

Fairfield Town Plan Update

2020-2028 TOWN PLAN

Click these boxes on any slide to see more information about the slide



[More Information](#)

Town Plan Overview

- Town Plans are the guiding document for community development.
 - The goals and implementation priorities identified in Fairfield's Town Plan will act as a guide for regulatory and non-regulatory actions the Town takes (such as new zoning, infrastructure investments etc.).
 - A Town Plan gives the Town greater say in Act 250.
- Once adopted, Fairfield's Town Plan will be valid for 8 years.
- Having a regionally-approved Town Plan gives the Town access and priority for certain grants.

1

Map Updates

2

Data Updates

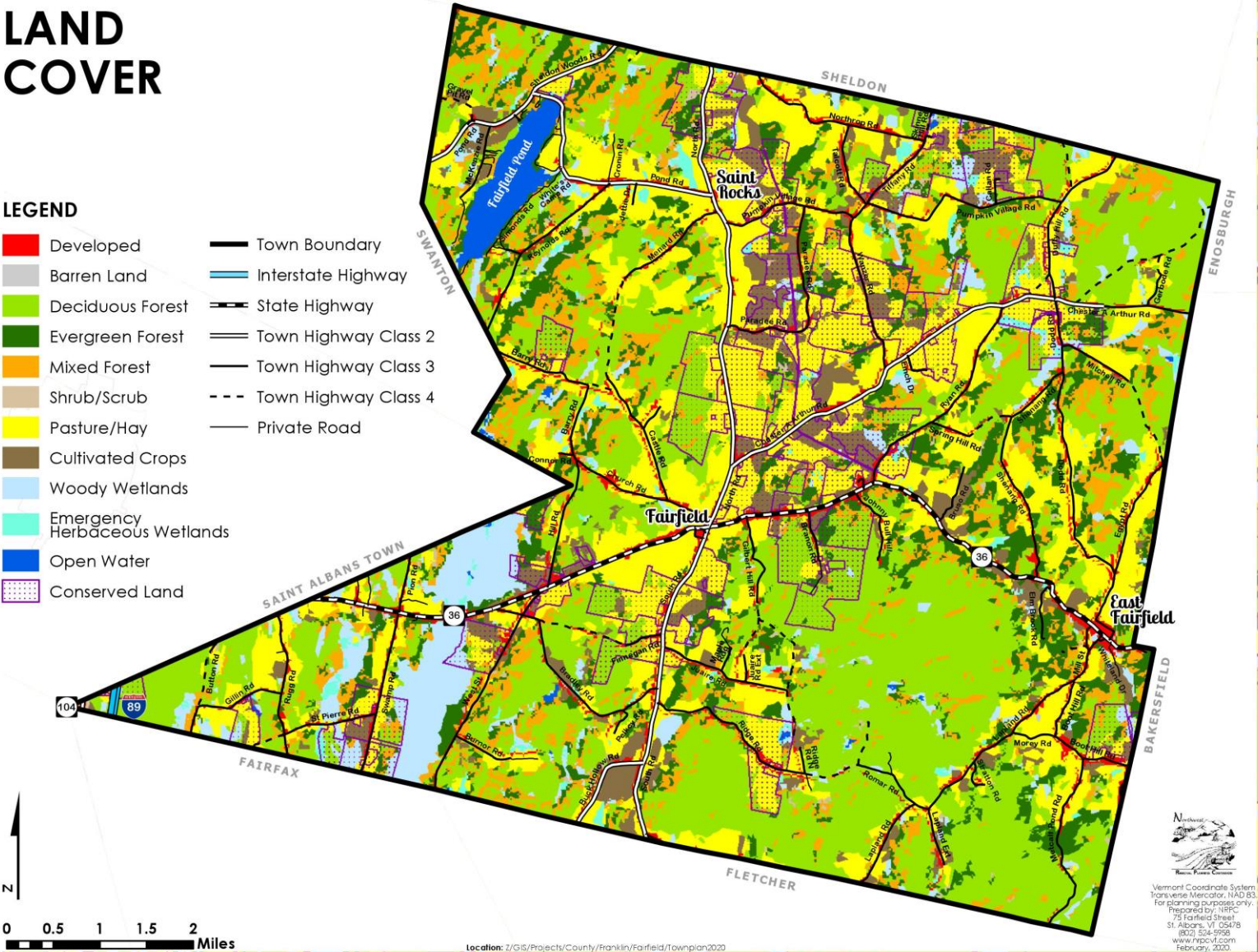
3

Timeline for Town Plan Process

LAND COVER

LEGEND

- Developed
- Barren Land
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Scrub
- Pasture/Hay
- Cultivated Crops
- Woody Wetlands
- Emergency Herbaceous Wetlands
- Open Water
- Conserved Land
- Town Boundary
- Interstate Highway
- State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private Road



