

# South Hero Town Plan 2022

## Community Vision and Planning Survey

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### Introduction

South Hero is working on a major update to its Town Plan. Check out the project website for more information: [www.nrpcvt.com/south-hero-town-plan-2023](http://www.nrpcvt.com/south-hero-town-plan-2023). This survey is one way the Planning Commission is doing outreach - it will be used to develop a vision statement and assess community priorities. The more survey responses we get, the more useful the results will be. Your participation is important!

### What do you think about South Hero?

1. What do you like most about living in South Hero?

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2. What do you like least about living in South Hero?

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3. If you could change one thing in South Hero, what would it be?






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### Questions Specific to Town Plan Guiding Themes

While the plan update will address all the elements of the town plan, the Planning Commission has identified several guiding themes on which to focus. The following survey questions are related to these themes:

 Housing and Transportation  Climate Change and Resilience  Equity and Inclusion  Recreation and Recreation Economy  Vibrant Villages

#### Housing

It is a state goal that Vermonters are able to afford a home that meets their needs. Generally, a home is considered affordable when not more than 30% of income is spent on housing.

4. Median primary home sale prices in South Hero have increased by 74% since 2015. In your opinion, how does this impact the community?

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5. Which of the following best describes the housing you currently live in?

- Single household home
- Accessory dwelling unit
- Apartment in 2–4-unit building.
- Apartment in 5+ unit building.

6. How satisfied are you with the housing options currently available in South Hero?

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied

Please explain:

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7. Short-term rentals (30 consecutive days or less) are regulated as a single-family use of property in South Hero. Do you think the Town should adopt more restrictions on short-term rentals?

- Yes
- No
- Unsure

Why or why not? \_\_\_\_\_  
\_\_\_\_\_

#### Public Transit

8. Would you use public transportation if it was available?  Yes  No  Unsure

If so, how would you use it?

- Commuting to work  
Where? [St. Albans, Milton/Georgia, Burlington area, Montpelier area, Other]
- Appointments/Personal Business
- Transit Connections (Airport, Train, Bus)
- Other \_\_\_\_\_

How often would you use it?

- Every day
- On a weekly basis
- Occasionally
- Never

What time of day would you use it (Leaving South Hero)?

- Morning (5-9AM)
- Mid-Day (9AM-1PM)
- Afternoon (1PM – 4PM)
- Evening (4PM – 9PM)

What time of day would you use it (Returning to South Hero)?

- Morning (5-9AM)
- Mid-Day (9AM-1PM)
- Afternoon (1PM – 4PM)
- Evening (4PM – 9PM)

Water Quality, Water Supply and Wastewater Management

South Hero does not currently have any municipal wastewater management; wastewater is managed by private septic systems. The Town of South Hero is currently conducting a feasibility study to evaluate potential community wastewater management solutions in the village areas. More information on this project is available here: <https://southherovt.org/departments/wastewater-committee/>

10. South Hero Fire District #4 provides potable drinking water to 320 households & businesses in and around South Hero Village and Keeler Bay Village. Do you support efforts to expand Fire District #4?

- Yes  No  Unsure

11. Should the Town of South Hero support efforts to improve the water quality of Lake Champlain?

- Yes  No  Unsure

12. Do you support the following efforts toward this end?

- Designating a representative to serve on the Friends of Northern Lake Champlain.
  - Yes  No  Unsure
- Developing a stormwater master plan for the village zoning districts and surrounding areas.
  - Yes  No  Unsure
- Exploring municipal wastewater management in the village zoning districts and surrounding areas.
  - Yes  No  Unsure

Other ideas or comments?

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Recreation

Year-round and seasonal residents make use of South Hero roads to bike for recreation and to get to local schools, shops, parks and other destinations. The Town has also become a destination for visitors who want to ride bikes on our roads, including those that drive to Town and those that use the Bike Ferry. The increase in biking in recent years has resulted in benefits, challenges, and new opportunities for the community.

