

TOWN OF PITTSFORD

TOWN PLAN



Adopted / /

Replacing the Town Plan Adopted by the Select Board

February 07, 2018





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INTRODUCTION

I. Purpose of the Town Plan

The Pittsford Town Plan is a framework and guide for reaching community goals and providing a vision of the town's future. It also attempts to balance the wide range of competing interests and demands found in the town, to coordinate the pattern of development, the use of important natural resources and to address both current and long-term needs. The goals and actions stated within this comprehensive plan were developed to preserve and protect the town's assets while providing a future vision for town officials, businesses and citizens of Pittsford.

The Town Plan should be used in a variety of ways. First and foremost, the Town Plan should be a basis for community programs and decision-making. For example, it should influence the town's budget and capital expenditures, community development efforts and natural resource protection initiatives. As required by law, it should also serve as a foundation for local land use controls such as zoning, subdivision and health regulations. Furthermore, the Town Plan should be given full effect in all appropriate regulatory proceedings, including but not limited to Act 250 and Title 30, Section 248.

Because it is not able to address every important local issue fully, the Town Plan should also be looked at as a source of topics for further study. Some aspects of the Town Plan are based on limited evaluations or on evaluations that must be periodically updated. Finally, the Town Plan should be used as a source of local information that can be valuable to citizens, businesses, students and members of local boards and commissions.

II. Statutory Authority and Requirements

The Vermont Municipal and Regional Planning and Development Act (Chapter 117 of Title 24, Vermont Statutes Annotated) guide Town Plan preparation. This section of law specifies what a Town Plan may and/or must contain. The Pittsford Town Plan is consistent with the Rutland Regional Plan, readopted on May 19, 2026, and is compatible with approved plans from neighboring communities.

24 VSA 4382 (a) requires that all plans contain twelve items or elements. These elements include: a statement of objectives, policies and programs; a land use plan; a transportation plan; utility and facility plan; a statement of policies on the preservation of rare and irreplaceable natural/scenic and historic resources; a child care and educational facilities plan; an implementation program; a statement indicating how the plan relates and conforms with plans adopted by adjacent communities, and the Regional Plan; an energy plan; a housing plan, an economic development plan, and a flood resiliency plan. All twelve elements must be incorporated into a municipal plan for the plan to meet state standards.

In addition to containing all the required elements, plans must also be consistent with

a series of statutory goals listed in 24 VSA 4302. Consistency with the goals means that the goals have been considered and addressed in the process used to prepare the plan, not that the plan include all the goals. Furthermore, where any of the goals do not apply to the town or are incompatible with it, the plan need only document the goal's inapplicability or incompatibility with local desires.

III. Preparation of the Town Plan

Planning for the future is a continuing activity and should reflect new data, laws, technologies, planning concepts and the changing needs and desires of the community. The Pittsford Planning Commission has the responsibility for the preparation of the Town Plan. The Town Plan must be updated and readopted on an 8-year basis according to Vermont State Statutes. A Town Plan serves as a comprehensive framework that articulates a community's vision and establishes a strategic road map for achieving the community's goals through action items and policies. It informs and helps guide public investment, and the implementation of planning tools. The Town Plan also supports the community's eligibility for state grant funding and technical assistance programs.

A previous outreach study for the Town Plan update was conducted from August 2016 through January 2017. This outreach was done through a survey sent out to Pittsford's residents. The Town also received comments during a zoning hearing, and from residents attending our regular and special meetings.

From this outreach it was very clear the consensus among the public was that Industrial scale wind generation was not wanted along Pittsford's ridge lines, and that the commercial zoning designation along routes 7 and 3 should be returned. Other highlights included that Pittsford's Education facilities are adequate, and more recreation opportunities would be welcomed. It was clear that Pittsford's residents want to encourage business and job growth and find ways to retain our youth. Also, people feel that State regulations are limiting business opportunities, and property taxes are too high. It was also very clear that housing within the village should not be torn down to make room for business.

This outreach data was collected from 66 surveys that were completed, 20 plus people that attended the zoning hearing, and half a dozen or so people that attended Planning Commission meetings.

IV. Vision

The Town Plan is a document with several pages of detailed information projecting goals and objectives. The Central concept is simply: "To preserve the historical character of Pittsford by encouraging residential and commercial growth within the designated village center while promoting continued uses of surrounding lands for agriculture, forestry, recreation and other permitted uses designated within Pittsford's Zoning regulations."

The above statement is the theme of this plan.

SECTION A: TOWN BACKGROUND INFORMATION

I. History

In 1535, French explorer, Jacques Cartier was the first European to see the territory, which is now Vermont. In 1609, Samuel de Champlain traveled up the Richelieu River and discovered what is now known as Lake Champlain, named after him.

During the early 1600's, the area was still a contested territory. On October 12, 1761, The New Hampshire Royal Governor, Bennington Wentworth, granted a charter to a new town in New Hampshire Grants to be known as Pitts' Ford, which later changed to Pittsford. The name came from a ford on Otter Creek and was named after William Pitt, prime minister of England at the time. That same year 25,000 acres were granted to 63 proprietors.

In 1763, England was granted the territory via the Treaty of Paris, and this ended the French and Indian War. The Green Mountains were then quickly opened to settlement and to squabbling between the colonies of New Hampshire and New York as to which had the proper claim to the territory then known as the New Hampshire Grants. The governor of New Hampshire granted land in the territory to settlers. New York, also claiming the land, granted it to other settlers. In 1764, King George of England ruled that New York owned the land. A group called the Green Mountain Boys fought to keep their land and forced the New Yorkers out of the region.

The settlers of the New Hampshire Grants united and on January 17, 1777, Vermont was declared an independent republic at a meeting held at Westminster and subsequently acquired its own minted coins and postal service. Vermont finally settled the dispute with New York in 1790 by paying \$30,000 to that state. Vermont remained an independent republic until March 4, 1791, when it joined the Union as the 14th state.

Clusters of sawmills, grist mills, tanneries, blacksmith shops and schools sprung up to support the community and Pittsford Village soon developed on the post road running north from Rutland. After 1795, Grangerville was formed on Furnace Road around the Granger family's iron blast furnace and foundry. Many of the workers were Irish immigrants.

The Revolutionary War Hubbardton Battlefield Historic Site lies just to the west and can be viewed from the western ridgeline of Pittsford. This site is one of the only Revolutionary War sites that remains. When the troops were told to disperse from the battle, they fought a rearguard action as they passed over the ridgeline into Pittsford. After the War of 1812, French Canadian farmers arrived and settlement quickened for several decades.

Sheep farming became the principal agricultural activity with the arrival of Spanish Merino sheep. Thousands of sheep browsed the logged off hills. Mills sprung up to treat the wool creating a major industry that lasted until after the Civil War. With the

demise of sheep farming, dairy farming became the dominant occupation, and the farmers were able to sell their milk to two creameries that were established in town. Florence farmers opened several small marble quarries in the early 1800's. The marble industry grew, changing Florence to a mix of farms and quarrying by 1850. The Florence mill, built in 1898-1902, sawed marble blocks, produced finished marble products, and shipped to markets via the Clarendon and Pittsford Railroad. By 1910, immigrant marble workers from many European and Scandinavian countries swelled the Florence population. They worked and lived in the Vermont Marble Company, which owned quarries, farms and houses.