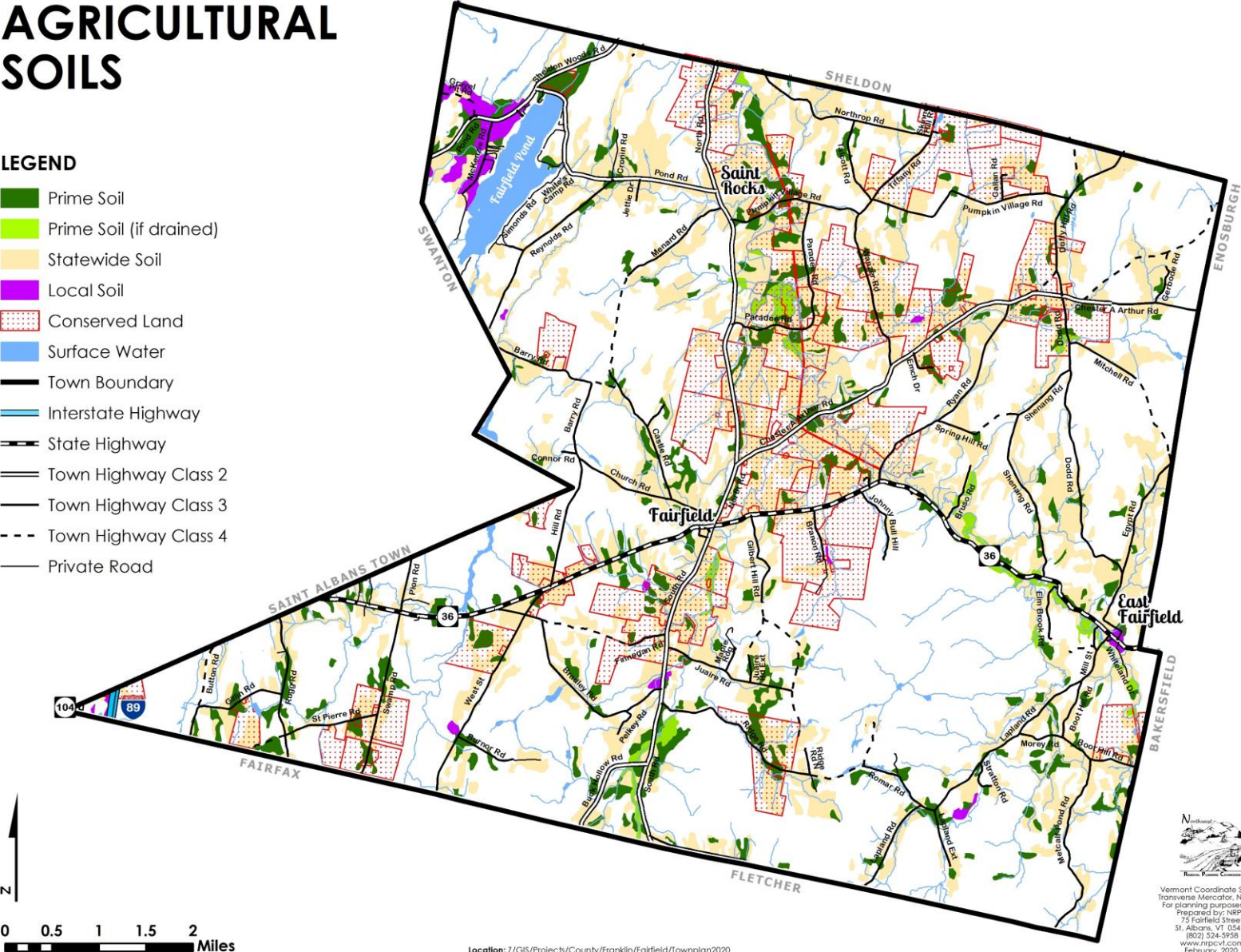
Vermont Coordinate System
Transverse Mercator, NAD 83
For planning purposes only.
Prepared by: NRPC
75 Fairfield Street
St. Albans, VT 05478
(802) 524-9998
www.nrpcvt.com
February, 2020

