the *parcels* not appraised at use value remained as Woodland.⁴

| Woodland in parcels >= 50 acres in 2003 | In UVA in 2003 | Not in UVA in 2003 |
|---|----------------|--------------------|
| Remained as Woodland | 91% | 82% |
| No longer Woodland | 9% | 18% |
| Total | 100% | 100% |

Local assessors categorize the ownership of a parcel as corporate (business—not necessarily a corporation), Vermont resident, or non-resident. In 2009, thirty eight percent of 840,361 acres classified as Woodland was held by businesses or corporations. Of the remaining Woodland, sometimes called Non-industrial private forest land, 45% was owned by non-Vermont residents and 55% was owned by Vermont residents.



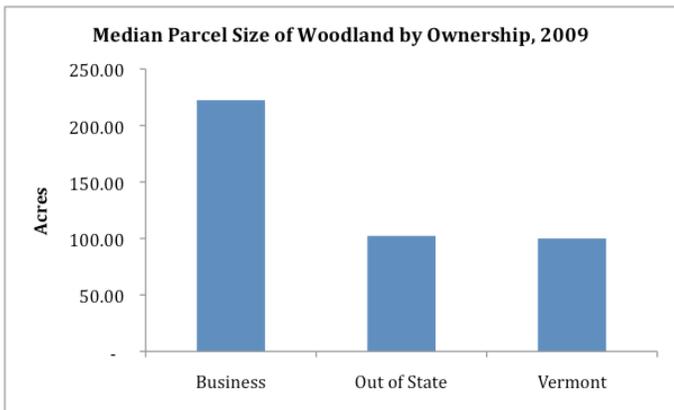
The Woodland parcels owned by Business owners, especially forest product companies, tended to be significantly larger than those of non-industrial owners.

¹ These parcels generally had the same acreage in 2009 as in 2003 (a decrease of only 7%)

² These newly-created parcels may or may not have a dwelling or other structure on them.

³ The Vermont Division of Property Valuation and Review instructs listers to use the miscellaneous category this way: “Include undeveloped land that is not mostly forest covered. Include shore lots, residential building lots, unimproved agricultural land, etc. Such parcels may have buildings of little or no value.”

⁴ When a dwelling is built on a parcel enrolled in UVA, the parcel would no longer be categorized as Woodland. However it is likely that the dwelling was constructed on a portion of the parcel that was not enrolled in UVA. Note that this table looks at parcels—not acres.



In 2009, of the 3,419 Woodland parcels 50 acres or larger, 470 were in corporate ownership; 1,728 were owned by Vermont residents; and 1,221 were owned by non-residents.

Between 2004 and 2009, over 400,000 acres (50% of the total acreage) in Woodland parcels 50 acres or larger changed ownership, according to Property Transfer records. Although same-day transactions were eliminated from the calculations, in some cases, the same parcel may have been transferred twice during the period. A transfer in ownership may occur with a name change, the addition or deletion of a family member to the title, transfer to or from a trust, etc. and may not indicate a sale or a change in management. One transaction (Essex Timber) involved 86,000 acres; if this is excluded, 35% of the total acreage classified as Woodland changed ownership according to Property Transfer records.

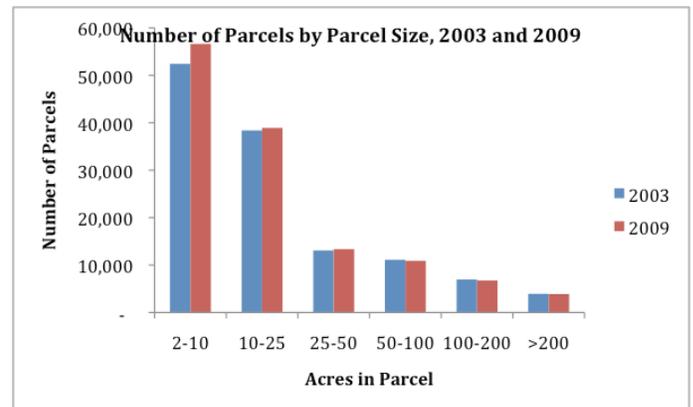
During the same period, 230,000 acres (27% of the total acreage) were sold and paid the property transfer tax. This indicates a significant amount of Woodland is changing ownership without being sold—such as from a family to a LLC or trust, or from an estate to heirs. According to a recent article in the Vermont Property Owners' Report, creating a business entity to own a parcel can make it easier to transfer interests in the property, easier to go through the probate process, and, if the owner is a non-resident, there may be estate tax advantages (Kardashian 2010). Some of the Woodland that is categorized as "corporate" is land that is owned by a LLC that is essentially a family. Some local assessors continue to classify the parcel's ownership as in-state or out-of-state based on the residence of the LLC partners, while other local assessors classify the ownership of a LLC as corporate.

Parcels 50 Acres or Larger

The earlier section looked only at parcels that were classified as Woodland, meaning they did not have dwellings on them. However, only one quarter of the land in parcels 50 acres or larger is classified as Woodland. This section looks at all parcels that are 50 acres or larger including farms, parcels with dwellings, woodland and other miscellaneous parcels.

Between 2003 and 2009, due to subdivisions, the amount of land in parcels larger than 50 acres declined by about 42,000 acres, or roughly 7,000 acres per year.

By 2009, even though there was some consolidation occurring – particularly in farms – there were roughly 4,300 net additional parcels between 2 and 10 acres.



In addition to less of Vermont's private land being in parcels 50 acres or larger, more of these larger parcels now have a dwelling. Parcels comprising roughly 47,000 acres that previously had no dwellings now have dwellings.



In a review of the literature on the ecological effects of rural development, Hansen et al found relatively few papers, yet those papers indicate the impacts of a dwelling on biodiversity may be substantial. In the short-term, these are likely to include a decrease in native species and an increase in non-native species. In a study conducted in Colorado, the biodiversity changes resulting from a home in an undeveloped area were measurable 330 m away, although they were more evident within 100 m. (Odell and Knight 2001). Assuming a circle with a radius of 100 m or 330 m, a dwelling would alter biodiversity in 8 acres, yet some changes would be noticeable in an area of 84 acres.

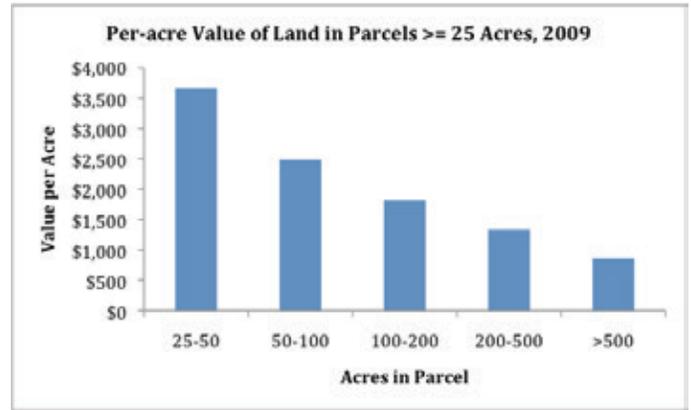
Land Values

According to the assessment records, the value of land in parcels 50 acres or larger appreciated significantly during the period, from an average of \$930 per acre in 2003 to \$1615 in 2009.⁵ Included in this average are parcels with easements, which, by restricting the options available to the landowner, generally should lower the value.

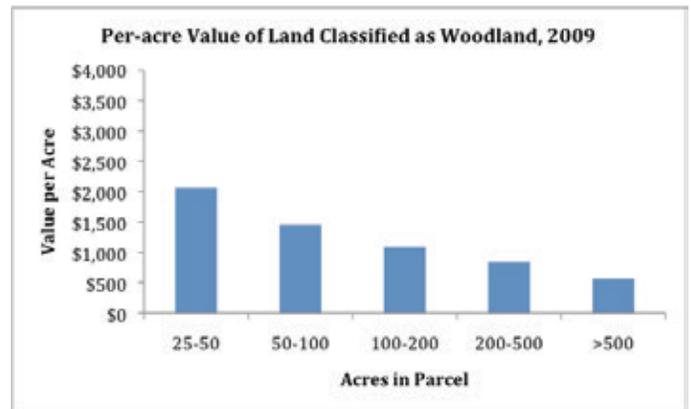
According to the assessment records, the per-acre value of parcels 50 acres or larger that were enrolled in the Use Value Program similarly increased from an average of \$761 in 2003 to \$1,346 in 2009. The reason the per-acre value for enrolled land was slightly lower is that the two-acre site associated with a dwelling must be excluded from the Use Value Program and valued separately.

While the increase in value during the period was roughly 75 percent, the use value – an indication of the income-producing potential of the land as managed forest – increased by only ten percent, from \$112 to \$123. In 2003, the average per-acre value of land in parcels 50 acres or larger enrolled in the Use Value Program was seven times the use value; by 2009 it was eleven times the use value.

Although the per-acre value of land is lower in larger parcels, the average per acre value of land in parcels larger than 500 acres was roughly 8 times the use value in 2009.



Woodland parcels—which have no dwelling—have lower land values, but the average value per acre of Woodland in parcels larger than 500 acres is nearly 5 times higher than the use value.



Between 2004 and 2009, the average per acre selling price of Woodland in parcels 50 acres or larger was \$1,018—eight times the forest use value. (This calculation excludes the purchase of the 86,000 Plum Creek parcel that is subject to an easement).

The gap between the use value and the market value of working land was impetus for the Use Value Appraisal Program, which has been quite successful in allowing current owners to hold on to their land by removing the market value appreciation from the calculation of the annual property tax bill. But the Use Value Appraisal Program mitigates only operating costs; it does not reduce the purchase price when land changes hands. (If

⁵ The value was calculated for each parcel 50 acres and larger by dividing the assessed value of land by the common level of appraisal.

anything, it increases the purchase price by lowering the carrying costs). And ownership of land is changing. According to Property Transfer data, 22% of the land in parcels 50 acres or larger was sold between 2004 and 2009.⁶ More land changed ownership—especially changing to LLC's—without being sold. Grand List records show that 40% of the parcels 50 acres or larger had different owners in 2009 than in 2003, and Property Transfer records show that 1.7 million acres in these parcels (equal to 49% of the total acreage) changed ownership between 2004 and 2009.⁷

The growing gap between the use value and market value of large parcels is an indicator of the diminished likelihood that a land purchase could be justified as a viable investment in forest management. It also indicates the relative appeal of alternate uses of the land when a new owner inherits it.

There are several reasons a rational buyer committed to long-term forest management could pay more than the use value:

- The buyer anticipates appreciation in the value of stumpage, hunting, and/or other returns from managed forest such as carbon credits or monetization of ecosystem services. The forest use value does not include appreciation or returns from anything other than wood. It is calculated by capitalizing potential annual income based on current growth rates and stumpage values.
- The use value is based on state averages over the long-term, and some parcels are more productive, have more valuable species, or are harvest-ready.
- The buyer anticipates selling a conservation easement, thereby recouping the portion of the purchase price attributed to the development value.
- There may be other specific business-related reasons such as the need to supply a value-adding enterprise,

or anticipation of a future shortage of a particular species.

But it is also true that the increasing gap between the use value and the market value limits the pool of buyers to those who will pay a higher price for reasons that portend fragmentation, including:

- The buyer anticipates being able to sell the land at an appreciated market value in the future. While the first buyer may manage the land and appreciate it for wildlife, aesthetics, and firewood, it is ultimately a sensible investment because its market value (not use value) is likely to appreciate.
- The buyer wants to build a dwelling surrounded by land.
- The buyer wants to subdivide and/or develop the land.

Other studies of forest prices in the Northern Forest have made similar findings:

“Forestland in the Northern Forest is selling for two to eight times its timber value, ranging from \$500 to more than \$1,000 per acre (LeVert et al. 2008; Irland 2007). Prices are set by the potential for development, even at parcel sizes up to 6,000 acres. Le Vert points out that using the Maine Revenue Service’s estimate of net annual timber growth at \$15 per acre, timberland owners paying today’s prices would receive less than a 1% internal rate of return over 50 years. Land is selling at prices above the level at which sustainable forest management is cost-effective, suggesting that landowners are seeking returns in part from speculation (Vicary 2007), liquidation, conservation and land development.” (Weinberg and Larson 2008).

Clearly the market value is related to the rate of subdivision of the larger parcels. As would be expected,

⁶ This includes only transactions that resulted in a property transfer tax. In some cases, the same parcel may have been sold twice during the period. It does not include transfers that were not sales, such as transfers between family members, for example. As such, it underestimates the transfers.

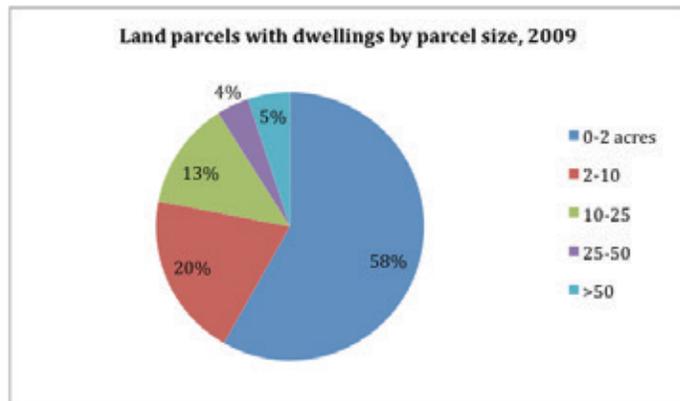
⁷ Included in the figure from the Grand Lists could be the addition (or deletion) of one of the owners of a parcel. It could also include name changes. As such, it overestimates the transfers. Included in the figure from the Property Transfer Returns could be two transactions (in different months) of the same parcel.

the towns losing the greatest percentage of acreage in parcels 50 acres or larger had:⁸

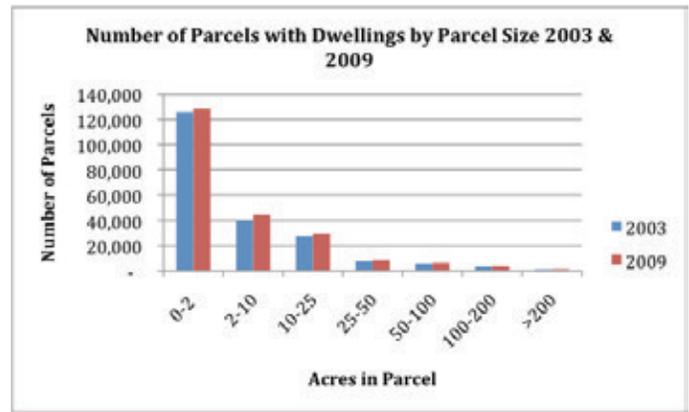
- Higher per-acre values for land in these parcels
- More parcels with dwellings (both year-round and seasonal) in the town
- Less land in parcels 50 acres or larger to begin with
- A lower percentage of the land in 50+ acre parcels appraised at use value

Parcels with Dwellings

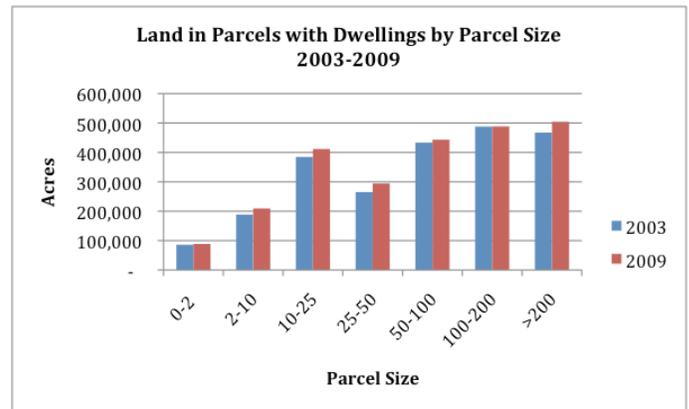
In 2009, 78% of the land parcels with dwellings were smaller than 10 acres, and only 5% of the parcels were larger than 50 acres. (It is important to note that this comparison does not include residential parcels with more than 4 apartments or condominiums).



Between 2002 and 2008, Vermont’s housing stock increased by 13,116 housing units, or an average of 2,186 per year.⁹ Between 2003 and 2009, the number of residential parcels with land--a subset of all housing units--increased by 11,560.¹⁰ In the six year period, the number of residential parcels that were larger than 2 acres increased by roughly 8,600, and the number of residential parcels that were larger than 10 acres increased by roughly 4,000.



The amount of land in parcels with dwellings on them increased by 126,000 acres during the same time period.



Smart Growth Vermont, formerly known as the Vermont Forum on Sprawl, has taken a lead in educating Vermonters about sprawl and encouraging residences on small lots in village settings. The organization cites many benefits, one of which is keeping large areas of undeveloped forest intact rather than dotting them with houses. The Vermonter Poll, conducted by the University of Vermont’s Center for Rural Studies, has included a question asking whether the respondent would prefer a village or urban home close to transit, work and shopping or a home in the outlying area with more space

⁸ The percentage loss in acres in parcels 50-acres or larger was statistically significantly correlated with each of the four items listed: Per-acre value (Pearson correlation = -.203, Sig.=.003, N=212) Number of parcels with dwellings (Pearson correlation = -.278, Sig. =.000, N= 226) Acres in parcels >= 50 acres (Pearson correlation = .237, Sig. =.000, N=226) and Percent of land in parcel >= 50 acres enrolled in UVA (Pearson correlation = .156, Sig. =.020, N=224)

⁹ Table 1: Annual Estimates of Housing Units for the United States and States: April 1, 2000 to July 1, 2008 (HU-EST2008-01)

¹⁰ This does not include buildings with more than 4 apartments or most condominiums. It counts a property with 4 or fewer apartments as one residential parcel.

and a longer commute. Although the percentage of people saying they would prefer the village home has been increasing, the majority of respondents in 2009 said they would prefer a home with more space in an outlying area.¹¹ The fact that over one third of the residential lots that were created were larger than ten acres appears to be consistent with the preference expressed in the poll.

Non-Residents

As mentioned earlier, the local assessors categorize property ownership as Vermont resident, non-resident, or corporate. As this categorization does not affect taxes, it is not appealed by the taxpayer; it is not audited by the state; and it is based on the interpretation of at least 250 different people. However, local assessors tend to know each parcel and who the owners are, so it is useful data to check.

Contrary to the perception that non-residents own more and more of Vermont, the acreage owned by non-residents seems to have declined slightly. However, when looking at the numbers it is important to realize that some people who were non-residents when they purchased the land have since become Vermont residents; and some non-residents have their land in the name of a LLC so that it is now considered to be a business ownership.