During post-Civil War prosperity, residential housing boomed from the 1870's and to the late 1890's. Successful farmers, lawyers, merchants, and doctors built new homes or remodeled old ones. Marble sidewalks, the Walker Memorial Building/Maclure Library and the Pittsford Aqueduct system improved the town's appearance and life in general until a recession weakened the economy at the end of the 19th century.

Electricity and telephones came to town in the early 1900's. The Vermont Sanatorium, a new Town Clerk's Office and Lothrop School were erected, although many outlying schools remained open.

World War I interrupted progress, followed by a surge until the 1927 flood and the 1929 Great Depression. Hard times lasted until 1941 when Pearl Harbor plunged us into World War II, followed by the Korean Conflict. In the 1960's, we joined the Otter Valley Union School District, adopted a Zoning Ordinance, and built the Recreation Area.

Designated an "urban community" since the 1980's, farming has declined and forests are reclaiming pastures as we become a bedroom community with 70% of the working population employed outside of Pittsford. The town still maintains a largely rural appearance outside the village; however, residential construction continues to expand upon agricultural land.

Pittsford has five Roadside Historic Markers:

Hammond Covered Bridge: located west of US Route 7 road to Kendall Hill Road. The 139' Town Lattice Truss covered bridge was built in 1842 by Asa Nourse. During the 1927 flood, it floated off its abutments and was returned to its former location during the 1927-28 winter.

Vt. Sanatorium: located at the entrance of 317 Academy Road. The Vermont State Sanatorium opened in 1907 and treated patients with tuberculosis. To mark its 100th anniversary in 2007, a historic marker was put up. A survey found that Pittsford had the most sunshine of any Vt. town, which was important for the care of TB patients, and thus Pittsford became known as the "Sunshine Village."

Kendrick Dam, Pond, Mill & Ice House: located on Plains Rd. east of intersection with Sugar Hollow Rd. A sawmill was built in 1798 by the Woodruff family, and the mill was replaced and a dam built ca. 1870 by the Nourse family.

The dam was dismantled in 2014 to mitigate potential flooding and restore the natural flow of the Sugar Hollow Brook.

Pittsford's Iron Industry 1791-1882: located at the north end of the Town Green
This marker commemorates Pittsford's iron furnace and the Granger Stove Company.

Pittsford Mills Bridge: This area of Pittsford was originally known as Pittsford Mills. Development began in the late 18th century with two waterfalls on Furnace Brook supplying power for grist mills, saw mills and an oil mill. The village grew as an industrial hub, and the success of the mills attracted settlers who built houses and opened businesses on both sides of the river. A bandstand occupied the triangular greenspace formed by intersecting roads at the east end of the covered bridge. In 1902, a fire destroyed several mills and stores in the village. Pittsford Mills merged with the communities of Pittsford and Hitchcockville to form Pittsford Village in 1913. The bridge and the bandstand were removed in 1931 when Route 7 was upgraded.

Vermont's favorite covered bridge builder, Nichols Powers, was born in Pittsford in 1817. At the age of 19, he designed and built his first covered bridge, which crossed the Furnace Brook at this location in 1836. Because Powers was a minor, his father signed the contract to guarantee his son's work. The design utilized a Town lattice truss, a structural system consisting of a rectangular timber frame connected by sawn planks in a lattice form fastened by wooden pegs. The two-lane covered bridge with pedestrian walkway stood until 1931, when it was replaced with a concrete bridge. Powers would become one of the most prolific bridge builders in New England and the Mid-Atlantic. Nichols Powers passed away in 1897.

Pittsford has been well served by its historians. Dr. Abiel M. Caverly's "History of Pittsford" published in 1872, is among the best of late nineteenth century Vt. town histories. "Pittsford's Second Century: 1872- 1997" published by the Pittsford Historical Society is a valuable resource for historians and genealogists alike.

Pittsford Historical Society: The Pittsford Historical Society, established in 1960, plays a vital role in preserving, interpreting, and promoting the culture and historic heritage of Pittsford. As a longstanding community institution, the Historical Society is committed to safeguarding historic resources, including but not limited to; documents, structures, and greenspace that reflects Pittsford's unique identity. The Pittsford Historical Society also maintains a collection of artifacts that reflect the town's agricultural and industrial heritage, including historic millstones (depicted on page 9). These millstones are large, circular stones traditionally used in gristmills to grind grain such into flour or meal;



(Pittsford Historic Millstones)

In 1982, The Pittsford Green Historic District" was officially entered on the National Register of Historic Places in Washington, D.C. upon approval by the Vermont Historic Preservation. The historic district contains 33 principal buildings, which are mainly residential, and focuses on the triangular green at the center of the Village.

Located within the Pittsford Green Historic District, the Village Green is a central and defining feature of Pittsford's town center, serving as an important gathering place for community events, civic activities, and every day public use. Its open space contributes significantly to the character, appearance, and sense of place within the village core. The Town is committed to preserving Village Green's historic and aesthetic qualities through careful stewardship and planning, ensuring that it remains a vibrant and recognizable focal point for the community for generations to come.

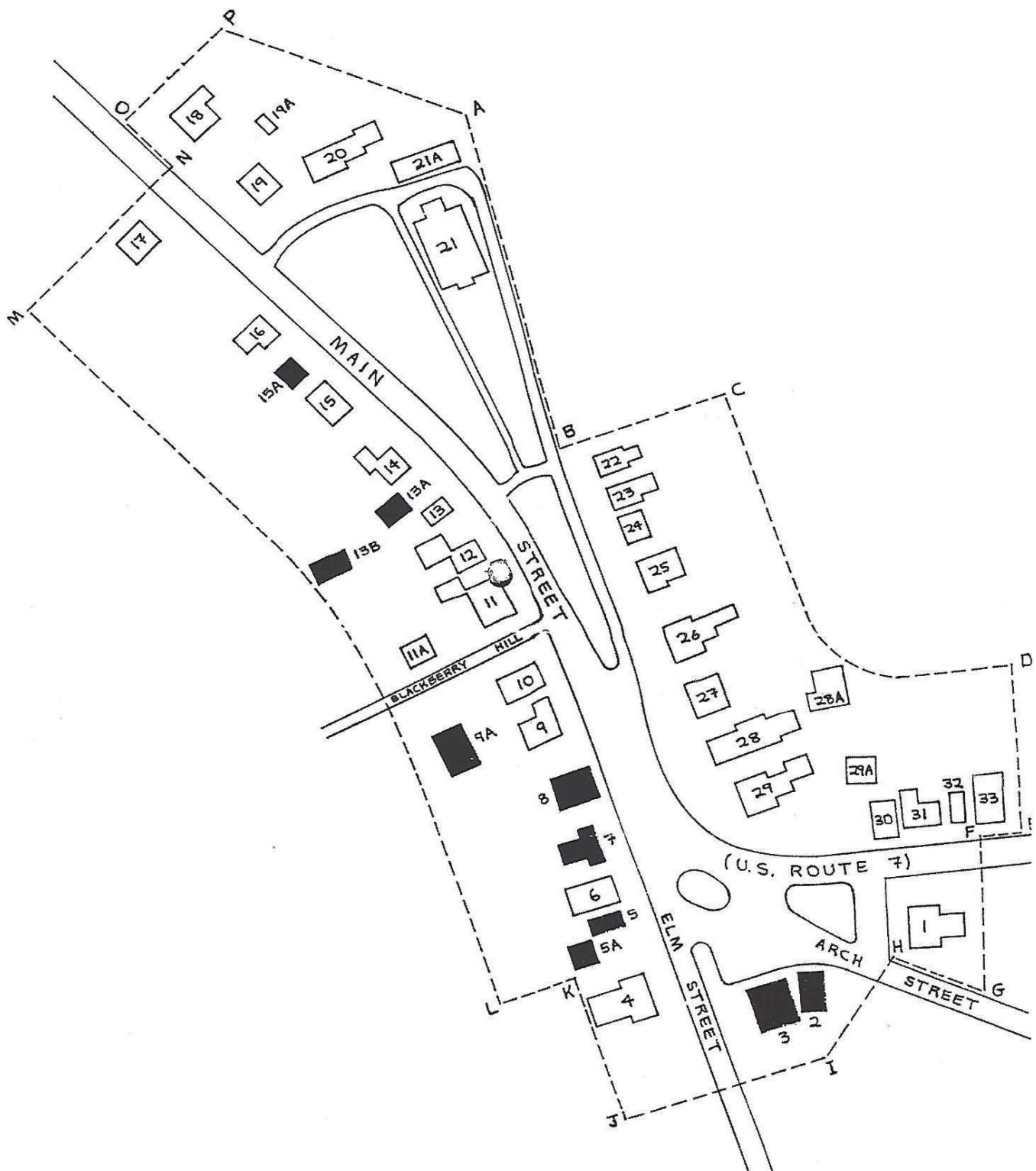
Pittsford Village follows the crest of a north-south ridge that rises nearly 200 feet above the parallel mile-wide floodplain of the Otter Creek to the west. In that direction, an expansive view from the Village looks over the valley to a chain of hills at the north end of the Taconic Range; in the opposite direction, the higher summits of the Green Mountains – the spine of Vermont, form the eastern horizon.