Location: Z:\GIS\Projects\County\Franklin\Fairfield\Townplan2020

AGRICULTURAL SOILS

LEGEND

- Prime Soil
- Prime Soil (if drained)
- Statewide Soil
- Local Soil
- Conserved Land
- Surface Water
- Town Boundary
- Interstate Highway
- State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private Road



Location: Z:/GIS/Projects/County/Franklin/Fairfield/Townplan2020

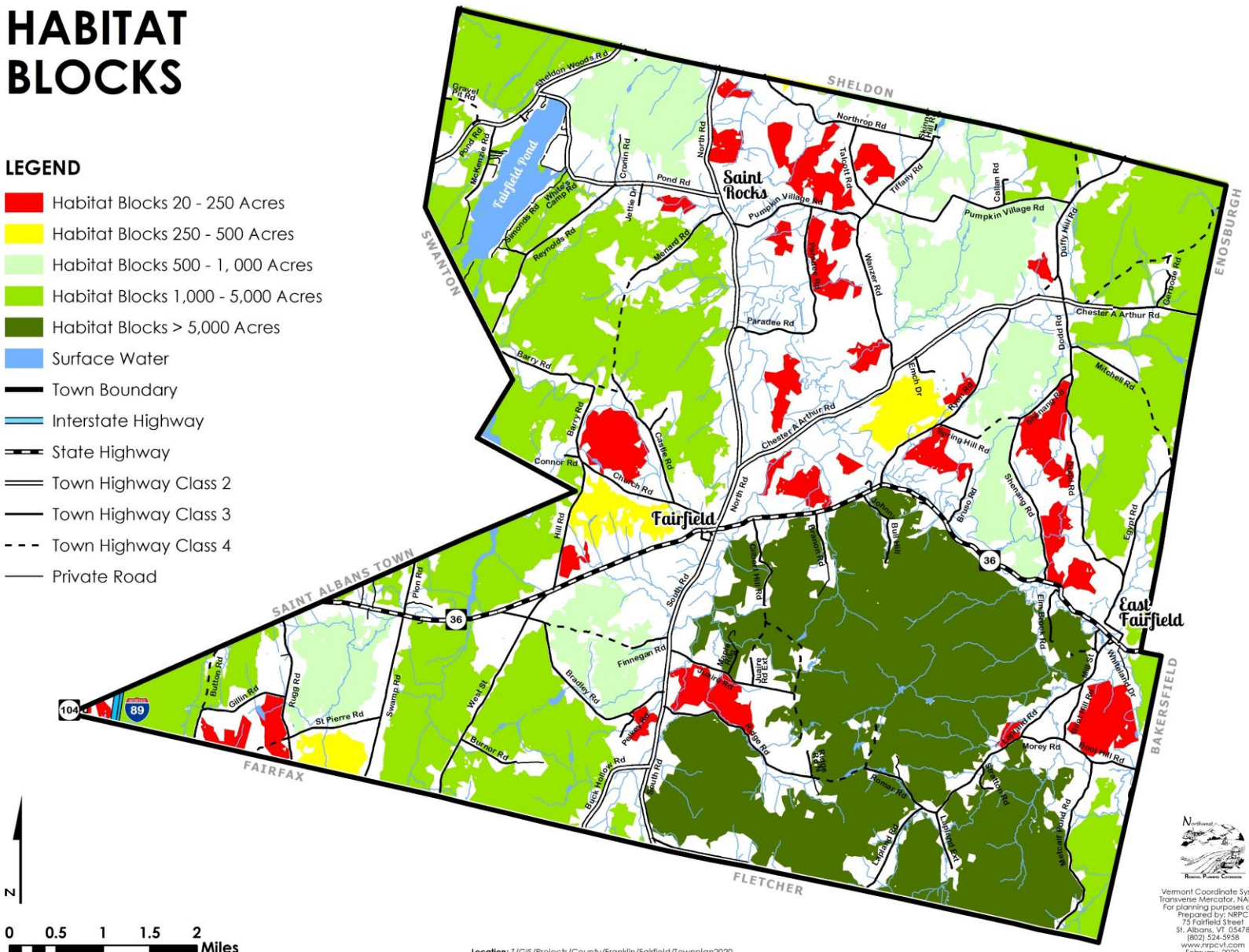


Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.
 Prepared by: NRPC
 75 Fairfield Street
 St. Albans, VT 05478
 (802) 524-5958
 www.nrpcvt.com
 February, 2020.