Please provide comments, questions, and/or suggestions related to the following questions:

13. What would help people on bikes be safer and more comfortable on South Hero roads?

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14. What should the role of bike-centric tourism be in South Hero?

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15. Would you or your family use a multi-use recreation path that was designed for walking/running, biking, etc.?

- Yes
- No
- Unsure

What points of interest in the community would you like to be connected by a recreation path?

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#### Equity and Inclusion

16. How can South Hero be welcoming to all people regardless of age, race, ethnicity, sexual orientation, gender identity or disability?

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#### Villages

One of the statewide planning goals is “to plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.” Another is that “Development should be undertaken in accordance with smart growth principles as defined in Vermont Statute (24 VSA §2791(13)). For these reasons, South Hero has adopted zoning standards that allow for concentrated mixed-use development and residential neighborhoods in the South Hero Village Zoning District and Keeler Bay Village Zoning District with less concentrated rural residences and working landscapes allowed outside the village zoning districts.

*SECTION 203 of the Town Development Regulations describes Village Zoning District Purposes as follows:*

#### ***Village Districts***

*The Village Districts, consisting of South Hero Village and Keeler Bay Village, encompass the traditional village centers in South Hero consisting of a concentration of residential, commercial and public land uses at higher densities than other parts of town. Commercial and mixed use development is encouraged to be located in the Village Districts and be encouraged to be designed and sited to further traditional village center characteristics such as walkable, pedestrian friendly streets, sidewalks and walkways; human-scale buildings with architectural details, landscaping and lighting; an integrated street network; shops and services intermixed with homes; a variety of commercial establishments from retail shops to home businesses, professional offices, and tourist services; places for the community to gather for social and cultural events; small, low impact industry; and government services. Historic buildings are a*

*significant contributor to village character and should be preserved when possible. New development shall be consistent in siting and scale with the surrounding historic structures in the villages.*

Please reference the village zoning district purpose statements and map, which are adopted in the South Hero Zoning Regulations on the project website here: [www.nrpcvt.com/south-hero-project-documents](http://www.nrpcvt.com/south-hero-project-documents).

17. What elements of the vision for the village zoning districts do you support?

Check and rate all that apply:

	Support	Neutral/No Opinion	Do Not Support
Walkable with connected, and well-maintained, safe sidewalks			
Pedestrian furniture (benches, trash cans, bike racks, etc.)			
Trees to provide shade			
Safe pedestrian crossings			
Traffic light(s)			
Pedestrian-scale street lighting			
Traffic calming devices, such as rapid flashing beacons			
Curb bump-outs (shorten crossing distance and slow traffic)			
A variety of businesses and commercial establishments with a variety of residential units mixed in			
Small, low impact industries if approved as conditional use with appropriate conditions on hours of operation, lighting, noise etc.			
Mixed use core surrounded by walkable residential neighborhoods			
Maintain historic character			
Concentrated development			
Municipal wastewater treatment			
Other:			

Other

18. Do you have any other comments or concerns you would like to share with the Planning Commission?

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Information about Survey Respondents

19. What zoning district do you reside in? Please reference the South Hero Zoning Map found on the project website here: [www.nrpcvt.com/south-hero-project-documents](http://www.nrpcvt.com/south-hero-project-documents).

- Village District
- Rural/Residential District
- Shoreland District
- Not Sure/Multiple Districts

20. Are you a seasonal or year-round resident?

- Seasonal Resident
- Year-round Resident

21. Do you rent or own your home?

- Rent Home
- Own Home

22. How old are you?

- Under 18
- 18-34
- 35-54
- 55-75
- 76+

23. What is the location of your employment?

- At home, self employed
- At home, work remotely
- Hybrid, work from home on some days each week
- In South Hero
- In Chittenden County
- In Franklin County
- I am not currently employed
- Retired
- Other \_\_\_\_\_