The Pittsford Green Historic District focuses on the triangular green at the center of the Village and extends short distances to both the north and south along the single street through this part of the village, U.S. Route 7. South of the green, U.S. Route 7 curves abruptly eastward and intersects two other streets-Elm and Arch- at that point. The historic district also encloses the buildings around the three-way intersection and continues a short distance eastward along US Route 7.

The historic district contains 33 principal detached buildings together with a number of outbuildings, constituting a moderately dense but somewhat irregular pattern of development. The overwhelming majority of these buildings were constructed in the nineteenth century, and display in their vernacular simplicity the characteristics of certain contemporary architectural styles, ranging from Federal through the Greek,

early Gothic, Italianate, Romanesque and Colonial Revivals along with applied Queen Anne ornamentation. Only a few buildings approach fuller expressions of style: the most notable examples include the Maclure Library (#1) in its finely detailed Romanesque Revival design, the Pittsford Village Farm (#4) reflecting a detailed Italianate design, the modest Randall House (#12) in the restrained elegance of its Federal design, and the Congregational Church (#21) in the pinnacles and tracery of its Early Gothic Revival decoration.

Five houses in the historic district (#9, 16, 20, 25 and 27) share a common form and vernacular Federal style, consisting of two-and one-half story, five-by-two bay, wood framed, gable-roofed buildings oriented (except in the case of #20) with symmetrically arranged five-bay, central-entrance facades facing the street. Apparently these houses were constructed within a decade or so of 1800; subsequently, they have been somewhat altered by the removal of addition of details, appendages, or sheathing, but they retain their basic similarity.



Pittsford Green Historic District

Pittsford, Vermont

Approximate Scale: 1 inch = 105 feet

Historic Buildings

----- Historic District Boundary

■ Non-Contributing Buildings

4



(Pittsford Historical Society)

II. Physical Characteristics

The town of Pittsford lies between the Taconic Mountains to the west and the Green Mountains to the east. Otter Creek, which winds its way between Florence and Pittsford, is the second largest watershed in the State of Vermont, which flows into Lake Champlain. Florence and Pittsford are located within the Vermont Valley Biophysical Region. Furnace Brook also flows southwesterly through the town and has provided a source of power in the past.

On the west side of Otter Creek, in a wide valley, is the community of Florence, a rural and industrial zone of Pittsford. While the valley floor is generally within the 100-year flood plain, there are a few farms in operation. Because of its history as a source of marble and crushed stone, the valley is also Pittsford's primary industrial area. The hills to the west of Florence are generally steep slopes (15% or greater) with soil deficiencies which present limitations for development.

East of Otter Creek, Pittsford is located in an area of favorable slopes and soils. This holds true except for lands along East Creek, which runs from the Chittenden reservoir through east Pittsford in a flood plain that was a 300-acre lake until a 1947 flood destroyed the dam.

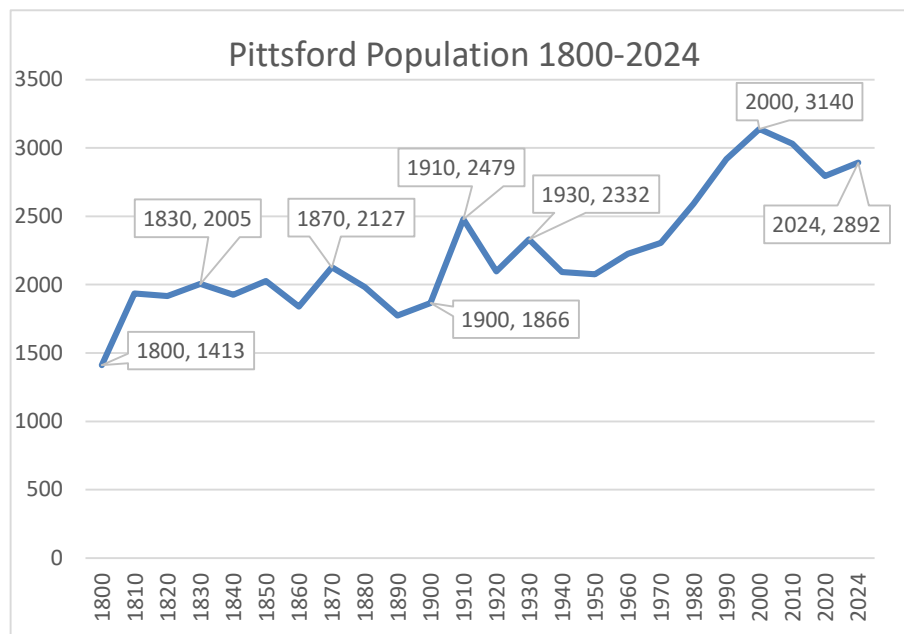
Cox Mountain, Blueberry Hill, Biddie Knob, Bald Peak and lands above 800 feet all present limitations to extensive development due to their steep slope and poor soils. The most prevalent problems are unfavorable permeability, shallow depth to bedrock and an excessive amount of stone. These higher elevations retain rainfall providing

for water supplies while supporting woodlands and marshes necessary for wildlife. Industrial development here should be prohibited, and other development here should be severely limited to low impact residential and agricultural use so as not to disturb the delicate nature of these areas.

III. Population

In 1791, Pittsford's population was 850. The population grew to over 2,100 by 1870 then declined to 1,775 in 1890. By 1910, the population had increased to around 2,500 and then fluctuated over the following 40 years. From 1980 to 1991, the population increased 16.8% from 2,590 to 3,026 establishing the town as an urban municipality.

The Town of Pittsford is currently the sixth largest municipality in Rutland County, containing a population estimated at 2,892 residents. Since the early 1900's Pittsford's population has experienced a generally steady increase, reaching its peak in the 2000 Census at approximately 3,140 residents. . A chart illustrating historic population trends based on U.S. Census data is provided below.