The number of *land* parcels with dwellings that are owned by non-residents decreased slightly between 2003 and 2009. This does not include the seasonal units such as apartments and condominiums that may not include a separate land parcel.

Similarly, non-residents own a slightly lower percentage of private land than they did. In the beginning of the time period, 23% of the private land was owned by non-residents; by 2009 their ownership dropped to 22%. The percentage of private land in parcels larger than 50 acres owned by non-residents also decreased from 23% to 22%.

Looking only at parcels of land that were 50 acres or larger in 2003, slightly more acres were transferred from non-resident ownership to Vermont resident ownership than the reverse.

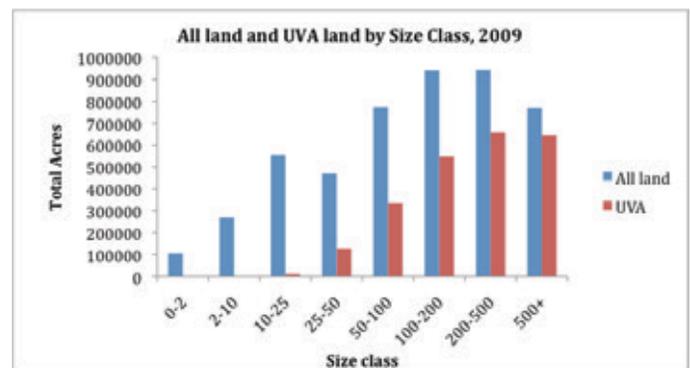
It should be noted that there was also a change in behavior that results in a shift of land from the out-of-state and Vermont categories to the business category:

more parcels of land, and more parcels with both primary and seasonal residences, are now owned by a partnership or LLC. As mentioned earlier, this type of ownership may make it easier to transfer interest and go through the probate process. However, the author of a recent article points out that creating a LLC to own land with a dwelling on it may have greater advantages to a non-resident than to a Vermonter. Ownership by a LLC would allow a resident of another state to take advantage of lower estate taxes in that state while it would not make any difference to a Vermont resident. In addition, a Vermont primary residence owned by a LLC would not be eligible to pay school property taxes based on income; the property would be subject to the non-residential school rate which is usually higher than the homestead rate; and the owner could not take advantage of the federal capital gains treatment for the sale of a primary residence. (Kardashian 2010).

In 2003 there were 186 business-owned parcels that were 50 acres or larger and had a dwelling; in 2009 there were 234. Although there is no way to accurately determine whether the business entity owning the dwelling is a resident or non-resident, it is interesting to note that there were only nine more business-owned parcels with out-of-state zip codes in 2009 than in 2003, while there 30 more business-owned parcels with Vermont zip codes.

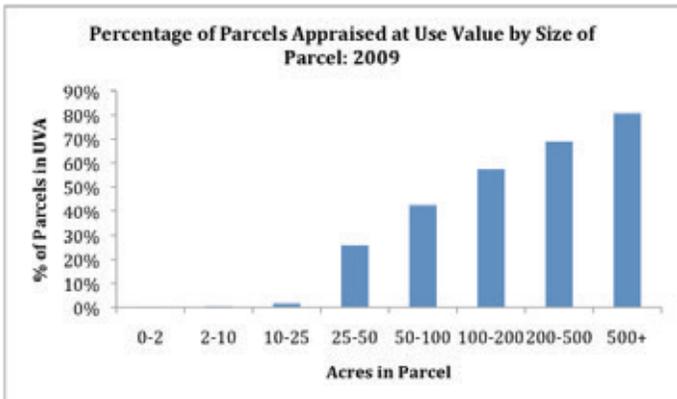
Use Value Appraisal

Between 2003 and 2009, about 300,000 more acres were enrolled in the use value appraisal program, bringing the total to 2.2 million acres. The parcels enrolled comprise 59% of the privately owned land in parcels larger than 25 acres and 64% of the privately owned land in parcels larger than 50 acres.



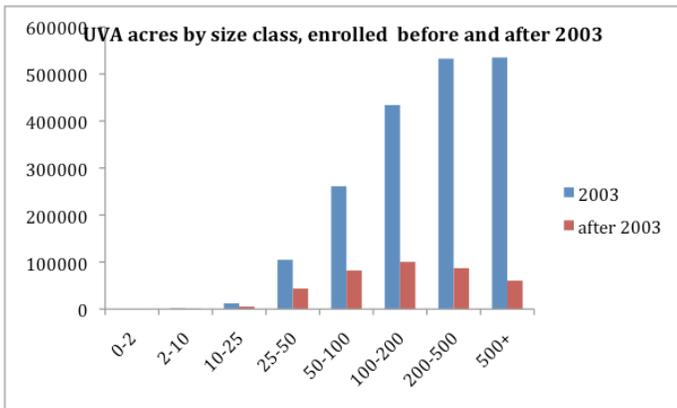
¹¹ Vermont Forum on Sprawl <http://www.smartgrowthvermont.org/learn/poll/>

The percentage of parcels enrolled in Use Value Appraisal increases with the size of the parcels. Over 80 percent of the parcels larger than 500 acres were appraised at use value in 2009.



Of the parcels that were larger than 50 acres in 2003, the parcels not appraised at use value were twice as likely to be subdivided into a parcel smaller than 50 acres than those not enrolled in the program. Roughly three percent of the enrolled parcels greater than 50 acres in 2003 were subdivided into parcels smaller than 50 acres by 2009; in comparison, roughly six percent of the non-enrolled parcels greater than 50 acres in 2003 were subdivided into parcels smaller than 50 acres in 2009.

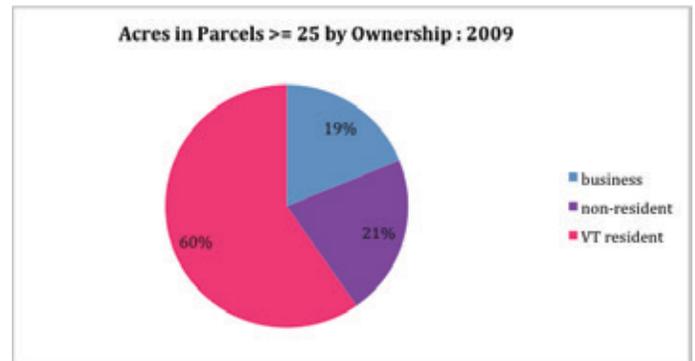
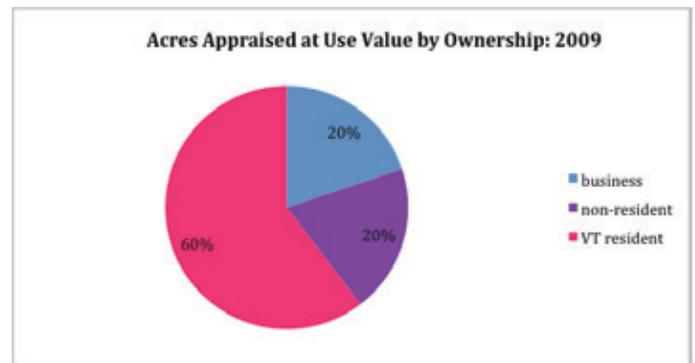
Between 2003 and 2009 the average parcel size of land appraised at use value dropped from 150 acres to 140 acres. Although some subdivision has occurred, this change is mainly the result of enrollment of new parcels that were smaller than average.



Because a parcel with a house and 27 acres, 25 of which are appraised at use value, often has a lower property tax bill than a house with fewer acres, people have wondered whether more 27-acre house lots are being created and enrolled in the Use Value program.

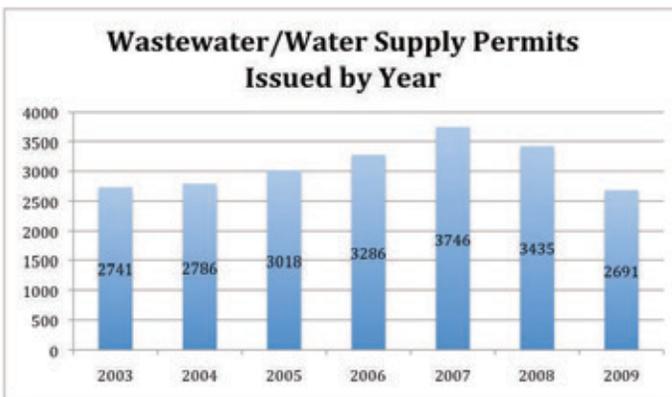
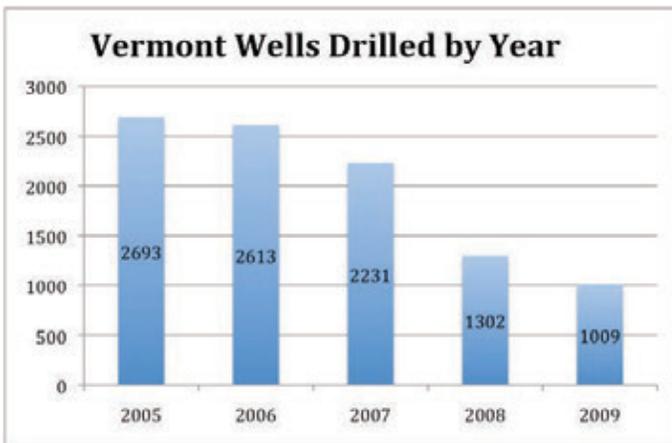
Between 2003 and 2009, the number of parcels between 27 and 30 acres, of which some was appraised at use value, increased by 208. This is an increase of 48% in the number of parcels of this size class enrolled in UVA; the total number of parcels enrolled increased by 25% during the time period. Three quarters of these newly enrolled parcels included a dwelling.

Non-residents are slightly underrepresented in the Use Value Program. Although they own 21% of the private land in parcels that are larger than 25 acres, they own only 20% of land enrolled in the Use Value Program. Similar ratios apply for parcels larger than 50 acres: non-residents own 22% of the private land in these parcels, yet only 19% of the land in these larger parcels that is appraised at use value.



Wastewater/Water Supply Permits and Vermont Wells Drilled by Year

As explained in the methodology, this project collected data on wastewater permits and well completion reports to provide additional information on new lots or permits that were created between 2004 and 2009. These sources – especially wastewater permits – provide a potential source of statewide subdivision data. Because the permit data base does not provide any indication that new water supplies or wastewater permits are associated with subdivisions, however, it is not clear whether such information is being collected as part of the application process.



Relationship of Subdivision Trends and the Provisions of Zoning and Subdivision Regulations.

To understand the role zoning can play in affecting parcelization in Vermont, subdivision trends in eight geographically dispersed municipalities were analyzed for the period from 2002 through 2009. Information regarding the number of subdivisions approved or denied by the municipalities, the acreage of newly created lots, and density standards of the zoning districts within which each subdivision occurred, was collected. Of special interest are trends related to the subdivision of large (greater than 50 acres) parcels, the relationship of zoning density standards and resulting parcel size, and subdivision activities in designated resource conservation districts relative to other districts.

The municipalities studied were selected using a typology developed by UVM's Center for Rural Studies and the Vermont Forum on Sprawl (now Smart Growth Vermont). This typology identified four categories of Vermont municipalities: "traditional regional centers," "new growth towns," "resort towns," and "outlying towns." Because the vast majority of Vermont municipalities are classified as outlying (or rural) towns, five towns were selected from that category and one each from the other three categories. Consideration was also given to geographic diversity and forest cover (communities with a predominant agricultural landscape and limited forest cover were not selected).

Trends in the following communities were analyzed: Bennington (traditional center), Stowe (resort), Norwich (new growth town), and Calais, Elmore, Fletcher, Hinesburg, and Middlesex (outlying towns). A brief description of each community, and a summary of subdivision trends, is presented below followed by a summary of findings.

Bennington



The Town of Bennington, with the sixth largest population in Vermont, has long been a regional center for commerce and industry for Bennington County. The Town comprises 27,155 acres, including 1,138 acres in Green Mountain National Forest ownership, 134 acres in state ownership and 1,591 acres of privately conserved land. From 1990 to 2000, the population of Bennington fell from 16,451 to 15,737¹² – the first decade in which the Town’s population declined since the nation’s first census in 1791. By 2008 estimates, the population had fallen further to 15,093. In 2000, the total number of households was 6,162, up from a 1990 level of 5,983.

Bennington is divided into 22 zoning districts, most of which are located within the Town’s designated Growth Center¹³. The incorporated Villages of Old Bennington and North Bennington are not subject to Town zoning or subdivision regulations and were not included in this study. The majority of the Town’s land area is included in the Rural Conservation District (minimum lot size 80,000 square feet). There is also a Rural Residential District (minimum lot size 30,000 square feet) that surrounds the growth center, a relatively small Agricultural District (minimum lot size 25 acres) in the Town’s southwest corner, and a Forest Reserve District (minimum lot size 25 acres; no year-round residential uses allowed) that encompasses significant acreage in the Green Mountain Range and on Mount Abraham. The purpose of the Forest District is to *provide for commercial forestry uses and the protection of timber and wildlife resources in the Town’s major forested areas.*

Between 2002 and 2009, the Town approved 43 subdivisions involving 955 acres and resulting in the creation of 158 lots (115 new lots in addition to the 43 pre-subdivision parcels). The average lot size created between 2002 and 2009 was 6.0 acres while the median lot size was 3.2 acres. The average number of lots created through the subdivision process was 3.7 lots. Subdivisions occurred in at least 12 different zoning districts. With the exception of a single large residential development (52 lots) in the Village Residential District, the majority of development occurred in the Rural Conservation District (44 lots), and the Rural Residential District (23 lots), with 10 lots being created from a parcel located in both districts. There were no subdivisions in the Forest District from 2002 to 2009. No subdivisions were denied during the study period in Bennington, but there was no available tally of the number of applications that may have been withdrawn.

Out of the 43 subdivisions in Bennington, only 4 involved land with 50 acres or more. In each subdivision involving more than 50 acres, one large tract was retained, with smaller lots less than 5 acres generally being created. This indicates that subdivisions of large parcels likely maintained areas large enough to promote the ecological and economic integrity of the land from a natural resource perspective. Furthermore, the median lot size of 3.2 acres suggests that Bennington is promoting a fair number of small lots.

¹² 1990 and 2000 population and housing data for all municipalities, and 2008 population estimates, are from the U.S. Census.

¹³ Bennington received Growth Center designation in accordance with the Vermont Growth center program in 2009. The Growth Center encompasses approximately 2,600 acres, all of which corresponds to the Town’s urban service area.

Calais



Calais is located in Washington County in north-central Vermont. The Town encompasses 24,333 acres, of which 1,381 has been privately conserved. Like many small Vermont towns, Calais's population grew rapidly during the 1960s, 70s and 80s, after a century of decline. From 1990 to 2000, the population of Calais stayed relatively the same, increasing from 1,521 to 1,529. By 2008 estimates, the population had grown to 1,546 residents. In 1990, the total number of households in Calais was 547. This grew to 616 households in 2000.

In addition to a Village District encompassing several small hamlets, a shoreline district encompassing seven lakes and ponds, and two overlay districts, Calais' zoning includes a Rural Residential District (3 acre minimum lot size) that covers 73% of the Town, as well as a Resource Recreation District (10 acre minimum lot size) and an Upland Overlay District (25 acre minimum lot size) that encompass an additional 20% of the total land area. The purpose of the Upland Overlay District is to *protect sensitive upland areas from the adverse effects of inappropriate or high-density development.*

Between 2002 and 2009, the Town approved 38 subdivisions involving 1,300 acres and resulting in the creation of 86 lots (48 new lots in addition to the 38 pre-existing parcels). The average lot size created between 2002 and 2009 was 15.1 acres while the median lot size was 7.1 acres. An average of 2.3 lots were created per subdivision during the study period. Subdivisions occurred in at least 3 different zoning districts, with the vast majority occurring in the Rural Residential District (68 lots, including one two-lot subdivision partly located in the Shoreline District). There were no subdivisions in the Upland Overlay or Resource Recreation Districts from 2002 to 2009. No subdivisions were denied during the study period in Calais, but there was no available tally of

the number of applications that may have been withdrawn.

Out of the 38 subdivisions in Calais, seven involved land with 50 acres or more. In all but one of the subdivisions involving more than 50 acres, one large tract greater than 50 acres was retained, with smaller lots of less than five acres generally being created around the large remaining tract. Several of the larger subdivisions, however, resulted in lots larger than five acres, and in one circumstance a 55 acre parcel was subdivided into two 27.5 acre lots. While this pattern of development is less desirable than creating several small lots with a large lot, 27.5 acres is still large enough to qualify for the Use Value Appraisal Program (Current Use) for forestry. In Calais, the mean lot size of 15.1 acres does signal that large acreage lots were created through subdivision, and the median lot size of 7.1 acres indicates that development is occurring in lot sizes that are larger than the maximum density (as measured by lot size) allowed under zoning or required to accommodate a single dwelling.

Elmore



Elmore is located in Lamoille County, at the northern end of the Worcester Mountain Range. The Town encompasses 25,056 acres, of which 1,851 are owned by the state and managed as Elmore State Park or a portion of the Putnam State Forest. An additional 2,237 acres of private land have been conserved. From 1990 to 2000, the population of Elmore grew from 573 to 849 residents, among the highest rates of population growth in the state. By 2008 estimates, that number grew to a population of 970. In 1990, Elmore had 214 households. The number of households increased to 306 in 2000.

Elmore is divided into 6 zoning districts. These include a small village district, a shoreline district that surrounds Lake Elmore and two smaller ponds, a rural residential district east of the Worcester Mountain Range (2.0 acre minimum lot size), a rural residential district west of the Range (7.0 minimum lot size), and a Forest Reserve District (7.0 acres for residential lot/no residential lots allowed above elevation of 1,500 feet) that is defined as all land above 1,300 feet elevation. The Forest Reserve District is entirely located in the Worcester Range. The purposes of the Forest Reserve District are to: *1) to maintain existing land uses in the Worcester Mountain Range in a manner that preserves fragile features associated with high elevations including steep slopes, soils unsuitable for on-site septic disposal, large areas of intact wildlife habitat, headwater streams and associated water supplies and scenic resources; 2) to prevent undue financial burden on town services including emergency services, utilities and road maintenance, by discouraging scattered development in areas with poor or limited access; 3) to protect the health, welfare and safety of Town residents by limiting development in areas characterized by poor site conditions and the lack of public access or services; and 4) to encourage traditional*

land uses to continue in the district while limiting incompatible uses.