HABITAT BLOCKS

LEGEND

- Habitat Blocks 20 - 250 Acres
- Habitat Blocks 250 - 500 Acres
- Habitat Blocks 500 - 1,000 Acres
- Habitat Blocks 1,000 - 5,000 Acres
- Habitat Blocks > 5,000 Acres
- Surface Water
- Town Boundary
- Interstate Highway
- State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private Road



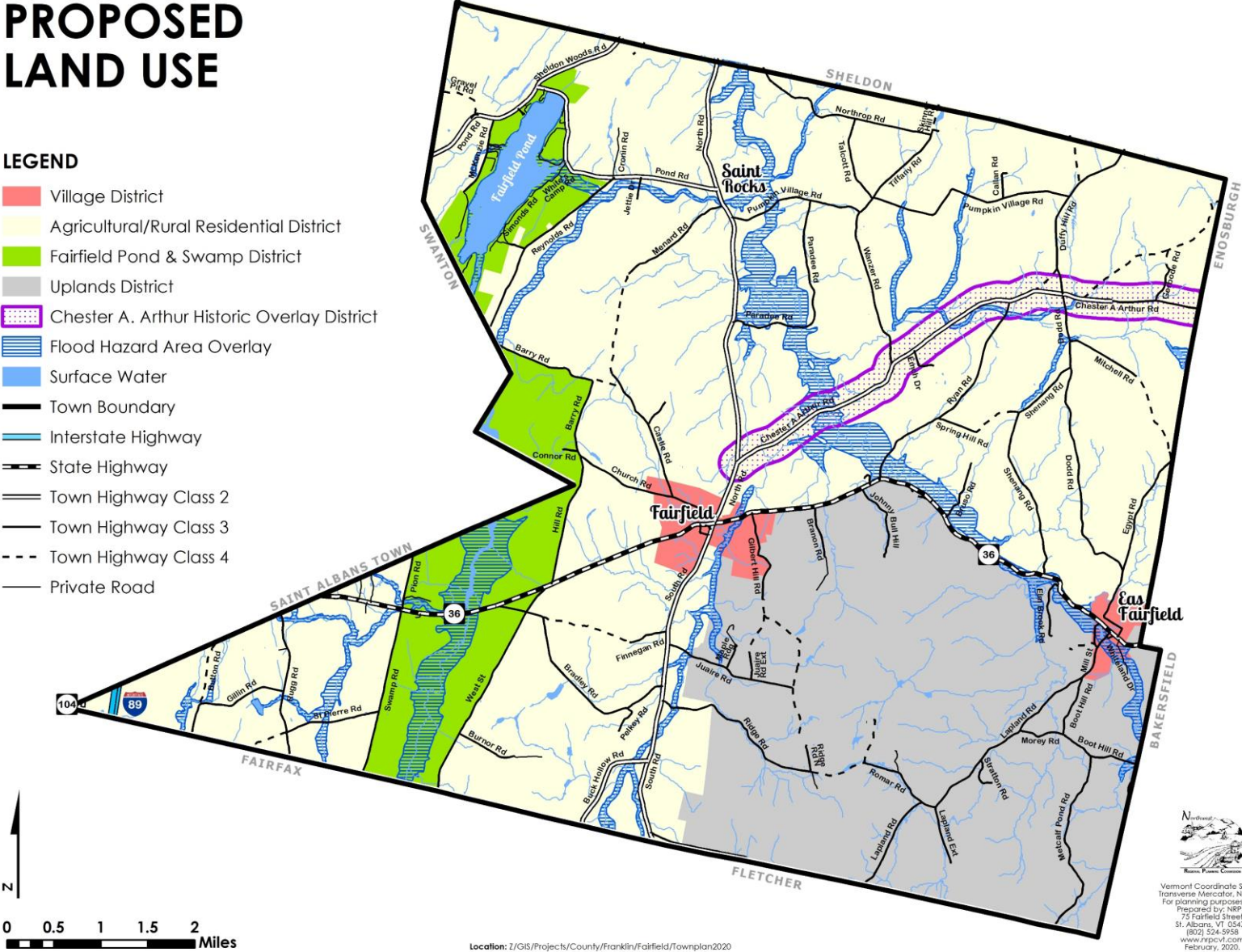
Location: Z:/GIS/Projects/County/Franklin/Fairfield/townplan2020


Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by: NRPC
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
February, 2020.