The median age in Pittsford is 47.7 years old. This is attributed to the ages 45-54 making up about 16.4% of the population of Pittsford. Another trend in population is the increased proportion of family households. In 2010, families made up 66% of all households. Despite the rise in the proportion of families, however, the 2024 census demonstrates a continuing drop in average household size to 2.07. This continues the downward trend showing the average household size being approximately 2.34 in 2010 and 2.44 in 2000. This is likely due to an increase in single householders.

IV. Economic Development

While Economic development is essential for achieving the community's planned goals, it presents several challenges for a small community like Pittsford. Over the past 30 years, economic development in Pittsford has remained largely stagnant. Although the Town has seen few commercial buildings constructed, some businesses have transitioned to new owners or have repurposed existing buildings.

One example is the Pittsford Village Farm; a non-profit located in the Historic Designated Village Center. Originally known as the Fallon Farm, the 18th century farmhouse, barns and silos faced an uncertain future. Now the restored farmhouse has two apartments, an Early Childhood Education Center, a small business and a community center. The parcel sits on 150 acres with a pavilion, a playground, community garden and connects miles of hiking trails. This non-profit benefits working families, seniors looking for social engagement, musicians, and small businesses exploring new opportunities. Pittsford is actively working toward a vision of revitalization and sustainable economic development similar to Brandon, a neighboring community that has achieved notable progress.

This chapter begins by outlining the goals, policies, and action items that will guide the Town of Pittsford's economic decision making process over the next eight to ten years.

Pittsford Goals, Policies, and Actions – Economic Development

Goal:

To foster and sustain Pittsford as a desirable location for economic development by supporting the establishment and growth of new and existing businesses, and by promoting opportunities for job creation within the community.

Policies:

- Maintain and enhance the diverse local community of Pittsford.
- Maintaining existing municipal infrastructure to support existing development and promote future economic growth.
- Support appropriate growth in areas serviced by municipal water and wastewater infrastructure, and in the Designated Village Area of Pittsford.

Action Items:

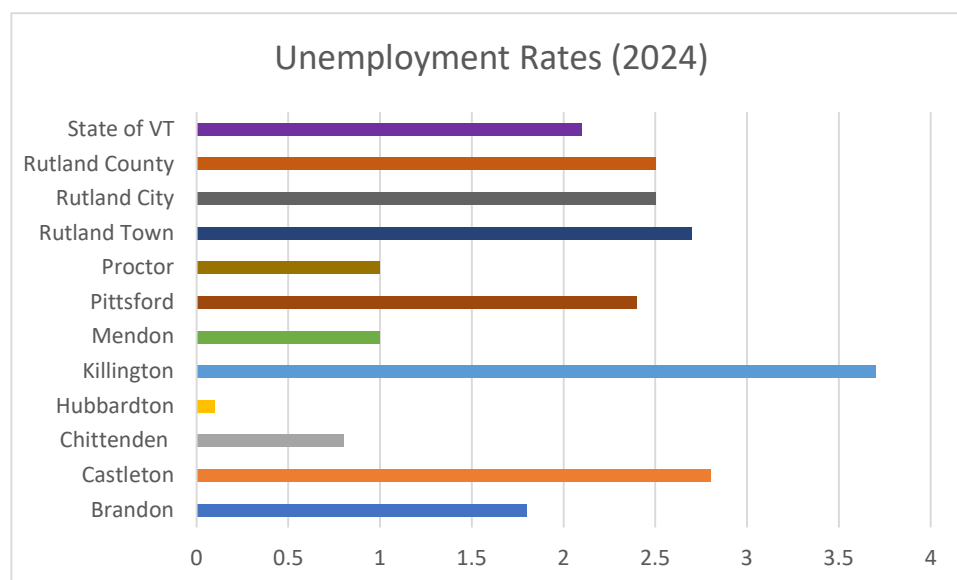
- Planning Commission will establish an Economic Development Committee to support local business growth, attract new investment, and strengthen the Town's economic base. The committee will work collaboratively with stakeholders to identify opportunities, guide strategic initiatives, and promote sustainable economic development.
- The Planning Commission will seek to engage in expanded public outreach efforts to promote economic development through participation in existing community events to

increase public awareness, encourage stakeholder input, and strengthen connections between local businesses, residents, and the town's economic development.

- Collaborate with local and regional partners to explore the feasibility of developing a local medical facility to better serve Pittsford residents. This effort will aim to improve access to healthcare services, enhance community well-being, and support the long-term sustainability of the Town.
- Pittsford will adopt its proposed Subdivision Regulations to help ensure development occurs in a coordinated and well planned manner and support the effort to become a 10 acre town and help ease the burden of Act250 on future development projects.
- Pittsford will pursue a Tier 1B status within the designated Village Area identified on the Future Land Use Map to help strengthen the town's local control over development and revitalization efforts.

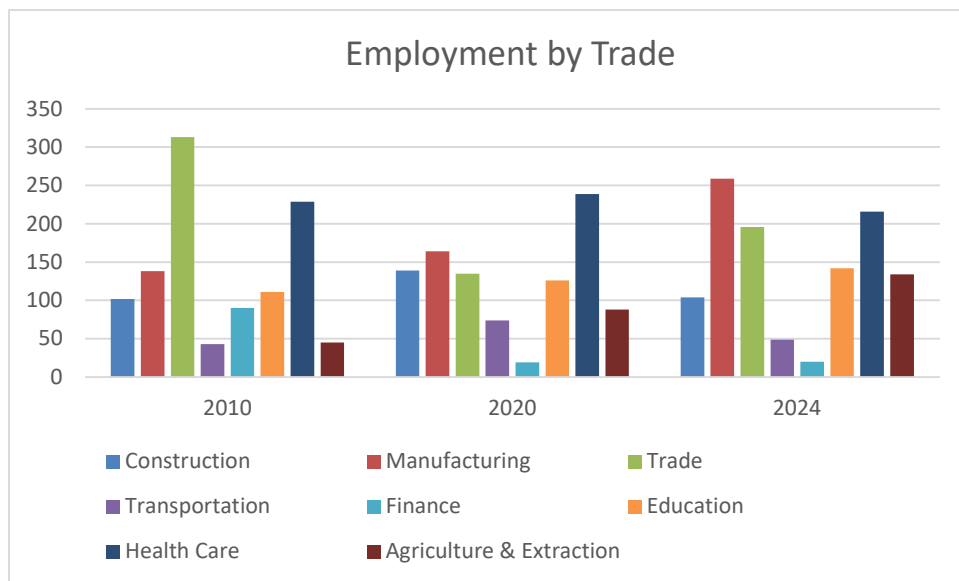
Pittsford has often been considered a bedroom community for Rutland. Pittsford is a host to several small businesses, and a few critical larger companies that provide many jobs in the community. Omya corporation is the largest contributor of employment in Pittsford establishing approximately two hundred (200) jobs within the community. In addition, Markowski Excavating, VT State Police and Fire Academy, Quarry Industries, , and Mitchell's Tees are examples of other mid-sized businesses contributing important employment opportunities. Additionally, Casella Inc. is a significant contributor to the economic vitality of Pittsford and an important source of local employment. The company's recent relocation of its office from the Town of Mendon to Pittsford represents an investment in the community and strengthens the town's economic development.

Unemployment in Pittsford has remained relatively steady and in line with broader trends across the Rutland Region. Over the past five years, the town's unemployment rate has hovered around 2.4%, slightly below the regional average of 2.5% and just above Vermont's statewide rate of 2.1%. These patterns are illustrated in the chart below.