Between 2002 and 2009, the Town approved 25 subdivisions involving 939 acres and resulting in the creation of 71 lots (46 new lots in addition to pre-subdivision parcels). The average lot size created between 2002 and 2009 was 13.5 acres while the median lot size was 7.5 acres. The average number of lots created through the subdivision process was 2.8 lots. Subdivisions occurred in at least 4 different zoning districts, with the vast majority of development occurring in the Rural East District (66 lots, including two subdivisions located partly within the Shoreline District). Only one subdivision of land located within both the Forest Reserve and Rural West District occurred during the study period. That subdivision involved a 60.5 acre parcel being split into 5 new lots, with only one lot large enough to qualify for Current Use. No subdivisions were denied during the study period in Elmore, but there was no available tally of the number of applications that may have been withdrawn.

Out of the 25 subdivisions in Elmore, 6 involved land with 50 acres or more. Only half of subdivisions involving over 50 acres resulted in the retention of a lot greater than 50 acres. The general pattern of subdivision involving larger lots resulted in a fair amount of parcelization, leaving a minority of lots that could still qualify for Current Use for forestry. For example 26 of the 46 new lots were originally in lots greater than 50 acres. Of the 26 lots that were created, only 8 were of a large enough acreage to qualify for Current Use. The mean lot size of 13.5 acres of subdivided lots in Elmore does signal that large acreage lots were created through subdivision, and the median lot size of 7.5 acres suggests that development is occurring in lot sizes that are larger than the two acre minimum required under zoning in the district within which most development occurred.

Fletcher



Fletcher is located in southern Franklin County, within commuting distance of Burlington, Essex Junction and St. Albans. The Town is comprised of 24,205 acres, including 380 acres included in the Gilson Mountain Wildlife Management Area. No private land has been conserved in the community. In recent years, Franklin County has experienced the state's fastest population increase – a trend that is evident in Fletcher. From 1990 to 2000, the Town's population rose from 941 to 1,179 residents. By 2008 estimates, that number grew to a population of 1,301. In 1990, Fletcher had 330 households; a number that increased to 428 in 2000.

Fletcher's zoning bylaw divides the Town into a Village District (encompassing both Fletcher Center and Binghamville), a Shoreland/Recreation District, a Rural Residential/Agricultural District (2.0 acre minimum lot size) that encompasses the majority of the Town's land area, a Conservation District (2.0 acre minimum lot size/one unit per 10 acre maximum density), and a Forest District (25 acre minimum lot size/no residential uses permitted). The purpose of the Conservation District is to *protect the scenic and important natural resource value of such lands for forestry, ground and surface water recharge, wildlife habitat, and outdoor recreation*. The purpose of the Forest District is to *protect remote lands which are essentially undeveloped, lack direct access to public roads, are important wildlife habitat, are currently*

used for commercial forestry and/or have high potential for commercial forestry use, and have severe limitations for development.

Between 2002 and 2009, the Town approved 49 subdivisions involving 2,855 acres and resulting in the creation of 126 lots (77 new lots in addition to the pre-subdivision parcels). The average lot size created between 2002 and 2009 was 22.7 acres while the median lot size was 6.8 acres. The average number of lots created through the subdivisions process was 2.6 lots. Subdivisions occurred in at least 6 different zoning districts, with the vast majority of development occurring in the Rural Residential/Agricultural District (93 lots) or on properties located in both the mixed Rural Residential/Agriculture and Conservation Districts. There were two subdivisions wholly within the Conservation District from 2001 to 2009, and no subdivisions in the Forest District. No subdivisions were denied during the study period in Fletcher, but there was no available tally of the number of applications that may have been withdrawn.

The overwhelming majority of subdivision in Fletcher involved lots with large acreages. Seventeen of the 49 subdivisions (involving 56 lots) originated on lots that were 50 acres or greater in size. Ten of these involved land with 50 to 100 acres, and seven involved land with 100 acres or more. The majority of the subdivisions involving land greater than 50 acres resulted in the retention of at least one large lot, but several involved significant parcelization resulting in varied lot sizes. Subdivisions involving land with more than 100 acres generally did a better job of retaining large lots than subdivisions involving 50 to 100 acres. Of the 72 lots that were created on land with more than 50 acres, 22 were of a large enough size to enroll in Use Value Appraisal (Current Use) for forestry. This reflects that a significant level of development occurred that would not maintain the natural resource base at a large scale. In Fletcher, the mean lot size of 22.5 acres signals that large acreage lots were created through subdivision.

Hinesburg



Hinesburg is located in southern Chittenden County, at the junction of the Champlain lowlands and the first range of the Green Mountains. The Town encompasses 25,478 acres, including 1,361 acres of Wildlife Management Area. Like many Chittenden County communities, Hinesburg has experienced significant development pressure in recent years. From 1990 to 2000, the population of Hinesburg increased from 3,780 to 4,340 residents. By 2008 estimates, that number had grown to a population of 4,629. In 1990, Hinesburg had 1,345 households which grew to 1,596 in 2000.

Hinesburg is divided into 11 zoning districts, including five village districts in and adjacent to Hinesburg Village, an Industrial District located at the south of Town, and a Shoreland District adjacent to Lake Iroquois. The majority of the Town's land area is included in the Agricultural District (2.0 acre minimum lot size) that encompasses much of the Champlain lowlands in the western portion of Town, a Rural Residential-2 District (3.0 acre minimum lot size) that encompasses much of the Green Mountain foothills in the eastern portion of Town, and a Rural Residential-1 District (1.0 acres minimum lot size that is between the other two rural districts, north of the Village.

Between 2002 and 2009, the Town approved 69 subdivisions encompassing 5,556 acres and resulting in the creation of 330 lots (147 new lots in addition to pre-subdivision parcels). The average lot size created between 2002 and 2009 was 25.3 acres while the median lot size was 3.6 acres. The average number of lots created 3.2 lots per subdivision. Subdivisions occurred in at least 6 different zoning districts, with the majority of development occurring in the Agricultural District (91 lots), the Rural residential-1 District (50 lots) and the Rural-Residential-2 District (53 lots). Five subdivisions

were denied in Hinesburg, based on several factors ranging from too many lots/too high density to natural resource impacts. There was no available data on the number of applications that may have been withdrawn.

Out of the 69 subdivisions in Hinesburg, 10 involved land with 50 to 100 acres, and 21 involved land with 100 acres or more, with more than a few involving acreages in the 200-300 acre range. Most of the subdivisions involving over 100 acres resulted in the retention of at least one large parcel, with smaller lots typically less than five acres. The subdivision patterns in these larger lots were more conducive to retaining natural resource features than the subdivisions that occurred in the 50 to 100 acre range. Of the 30 lots that were created from parcels 50-100 acres, only 7 were of a large enough size to enroll in Current Use for forestry (based on available data, some subdivision information was not available). In Hinesburg, the mean lot size of 32.8 acres does signal that large acreage lots were created through subdivision, but the median lot size of 3.62 acres suggests that fragmentation is being minimized through the creation of lots close to the minimum lot size allowed and the retention of large "parent" parcels.

Middlesex



The Town of Middlesex is located in the western portion of Washington County, between Montpelier and Waterbury. The Town encompasses 25,382 acres. This includes 1,155 acres included in Putnam State Forest in the Worcester Mountain Range and an adjacent 580 acres within the Middlesex Notch Wildlife Management Area, 676 acres included in the Wrightsville Dam Recreation Area, and an additional 885 acres of private conserved land.

Between 1990 and 2000, Middlesex's population increased from 1,514 to 1,729 residents. By 2008 estimates, that number had grown to a population of 1,872. In 1990, Middlesex had 547 households that grew to 663 in 2000. The Town's zoning defines a Village District (encompassing both Middlesex Village and Putnamville), an Industrial District (that includes much of the land along the Route 2 corridor, a Mixed-Use District north of I-89 Exit 9), a Medium Density Residential District (2.0 acre minimum lot size), a Rural Residential District (2.0 acre minimum lot size/one unit per 5.0 acres maximum density), and a Conservation District (4.0 acre minimum lot size/one unit per 10.0 acres maximum density). The purpose of the Conservation District is *to protect significant forest and agricultural resources and limit development to low densities in areas with steep slopes, shallow soils, significant wildlife habitat, and poor access to town roads and community facilities and services.*

Between 2002 and 2009, the Town approved 40 subdivisions encompassing 1,651 acres and resulting in the creation of 111 lots (71 new lots in addition to pre-subdivision parcels). The average lot size created between 2002 and 2009 was 14.9 acres while the median lot size was 5.7 acres. The average number of lots

created through the subdivision process was 2.8 lots. Subdivisions occurred in at least 6 different zoning districts, with the majority of development occurring in the Rural Residential District (44 lots) and the Conservation District (48 lots). The average lot size in the Rural Residential District (18.6 acres) was larger than the average lot size in the lower density conservation district (14.4 acres), as was the median lot size (10 and 5.4 acres, respectively). This may indicate that the Conservation District – which encompasses the most heavily forested portions of Town, is failing to meet the achieve the purpose of the district. Five subdivisions were denied in Middlesex, based on several factors ranging from less than minimum lot size, to no septic approval, or insufficient acreage. There was no available tally of the number of applications that may have been withdrawn.

Out of the 40 subdivisions in Middlesex, 8 involved land with 50 to 100 acres, and 3 involved land with 100 acres of more. Approximately half of the subdivisions involving over 50 acres resulted in the retention of at least one large parcel, but there was a fair amount of parcelization that occurred within the subdivisions, and half of the subdivisions that occurred in larger lots resulted in varied lot sizes, many of which would no longer qualify for enrollment in Current Use for forestry. Of the 38 lots that were created on parcels over 50 acres, only 10 were of a large enough size to enroll in Current Use for forestry.

Norwich



Norwich is located in Windsor County, across the Connecticut River from Hanover New Hampshire (home of Dartmouth College). The Town's land area is 28,602 acres, including 628.7 acres included in the Appalachian Trail Corridor and an additional 2,254.6 acres of privately conserved lands. From 1990 to 2000, the population of Norwich increased from 3,093 to 3,544 residents. By 2008 estimates, that number had fallen slightly to a population of 3,523. In 1990, Norwich had 1,195 households, which grew to 1,367 in 2000.

Norwich is divided into 6 zoning districts, including three Village Districts in and adjacent to Norwich Village, a Commercial/Industrial District located south of the Village along the Route 5 corridor, and a Rural Residential District (20,000 square feet minimum lot size; maximum density of between one dwelling every 2.0-20 acres depending upon site features and location). The Rural Residential District encompasses the majority of land in the Town.

Between 2002 and 2009, the Town approved 29 subdivisions encompassing 1749.15 acres and resulting in the creation of 66 lots (37 new lots in addition to pre-subdivision parcels). The average lot size created between 2002 and 2009 was 26.5 acres while the median lot size was 10.1 acres. The average number of lots created through the subdivision process was 2.28 lots. Subdivisions occurred in just two zoning districts, with all but one two-lot subdivision occurring in the Rural Residential District. One subdivision was denied during the study period based on failure to meet density requirements. There was no available tally of the number of applications that may have been withdrawn.

Out of the 29 subdivisions in Norwich, 6 involved land with 50 to 100 acres, and 5 involved land with 100 acres or more. The subdivisions that involved land greater than 100 acres did a better job retaining at least one large parcel of land, while the subdivisions in the 50 to

100 acre range resulted in mixed results and varied lot sizes. On the positive side, 15 out of 24 lots that were created from subdivisions on parcels greater than 100 acres were of a large enough acreage to still qualify for the Current Use Program for forestry. The relatively large lot sizes may be driven by the unique density standards contained in Norwich's subdivision regulations, which bases allows for lots as small as 20,000 square feet but establishes an allowable density based on parcel location, road condition and proximity to conserved public land. It would appear as though few subdividers are creating smaller clustered lots; rather they the large lots appear to either be based on required density, or exceed zoning standards.

Stowe



The Town of Stowe – a four season tourist destination – is located along the Route 100 corridor in Lamoille County. Stowe is Vermont’s largest town in terms of land area, with 46,515 acres. Mount Mansfield and Putnam State Forests control 12,223 acres in the Town, and an additional 4,002 acres of private land has been conserved. From 1990 to 2000, Stowe’s population grew sharply from 3,433 to 4,339 residents. By 2009 estimates, that number had risen to a population of 4,919. In 1990, Stowe had 1,536 households which grew to 1,905 in 2000.

Stowe is divided into 20 zoning districts, including several village, commercial and mixed-use districts that include Stowe Village, the lower Village to the south, Moscow Village, and designated growth areas along the Stowe Mountain Road (VT Route 108). In addition to Stowe Village, the Mount Mansfield Ski Area and Trapp Family Lodge are designated as growth areas in the Town Plan. Outside of the growth areas, the Town is divided into Rural Residential-2 District (2.0 acre minimum lot size), a Rural Residential-3 District (3.0 acres minimum lot size) and a Rural Residential-5 District (5.0 acres minimum lot size). In addition, much of the upland areas in Town are included within the Ridgeline & Hillside Overlay District, which further limits development density based on site conditions.

Between 2002 and 2009, the Town approved 99 subdivisions encompassing 9,550.01 acres and resulting in the creation of 321 lots (222 new lots in addition to pre-subdivision parcels). The average lot size created between 2002 and 2009 was 29.75 acres while the median lot size was 10.1 acres (the average lot size – and the total acreage involved in subdivisions – is skewed due to two two-lot subdivisions that each involve the creation of one small lot from the 2,500+ acre Trapp Family Lodge

parcel). The average number of lots created through the subdivision process was 2.28 lots. Subdivisions occurred in 17 zoning districts, with over 75% of the lots being created in the two most ostensibly rural zoning districts – Rural Residential 3 and 5 (including several subdivisions that involved land in both the Rural Residential 5 and Rural Residential 2 Districts).

Within the Rural Residential-5 District, 92 lots were created (excluding the two Trapp Family Lodge subdivisions and the 14 subdivisions that involved land that straddled zoning boundaries with higher density districts). Approximately half of the subdivisions were also located in the Ridgeline & Hillside Overlay District. An additional 22 subdivisions (86 lots) involved land located in both the Rural Residential 5 and Rural Residential 2 Districts

Out of the 99 subdivisions in Stowe, 21 involved land with 50 to 100 acres, and 11 involved land with 100 acres or more (with 2 occurring on the same property). Three of the subdivisions involving land over 100 acres included acreages of a fairly significant size: a 741 acre lot and two separate subdivisions in the same original parcel, which involved over 2,500 acres. On these three subdivisions involving very large parcels, large lots were retained with several smaller lots created in the 2 to 14 acre range. The subdivisions in the 50 to 150 acre range, on the other hand, produced mixed results with varied lot sizes predominating the subdivision process. Out of the 58 lots that were created in the 50 to 100 range, 28 were of a size that would qualify for Use Value Appraisal (Current Use) for forestry, and out of the 29 lots that were created in parcels greater than 100 acres, 16 were of a size that would qualify for Use Value Appraisal (Current Use) for forestry. This means only approximately half of the lots that were created in Stowe during the study period are still of a sufficient size to maintain what the state considers to be the minimum threshold for viable long-term forest management. In Stowe, the mean lot size of 29.8 acres does signal that large acreage lots were created through the subdivision process, but the median lot size of 5.1 acres suggests that development is also occurring in smaller lots as well.

**Table 1
Case Study Communities 2002-2009
Subdivision Trends Summary**

| Town | Total Subdivisions | Total Acreage | Total 50-100 acre parcels | Total 100+ acre parcels | Mean Number of Lots | Mean Lot Size | Median Lot Size |
|-------------|---------------------------|----------------------|----------------------------------|--------------------------------|----------------------------|----------------------|------------------------|
| Bennington | 43 | 955 | 3 | 1 | 3.7 | 6.0 | 3.2 |
| Calais | 38 | 1,300 | 5 | 2 | 2.3 | 15.1 | 7.1 |
| Elmore | 25 | 939 | 5 | 1 | 2.8 | 13.5 | 7.5 |
| Fletcher | 38 | 2,855 | 8 | 9 | 2.6 | 22.7 | 6.8 |
| Hinesburg | 69 | 5,556 | 10 | 21 | 3.2 | 25.3 | 3.6 |
| Middlesex | 40 | 1,651 | 8 | 3 | 2.8 | 14.9 | 5.7 |
| Norwich | 29 | 1,749 | 6 | 5 | 2.3 | 26.5 | 10.1 |
| Stowe | 99 | *9,550 | 13 | 10 | 2.3 | 29.8 | 10.1 |

*If the two two-lot subdivisions involving the Trapp Family Lodge the total acreage involved would be 4,440

Observations & Findings: Subdivision Trends and the Provisions of Zoning and Subdivision Regulations

This analysis primarily involved a quantitative evaluation of subdivision activity in the case study communities. With the exception of reviewing the purpose and general characteristics of the different zoning districts (based in large part on site visits, limited map analysis, and the knowledge of the researchers), other qualitative analysis of the subdivisions (e.g., land characteristics, natural resource impacts) was not undertaken. A more detailed analysis of the application of subdivision and related development review standards designed to limit forest fragmentation and maintain the ecological and economic viability of forest parcels for forest management and conservation purposes is required to more fully understand the effectiveness of local regulations. Based on the information available, however, several conclusions can be reached regarding the relationship of local regulations to forest subdivision. These include:

- The vast majority of land subdivision in the case study communities during the study period

occurred in rural “default¹⁴” districts – land largely characterized by a mix of agricultural, forest and low to moderate density residential land uses. Thus, most residential development appears to be occurring at low densities in rural areas rather than in compact existing centers or planned growth centers.

- Subdivision is occurring in a very incremental, albeit steady, pace with an average subdivision resulting in the creation of between 2.3 and 3.7 lots (including the parent parcel) in the eight case study communities. Consequently, regulatory oversight over land subdivision is largely the responsibility of municipal government as only four of the 381 subdivisions reviewed as part of this analysis would independently trigger Act 250 jurisdiction (it should be noted, however, that Act 250 certainly had jurisdiction over additional subdivisions due to prior development of the involved land, such as the case with Trapp Family Lodge in Stowe).

¹⁴ It is common practice in Vermont for communities to delineate special purpose districts (e.g., village, commercial, mixed use, natural resource conservation) districts with boundaries that coincide with recognized physical landscape features, and to designate the area outside of those districts as rural residential or comparable designations. Typically in small towns, such districts encompass a majority of the land area in the community as well as a majority of agricultural and forest land uses. Communities that designate forest districts most often do so by delineating areas that are predominantly forested and sparsely developed or undeveloped, in many instances defined by elevation, public land ownership, or distance from accessible roads or other infrastructure.