PROPOSED LAND USE

LEGEND

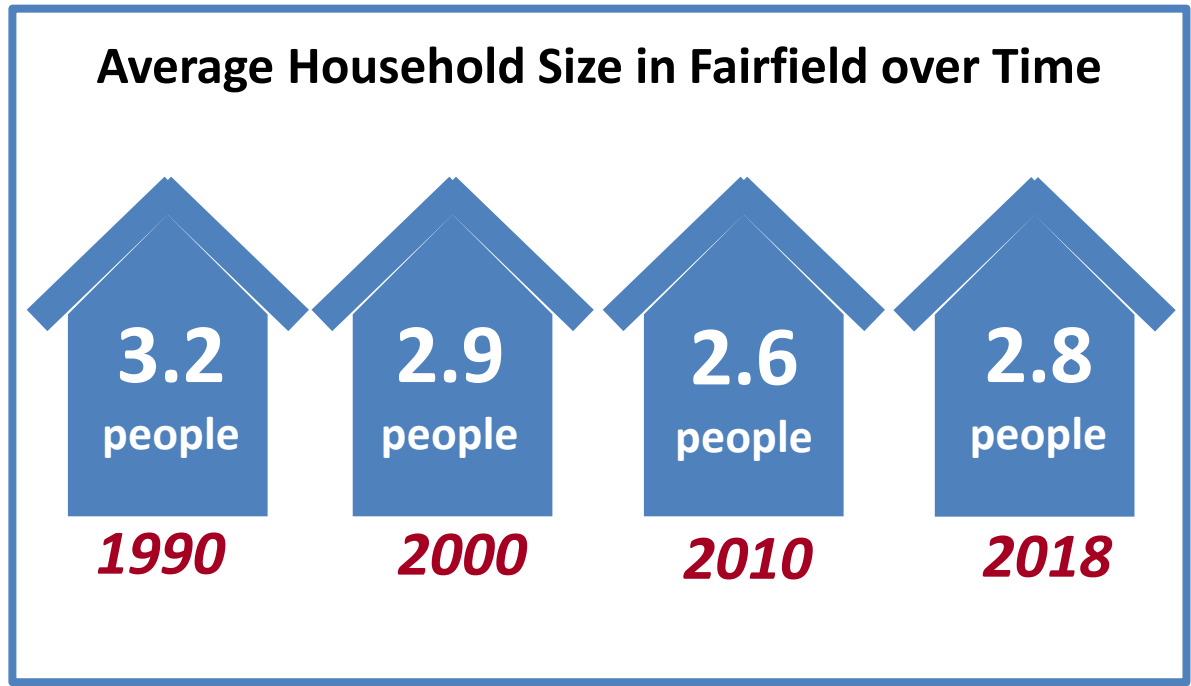
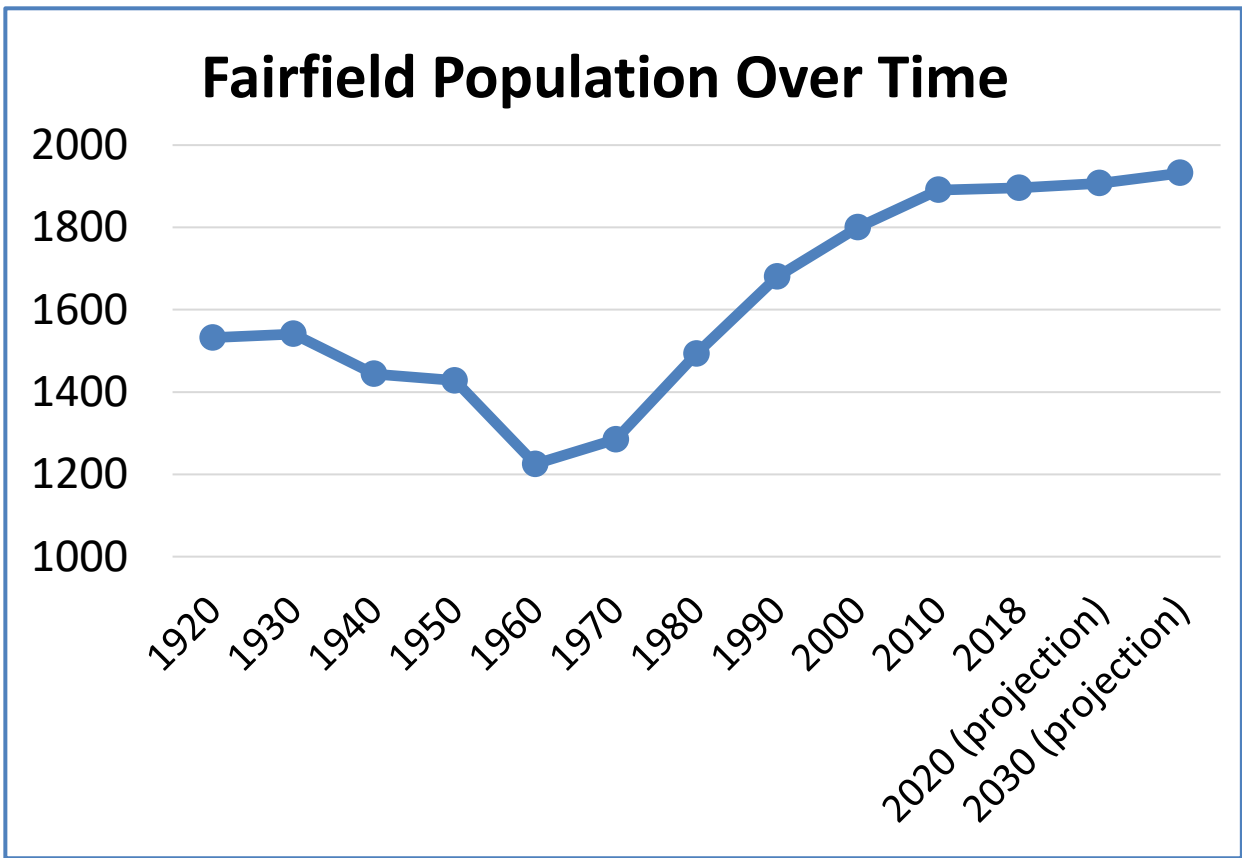
- Village District
- Agricultural/Rural Residential District
- Fairfield Pond & Swamp District
- Uplands District
- Chester A. Arthur Historic Overlay District
- Flood Hazard Area Overlay
- Surface Water
- Town Boundary
- Interstate Highway
- State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private Road



Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by: NRPC
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
February, 2020.

Location: Z:\GIS\Projects\County\Franklin\Fairfield\Townplan2020

Population growth has slowed in Fairfield, but decreasing household size will create increased housing demand.



Homeownership in Fairfield is not affordable to households making the county median income.

Median Sale Price
\$215,000

Average Value of Mobile Home with Land
\$126,315

Median Rent
\$808

Affordability of Home Ownership

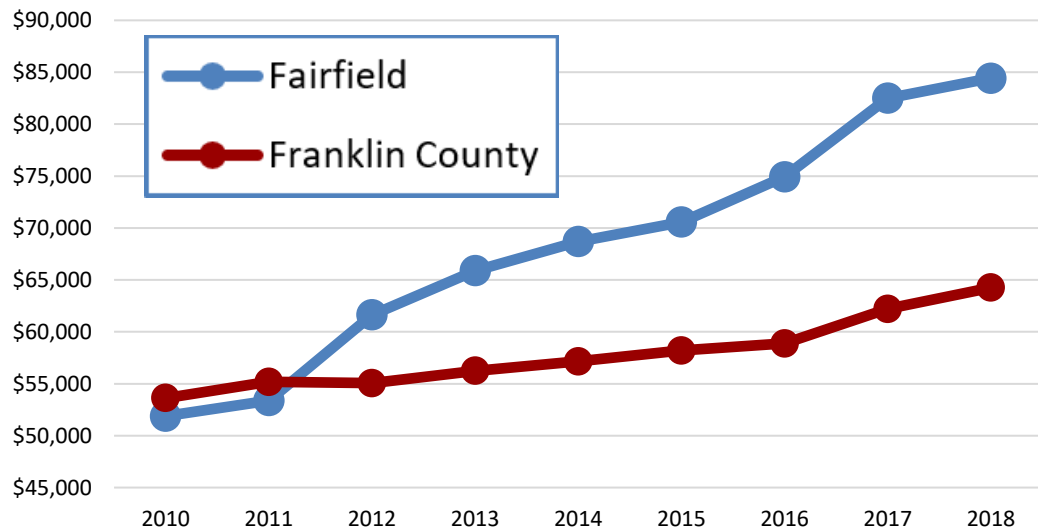
	Household Income (2018)	Maximum Affordable Mortgage	Median Sale Price of Primary Residence in Fairfield (2018)	Affordability Gap
Median Income	\$64,258	\$214,398	\$215,000	-\$602
Low Income (80% Median)	\$51,406	\$152,916	\$215,000	-\$62,084
Very Low Income (50% Median)	\$32,129	\$60,693	\$215,000	-\$154,307