Growing employment opportunities in Pittsford is critical to the financial health of the Town of Pittsford. Rutland county's population has been in decline from 2010-2025 and is predicted to decline further in the next 5 years. It is very important for good jobs to be created and available to the town's young people entering the workforce, as opposed to losing our best young people to other areas in Vermont, and other states.

Overall employment in Pittsford has remained relatively stable over the past decade, from 2010 to 2024. Recent Census data indicates that Construction, Manufacturing, and Service/Retail Trades are the most common employment sectors within the town. While these industries have experienced only slight changes during this period, Pittsford remains focused on promoting future growth. The chart below offers a summary of employment trends in Pittsford.



Pittsford has been at the forefront of preserving many acres to be natural areas, as indicated by its Upland Conservation districts. Pittsford also has many acres of woodland that is steep and unsuitable for development. To help keep these acres wild, extending the zoning districts along Route 3 and Route 7 for commercial application will help concentrate business areas away from the more sensitive environmental areas. These acres will enhance Pittsford's wild beauty for decades to come. A village growth area will need to extend to the south on Route 7 and Route 3, and to the north on Route 7 to support new businesses.

Projects in Pittsford subject to Act 250 review have been historically burdened by the nature of the review process, putting an added challenge to the growth of economic opportunity in town. The Town of Pittsford is committed to providing help to potential businesses and employers to work through the complex and burdensome rules of Act 250 and to encourage new development that fits Pittsford's character. Pittsford's natural setting of mountains on both sides of the Otter Creek travelling through will always ensure Pittsford's rural character. By enhancing the commercial and industrial area already in place, Pittsford has a great opportunity to encourage economic growth.

V. Town Government

The town operates with the support of many volunteers dedicated to Pittsford. These volunteers support a small team of employees who maintain our roads, manage our finances, keep our recreation area and programs operating, and keep vital records secure.

The Select Board is an elected, five person board, responsible for overall governance of the town. It oversees the work of the town manager and town employees, proposes budgets, adopts local ordinances and by-laws, and sets town policies. The chief financial and operating officer is our town manager. The Town Manager maintains and conducts the daily business of our town. The town clerk/treasurer keeps our records in order and collects the monies required to keep our town open for business. There are three town-based boards appointed by the Select Board. Each of these boards is made up of volunteers.

The Recreation Director is assisted by a recreation committee, who oversees the operation of the recreation area and various programs offered by the department throughout the year.

The Zoning Board of Adjustment is a five -member board responsible for reviewing applications for conditional uses and variances from the zoning regulations and hearing appeals of decisions made by the Zoning Administrator.

The third appointed board is the Planning Commission, currently consisting of seven members; and is responsible for developing and writing the Town Plan, writing zoning regulations and hearing certain zoning applications. It is also responsible for working with the Select Board and other organizations and individuals in town to implement the Town Plan.

In 2020 the town voted to move from an Elected Board of Listers to a contracted part time assessor. The contracted assessor also has an assessor clerk to assist with all of the state mandates for property assessment, re-appraisal, and reporting.

In terms of law enforcement, the Town has transitioned from a Constable's office to a Police Department. There is a full-time Police Chief, other full-time Police Officers, and several part-time Police Officers providing a total of approximately 140 hours of coverage weekly. The Vermont State Police provide coverage when there is no Pittsford officer on duty. Nearby departments will also provide assistance, as needed.

SECTION B: COMMUNITY RESOURCES

I. Land Use Plan

Traditional Land Use Patterns:

Pittsford's historic land use patterns were shaped by the presence of waterpower, established transportation routes, and high-quality agricultural land. These factors guided early settlement toward the Otter Creek valley, where access to water and fertile soils supported farming and early development. The Otter Creek valley serves an important role as it bridges the gap towards the Champlain Valley to the north. At the same time, industrial activity concentrated in areas such as Florence, where the availability of natural resources—most notably marble—attracted extraction and manufacturing operations. This chapter begins by outlining the goals, policies, and action items that will guide the Town of Pittsford's Land Use decision-making and over the next eight to ten years. To achieve the broad vision of harmonious development, Pittsford has set the following objectives, which should be given consideration in all development decisions:

Pittsford Goals, Policies, and Actions: Land Use and Development

Goal:

Promote the health, safety, vitality and aesthetics of the community through economic and residential growth that is targeted to compact, mixed use centers at a scale convenient and accessible for pedestrians and appropriate for the community.

Policies:

- Preserving the Designated Village Green as a central and defining feature of Pittsford's town center.
- Maintain and protect the valuable natural areas in Pittsford, and to ensure the protection of existing natural resources.
- Encourage development in the Pittsford Village Area, and other areas served by municipal water and wastewater infrastructure.

Action Items:

- The town will revise its zoning ordinance to ensure that growth is managed in more rural areas and encouraged in the village areas and village growth areas. The town is currently in the process of adopting Subdivision Regulations.
- The town will research and pursue development opportunities to help foster employment, growth and the potential development of a resource center for materials, to continue to support new business development and financial assistance.

- Explore the pros and cons of offering tax incentives to new businesses to help encourage new economic development in town.
- The town will continue to support strong zoning regulations in our conservation zones to protect the integrity of forest lands.
- Develop within the town those locations and services which will be attractive to commercial and professional investors who may locate in the community.
- Protect and preserve environmental quality and important natural historic features of Vermont, including but not limited to natural areas, water resources, air quality, migratory flyways, scenic resources and historic sites and districts.

The village of Pittsford developed above the Otter Creek flood plain on a major north/south transportation route, which became Route 7. Most of the town's commercial and service activities and community facilities are located within the village area. The village and town were merged through a vote from the town residents and in 1988 received approval of the state legislature.

Florence, located on the west side of Route 7 and Otter Creek, developed as an industrial center focusing upon marble extraction and processing of calcium carbonate. The railroad was important in the early development of the area and retains its importance as a spur of the Vermont Railway supporting activities in the area, particularly Omya, Inc., a multinational corporation producing processed marble.

Other significant properties within the town are the Vermont Police Academy and Vermont Fire Academy as well as summer homes and two summer children's camps. Individual residences and farmsteads are located throughout the town with agricultural land comprising almost one-half of the town's total area. Agricultural activity, rural and open areas, and ridgeline landscapes define the character of our town.

Pittsford has four cemeteries. The Baptist Cemetery, also known as the North Burying Ground, is located on the western side of US Route 7, across from the Plains Road intersection. The Old Congregational Cemetery lies on the eastern side of Route 7, next to the Congregational Church. Evergreen Cemetery is located on the eastern side of Route 7 across from the old Town Hall (aka Eaton Hall). The Saint Alphonsus Catholic Cemetery is located behind the Lothrop Elementary School.

In 1997, the State of Vermont conveyed 52 acres of land to the Town, a portion of which was to be used as a future cemetery. According to the deed recorded on April 17, 1997, in the Town's land records:

“The premises shall be used by the Town for the following purposes, and no others; Portion of the premises shall be used for an addition to the town cemetery; The portion of the premises not used for cemetery purposes shall be used only for a nature and recreational trail.”

The Town’s Cemetery Association oversees the maintenance of these cemeteries. The Cemetery Association has collaborated with the Pittsford Select Board and has reserved a specific portion of the previously state-donated land for development as a non-denominational cemetery.