- Very little subdivision activity involved land within designated Forest Reserve or Conservation Districts (with the exception of Middlesex, although the Conservation District in that town is more comparable to a rural residential district in terms of allowable density, existing land uses and physical characteristics of land in the district). It is not clear whether the lack of subdivision activity in these districts is due to limited development suitability, market conditions, regulatory restrictions or other factors, although it is likely that regulatory restrictions in those municipalities with Forest Districts that prohibit residential development (i.e., Bennington, Elmore above 1,500 feet elevation, Fletcher) was a factor.
- In general, subdivisions that occurred in the large acreage category of 100 acres or more retained a very large lot, generally with one or more smaller lots being created, thereby preserving at least some potential viability for long-term forest management and resource functions.
- Results were much more varied in subdivisions that involved the medium size category of 50 to 100 acres, with some subdivisions retaining large lots, and others creating fractured parcel ownership with many parcels unable to support long-term forest management goals. The loss of parcels large enough to qualify for forest management in Use Value Appraisal (>25 acres) was prevalent in subdivisions in this acreage category.
- The degree to which minimum lot size or maximum density standards are influencing subdivision patterns is not clear. In most communities, it appears as though lot sizes are larger than required under zoning standards, and densities are lower than what is allowed. This may be contributing to greater fragmentation due to residential land development in rural districts that is more land consumptive than required under existing regulations.

General Recommendations:

- This study suggests that a large percentage of development may not trigger state level review through Act 250. Because of this, municipalities should examine whether they have sufficient policies to address the effects of parcelization on forestland. Gaps should be identified and stronger policies should be enacted to promote the viability of forestland in subdivisions, especially those that are occurring in the 50-100 acre range. Policies that should be further analyzed to document their effectiveness in discouraging parcelization include:
 - ◆ large lot zoning (with minimum lot size being based on viable forest management rather than residential development);
 - ◆ greater use of Forest District designations¹⁵ in local zoning;
 - ◆ clustering provisions (either mandatory or encouraged by meaningful incentives) to minimize the parcelization of large forest parcels;
 - ◆ land use policies and related bylaw standards to minimize the impact of land subdivision on the viability of ongoing forest management and ecological functions; and
 - ◆ fixed-area based zoning or comparable provisions that foster the creation of small building lots and low overall development densities in designated zoning districts.
- In addition to the creation of small parcels through subdivision, this study suggests that fragmentation of forest blocks is also occurring from construction of new dwellings and related clearing on large parcels. Research should be conducted to understand the extent to which dwellings affect the functions and integrity of forest blocks, including wildlife habitat, public access, and forest management.

¹⁵ Vermont statute (24 VSA Chapter 117 §4414) specifically enable communities to enact “Forest Districts permitting commercial forestry and related uses and prohibiting all other land development.”

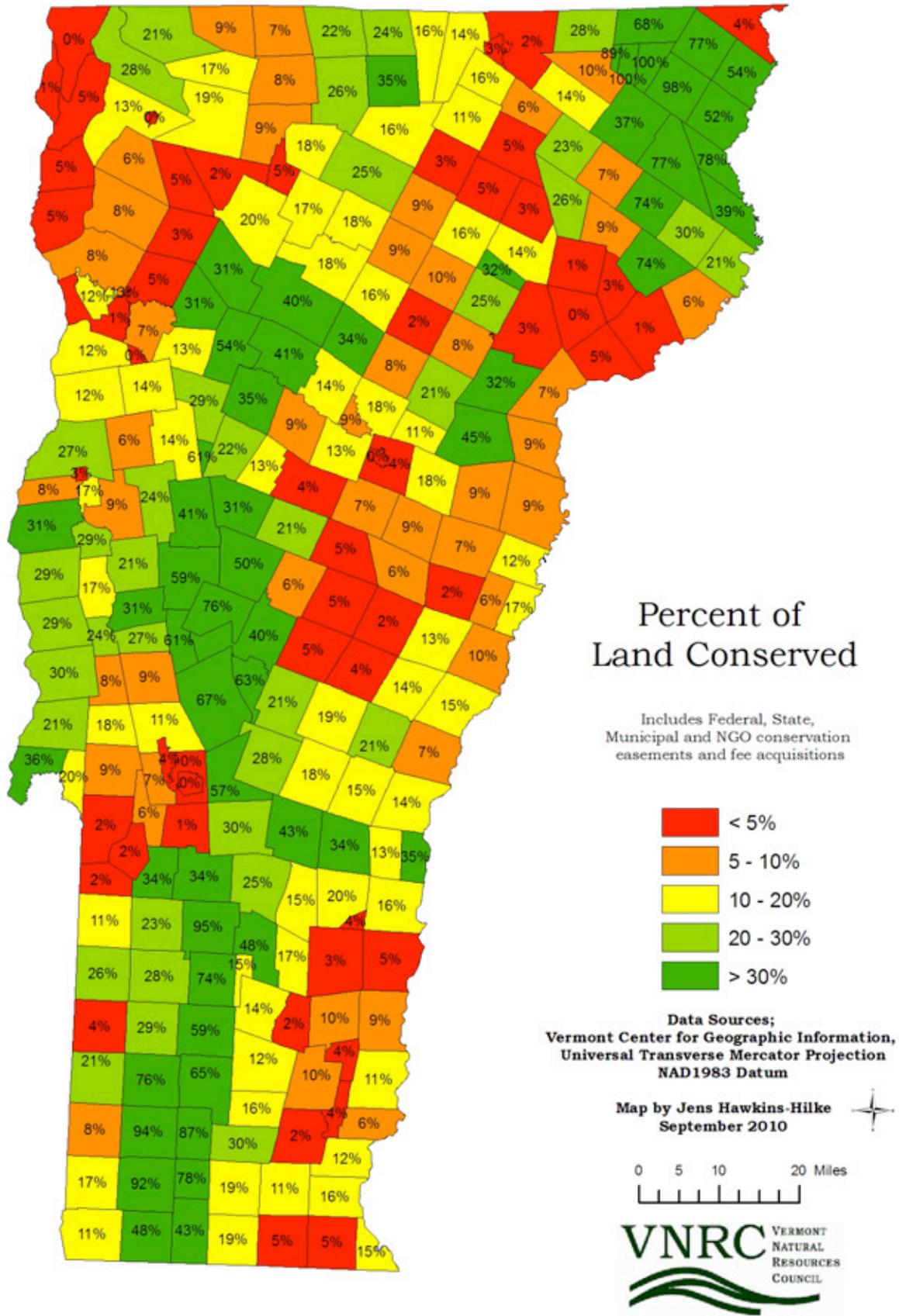
- This study highlights that a significant portion of Vermont is still represented in parcels larger than 50 acres. While the subdivision trends outlined in this report are cause for concern, there is still a real opportunity to maintain Vermont’s rural land base by supporting existing and new policies and programs.
 - This study does suggest that the market value of large parcels is sufficiently higher than their value for forest management, indicating that the investment in large forest parcels is often based on development or subdivision potential. This makes it difficult for anyone interested only in forest management to pay the purchase price, and it makes it less likely that the land will remain intact and undeveloped through transactions. Although the current use programs in the Northern Forest states enable so-inclined owners to hold on to the land by bringing the carrying costs in line with forest value, these programs do not similarly affect the purchase price. And, although these programs penalize landowners for converting enrolled land, they do not prevent conversion. To maintain, in perpetuity, large forest parcels that can be sold and purchased as investments in forest management, efforts to acquire the parcels—or easements on these parcels—must be vigorously undertaken and effectively funded.
 - This study suggests that subdivisions that occurred in the medium size category of 50 to 100 acres may be resulting in parcels that are no longer able to support long-term forest management goals. This finding is based on a small sample size of towns in Vermont. It would be beneficial to conduct a second phase of research to analyze subdivision trends in a larger subset of towns that have zoning bylaws or subdivisions, including qualitative review of the subdivisions and related impacts on forest resources. This analysis would better verify the need for municipalities to promote land use policies that address parcelization rates and patterns within the 50 to 100 acre category.
 - A GIS layer with parcel boundaries and parcel information would clearly improve our ability to track fragmentation, understand areas of the state that are most threatened, and identify areas to focus efforts on maintaining viable forests. First, the GIS layer would allow for a spatial interpretation of what is happening on the land. In addition, the GIS layer would integrate physical and natural resource layers with parcel and ownership information, strengthening the ability to identify target areas or to develop strategies. For example, an effort is underway in Vermont to map habitat blocks, and the logical next step would be to merge this with parcel boundaries to determine priority areas for working with landowners. Finally, the GIS layer could help local communities develop zoning plans and record information such things as permit requirements and the remaining density associated with the parcel.
- Although there are some communities that have created GIS layers with their parcel boundaries, none of the Northern Forest states has a complete consistent GIS layer of parcel boundaries. New Hampshire has a program to provide the service to municipalities that request it. Other states have a system and GIS layers available, but there are no requirements that municipalities use it for their parcel information.
- A uniform parcel identification system is also crucial—even before the parcel information is part of the GIS. Currently, municipalities in most states are free to design their own identification systems, to varying degrees. In order to track subdivision trends, we recommend the following:
 - ◆ Statewide parcel identification numbers so there are not duplicates
 - ◆ Statewide parcel identification numbers so there are not duplicates
 - ◆ A method for determining the total parcel when a parcel straddles municipal boundaries
 - ◆ A method for determining the parent/child parcels when parcels are subdivided or merged

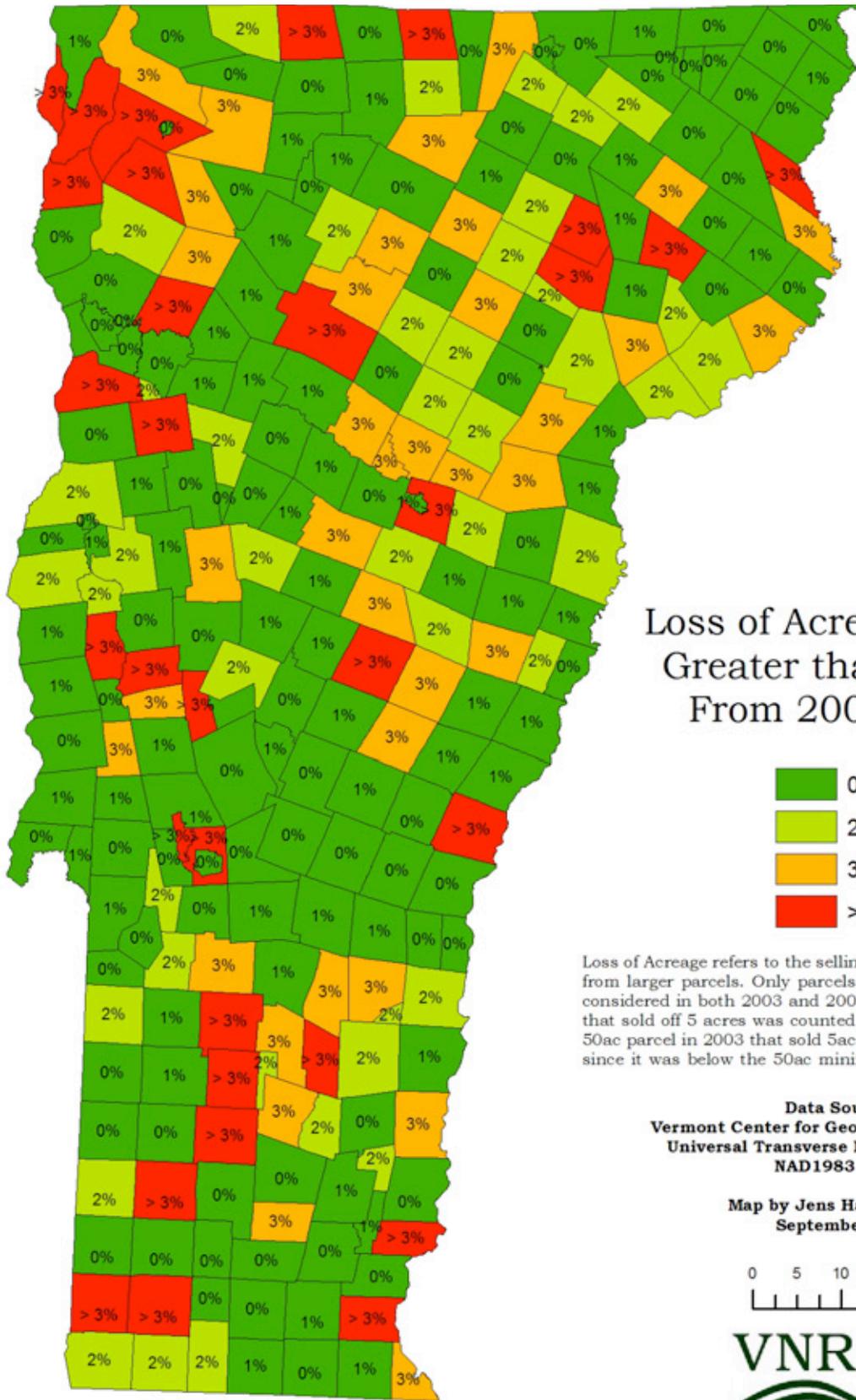
- Even without the GIS layer, a better tracking system for parcels would allow for more accurate tracking of permit conditions or policies that run with the parcel and a consistent method for checking changes in the status of property against various restrictions, programs, and permits.

References

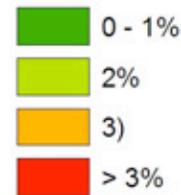
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Appendix A





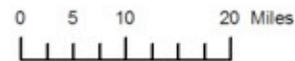
Loss of Acres in Parcels Greater than 50 Acres From 2003 to 2009