Sources: U.S. Census American Community Survey 2014-2018; Housingdata.org; Calculation of maximum affordable mortgage based on taxes & insurance calculated by NRPC and a 4% interest rate.

Incomes in Fairfield are well above County and State averages.

[More Information](#)

Median Household Income in Fairfield and Franklin County Over Time



Per Capita Income



Fairfield

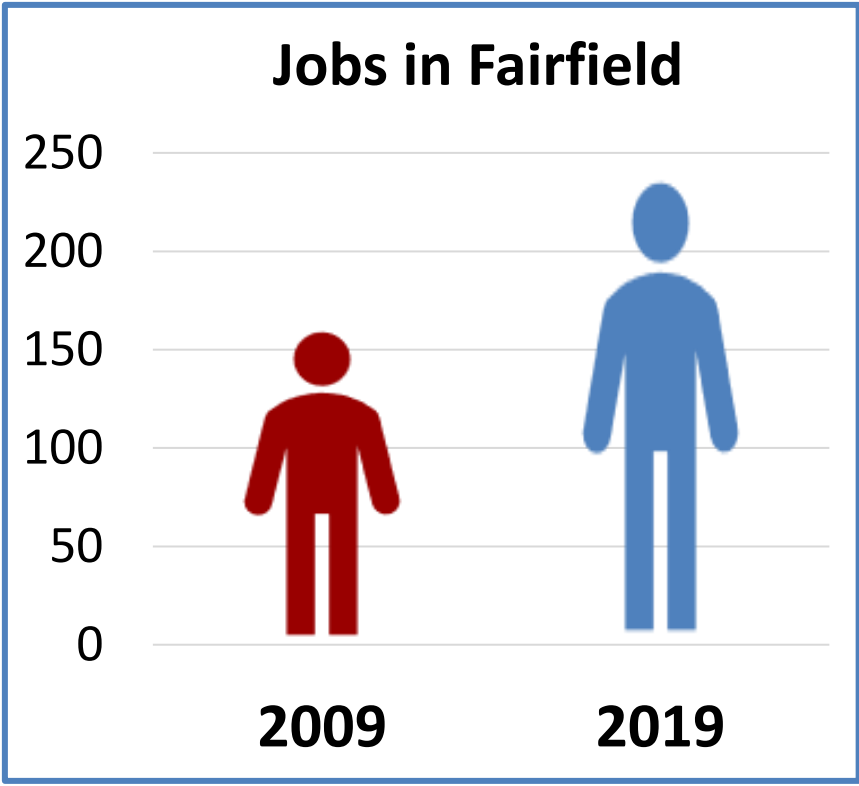
\$39,332



Franklin Co.

\$30,692

There is an increasing number of jobs in Fairfield, but most residents commute outside of Town for work.



Top Commuting Destinations for Fairfield Residents



Timeline for Town Plan Update Process

March 9, 2020	Planning Commission Special Meeting at 5:30 PM.
March 30, 2020	Planning Commission Special Meeting at 5:30 PM.
April 2020	3 Public Events on Town Plan- Dates and locations to be determined
May 2020	3 Planning Commission Meetings; Discuss Full Plan Draft
June 2020	Planning Commission Public Hearing
Summer 2020	New Town Plan Adopted

[More Information](#)



2008 Planning Workshop