Pittsford contains several areas of forested land that contribute to the town’s natural resource base and overall land use pattern. Many of these lands are protected through conservation ownership, preserves, or other designations that limit or preclude future development. These forested areas play an important role in maintaining ecological functions, preserving scenic character, and supporting passive recreational opportunities, and are an integral consideration in the Town’s land use planning efforts. These properties include:

- . 1,787 acres owned by the Nature Conservancy
- . A 109-acre portion of the Proctor Town Forest
- . A 360-acre parcel owned by the Vermont Department of Fish and Wildlife
- . 55 acres owned by the Historical Society
- . 14 acres in a town forest, a 48 acre town recreational area
- . 43 acres owned by the school district

These properties comprise a natural resource, which this plan endorses as worthy of retention in their natural state.

Future Land Use Areas

Land Use Districts and Overlays:

The following land use areas reflect the town’s future plans for management of growth while considering environmental constraints such as flood plains, wetlands and steep slopes found throughout the community. Together, these districts provide a variety of agricultural, business, residential and recreational opportunities.

1. Village

This area is mostly the former Village of Pittsford. This plan proposes to maintain the village’s traditional social and physical character, while promoting commercial and small business growth within this area. Some portions of the village are long established and have little room for expansion, being suitable mainly for residences, neighborhood commercial uses and recreation. The village is also the site for much of the state and local governmental uses in our town. The Pittsford Green Historic District, established in 1982 in the National Historic register, is seen by many as having potential as a focus for future community activities, as defined in the Village Designation.

2. Designated Village

In keeping with Pittsford's agricultural heritage of maintaining open spaces, preserving the rural countryside and in efforts to reduce sprawl, the town will encourage commercial development in a designated Village Center. Consolidating venues, services and parking within the same area provides convenience for residents while at the same time promoting a healthy business environment. Combining merchants, venues and mixed use practices in one area helps to recruit new synergistic businesses and at the same time improves their probability for success. The designated Village Center assists in mitigating traffic congestion by centralizing the resulting commercial traffic at one location instead of spreading it out for multiple traffic stops up and down the highway.

The Pittsford Village Farm is located at what most residents would currently call the Village Center area with Pittsford's more popular and existing venues already located adjacent to the site including Maclure Library, Kamuda's Country Store, The Hilltop Tavern and the Post Office. A Vermont State Designated Village Center area has been identified and approved and provides certain financial and tax benefits for commercial improvements within the designated area. Also, state and local Historical District designations have been awarded to several areas within Pittsford. The Pittsford Village Farm site is within the Vermont State Designated Village, thus making those financial benefits available for restoration and development on the site and also assuring that all such restoration and development is in keeping with Pittsford's heritage and historical architecture.

3. Rural

Rural areas are those areas outside the village not otherwise designated for commercial, industrial or conservation. Municipal sewer does not serve a large portion of the area. However, portions of Municipal water does service rural areas in Florence, parts of Orchard Hill and Corn Hill, and many roads branching off from US Route 7 in the designated village. Growth in this area should be managed consistently with the character of the area, the availability of services, and the site conditions.

An objective of this plan is to preserve the traditional rural character and the aesthetics, which have traditionally defined the community, by managing the development and harmony of open space, ridgelines and woodland while supporting economic growth.

Several areas of the town are especially adapted for agricultural activity. Farming contributes to the economic base of the community and contributes to the character of the town. Agricultural lands preserve open space, provide sanctuary for wildlife and waterfowl, utilize the flood plain in ways other business cannot and foster the retention of forested areas as natural and economic resources and buffers to mitigate destruction due to natural disasters. This plan promotes the preservation and reclamation of land for farming. Furthermore, the town acknowledges the value of the Vermont Current Use Land program.

4. Industrial

Land in the Florence vicinity has traditionally been agricultural and industrial and offers potential for further industrial expansion. A rail spur serves the area, there is direct truck access from Route 7, high voltage power service is provided and municipal water is available. The current industrial area is composed primarily of land owned by Omya and Florence Crushed Stone. Other sites adjacent to Omya lands and along access to the Omya lands are also considered to have potential for industrial uses but may require substantial resources to make them useable for industrial purposes.

5. Commercial

Principal activities include services, retail, restaurant, commercial and banking. Development in this area of the village should be encouraged to create a vibrant commercial center.

In November 2007, the State Downtown Development Board awarded Pittsford with Village Center Designation. This program was created to support development of older and historic properties within Designated Village Center (DVC) districts through tax credits targeted at general rehabilitation work, code compliance work and exterior improvements of the facade of buildings.

The three credits are:

- . 10% State Historic Rehabilitation Tax Credit applies to costs for substantially rehabilitating a certified historic building at least 30 years old and located in the designated Village.
- . Federal Rehabilitation Investment Tax Credit (RITC) applies towards historic commercial buildings listed in the National Register of Historic Places.
- . 50% Code Improvement Tax Credit applies to costs of bringing a building into compliance with state building codes

6. Conservation

The Conservation areas are above the eight hundred (800) foot contour and are generally characterized by dense forests, steep hills with shallow or otherwise fragile soils, stream banks and elevations where development is to be limited. Some of the more prominent areas within this district are Cox Mountain, Bald Peak, Blueberry Hill, Biddie Knob and the Taconic Range. Other protected areas include lands owned by the Nature Conservancy, the Town of Proctor and some land owned by Pittsford and the State of Vermont. These lands are important sources for water supplies. They provide habitat for wildlife and offer scenic vistas of Pittsford, which are essential components of our character and the tourist industry. Development above the eight hundred (800) foot contour should be limited to residential and agricultural uses only. Given the availability of water and on-site sewage disposal, avoidance of erosion issues and wildlife habitat; development between the eight hundred (800) foot and eleven hundred (1100) foot contours lots should be at least five acres; above the eleven hundred (1100) foot contour lots should be at least ten acres.

The Town of Pittsford is committed to preserving viewsheds associated with the Hubbardton Battlefield Historic Site and will not support any additional development along the ridgeline that could diminish these important scenic and historic resources.

It is recommended that the town consider language within our zoning regulations which will impose specific limitations on portions of the town which are sensitive to view amenity or highly sensitive to development due to erosion or would seriously impact wildlife habitat. Industrial development in the Conservation areas would threaten the orderly development of the region, as adjacent communities have all adopted similar restrictions on areas of this elevation. Therefore, any development, even low impact, will have an effect on not only Pittsford, but also the surrounding communities. The zoning ordinance should include regulations prohibiting industrial development and limiting other low intensity development along ridgelines, prohibiting the placement of signs above the tree line, and limiting the development of telecommunications towers or other large structures.

The Conservation Districts 1 and 2 consist of contiguous forested lands that are protected from the encroachment of development by our zoning regulations and the terrain.

7. Flood Plain Overlay

A floodplain is the flat land adjacent to rivers and streams that is periodically inundated to varying depths during flooding periods. The National Flood Insurance Program uses the 100-year flood frequency as the standard for delineating flood hazard areas. The 100-year flood has a one percent chance of being equaled or exceeded in any given year. The flood of 1927 is estimated to be a 100-year frequency event and was used as a standard for mapping Pittsford's floodplains. As of August 2008, the Town of Pittsford, along with most other towns within the region, updated their Flood Hazard Area Regulations in order to reduce flood damage risk, however with changes to the state model bylaws Pittsford is considering revisiting these regulations in the future. Federal Emergency Management Association (FEMA) has modernized existing floodplain data for towns within the region with new Flood Insurance Rate Maps, which identify floodplain boundaries and affected properties. FEMA is currently in the process of updating these maps and anticipates finalizing them in 2030. An applicant may appeal the Floodplain boundaries to FEMA through the process of obtaining a Letter of Map Amendment.