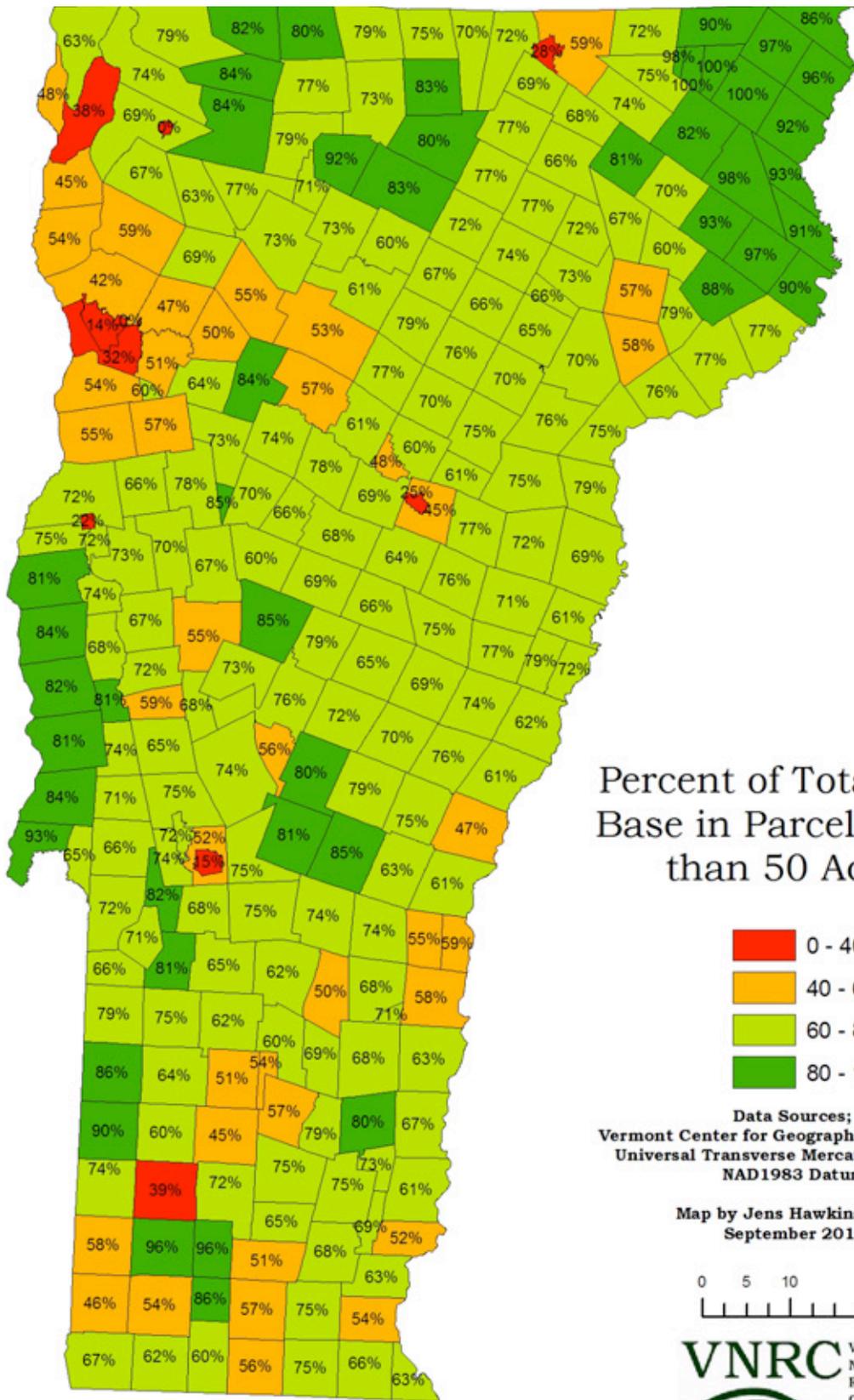


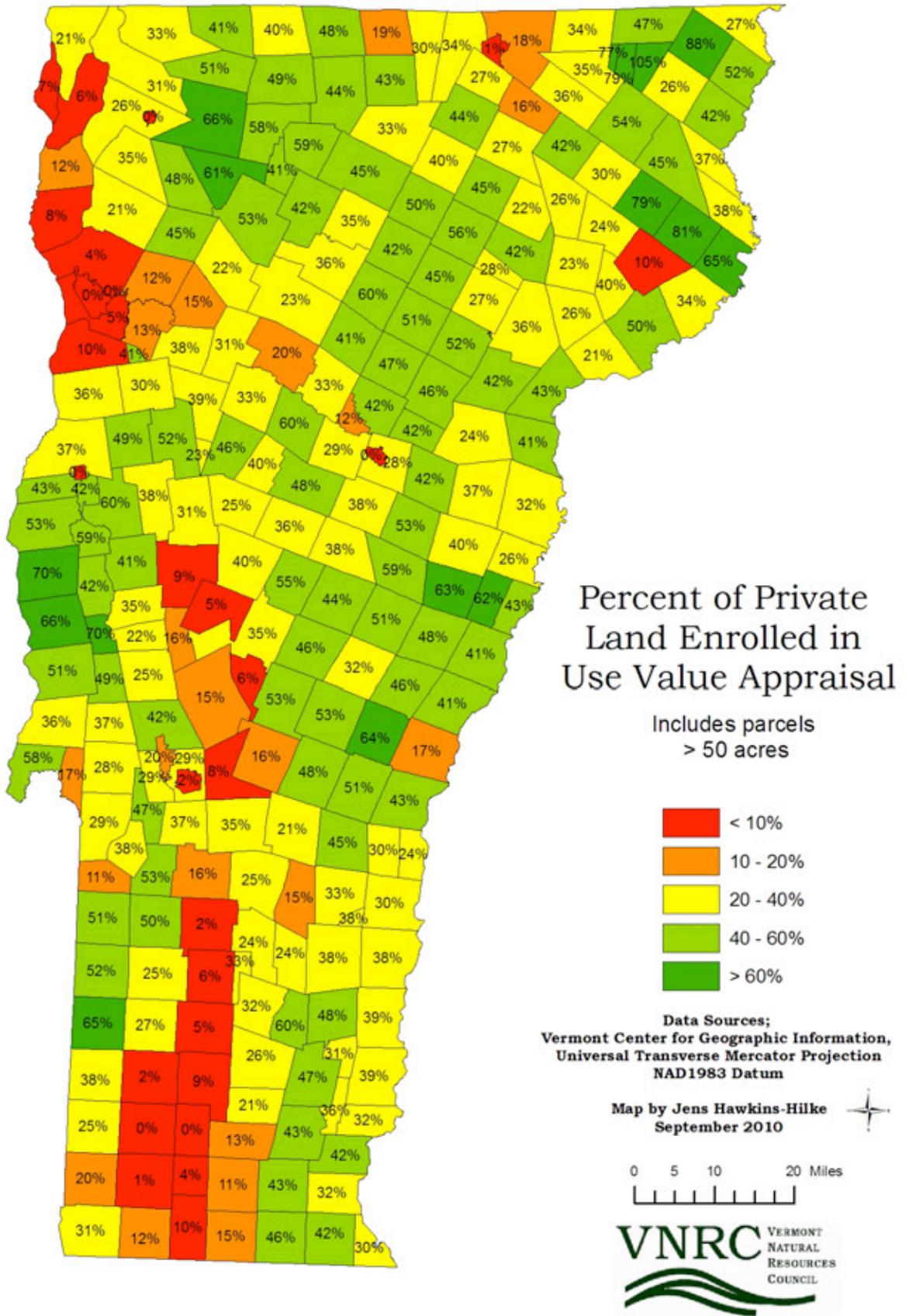
Loss of Acreage refers to the selling and subdivision of acreage from larger parcels. Only parcels greater than 50 acres were considered in both 2003 and 2009. So a 100ac parcel in 2003 that sold off 5 acres was counted as a 95ac parcel in 2009. A 50ac parcel in 2003 that sold 5ac was counted as 0ac in 2009 since it was below the 50ac minimum.

Data Sources;
 Vermont Center for Geographic Information,
 Universal Transverse Mercator Projection
 NAD1983 Datum

Map by Jens Hawkins-Hilke
 September 2010







Appendix B

Bennington Subdivisions

Aggregate Data 2002-2009

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 43 | 954.84 | 3.67 | 3.2 | 6.04 | 15 RCON |
| Total Lots: | 158 | | | | 1 Mixed Residential 3 VR 7 RR 1 VC 2 RC 2 PC 1 RR/RT 1 RR/COR 1 Industrial 1 Res./Cons. 1 RR/RCON 7 Unknown |

Data By Year

2007

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 10 | 307.26 | 7 | 0.42 | 4.48 | 5 RCON 1 Mixed Residential 2 RR 1 VR 1 Unknown |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|----------------------|---------------|------|------------------------------|-----------------|---------------|-------------------------|
| Deery | 0.69 | 2 | 0.381 0.309 | n/a | 0.35 | Mixed Residential |
| Davis | 10.01 | 2 | 8.01 2 | n/a | 5.01 | RCON |
| Horst | 26.25 | 2 | 14.55 11.7 | n/a | 13.13 | Unknown |
| Derby/Clarkson | 38.88 | 2 | 20.5 18.38 | n/a | 19.44 | RR |
| Hall | 10.41 | 2 | 2.63 7.78 | n/a | 5.21 | Rural Conservation |
| Scott | 17.23 | 2 | 15.1 2.13 | n/a | 8.62 | RCON |
| Fillmore Forms LLC | 51 | 2 | 51 10 | n/a | 30.5 | RCON |
| Bennington/Grn Mtn L | 31.19 | 52 | 8.14 26 @ .22 25 @ .44 | 0.33 | 0.48 | VR |
| Wood | 110.43 | 2 | 100.33 10.1 | n/a | 55.22 | RR |
| Jones | 17.21 | 2 | 10.98 6.23 | n/a | 8.61 | RCON |

2006

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 5 | 64 | 2.4 | 2.4 | 6.15 | 1 VR 1 RCON |

1 VC
1 RC
1 Unknown

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|------|-----------------------|-----------------|---------------|-------------------------|
| Austin | 1 | 2 | 0.43 0.43 | n/a | 0.43 | VR |
| Dunican | 45 | 4 | 2 2 8.5 32.5 | 5.25 | 11.25 | RCON |
| auzon Machine/ En | 2 | 2 | 1.37 0.23 | n/a | 0.8 | VC |
| Palmer | 14 | 2 | 8.32 5.66 | n/a | 6.99 | RC |
| uackenbush Co., In | 2 | 2 | 2.8 9.6 | n/a | 6.2 | RR |

**2005
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---|
| 8 | 142.54 | 2.63 | 2.67 | 6.76 | 2 RCON 2 RR 1 RR/RT 1 RC 1 VR 1 RR/COR |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|------------------------------------|-----------------|---------------|-------------------------|
| Malinowski | 10 | 3 | 3 3.19 3.18 | 3.18 | 3.12 | RCON |
| Robinson | 78 | 2 | 4 74 | n/a | 39 | RR/RT |
| Smith | 10.1 | 2 | 5.4 4.69 | n/a | 5.05 | RC |
| Stemp | 5.33 | 2 | 2.67 2.67 | n/a | 2.67 | RCON |
| Toomey | 16 | 2 | 13.98 2 | n/a | 7.99 | RR/ COR |
| Gardner | 4.1 | 2 | 1.92 2.18 | n/a | 2.05 | RR |
| Beatty | 10.03 | 3 | 7.95 1.04 1.04 | 1.04 | 3.43 | RR |
| Colvin | 8.98 | 5 | 7.13 0.67 0.6 0.28 0.3 | 0.6 | 1.8 | VR |

**2004
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 7 | 75.31 | 2.43 | 2.229 | 4.4 | 1 Industrial 1 PC 1 RCON 1 CB 3 RR |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------|---------------|------|-----------------------|-----------------|---------------|-------------------------|
| Allegro Associated | 31.5 | 2 | 11.79 19.69 | n/a | 15.74 | Industrial |
| ennington Acres, LL | 15.492 | 2 | 2.57 12.922 | n/a | 7.75 | PC |
| Cadiz | 2 | 3 | 0.39 0.4 0.92 | 0.4 | 0.57 | VR |
| Dermody ETAL | 14 | 4 | 3.23 4 2 4.5 | 3.62 | 3.43 | RCON |
| Harte Agency Inc. | 0.59 | 2 | 0.14 0.45 | 0.3 | 0.3 | CB |
| Perrott | 3.612 | 2 | 1.806 1.806 | n/a | 1.81 | RR |
| Tripp | 8.118 | 2 | 5.889 2.229 | n/a | 4.06 | RR |

**2003
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 6 | 126.33 | 3.67 | 3.25 | 5.57 | 3 RCON 3 Res./Cons. |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|--|-----------------|---------------|-------------------------|
| Graham | 17.25 | 2 | 8 9.25 | n/a | 8.62 | RR |
| Michaels | 13.59 | 2 | 10.15 3.44 | n/a | 6.8 | RR |
| Jarecki | 20.58 | 2 | 18.5 2.08 | n/a | 10.29 | RCON |
| Kobelia | 24.87 | 2 | 22.7 2.17 | n/a | 12.44 | RCON |
| Denio | 22.3 | 4 | 7.7 2.8 3.4 8.4 | 5.55 | 5.58 | RCON |
| Paran Acres | 27.74 | 10 | 2 2 2 3.3 3.2 2 2.1 3.3 2 2 | 2 | 2.39 | Res./Cons. |

**2002
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---|
| 5 | 232.54 | 3.2 | 5.475 | 14.52 | 2 RCON 1 RR/RCON 1 RR-40 1 Unknown |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------|---------------|------|------------------------------------|-----------------|---------------|-------------------------|
| Bard | 70.4 | 5 | 54 6.56 6.56 2.46 0.82 | 6.56 | 14.08 | RCON |
| Sweet | 3.347 | 3 | 1.067 1.214 1.066 | 1.067 | 1.12 | Unknown |
| Parmenter | 38.18 | 2 | 28.08 10.1 | n/a | 19.09 | RR and RCON |
| Cutler | 20.61 | 4 | 2.4 2.65 7.95 7.61 | 5.13 | 5.15 | RCON |
| Clyde Burgess | 100 | 2 | 4.39 95.4 | n/a | 49.9 | RR-40 |

Zoning Requirements

| Zoning District | Required Minimum Lot Size |
|--|--------------------------------|
| Central Business District (CB) | 0.138 ac. (6,000 Square feet) |
| Office & Apartment District (OA) | 0.459 ac. (20,000 Square feet) |
| Village Commercial District (VC) | 0.229 ac. (10,000 Square feet) |
| Urban Mixed Use District (UMU) | 0.229 ac. (10,000 Square feet) |
| Village Industrial District (VI) | 0.229 ac. (10,000 Square feet) |
| Institutional & Professional District (IP) | 0.344 ac. (15,000 Square feet) |
| Planned Commercial District (PC) | 0.918 ac. (40,000 Square feet) |
| Industrial District (I) | 0.918 ac. (40,000 Square feet) |
| Planned Airport District (PA) | 0.918 ac. (40,000 Square feet) |
| Village Residential District (VR) | 0.275 ac. (12,000 Square feet) |
| Mixed Residential District (MR) | 0.275 ac. (12,000 Square feet) |
| Rural Residential District (RR) | 0.689 ac. (30,000 Square feet) |
| Rural Conservation District (RCON) | 1.836 ac. (80,000 Square feet) |
| Agricultural District (A) | 25 ac. |
| Forest District (F) | 25 ac. |

Calais Subdivisions

Aggregate Data 2002-2009

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 38 | 1299.95 | 2.26 | 7.05 | 15.12 | 34 Rural Residential 2 V 1 RR/S 1 S |
| Total Lots: | 86 | | | | |

Data By Year

2009

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 3 | 35 | 2 | 4.235 | 5.83 | 3 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------|-----------------|---------------|-------------------------|
| Bailey | 14 | 2 | 11 3 | n/a | 7 | Rural Residential |
| Thompson | 8.5 | 2 | 3.2 5.27 | n/a | 4.235 | Rural Residential |
| Tessler | 12.5 | 2 | 10 2.5 | n/a | 6.25 | Rural Residential |

2008

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|----------------------------|
| 6 | 432.1 | 2.17 | 10.5 | 34.01 | 5 Rural Residential 1 V |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|---------------------|-----------------|---------------|-------------------------|
| Delphia | 33.6 | 2 | 32.35 11.25 | n/a | 21.8 | Rural Residential |
| Howe | 70.5 | 3 | 63.4 3.9 3.26 | 3.9 | 23.52 | Rural Residential |
| Perkins | 38 | 2 | 27.6 10.5 | n/a | 19.05 | Rural Residential |
| Scott | 60 | 2 | 3.5 56.5 | n/a | 30 | Rural Residential |
| Carriveau | 5 | 2 | 2.95 1.98 | n/a | 2.47 | V |
| Weber | 225 | 2 | 4 221 | n/a | 112.5 | Rural Residential |

2007

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 2 | 215.14 | 2.5 | 23.29 | 43.028 | 2 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------|-----------------|---------------|-------------------------|
| Eakin | 80.14 | 2 | 14.14 66 | n/a | 40.07 | Rural Residential |
| Leonard | 135 | 3 | 10 | n/a | 6.5 | Rural Residential |

2006
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 5 | 131.4 | 2 | 7.55 | 13.12 | 5 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------|-----------------|---------------|-------------------------|
| Singleton | 21.2 | 2 | 8 13 | n/a | 10.5 | Rural Residential |
| Hudson | 24 | 2 | 19 5 | n/a | 12 | Rural Residential |
| Jarvis | 65 | 2 | 1.9 63.1 | n/a | 32.5 | Rural Residential |
| Bailey | 10.2 | 2 | 3.1 7.1 | n/a | 5.1 | Rural Residential |
| Temple | 11 | 2 | 3 8 | n/a | 5.5 | Rural Residential |

2005
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 5 | 86.9 | 3 | 3.1 | 5.77 | 5 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------|---------------|------|----------------------------------|-----------------|---------------|-------------------------|
| Gallagher | 32.3 | 5 | 2.6 28.1 0.8 0.7 0.1 | 0.8 | 6.46 | Rural Residential |
| Pia-Needleman | 2 | 2 | 1 0.9 | n/a | 0.95 | Rural Residential |
| Sekelsky | 20 | 2 | 5.1 14.6 | n/a | 9.85 | Rural Residential |
| John | 20.4 | 3 | 4 7.4 9 | 7.4 | 6.8 | Rural Residential |
| Rishardson | 12.2 | 3 | 3.1 3.1 6 | 3.1 | 4.07 | Rural Residential |

2004
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--------------------------------------|
| 6 | 82.6 | 2 | 5.5 | 6.88 | 3 Rural Residential 1 S 1 RR/S |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-----------|-----------------|---------------|-------------------------|
| McCoy | 13.1 | 2 | 10.1 3 | n/a | 6.55 | RR/S |
| Bowen | 13 | 2 | 10 3 | n/a | 6.5 | Rural Residential |
| McCoy | 10 | 2 | 7 3 | n/a | 5 | S |

| | | | | | | |
|--------|------|---|-----------|-----|------|-------------------|
| Reiter | 20.4 | 2 | 16.4 4 | n/a | 10.2 | Rural Residential |
| Tassey | 10.1 | 2 | 7.1 3 | n/a | 5.05 | Rural Residential |
| Martin | 16 | 2 | 13 3 | n/a | 8 | Rural Residential |

2003
Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 6 | 174.8 | 2.17 | 15 | 14.57 | 5 Rural Residential 1 V |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|------------------|------------------------|----------------------|--------------------------------|
| Marshall | 55 | 2 | 27.5 27.5 | n/a | 27.5 | Rural Residential |
| Thompson | 12 | 2 | 3 9 | n/a | 6 | Rural Residential |
| Hudson | 3.3 | 2 | 1.3 2 | n/a | 1.65 | Rural Residential |
| Dinsdale | 27 | 2 | 27 - | n/a | 27 | Rural Residential |
| Coppersmith | 31 | 2 | 30 1 | n/a | 15.5 | V |
| Georgia | 46.5 | 3 | 15 15 16.5 | 15 | 15.5 | Rural Residential |

2002
Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 5 | 142.01 | 2.4 | 10 | 12.9 | 5 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|--------------------|------------------------|----------------------|--------------------------------|
| Thompson | 32 | 2 | 11.3 20.7 | n/a | 16 | Rural Residential |
| Guenther | 6.01 | 2 | 3 3 | n/a | 3 | Rural Residential |
| Mulligan | 3.1 | 2 | 3.1 - | n/a | 3.1 | Rural Residential |
| Guy | 90 | 3 | 50 10 30 | 30 | 30 | Rural Residential |
| Lynn | 11 | 3 | 10.1 0.4 0.3 | 0.4 | 3.6 | Rural Residential |

Zoning Requirements

| Zoning District | Required Minimum Lot Size |
|------------------------------|----------------------------------|
| Village District | None |
| Rural Residential District | 3 ac. |
| Resource Recreation District | 10 ac. |
| Shoreland District | 3 ac. |
| Upland Overlay District | 25 ac. |

Elmore Subdivisions

Aggregate Data 2002-2009

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|---|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 25 | 938.71 | 2.8 | 7.45 | 13.5 | 22 Rural East 2 Rural East/Shoreland Reserve |
| Total Lots: | 71 | | | | |

Data By Year

2008

Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 1 | 12.5 | 3 | 4.8 | 4.17 | 1 Rural East |

Individual Subdivisions

| | | | | | | |
|--------------------|----------------------|-------------|--------------------|------------------------|----------------------|--------------------------------|
| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| Carrier | 12.5 | 3 | 2.23 5.4 4.8 | 4.8 | 4.17 | Rural East |

2007

Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 7 | 351.17 | 3.57 | 10 | 13.98 | 7 Rural East |

Individual Subdivisions

| | | | | | | |
|--------------------|----------------------|-------------|---|------------------------|----------------------|--------------------------------|
| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| Katonis | 208 | 11 | 4 10 3 2 27 10 17 20 30 58 27 | 17 | 18.91 | Rural East |
| Draper | 6.77 | 2 | 3.36 3.42 | n/a | 3.39 | Rural East |
| Sanford | 53 | 3 | 12 11 29 | 12 | 17.33 | Rural East |
| Kennedy | 20 | 2 | 18 2 | n/a | 10 | Rural East |
| Johnson | 24 | 2 | 2 21 | n/a | 11.5 | Rural East |
| Shiller | 29.4 | 3 | 2 6 21.4 | 6 | 9.8 | Rural East |
| Ventures | 10.3 | 2 | 5.1 | n/a | 5.15 | Rural East |

2006**Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 4 | 88.65 | 2.5 | 6.8 | 9.87 | 4 Rural East |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Witmer | 28.2 | 2 | 30 | n/a | 19.1 | Rural East |
| Draper | 4.75 | 2 | 8.2 | n/a | 2.375 | Rural East |
| Wucik | 33.6 | 2 | 2.71 | n/a | 16.48 | Rural East |
| Boomhower | 22.1 | 4 | 2.04 | 6.8 | 5.55 | Rural East |
| | | | 29.6 | | | |
| | | | 4 | | | |
| | | | 7.6 | | | |
| | | | 6.3 | | | |
| | | | 7.3 | | | |
| | | | 1 | | | |

2005**Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 3 | 107.4 | 3 | 9.41 | 12.21 | 2 Rural East Reserve |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|------|-------|-----------------|---------------|-----------------------------|
| Pelton | 24.9 | 2 | 22.8 | n/a | 12.45 | Rural East |
| Metz | 22 | 2 | 2.1 | n/a | 11 | Rural East |
| Nordic Spirit, LLC | 60.5 | 5 | 5 | 9.41 | 12.592 | Rural West/Forestry Reserve |
| | | | 17 | | | |
| | | | 7.16 | | | |
| | | | 3.89 | | | |
| | | | 9.41 | | | |
| | | | 29.3 | | | |
| | | | 13.2 | | | |

2004**Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 4 | 109.15 | 2 | 4.94 | 13.64 | 4 Rural East |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Nichols | 7 | 2 | 3.5 | n/a | 3.5 | Rural East |
| Dibattista | 55 | 2 | 3.5 | n/a | 27.5 | Rural East |
| Long | 37.4 | 2 | 50 | n/a | 18.7 | Rural East |
| Hoffman | 9.75 | 2 | 5 | n/a | 4.88 | Rural East |
| | | | 5.2 | | | |
| | | | 32.2 | | | |
| | | | 4.88 | | | |
| | | | 4.87 | | | |

2003

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 5 | 243.04 | 2.6 | 15.3 | 18.85 | 4 Rural East 1 Rural East/Shoreland |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------------------------|-----------------|---------------|-------------------------|
| Emerson | 55.6 | 3 | 0.2 8.37 47 | 8.37 | 18.52 | Rural East |
| Kostka | 33.1 | 2 | 17.8 15.3 | n/a | 16.55 | Rural East |
| Hill | 42 | 2 | 22 20 | n/a | 21 | Rural East |
| Draper | 22.34 | 4 | 4.33 2.13 12.14 5.75 | 5.04 | 6.09 | Rural East/Shoreland |
| Maskell | 90 | 2 | 30 60 | n/a | 45 | Rural East |

2002

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 1 | 26.5 | 3 | 7.45 | 11.33 | 1 Rural East/Shoreland |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-----------------------|-----------------|---------------|-------------------------|
| Draper | 26.5 | 3 | 24.52 2.01 7.45 | 7.45 | 11.33 | Rural East/Shoreland |

Zoning Requirements

| <u>Zoning District:</u> | <u>Required Minimum Lot Size</u> |
|------------------------------|-----------------------------------|
| Village District (VLG) | 0.689 ac. (30,000 Square feet) |
| Rural East District (RE) | 2 ac. |
| Rural West District (RW) | 7 ac. |
| Forest Reserve District (FR) | 7/25 ac. |
| Shoreland District (SHR) | 1 ac. / 5 ac. (On Lake/ On Ponds) |

Fletcher Subdivisions

| Aggregate Data 2002-2009 | | | | | |
|--------------------------|---------------|--------------|-----------------|---------------|--|
| Total Subdivisions | Total Acreage | Average Lots | | Mean Lot Size | Lots by Zoning District |
| | | Created | Median Lot Size | | |
| 49 | 2854.691 | 2.55 | 6.75 | 22.66 | |
| Total Lots: | 126 | | | | 39 Rur. Res/Ag 2 Shoreland 5 Rur.Res./Ag/Cons. 2 Conservation 1 Rur. Res/Village |

Data By Year

| 2009 Aggregate | | | | | |
|--------------------|---------------|--------------|-----------------|---------------|-------------------------------|
| Total Subdivisions | Total Acreage | Average Lots | | Mean Lot Size | Lots by Zoning District |
| | | Created | Median Lot Size | | |
| 5 | 329.1 | 2.2 | 8.2 | 29.87 | 4 RR/Ag 1 Rur. Res/Village |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------------------|-----------------|---------------|-------------------------|
| Gould | 46 | 2 | 2 44 | n/a | 23 | RR/Ag |
| Lancaster | 153.9 | 3 | 81.66 42.21 30.03 | 42.21 | 61.94 | RR/Ag |
| Cardinal | 10.4 | 2 | 8.2 2.2 | n/a | 5.2 | Rur. Res./Village |
| Lowells | 10.1 | 2 | 8 2.1 | n/a | 5.05 | RR/Ag |
| Mayotte | 108.7 | 2 | 105 3.19 | n/a | 54.09 | RR/Ag |

2008
Aggregate

| Total Subdivisions | Total Acreage | Average Lots | | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|--------------|-----------------|---------------|-------------------------|
| | | Created | Median Lot Size | | |
| 2 | 316 | 2 | 79.1 | 70 | 2 RR/Ag |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|--------------|-----------------|---------------|-------------------------|
| Russell | 300 | 2 | 2.4 297.6 | n/a | 150 | RR/Ag |
| Tinker | 16 | 2 | 2 14 | n/a | 8 | RR/Ag |

2007
Aggregate

| Total Subdivisions | Total Acreage | Average Lots | | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|--------------|-----------------|---------------|---|
| | | Created | Median Lot Size | | |
| 10 | 656.07 | 3.1 | 7.79 | 21.05 | 7 RR/Ag 1 Conservation 2 Rur. Res./Ag/Cons. |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|--|-----------------|---------------|-------------------------|
| Havreluk | 6.25 | 2 | 3.12 3.12 | n/a | 3.12 | RR/Ag |
| Mitchel | 28.4 | 2 | 2 26.4 | n/a | 14.2 | RR/Ag |
| Minor | 82.5 | 4 | 61.5 7.79 8.93 4.34 | 8.36 | 20.64 | RR/Ag |
| Ryan | 93 | 4 | 2.47 2.02 3.6 84.91 | 3.1 | 23.25 | Rur. Res./Ag/Cons. |
| Slattery | 80.34 | 8 | 3.97 4.44 4.42 4.04 10.12 4.79 4.5 44 | 4.47 | 10.35 | Rur. Res./Ag/Cons. |
| Racette | 16.7 | 3 | 12.7 2 2 | 2 | 5.66 | RR/Ag |
| Blaszyk | 34.38 | 2 | 14 20 | n/a | 17 | RR/Ag |
| Kinne | 30 | 2 | 8 20 | n/a | 14 | RR/Ag |
| Mayotte | 262 | 2 | 9.46 252.54 | n/a | 131 | RR/Ag |
| Helfrich | 22.5 | 2 | 10 11.5 | n/a | 10.76 | Conservation |

**2006
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 15 | 793.65 | 2.8 | 5.1 | 18.44 | 1 Conservation 12 RR/Ag 2 RR/Ag/Cons |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|----------------------|-----------------|---------------|-------------------------|
| Kolifrath | 15 | 2 | 5 10 | n/a | 7.5 | RR/Ag |
| King | 178.8 | 2 | 174 4.8 | n/a | 89.4 | RR/Ag |
| Toof | 20 | 2 | 10 10 | n/a | 10 | RR/Ag |
| Wright | 99 | 2 | 55 44 | n/a | 49.5 | Rur. Res./Ag/Cons. |
| Osgoods | 33.7 | 2 | 22 11.2 | n/a | 16.6 | RR/Ag |
| Fletcher | 50 | 2 | 5 45 | n/a | 25 | RR/Ag |
| Sweet | 4.27 | 2 | 2.11 2.16 | n/a | 11.3 | RR/Ag |
| Drennan | 182.64 | 3 | 28.38 9.26 145 | 9.26 | 60.8 | RR/Ag |
| Ferguson | 70 | 3 | 20 | 24 | 23.33 | RR/Ag |

| | | | | | | |
|-----------|-------|---|---|------|------|--------------------|
| Cleland | 20.2 | 3 | 26 24 7.85 | 7.85 | 6.68 | RR/Ag |
| Riggs | 5.17 | 2 | 7 5.2 2 | n/a | 2.59 | RR/Ag |
| Gedeon | 20 | 2 | 3.17 18 | n/a | 10 | Conservation |
| Labrie | 16.47 | 5 | 2 3.07 | 3.07 | 3.29 | RR/Ag |
| Mad River | 66 | 7 | 2.78 3.44 4.75 2.43 | 4.6 | 9.41 | Rur. Res./Ag/Cons. |
| Cross | 12.4 | 4 | 2.8 2.4 5.1 8.6 4.1 38.3 | 3 | 3.1 | RR/Ag |
| | | | 3.6 2.2 2.4 4.2 | | | |

2005

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 10 | 538.71 | 538.71 | 5.55 | 24.38 | 1 Shoreland 9 RR/Ag |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------------|-----------------|---------------|-------------------------|
| O'Brien | 81.7 | 2 | 43.53 | n/a | 40.85 | Rur. Res./Ag/Cons. |
| Root | 5.29 | 2 | 38.17 2.66 | n/a | 2.65 | Shoreland |
| King | 4.75 | 2 | 2.63 2 | n/a | 2.37 | RR/Ag |
| Wootton | 10.1 | 2 | 2.75 5 | n/a | 5.05 | RR/Ag |
| Kinne | 13 | 2 | 5.1 6 | n/a | 6.5 | RR/Ag |
| Nilsen | 15.1 | 3 | 7 3.19 | 3.19 | 2.85 | RR/Ag |
| Bondy | 25 | 2 | 2.52 9.3 19 | n/a | 11.35 | RR/Ag |
| Broderick | 41.65 | 2 | 3.7 3.2 | n/a | 20.83 | RR/Ag |
| Ryan | 107.12 | 2 | 38.45 2.12 | n/a | 53.56 | RR/Ag |
| Gedeon | 235 | 3 | 105 10 | 10 | 78.33 | RR/Ag |
| | | | 215 | | | |

2004

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|

| | | | | | |
|---|--------|---|-------|-------|------------------------|
| 6 | 170.46 | 2 | 6.475 | 14.23 | 1 Shoreland 3 RR/Ag |
|---|--------|---|-------|-------|------------------------|

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|----------------|-----------------|---------------|-------------------------|
| Sander | 0.341 | 2 | 0.169 0.172 | n/a | 0.17 | Shoreland |
| Anderson | 9.2 | 2 | 7.2 2 | n/a | 4.6 | RR/Ag |
| Brigante | 12.19 | 2 | 10.1 2.1 | n/a | 6.1 | RR/Ag |
| Cootware | 20.23 | 2 | 10.23 10.18 | n/a | 10.2 | RR/Ag |
| Fast | 19.5 | 2 | 5.75 13.75 | n/a | 9.75 | RR/Ag |
| Ryan | 109 | 2 | 2.1 107 | n/a | 54.55 | RR/Ag |

2003

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 1 | 50.7 | 3 | 10.7 | 19.07 | 1 RR/Ag |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------------|-----------------|---------------|-------------------------|
| Sloan | 50.7 | 3 | 10.7 40 6.5 | 10.7 | 19.07 | RR/Ag |

Zoning Requirements

| <u>Zoning District:</u> | <u>Required Minimum Lot Size</u> |
|------------------------------|----------------------------------|
| Village District (VLG) | 1 ac. |
| Rural District (RUR) | 2 ac. |
| Conservation District (CO N) | 10 ac. / 2ac.* |
| Forest District (FOR) | 25 ac. |
| Shoreland District (SHR) | 2 ac. |

Hinesburg Subdivisions

Aggregate Data 2002-2009

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 69 | 5555.88 | 3.21 | 3.62 | 25.25 | 24 AG 20 RR2 18 RR1 4 VG 1 VG/RR1 1 SH 1 C |
| Total Lots: | 220 | | | | |

Data By Year

2009

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 8 | 540 | 4.25 | 2.75 | 15.79 | 3 AG 4 RR2 1 RR1 |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-----------------------|---------------|------|---|-----------------|---------------|-------------------------|
| Hoke/ Quackenbush | 66 | 6 | 14.59 9.55 3.26 3.62 2.5 29.74 | 6.585 | 10.54 | AG |
| Wilmott | 11.5 | 2 | 7.65 3.57 | n/a | 5.61 | RR2 |
| Hart Hill Designs LLC | 40 | 9 | 0.6 0.64 0.61 0.58 0.59 0.6 0.57 0.6 35 | 0.6 | 4.42 | AG |
| Haulenbeek | 200 | 2 | 197 3 | n/a | 100 | AG |
| Blittersdorf | 46 | 4 | 42.86 1.07 1.29 1.27 | 1.28 | 11.62 | RR1 |
| Dam | 152 | 7 | 1.12 1.12 1.37 1.13 1.8 9.24 136.01 | 1.37 | 21.68 | RR2 |
| Kelley | 13 | 2 | 10 3 | n/a | 6.5 | RR2 |
| Fritz | 11.5 | 2 | 6.85 4.32 | n/a | 5.59 | RR2 |

2008

| | | Aggregate | | | | |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|--|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District | |
| 12 | 869.3 | 2.45 | 4.35 | 30.17 | 8 AG 2 RR1 2 RR2 | |

| Individual Subdivisions | | | | | | |
|-------------------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| French | 17.5 | 2 | 15.45 | n/a | 8.73 | AG |
| Dennison | 21 | 2 | 11.7 | n/a | 10.75 | AG |
| Reid | 10.25 | 2 | 4.35 | n/a | 5.085 | RR2 |
| Baldwin/ Haulenbeek | 323 | 2 | 200 | n/a | 161 | AG |
| Baldwin/ Haulenbeek | 310 | 2 | 174 | n/a | 155.5 | AG |
| Baldwin | 10.5 | 3 | 3.5 | 3.5 | 3.5 | AG |
| ESNID | 125.17 | 2 | 4.8 | n/a | 61.9 | AG |
| Sprague | 17.2 | 2 | 6.97 | n/a | 8.56 | RR2 |
| odfrey (from Bissonet | 8.82 | 5 | 2.65 | 2.65 | 3.044 | AG |
| Thibaoult | 6.7 | 2 | 3.29 | n/a | 3.15 | RR1 |
| Flash | 15 | 3 | 1 | 4 | 5.2 | AG |
| Riggs | 4.16 | 2 | 2.82 | n/a | 2.08 | RR1 |

| | | 2007 Aggregate | | | | |
|--------------------|---------------|----------------------|-----------------|---------------|--------------------------------|--|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District | |
| 10 | 670.33 | 3.6 | 3.955 | 18.23 | 1 AG 5 RR2 2 VG 2 RR1 | |

| Individual Subdivisions | | | | | | |
|-------------------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| Bissonette W& B | 177.99 | 3 | 32 | 32 | 59.87 | AG |
| Case | 107.1 | 2 | 92.8 | n/a | 47.95 | RR2 |
| Gianelli | 29 | 7 | 3.2 | 3.93 | 4.25 | RR2 |
| Morrissey | 13 | 2 | 4.8 | n/a | 6.85 | RR2 |

| | | | | | | |
|----------------|-------|---|-------------|-------|--------|-----|
| Francis Family | 204 | 2 | 8.9 3.08 | n/a | 102.04 | RR2 |
| Carse | 23 | 6 | 201 3.3 | 2.45 | 3.9 | RR2 |
| | | | 1.1 1.1 | | | |
| | | | 2.2 13 | | | |
| | | | 2.7 | | | |
| Goodrich | 33.52 | 2 | 22.2 | n/a | 15.75 | RR1 |
| | | | 9.3 | | | |
| Green Street | 13.48 | 3 | 12.295 | 1.005 | 4.54 | VG |
| | | | 0.32 | | | |
| | | | 1.005 | | | |
| Thistle Hill | 59.24 | 7 | 0.5 | 2.97 | 7.98 | VG |
| | | | 2.52 | | | |
| | | | 1.93 | | | |
| | | | 4.16 | | | |
| | | | 2.97 | | | |
| | | | 14.19 | | | |
| | | | 29.56 | | | |
| Babbott | 10 | 2 | 5.9 | n/a | 4.5 | RR1 |
| | | | 3.1 | | | |

**2006
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 11 | 670.07 | 3.36 | 3.085 | 17.8 | 4 RR2 4 RR1 3 AG |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Robinson | 22.14 | 3 | 9.1 | 8 | 7.33 | RR2 |
| | | | 4.9 | | | |
| | | | 8 | | | |
| Potvin | 7.07 | 2 | 3.1 | n/a | 3.55 | RR2 |
| | | | 4 | | | |
| Norris | 15.61 | 2 | 12.8 | n/a | 7.9 | RR1 |
| | | | 3 | | | |
| Martin | 11.68 | 3 | 3.09 | 3.09 | 3.79 | RR1 |
| | | | 3.08 | | | |
| | | | 5.19 | | | |
| French | 121.64 | 2 | 10.55 | n/a | 63.13 | AG |
| | | | 115.7 | | | |
| Stewart | 6.83 | 3 | 1.067 | 1.994 | 2.24 | RR1 |
| | | | 1.994 | | | |
| | | | 3.673 | | | |
| Russell/ Reis | 24.08 | 5 | 1.21 | 1.7 | 4.71 | RR1 |
| | | | 1.02 | | | |
| | | | 1.08 | | | |
| | | | 1.7 | | | |
| | | | 18.53 | | | |
| Collins | 30.48 | 2 | 27.5 | n/a | 15.26 | RR2 |
| | | | 3.01 | | | |
| Crimmins | 15.56 | 6 | 1.56 | 1.525 | 2.48 | AG |
| | | | 1.49 | | | |
| | | | 1.27 | | | |
| | | | 1.44 | | | |
| | | | 7.45 | | | |
| | | | 1.66 | | | |
| Ayer | 294.66 | 6 | 3.2 | 2.3 | 42.57 | AG |

| | | | | | | |
|-------------------|--------|---|-------|------|-------|-----|
| | | | 2.5 | | | |
| | | | 2.3 | | | |
| | | | 2.1 | | | |
| | | | 2 | | | |
| | | | 2 | | | |
| | | | 283.9 | | | |
| Bissonette Family | 120.32 | 3 | 4.46 | 4.46 | 40.04 | RR2 |
| | | | 3.67 | | | |
| | | | 112 | | | |

2005

Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 3 | 340.03 | 2 | 5.3 | 56.36 | 1 RR2 1 SH 1 AG |

Individual Subdivisions

| | | | | | | |
|--------------------|----------------------|-------------|--------------|------------------------|----------------------|--------------------------------|
| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| Brown | 103.81 | 2 | 3.18 | n/a | 51.59 | RR2/RR5 |
| | | | 100 | | | |
| Carlson | 10.27 | 2 | 7 | n/a | 5 | SH |
| | | | 3 | | | |
| Ballard | 225.95 | 2 | 3.6 | n/a | 112.5 | AG |
| | | | 221.4 | | | |

2004

Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 9 | 639.05 | 2.75 | 4.845 | 25.41 | 4 AG 2 RR2 2 RR1 1 VG |