There are currently 48 structures that lie in the floodplain; 44 are residential buildings, 3 are commercial, and 1 is unknown. There are also 2 fire hydrants in the flood plain. Much of the floodplain in the Town of Pittsford is along Otter Creek. There are also areas along portions of East Creek and Furnace Brook.

Any new development in these areas is discouraged. The potential for flood damage in these areas is high and is likely to cause expense to land owners, the town, the state and the Federal Government.

An important function of floodplains is the storage and conveyance of floodwaters. New development and the associated fill placed in a floodplain can obstruct flood

flows and reduce the ability of the floodplain to store water, which can subsequently cause floodwaters to rise to higher levels on upstream and adjacent properties. The town should consider the effects of floodplain encroachment on all properties when making land use planning and management decisions.

The town should limit building and other investments in river corridors. In addition to preventing future flood losses to structures built in hazardous areas, this approach avoids constraining a river, allowing the stream or river, over time, to become more stable. Statute 24 V.S.A. §4424 specifically authorizes towns to adopt zoning for shorelines, floodplains and other hazardous areas, including fluvial erosion zones.

Most communities in Vermont rely solely on the minimum standards of the NFIP to protect their communities from flood hazards. Floodplain management based solely on NFIP minimum regulations allow for development in floodplains that could reduce the floodplain's ability to convey and store water and will cumulatively result in increases in the 100-year flood elevation. A rise in floodwaters not only can cause properties that were once flood-free to now be flood-prone, but can also cause increases the velocity of floodwaters, thereby increasing the potential for erosion of stream banks during floods.

The NFIP minimum standards do not preserve the floodplains' flood storage and conveyance functions, other natural and beneficial functions of the floodplain, such as water quality maintenance and protection, groundwater recharge and discharge, and biologic resources and functions, which can have negative impacts on a community's economy and other resources. Pittsford has adopted regulations that are more stringent and is therefore eligible to receive insurance premium discounts for its residents through participation in the Community Rating System.

8. Wetlands Overlay

Several areas within Pittsford have been designated as wetlands. Uses in the wetlands are limited to seasonal recreational, agricultural and open space. With the exception of agricultural buildings (if permitted by State and or Federal Regulations), limited recreational use and very limited other uses, construction within the wetlands is generally prohibited.

Areas within the Wetland Overlay are firstly considered as Wetlands. However, the land within the Wetland Overlay still retains its original Zoning District classification and is subject to the regulations for the applicable district as well as Wetlands Regulations.

Other Land Use Considerations:

1. Mineral Resources

Although the extraction, processing and transportation of the earth and mineral resources that are located in Pittsford may create adverse and undesirable impacts on neighboring and surrounding land uses, such impacts, in and of themselves, may not be sufficiently adverse to warrant the prevention or prohibition of such extraction

and processing. With appropriate consideration for surrounding land uses and proper mitigation measures, extraction of earth resources may be permitted on appropriately located sites in the town.

The extraction and processing of mineral resources is also a significant economic activity in Vermont and Rutland County. Resources such as sand, gravel, marble and structural or architectural stone products produce direct and indirect employment.

Omya, Inc., producer of finely ground calcium carbonate, has one of its twelve North American production plants in Florence. Calcium carbonate at the Florence Plant is manufactured for the paper, paint, plastic, food, and pharmaceutical industries. The plant produces dry and slurry products that are transported by tractor trailers and rail. Omya stimulates significant economic activity in Pittsford, as well as the greater regional area, and is seen as a key business in the growth and success of the town in the future.

Several opportunities for community benefit have been identified through enhanced corporate/public partnership between Pittsford and Omya. Some of these include:

a. Storage of Road Salt and Sand: Omya is willing to store salt and/or sand at an in-plant site if helpful to the town during difficult winter conditions.

b. Fire Vehicle Storage: Pittsford currently maintains a fire vehicle on the Omya site for coverage within the Florence area.

c. Local Crisis Planning: While Omya has its own Crisis Plan in place, they have indicated a willingness to participate and share in local crisis planning for Pittsford.

d. Road and Bridge Repair: Omya has in the past, and may in the future, assist in the financial requirements regarding the local plant access road infrastructure maintenance.

2. Agricultural/Forestry Resources

Pittsford remains a rural area with a variety of active farm businesses. After decades of being primarily dairy, agriculture in Pittsford is becoming much more diverse. Agriculture continues to be a very fluid entity, change being the one constant. The world of commodity agriculture relies heavily on the economies of scale, and Pittsford's land base is too limited to effectively compete. There is a current trend in Vermont of more interest in growing food and products that will be consumed near to where they are produced.

Much of the agricultural land in Pittsford is located in the Otter Creek floodplain. With new water quality regulations and the disappearance of animal agriculture, there is a possibility that these acres may no longer be used for agriculture. The town recognizes that these changes could result in "new" agricultural enterprises evolving to meet market demand.

Forestry remains a critical component of the lands within Pittsford. Along with lumber production, maple syrup, firewood, and biomass, the forestry industry is extremely important to the town. The scenic forested hills and valleys provide not only panoramic vistas for residents and visitors alike, but they also provide habitat for many species of both game and nongame animals. The town recognizes that both Agriculture and Forestry are important assets to Pittsford. These industries provide jobs, sustenance, working landscape, recreation opportunities, and aesthetic appeal to the character of the town. The town also recognizes that the “look” of these industries will be different than in decades past.

3. Recreational Water Resources

The need to maintain and improve water quality in the town's ponds and streams is vital to preserving drinking water quality, recreational water resources and storm water control (example Tropical Storm Irene). Several recreational water locations exist within the town. The largest, Otter Creek, flows through several communities and industrial areas prior to reaching Pittsford. The State Water Resources Board has indicated that the water quality condition along the range of Otter Creek and its tributaries is to be maintained to a Class B water source. Class B waters are suitable for bathing and recreational use, irrigation and agricultural uses, good fish habitat and as a public water resource after filtration and disinfection.

Furnace Brook is considered a wild stream by the Department of Fish and Wildlife and contains a significant population of rainbow, brown and native brook trout. The upper Castleton River watershed (privately owned) is 2 miles south of Butler Swamp in Florence consisting of 70 undeveloped acres. A sensitive blue heron rookery is located at this site.

4. Natural Resources

Wildlife Habitats: Habitat is the area where a species of wild plant or animal needs to live. Species feed, take shelter, travel, breed, and produce young according to habitat preferences, which can range from very strict to very general, depending on the species. Human activities have direct impacts on the quality and quantity of habitat available for wildlife. As human population grows, and as human activities encompass more of the undeveloped lands in our town, wildlife habitats can be destroyed or compromised such that they no longer meet the needs of wildlife populations.

ANR's identification of the Grandpa's Knob habitat area as a rare and irreplaceable natural area (RINA) containing numerous rare species and state-significant natural communities. The agency completed a habitat block rating system for the entire state, and the Grandpa's Knob habitat block scored 11th in the state out of 4,055 blocks total, and 2nd in the Taconic range as a RINA. * The REPORTER p.22, May 30, 2012. Other stressors include the introduction of non-native species and some agricultural and forestry activities. Aquatic systems are most threatened by pollution, stream channel changes, erosion, sedimentation, inadequate fish passages, shoreline development, dams, water-manipulations and aquatic invasive species such as milfoil, water chestnut and purple loosestrife.