Individual Subdivisions

| | | | | | | |
|--------------------|----------------------|-------------|--------------|------------------------|----------------------|--------------------------------|
| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| Hodgkin | 32.63 | 2 | 7.3 | n/a | 15.15 | AG |
| | | | 23 | | | |
| Francis Family | 210 | 3 | 3.37 | 3.94 | 69.1 | RR2 |
| | | | 3.94 | | | |
| | | | 200 | | | |
| Emmons | 3.4 | 2 | 1.86 | n/a | 1.7 | RR1 |
| | | | 1.53 | | | |
| Eddy | 68.12 | 2 | 58.62 | n/a | 32.63 | AG |
| | | | 6.63 | | | |
| Creekside | 71.68 | 2 | - | n/a | 35.84 | VG |
| | | | - | | | |
| O'Brien | 145.96 | 2 | 3.97 | n/a | 73.74 | RR2 |
| | | | 143.5 | | | |
| Iverson | 65.64 | 3 | 10.18 | 27.25 | 21.88 | AG |
| | | | 28.21 | | | |
| | | | 27.25 | | | |
| Green Dolphin | 36 | 5 | 5.72 | 3.13 | 6.7 | AG |
| | | | 2.38 | | | |
| | | | 2.7 | | | |
| | | | 3.13 | | | |
| | | | 19.55 | | | |
| Mead Peter | 5.62 | 3 | 2.7 | 1.8 | 2.03 | RR1 |
| | | | 1.8 | | | |
| | | | 1.6 | | | |

2003

Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|---------------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 12 | 1262.41 | 2.8 | 4.255 | 42.37 | 1 RR2 4 AG 5 RR1 1 C 1 VG |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------|----------------------|-------------|--------------|------------------------|----------------------|--------------------------------|
| Hultgren | 103.12 | 2 | 3.12 | n/a | 51.56 | RR2 |
| Baldwin/ Haulenbeek | 322 | 2 | 8.25 | n/a | 161.13 | AG |
| St. Hilaire | 54.6 | 3 | 3 | 3.1 | 18.2 | RR1 |
| Norris -Norma | 88 | 3 | 10 | 10 | 29.33 | AG |
| Isham | 50.47 | 2 | 21.45 | n/a | 24.48 | AG |
| Emmons | 4.5 | 2 | 2.97 | n/a | 2.27 | RR1 |
| Ketcham | 362 | 2 | 2.2 | n/a | 181 | AG |
| Leggett | 0.78 | 2 | 0.35 | n/a | 0.35 | VG |
| Smith | 8.83 | 2 | - | n/a | 4.42 | C |
| Evanson | 33.91 | 8 | 5.52 | 3.47 | 4.135 | RR1 |
| Stalionis | 168.1 | 2 | 3.04 | n/a | 84.52 | RR1 |
| Riggs | 66.1 | 2 | - | n/a | 33.05 | RR1 |

2002

Aggregate

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 4 | 564.69 | 5 | 7.31 | 28.266 | 2 AG 1 RR1 1 VG/RR1 |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|--------------|------------------------|----------------------|--------------------------------|
| Ayer | 321.16 | 7 | 3.24 | 2.41 | 45.94 | AG |
| Emmons | 10 | 3 | 2.1 | 3.39 | 3.37 | RR1 |

| | | | | | | |
|---------------|--------|---|------|------|-------|---------|
| | | | 4.52 | | | |
| | | | 3.39 | | | |
| Boutin | 132.88 | 8 | 11.6 | 15.5 | 16.61 | AG |
| | | | 19.7 | | | |
| | | | 29.6 | | | |
| | | | 11.4 | | | |
| | | | 10.1 | | | |
| | | | 13.2 | | | |
| | | | 17.8 | | | |
| | | | 19.5 | | | |
| Giroux (Drew) | 100.65 | 2 | 3.86 | n/a | 50.43 | VG/ RR1 |
| | | | 97 | | | |

Zoning Requirements

| Zoning District: | Required Minimum Lot Size |
|-------------------------------------|----------------------------------|
| Agricultural District (AG) | 2 ac. |
| Rural Residential District 1 (RR-1) | 3 ac. |
| Rural Residential District 2 (RR-2) | 3 ac. |
| Village District (VG) | 0.138 ac. (6,000 Square feet) |
| Village Northwest District (VG-NW) | 0.138 ac. (6,000 Square feet) |
| Village Northeast District (VG-NE) | 0.138 ac. (6,000 Square feet) |
| Residential 1 District (R-1) | 0.138 ac. (6,000 Square feet) |
| Residential 2 District (R-2) | 0.138 ac. (6,000 Square feet) |
| Commercial District (C) | None |
| Industrial District 1 (I-1) | 0.918 ac. (40,000 Square feet) |
| Industrial District 2 (I-2) | 0.918 ac. (40,000 Square feet) |
| Industrial District 3 (I-3) | 0.918 ac. (40,000 Square feet) |
| Industrial District 4 (I-4) | 0.918 ac. (40,000 Square feet) |
| Shoreline District (S) | 3 ac. |

Middlesex Subdivisions

Aggregate Data 2002-2009

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---|
| 40 | 1651.27 | 2.78 | 5.7 | 14.86 | 15 Rural Residential 3 Rur. Res./Cons 16 Conservation 1 Village 3 Medium Res. 1 RR/Cons 1 Mixed Use |
| Total Lots: | 111 | | | | |

Data By Year

2009

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 7 | 297.97 | 2.71 | 10.1 | 15.68 | 3 Rural Residential 3 Conservation 1 Mixed Use |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|------------------------------|-----------------|---------------|-------------------------|
| Ward | 63.7 | 5 | 20 23 14 3.2 3.5 | 14 | 12.74 | Rural Residential |
| O'Sullivan | 23.4 | 2 | 10.1 13.3 | n/a | 11.7 | Rural Residential |
| Atwood | 15.5 | 2 | 14.5 1 | n/a | 7.75 | Mixed Use |
| Drachenburg | 36.5 | 3 | 4.76 4.19 27.54 | 4.76 | 12.163 | Conservation |
| Eastman | 20.47 | 2 | 4 16.47 | n/a | 10.235 | Conservation |
| Bolduc | 73.4 | 2 | 5.05 68.35 | n/a | 36.7 | Conservation |
| Burnett | 65 | 3 | 3.38 3.42 58.2 | 3.42 | 21.67 | Rural Residential |

2008

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---------------------------------|
| 3 | 131.6 | 2.33 | 6 | 18.88 | 2 Conservation 1 Medium Res. |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|------------------|-----------------|---------------|-------------------------|
| Redmond | 45.2 | 2 | 35.2 10 | n/a | 22.6 | Conservation |
| Hewitt | 72.7 | 2 | 5.4 67.3 | n/a | 36.35 | Conservation |
| King | 13.7 | 3 | 4.37 3.9 6 | 8 | 4.76 | Mixed Use |

2007

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 8 | 220.5 | 2.5 | 7.2 | 10.96 | 6 Rural Residential 1 Conservation 1 Medium Res. |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|----------------------------|-----------------|---------------|-------------------------|
| Kerson | 10.3 | 2 | 5.1 5.2 | n/a | 5.15 | Rural Residential |
| Millard | 40 | 2 | 5 35 | n/a | 20 | Rural Residential |
| Burnett | 65 | 3 | 11.22 21.29 32.51 | 21.29 | 15.26 | Rural Residential |
| Kritchman | 10 | 2 | 2.7 7.3 | n/a | 5 | Medium Res. |
| Scribner | 10 | 2 | 7.6 2.6 | n/a | 5.1 | Rural Residential |
| Merrill | 15.2 | 3 | 5.07 8.1 2.05 | 5.07 | 5.07 | Rural Residential |
| Steed | 40 | 2 | 8.1 30.8 | n/a | 19.45 | Conservation |
| Picard | 30 | 4 | 7.1 5.7 14.5 2.24 | 6.4 | 7.39 | Rural Residential |

2006

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 7 | 323.69 | 3.71 | 5.05 | 12.42 | 1 Cons./Medium Res. 4 Conservation 1 Rural Residential 1 Rur. Res./Cons |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------------------------------------|-----------------|---------------|-------------------------|
| Niles | 28 | 4 | 5 5 5 | 5 | 7 | Cons. /Medium Res. |
| Lefavour | 40.1 | 6 | 13 2.5 2.5 2.5 2.5 | 2.5 | 6.66 | Conservation |
| Infante | 11.3 | 2 | 27.5 6.2 | n/a | 5.65 | Conservation |
| Brook | 10 | 2 | 5.1 3.32 | n/a | 5.06 | Rural Residential |
| Freeman | 104 | 5 | 6.8 5 5 22 32.7 38.8 | 22 | 20.7 | Conservation |
| Whiteside | 84.11 | 4 | 13.31 | 19.27 | 21.03 | Conservation |

21.68
16.86
32.26
2
3.8
40

Merrill 46.18 3 3.8 15.27 Rur. Res./Cons

2005
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------------------|
| 5 | 172.7 | 2.6 | 5.1 | 13.26 | 3 Conservation 2 Rur. Res./Cons. |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Morrisette | 29.5 | 2 | 5.1 | n/a | 14.75 | Conservation |
| Finn | 97.5 | 5 | 5.1 | 5.1 | 19.48 | Conservation |
| Mazzucca | 10.1 | 2 | 5 | n/a | 5 | Rur. Res./Cons. |
| Irons | 10.1 | 2 | 7.6 | n/a | 5.05 | Rur. Res./Cons. |
| Scridner | 25.5 | 2 | 8.61 | n/a | 12.71 | Conservation |

2004
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|--|
| 5 | 313.6 | 3.2 | 7.1 | 19.62 | 3 Rural Residential 1 Medium Res. 1 Conservation |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Collier | 10.4 | 2 | 2.25 | n/a | 5.29 | Medium Res. |
| Passerini | 11 | 2 | 5.55 | n/a | 5.5 | Rural Residential |
| Holmsten | 65 | 5 | 10.1 | 10.1 | 13.02 | Rural Residential |
| Schaefer | 29.2 | 5 | 6 | 5 | 5.84 | Conservation |
| Chapin | 198 | 2 | 5 | n/a | 99 | Rural Residential |

2003
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---------------------------------------|
| 3 | 60.71 | 2 | 5.15 | 10.11 | 2 Conservation 1 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|---------------|------------------------|----------------------|--------------------------------|
| Devlin | 10.1 | 2 | 5.3 4.8 | n/a | 5.05 | Conservation |
| Litchfield | 10.11 | 2 | 5 5 | n/a | 5 | Conservation |
| Shapiro | 40.5 | 2 | 28.5 12.06 | n/a | 20.28 | Rural Residential |

2002

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|----------------------------------|
| 2 | 130.5 | 2 | 6.2 | 32.63 | 1 Rural Residential 1 Village |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|---------------|------------------------|----------------------|--------------------------------|
| Spang | 126.8 | 2 | 10.2 116.6 | n/a | 63.4 | Rural Residential |
| Papineu | 3.7 | 2 | 1.5 2.2 | n/a | 1.85 | Village |

Zoning Requirements

Zoning District:

Village District
 Mixed-Use District
 Industrial District
 Medium Density Residential District
 Rural Residential District
 Conservation District

Required Minimum Lot Size

0.229 ac. (10,000 Square feet)
 Board Approval
 1 ac.
 2 ac.
 2 ac.
 4 ac.

Norwich Subdivisions

Aggregate Data 2002-2008

| Total Subdivisions | Total Acreage | Average Lots Created | | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|--|------------------------|----------------------|--------------------------------|
| 29 | 1749.15 | 2.28 | | 10.1 | 26.5 | 28 Rural Residential |
| Total Lots: | 66 | | | | | 1 Village Residential |

Data By Year

2008

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|--|------------------------|----------------------|--------------------------------|
| 3 | 110.34 | 3 | | 12.12 | 13.79 | 3 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|-----------------------|------------------------|----------------------|--------------------------------|
| Bridge | 26 | 2 | 15.71 10.34 | n/a | 13.32 | Rural Residential |
| Bull Pine Realty | 57.14 | 3 | 13.9 9.56 33.68 | 13.9 | 19.05 | Rural Residential |
| McLaughry | 27.2 | 3 | 15.2 8 4 | 8 | 9.06 | Rural Residential |

2007

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|--|------------------------|----------------------|--------------------------------|
| 2 | 40.81 | 2 | | 11.29 | 10.20 | 2 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|---------------|------------------------|----------------------|--------------------------------|
| Shepherd | 17.81 | 2 | 5.23 12.58 | n/a | 8.9 | Rural Residential |
| Goodwin | 23 | 2 | 10 13 | n/a | 11.5 | Rural Residential |

2006

Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|--|------------------------|----------------------|--|
| 7 | 335.87 | 2 | | 7.875 | 23.99 | 6 Rural Residential 1 Village Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|---------------|------------------------|----------------------|--------------------------------|
| Montgomery | 36.44 | 2 | 5.75 30.69 | n/a | 18.22 | Rural Residential |
| Becker | 17.97 | 2 | 2 15.97 | n/a | 8.99 | Rural Residential |
| Valley (Estate) | 77.5 | 2 | 34.1 43.4 | n/a | 38.75 | Rural Residential |
| Jacobson | 29 | 2 | 3 26 | n/a | 14.5 | Rural Residential |
| Vinikoor | 1.9 | 2 | 0.7 1.2 | n/a | 0.95 | Village Residential |
| Jacobson | 12 | 2 | 2 | n/a | 6 | Rural Residential |

| | | | | | | |
|------|--------|---|---------------------|-----|-------|-------------------|
| Cook | 161.06 | 2 | 10 2.46 158.6 | n/a | 80.53 | Rural Residential |
|------|--------|---|---------------------|-----|-------|-------------------|

2005
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| 5 | 338.51 | 2.6 | 9 | 26.04 | 5 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|-------------------------|------------------------|----------------------|--------------------------------|
| Thomas | 68 | 2 | 20 48 | n/a | 34 | Rural Residential |
| Kadoch | 10.37 | 2 | 3.13 7.24 | n/a | 5.185 | Rural Residential |
| White | 72 | 5 | 4 9 9 10 40 | 9 | 14.4 | Rural Residential |
| Drew | 166.14 | 2 | 2.14 164 | n/a | 83.07 | Rural Residential |
| Griggs | 22 | 2 | 19 3 | n/a | 11 | Rural Residential |

2004
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| 3 | 272.4 | 2.66 | 10 | 34.05 | 3 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|---------------------------|------------------------|----------------------|--------------------------------|
| Nowicki | 205 | 2 | 94 111 | n/a | 102.5 | Rural Residential |
| Woods | 20 | 2 | 11 9 | n/a | 10 | Rural Residential |
| Sullivan | 47.4 | 4 | 39.5 2.9 2.6 2.4 | 2.75 | 11.85 | Rural Residential |

2003
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--------------------------------|
| 5 | 524.13 | 2.2 | 27 | 47.65 | 5 Rural Residential |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|---------------------|------------------------|----------------------|--------------------------------|
| Byrd | 43.09 | 2 | 5.09 38 | n/a | 21.55 | Rural Residential |
| Valtin | 54 | 2 | 27 27 | n/a | 27 | Rural Residential |
| Childs | 85.94 | 3 | 18.08 6 61.86 | 18.08 | 12.04 | Rural Residential |
| Julian | 209 | 2 | 60 149 | n/a | 104.5 | Rural Residential |
| Finer | 132.1 | 2 | 10.1 122 | n/a | 66.05 | Rural Residential |

2002
Aggregate

| Total Subdivisions | Total Acreage | Average Lots Created | | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------------------|----------------------|-----------------------------|---------------|------------------------|----------------------|--------------------------------|
| 4 | 127.09 | 2 | | 9.43 | 15.89 | 4 Rural Residential |
| Individual Subdivisions | | | | | | |
| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| Graham | 77.52 | 2 | 6.02 71.5 | n/a | 38.76 | Rural Residential |
| Forcier | 10 | 2 | 6 4 | n/a | 5 | Rural Residential |
| Mcgee | 20.71 | 2 | 10.71 10.1 | n/a | 10.4 | Rural Residential |
| Britton | 18.86 | 2 | 9.12 9.74 | n/a | 9.4 | Rural Residential |

Zoning Requirements

| Zoning District: | Required Minimum Lot Size |
|-----------------------------|--------------------------------------|
| Rural Residential District | 2 ac. |
| Village Residential I | 0.459 ac. (20,000 Square feet) |
| Village Residential II | 2 ac. |
| Business | 0.459 ac. (20,000 Square feet) |
| Commercial/ Industrial | 1.377 ac. (60,000 Square feet) |
| Aquifer Protection District | 5 ac. (For one-unit Residential use) |

Stowe Subdivisions

Aggregate Data 2002-2009

Total Subdivisions 99 **Total Acreage** 9550.01 **Average Lots Created** 3.23 **Median Lot Size** 5.06 **Mean Lot Size** 29.75

Total Lots: 321

Lots by Zoning District
 1 RR1
 10 RR2
 11 RR3
 20 RR5
 2 RR1/RR2
 1 RR1/RR2/RR5
 10 RR2/RR5/RHOD
 19 RR5/RHOD
 11 RR5/RR2
 3 MRV
 2 RR3/RHOD
 3 RR2/RR3
 1 UMR/RR5
 2 MC
 1 RR5/MC
 1 VC10/VR40
 1 VC 30

Data By Year

2009

Aggregate

Total Subdivisions 8 **Total Acreage** 2775.82 **Average Lots Created** 3.75 **Median Lot Size** 4.49 **Mean Lot Size** 92.21

Lots by Zoning District
 3 RR5/RHOD
 3 RR2/RR5
 1 RR2
 1 RR2/RR5/RHOD

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-----------------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Mathews | 6.99 | 2 | 4.49 | n/a | 3.54 | RR2 |
| Brush Hill Properties | 46.33 | 8 | 2.59 | 4.35 | 5.75 | RR2/RR5/RHOD |
| | | | 5.2 | | | |
| | | | 3.3 | | | |
| | | | 2 | | | |
| | | | 13.5 | | | |
| | | | 1.6 | | | |
| Evergreen Subdivisor | 70 | 3 | 3.5 | 25 | 23.66 | RR5/RHOD |
| | | | 7.79 | | | |
| | | | 9.1 | | | |
| | | | 25 | | | |
| | | | 14 | | | |
| Salvas 2 Lot | 18.2 | 2 | 32 | n/a | 9.09 | RR5/RR2 |
| | | | 2.05 | | | |
| Cabral 2 Lot | 61 | 2 | 16.14 | n/a | 30.51 | RR5/RHOD |
| | | | 10.58 | | | |
| Owl's Head 2 Lot | 10.1 | 2 | 50.44 | n/a | 5.05 | RR2/RR5 |
| | | | 5.05 | | | |
| Salvas PRD | 18.2 | 9 | 0.556 | 0.507 | 0.88 | RR2/RR5 |
| | | | 0.467 | | | |
| | | | 0.445 | | | |
| | | | 0.607 | | | |
| | | | 2.326 | | | |
| | | | 0.507 | | | |

| | | | | | | |
|--------------------|------|---|-------|-----|--------|----------|
| | | | 0.423 | | | |
| | | | 0.484 | | | |
| | | | 2.092 | | | |
| Trapp Family Lodge | 2545 | 2 | 2 | n/a | 1272.5 | RR5/RHOD |
| | | | 2543 | | | |

**2008
Aggregate**

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 9 | 370.94 | 3.44 | 5.2 | 12.12 | 1 RR5/RR2 1 RR3 2 RR2/RR5/RHOD 2 RR5/RHOD 1 RR2 1 RR5 1 RR3/RHOD |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-----------------------|----------------------|-------------|--------------|------------------------|----------------------|--------------------------------|
| 3876 | 68.3 | 3 | 5.1 | 5.2 | 26.1 | RR5/RR2 |
| | | | 5.2 | | | |
| | | | 68 | | | |
| Kuepper | 6.3 | 2 | 3.2 | n/a | 3.15 | RR3 |
| | | | 3.1 | | | |
| Vargas | 75 | 5 | 15.4 | 15.4 | 14.38 | RR2/RR5/RHOD |
| | | | 6.5 | | | |
| | | | 10.1 | | | |
| | | | 20.9 | | | |
| | | | 19 | | | |
| Nimick | 108.12 | 2 | 35 | n/a | 53.5 | RR5/RHOD |
| | | | 72 | | | |
| Silver Maple Holdings | 6.5 | 3 | 2.07 | 2.3 | 2.16 | RR2 |
| | | | 2.13 | | | |
| | | | 2.3 | | | |
| Homemakers Inc. | 10.03 | 2 | 5 | n/a | 5 | RR5 |
| | | | 5 | | | |
| Adirondack Properties | 46.33 | 9 | 24.2 | 2 | 5.14 | RR2/RR5/RHOD |
| | | | 5 | | | |
| | | | 4.2 | | | |
| | | | 0.9 | | | |
| | | | 1.1 | | | |
| | | | 0.9 | | | |
| | | | 0.8 | | | |
| | | | 2 | | | |
| | | | 7.2 | | | |
| Cabral | 20.1 | 2 | 10.03 | n/a | 10.05 | RR3/RHOD |
| | | | 10.07 | | | |
| Chase 3 Lot | 30.26 | 3 | 6.5 | 6.5 | 9.66 | RR5/RHOD |
| | | | 6.5 | | | |
| | | | 16 | | | |

**2007
Aggregate**

| | | | | | |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|--|
| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
| 8 | 276.02 | 2.88 | 6.5 | 12.02 | 2 RR5 1 RR1/RR2 1 RR2/RR3 2 RR5/RHOD 1 RR2/RR5 |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-----------------------|----------------------|-------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Percy | 25 | 2 | 18.7 | n/a | 12.5 | RR5 |
| Michelson | 10 | 3 | 6.3 3 | 3 | 3.37 | RR1/RR2 |
| Nachman | 18.66 | 3 | 5.1 2 7.01 | 6.92 | 6.38 | RR5 |
| Mansfield | 7 | 3 | 5.21 6.92 2 | 2.2 | 2.2 | RR2/RR3 |
| aneric Vermont Desigr | 60.2 | 4 | 2.2 2.4 27 | 11.55 | 15.05 | RR5/RRHOD |
| 162351 Canada | 127 | 3 | 13 10.1 10.1 | 6.5 | 42.33 | RR5/RHOD |
| Peer | 16 | 2 | 6.5 114 12 | n/a | 8.15 | RR5/RR2 |
| Percy | 12.15 | 3 | 4.3 2.93 2.15 7.07 | 2.93 | 4.05 | RR2 |

**2006
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|---------------------------|----------------------|-----------------------------|------------------------|----------------------|---|
| 9 | 324.5 | 2.56 | 6.57 | 13.51 | 3 RR5/RHOD 1 RR1/RR2 1 RR5 2 RR3 1 RR2/RR3 1 MRV |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|----------------------|-------------|-----------------------------|------------------------|----------------------|--------------------------------|
| Bryan | 58.8 | 2 | 5 | n/a | 29.4 | RR5/RHOD |
| Palmer | 22.2 | 4 | 53.8 9.8 | 4.45 | 5.55 | RR1/RR2 |
| 148270 Canada Inc. | 104 | 3 | 3.5 4 4.9 15 16 | 16 | 34.67 | RR5/RHOD |
| Sandor | 10.2 | 2 | 73 5.1 | n/a | 5.1 | RR5 |
| Brayton | 36 | 3 | 5.1 6.9 | 13.5 | 11.9 | RR3 |
| Czaja | 23.8 | 2 | 15.3 13.5 11.7 | n/a | 11.9 | RR5/RHOD |
| Kuepper | 9.27 | 2 | 12.1 3.02 | n/a | 4.63 | RR2/RR3 |
| Kazakoff | 10.84 | 2 | 6.24 7.62 | n/a | 5.42 | RR3 |
| | | | 3.22 | | | |

| | | | | | | |
|-------------------|-------|---|-------------------------------|------|-------|-----|
| Barrow/Stoweflake | 49.39 | 4 | 0.21 0.21 0.21 48.76 | 0.21 | 12.35 | MRV |
|-------------------|-------|---|-------------------------------|------|-------|-----|

**2005
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---|
| 23 | 4115.36 | 3.1 | 5.1 | 57.95 | 1 RR5/RR3 3 RR2/RR5 6 RR5/RHOD 6 RR5 1 RR2/RR5/RHOD 2 RR3 1 RR2 1 RR3/RHOD 1 RR1/RR2/RR5 1 VC10/VR50 |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|------|--|-----------------|---------------|-------------------------|
| Stevens | 93.1 | 2 | 3.5 89.6 | n/a | 46.55 | RR5/RR3 |
| Grimes | 25.9 | 6 | 2.06 2.09 2.12 2.15 12.36 5.08 | 2.135 | 4.31 | RR2/RR5 |
| Adams | 75 | 2 | 12.02 63.15 | n/a | 37.59 | RR5/RHOD |
| Trapp Family Lodge | 2555.27 | 2 | 2545.52 9.75 | n/a | 1277.6 | RR5/RHOD |
| Harvey | 24 | 3 | 4 3.2 17 | 4 | 8.07 | RR2/RR5 |
| Story | 741.1 | 2 | 13.7 727.4 | n/a | 370.55 | RR5 |
| Page | 43 | 2 | 37 6 | n/a | 21.5 | RR5 |
| Kastner | 12.5 | 2 | 7.3 5.2 | n/a | 6.24 | RR2/RR5/RHOD |
| Cullen | 11 | 2 | 5.5 5.5 | n/a | 5.5 | RR3 |
| Moscow | 65.6 | 3 | 21.3 9.6 34.7 | 21.3 | 21.87 | RR5 |
| Lang | 18.7 | 4 | 6.6 4 4.1 2 | 4.05 | 0.18 | RR2 |
| Syn-Cromatics | 27.56 | 7 | 3.12 3.39 2.57 2.71 2.02 3.1 10.65 | 3.1 | 3.94 | RR3/RHOD |
| Chase Estate | 51 | 2 | 34.5 16.5 | n/a | 25.5 | RR5/RHOD |

| | | | | | | |
|------------------|-------|---|--|------|------|--------------|
| Gutstein | 9.66 | 2 | 3 6.66 | n/a | 4.83 | RR3 |
| Page/Stowe Truse | 54 | 2 | 11 43 | n/a | 27 | RR5/RHOD |
| Shea | 26.44 | 9 | 1.19 2.99 1.69 1.06 0.99 1.14 1.51 6.11 9.76 | 1.51 | 2.95 | RR1/RR2/RR5 |
| Wykoff | 10.17 | 2 | 5.1 5.1 | n/a | 5.1 | RR5 |
| Feldman | 75 | 2 | 55 20 | n/a | 37.5 | RR5/RR2/RHOD |
| Lipsky | 5 | 6 | 1.15 1.15 1.15 1.15 1.15 | 1.15 | 1.15 | VC10/VR40 |
| Scottford | 1.16 | 2 | 0.67 0.49 | n/a | 0.58 | RR5 |
| Harvey | 25.2 | 3 | 4 3.2 17 | 17 | 8.07 | RR2/RR5 |
| Nason | 75 | 2 | 12.02 62.98 | n/a | 37.5 | RR5/RHOD |
| Wheelwright | 90 | 2 | 5.6 84.4 | n/a | 45 | RR5 |

**2004
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---|
| 19 | 823.03 | 3.63 | 5 | 12.03 | 1 RR5/MC 2 RR2/RR5 2 RR5/RHOD 5 RR5 4 RR2/RR5/RHOD 2 RR3 2 RR2 1 UMR/RR5 |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|----------------------|-----------------|---------------|-------------------------|
| Lang | 8.1 | 2 | 5.5 2.6 | n/a | 4.05 | RR2 |
| Cheng | 50.9 | 2 | 5.1 45.9 | n/a | 25.5 | RR2/RR5/RHOD |
| Feldman | 151 | 3 | 17.7 75.2 58.1 | 58.1 | 50.33 | RR2/RR5/RHOD |
| Lintilhac | 15.8 | 2 | 8.8 7 | n/a | 7.9 | RR5 |
| Bourgeois | 8.3 | 2 | 4.3 3.84 | n/a | 4.07 | RR2/RR5 |
| Chapin | 57 | 7 | 13.2 0.8 0.7 | 0.8 | 8.09 | RR2/RR5/RHOD |

| | | | | | | | |
|------------------|-------|----|-------|-------|-------|--------------|--|
| | | | 0.4 | | | | |
| | | | 0.7 | | | | |
| | | | 0.8 | | | | |
| | | | 40 | | | | |
| Nachman | 5.8 | 2 | 1.88 | n/a | 2.87 | UMR/RR5 | |
| | | | 3.86 | | | | |
| Potter | 10.3 | 3 | 6.7 | 3 | 3.43 | RR3 | |
| | | | 3 | | | | |
| | | | 0.6 | | | | |
| Moscow | 46.7 | 16 | 4.2 | 0.65 | 2.66 | RR5/MC | |
| | | | 1.9 | | | | |
| | | | 0.7 | | | | |
| | | | 0.6 | | | | |
| | | | 1.1 | | | | |
| | | | 0.6 | | | | |
| | | | 0.7 | | | | |
| | | | 0.8 | | | | |
| | | | 0.6 | | | | |
| | | | 0.6 | | | | |
| | | | 0.5 | | | | |
| | | | 0.6 | | | | |
| | | | 0.5 | | | | |
| | | | 0.6 | | | | |
| | | | 0.8 | | | | |
| | | | 27.72 | | | | |
| H.D. Burnam Farm | 108.3 | 3 | 5.3 | 30.75 | 36.1 | RR5/RHOD | |
| | | | 72.3 | | | | |
| | | | 30.7 | | | | |
| Talirico | 29 | 4 | 6.33 | 7.35 | 5.6 | RR2/RR5/RHOD | |
| | | | 8.36 | | | | |
| | | | 2.58 | | | | |
| | | | 6.72 | | | | |
| Springer | 169.5 | 5 | 92 | 21 | 37.16 | RR5 | |
| | | | 15.8 | | | | |
| | | | 21 | | | | |
| | | | 36 | | | | |
| | | | 21 | | | | |
| Furey | 20 | 2 | 15 | n/a | 10 | RR5 | |
| | | | 5 | | | | |
| Tanzer | 10.12 | 2 | 5.06 | n/a | 5.06 | RR5 | |
| | | | 5.06 | | | | |
| Alexander | 26 | 3 | 13.4 | 10.2 | 8.6 | RR5/RR2 | |
| | | | 10.2 | | | | |
| | | | 2.2 | | | | |
| Schafer | 52 | 3 | 4 | 4.6 | 17.33 | RR5/RHOD | |
| | | | 4.6 | | | | |
| | | | 43.4 | | | | |
| Walker | 12.9 | 2 | 5.1 | n/a | 6.45 | RR5 | |
| | | | 7.8 | | | | |
| Salvas | 19.31 | 2 | 16.3 | n/a | 9.66 | RR3 | |
| | | | 3.01 | | | | |
| Flaherty | 22 | 4 | 7.3 | 5.65 | 5.6 | RR2 | |
| | | | 6.9 | | | | |
| | | | 4.4 | | | | |
| | | | 3.8 | | | | |

**2003
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|-------------------------|
| 17 | 616.54 | 3.56 | 4.2 | 10.43 | 2 RR5/RHOD 1 RR2/RR5 |

2 MRV
 3 RR5
 2 MRC
 3 RR3
 3 RR2
 1 RR2/RR3

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-----------------------|---------------|------|-------|-----------------|---------------|-------------------------|
| Sweetser | 35 | 5 | 12.1 | 5.2 | 6.72 | RR5 |
| | | | 5.1 | | | |
| | | | 5.2 | | | |
| | | | 5 | | | |
| | | | 6.2 | | | |
| Darrow Mansfield | 4.8 | 2 | 2.6 | n/a | 2.4 | RR2 |
| | | | 2.2 | | | |
| Tooley | 65 | 2 | 42.2 | n/a | 32.5 | RR5 |
| | | | 22.8 | | | |
| Storage in Stowe | 13.68 | 3 | 5.5 | 4.9 | 4.5 | RR2/RR5 |
| | | | 3.1 | | | |
| | | | 4.9 | | | |
| Bryant | 73 | 2 | 68 | n/a | 36.55 | RR5/RHOD |
| | | | 5.1 | | | |
| Bryant | 15.1 | 3 | 5.1 | 5.1 | 5.07 | RR2 |
| | | | 5.8 | | | |
| | | | 4.3 | | | |
| acher-Stowe Club Higl | 24.3 | 20 | 1.4 | 0.7 | 1.215 | RR3 |
| | | | 0.6 | | | |
| | | | 0.7 | | | |
| | | | 1.3 | | | |
| | | | 0.7 | | | |
| | | | 0.5 | | | |
| | | | 1 | | | |
| | | | 0.6 | | | |
| | | | 1.3 | | | |
| | | | 1.7 | | | |
| | | | 0.7 | | | |
| | | | 0.6 | | | |
| | | | 1.3 | | | |
| | | | 1.1 | | | |
| | | | 0.5 | | | |
| | | | 0.3 | | | |
| | | | 0.4 | | | |
| | | | 0.4 | | | |
| | | | 5 | | | |
| | | | 4.2 | | | |
| Ampersand | 15 | 2 | 1.22 | n/a | 7.5 | MRV |
| | | | 13.78 | | | |
| Baraw | 49.3 | 2 | 4 | n/a | 24.65 | MRV |
| | | | 45.3 | | | |
| Harvey | 27 | 3 | 4 | 4 | 9.06 | RR3 |
| | | | 3.2 | | | |
| | | | 20 | | | |
| Hiroona | 141 | 2 | 55 | n/a | 70.5 | RR5 |
| | | | 86 | | | |
| Knight | 6.5 | 2 | 3.9 | n/a | 3.25 | MRC |
| | | | 2.6 | | | |
| Diender | 9 | 2 | 0.5 | n/a | 4.5 | MRC |
| | | | 8.5 | | | |
| Sandon | 16.26 | 2 | 6.05 | n/a | 8.13 | RR5/RHOD |
| | | | 10.21 | | | |
| Etingin | 8 | 2 | 5.7 | n/a | 4.05 | RR2/RR3 |

| | | | | | | |
|----------|------|---|--------------------|-----|-------|-----|
| Levin | 85.6 | 3 | 2.4 14 57.62 | 14 | 28.54 | RR3 |
| Bouchard | 28 | 2 | 14 10 18 | n/a | 14 | RR2 |

**2002
Aggregate**

| Total Subdivisions | Total Acreage | Average Lots Created | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|--------------------|---------------|----------------------|-----------------|---------------|---|
| 6 | 248.8 | 2.33 | 7 | 17.8 | 1 RR1 1 VC30 1 RR2/RR5/RHOD 1 RR5/RHOD 1 RR5 1 RR2 |

Individual Subdivisions

| Subdivision | Total Acreage | Lots | Acres | Median Lot Size | Mean Lot Size | Lots by Zoning District |
|-------------|---------------|------|--------------------|-----------------|---------------|-------------------------|
| LHP | 14.5 | 2 | 10 4.5 | n/a | 7.25 | RR1 |
| Restrovest | 3.7 | 2 | 3.4 0.27 | n/a | 1.835 | VC30 |
| Graddock | 118 | 2 | 59 59 | n/a | 59 | RR2/RR5/RHOD |
| Nicholson | 50 | 2 | 40 10 | n/a | 25 | RR5/RHOD |
| Barnett | 17.6 | 4 | 2.18 5.3 8.7 | 3.74 | 4.38 | RR5 |
| Nextel | 45 | 2 | 1.34 43 2.5 | n/a | 22.75 | RR2 |

Zoning Requirements

| Zoning District: | Required Minimum Lot Size |
|-----------------------------------|------------------------------------|
| Rural Residential 1 (RR-1) | 1 ac. (5 ac. For Hotel or Lodging) |
| Rural Residential 2 (RR-2) | 2 ac. |
| Rural Residential 3 (RR-3) | 3 ac. |
| Rural Residential 5 (RR-5) | 5 ac. |
| Village Commercial 10 (VC-10) | 0.229 ac. (10,000 Square feet) |
| Village Commercial 30 (VC-30) | 0.689 ac. (30,000 Square feet) |
| Village Residential 20 (VR-20) | 0.459 ac. (20,000 Square feet) |
| Village Residential 40 (VR-40) | 0.918 ac. (40,000 Square feet) |
| Highway Tourist (HT) | 1 ac. (Residential Lodging/ Other) |
| Upper Mountain Road | 1 ac. / 5 ac. / 2 ac. |
| Mountain Road Village (MRV) | 0.459 ac. (20,000 Square feet)/ |
| Mountain Road Crossroads (MRC) | 2 ac. (Hotel or Lodging) |
| Lower Village Commercial (LVC) | 0.459 ac. (20,000 Square feet) |
| Moscow Commercial (MC) | 0.459 ac. (20,000 Square feet) |
| West Branch Com. Srv. (WBCSD) | 1 ac. |
| Ridgeline/Hillside Overlay (RHOD) | 5 - 20 ac. |