Suitable habitat and vibrant migratory flyway are key. A habitat provides all of a given species' needs for food, shelter and reproduction. Degradation of the habitat can result in increased stress, reduced vigor and reduced reproductive success.

Habitat requirements may change during a species' lifetime according to the stages of its life cycle. Many animal species make use of several types of habitats during the course of a single day. Two other critical habitats found in Pittsford are wintering areas for deer and spawning areas for trout.

A variety of bats, including endangered Indiana bats have been found locally and are beneficial in the control of insect populations.

The following are several steps that maintain suitable habitat for bats:

Promote sustainable use of forests, thereby providing a mixture of age classes and a supply of larger dead and dying trees. Maintain forested buffers along the town's water bodies, particularly Otter Creek. Protect existing caves and mines used by bats to investigate the cause of fatal disease in the local bat community.

II. Transportation

A safe, efficient, and well-maintained transportation system is essential to the quality of life

and economic vitality of Pittsford. The town's network of roads, bridges, sidewalks, trails, and related infrastructure connects residents to homes, employment, services, recreation, and neighboring communities. This chapter opens with the goals, policies, and action items that the Town of Pittsford is committed to pursuing, followed by a review of the current transportation system, future needs and challenges, and ways to support a transportation network that meets the needs of residents while preserving the town's rural character.

Pittsford Goals, Policies, and Actions: Transportation

Goal:

Maintaining vitality through the quick, efficient and safe movement of people, goods and services, within and through the community. Public highways will continue to be the primary method of transportation for the near future in Pittsford.

Policies:

- Maintain and improve the condition of all existing transportation infrastructure and ensure access is available to all residents.
- Improve traffic safety conditions along U.S. Route 7 as well as implementing planning objectives that maintain Pittsford's Village Green and historic character.
- Maintain and potentially expand the hiking trails network within Pittsford when funding is available.

Action Items:

- Pittsford will continue to improving existing roads and reconstructing them to 2026 State Road and Bridge standards . This requires budget increases; and planning is essential to securing the necessary funding. There is a statewide initiative to upgrade local roads, making them safer and more resilient to both normal wear and extreme weather events.
- Pittsford will implement policies and infrastructure improvements that maintain and enhance the function, accessibility, and character of Pittsford's village center as a focal point of local transportation activity. Efforts will prioritize pedestrian safety, traffic management, and streetscape improvements to support Pittsford's village core.
- Conduct a traffic study in coordination with the Rutland Regional Planning Commission (RRPC) and VTrans to evaluate existing conditions and identify opportunities to potentially reduce speed limits within the entirety of the designated village center.
- The Pittsford Trails Committee intends to develop a 5-year plan on maintaining and enhancing recreation hiking trails in Pittsford.

The Primary challenges facing Pittsford's Transportation network are:

1. The ability for Pittsford to adequately fund the maintenance of existing roads, paths, trails

and other existing infrastructure.

2. The ability to secure funding to logically improve and increase the availability of alternative transportation modes such as paths, sidewalks, trails, and public transportation.
3. To accommodate regional traffic impacts through transportation improvements that do not significantly alter the character of the community and maintain the historic characteristics of Pittsford.

Pittsford's goal is to provide a safe and well-maintained transportation network. The town will strive to improve the surface condition and longevity of the town's total highway system. By expanding the level of annual maintenance on town roads, more total road miles will be repaired each year, and paved surfaces will be maintained sufficiently so that a newly paved surface will accept at least 10 years of wear before requiring resurfacing.

The town will focus planning efforts on the provision of safe, convenient, economic transportation management and services within the village district. The town will continue to explore ways to reduce traffic congestion and improve parking and pedestrian safety within the village. Assessing and improving public transportation in Pittsford is an important aspect of the Transportation Plan. The town must increase opportunities for all citizens, but particularly elderly, disabled, or low income residents to access community and regional services.

Highways and Roadways

Transportation infrastructure within the town of Pittsford varies from high volume public roadways, such as US Route 7, to footpaths and trails throughout the community. Pittsford maintains 39 miles of paved (asphalt) roads that require resurfacing every 10 to 12 years. To achieve this, the Town needs to plan to work on 3 to 4 miles every year.

Pittsford roadways are classified and discussed within the following seven categories:

1. Principal Arterial Highways

US Route 7 is the only arterial highway in Pittsford. It is a part of the National Highway System as designated by the Intermodal Surface Transportation Efficiency Act (ISTEA). US Route 7 extends the entire length of the State of Vermont and provides a western corridor north into Canada and south into Massachusetts. It traverses the designated Pittsford Village Center and links Pittsford with the adjacent communities of Rutland to the south and Brandon to the north. It is the most traveled (and therefore, the most used) route for entering and exiting Pittsford.

2. Major Collectors

Many of Pittsford's secondary roads serve to not only connect the town's outlying areas to the village but also serve as connectors to the neighboring towns of Brandon, Proctor, Chittenden, Rutland Town and West Rutland. These are classified as Class 2 roads and provide connection to US Route 4 and to the neighboring communities of Florence and Proctor. With the absence of an interstate connection in or near the town of Pittsford, Route 3 is a main route for vehicle traffic and is used for transporting materials as well as travelers and commuters.

Other collector roads and local streets link with Routes 7 and 3 and complete the network. West Creek Road is a major collector, which generally parallels Route 7 in Pittsford and runs from Brandon through Florence and into Proctor. It has one very narrow railroad overpass with only a twelve-foot clearance. The Vermont Agency of Transportation has included this overpass for reconstruction in its long-term plan, but it is not yet scheduled nor is it known when this may occur. West Creek Road is often used for transporting agricultural and industrial materials and is a major bicycling route.

Whipple Hollow Road extends from the terminus at the north end of the Omya plant in Florence south through West Rutland to US Route 4A and is one of the primary north-south routes from Florence. Adjacent land use consists of industrial, agricultural and residential applications. Furnace Road, another important collector road, connects Route 7 in the designated village to roads in Chittenden Town.

Town roads include non-arterial corridors within, or proximate to, the village center which serves residential and commercial users. Town roads in Vermont are classified as follows: Class 2 roads are usually paved all season surfaces; Class 3 roads are a mix of paved and unpaved all-season roads and Class 4 roads are generally narrow and unpaved seasonal roads.

The majority of roads in the town's inventory are classified as Class 2 or 3 roads. There is a mix of paved and unpaved roads, typical of community networks in Vermont with load limits of 24,000. Kendall Hill Road is the primary truck connection from Route 7 to West Creek Road and to the Omya plant. Interspersed among these roads are three historic covered wooden bridges, which further reduce the carrying capacity of these roads to 16,000 pounds.

3. Private Roads

Some of the town's roads are privately owned and provide access to residences. These are permitted by the town and are required to be built to town standards. Snow plowing on Class 4 and on private roads is the responsibility of the owner. A road or trail may be "discontinued" by the town, or the town may decide to resume highway maintenance at its discretion.

4. Trucks and Bridges

Truck traffic is a significant issue in Pittsford and is generated by two principal sources. The highest volume is from through-traffic along Route 7. The two major sources of truck traffic are the Omya plant, associated with the processing of locally mined marble into calcium carbonate, and Florence Crushed Stone.

Adverse impacts of truck traffic include health and safety concerns from noise, dust, air quality impairment, vibrations and congestion. These must be balanced with the public welfare benefits of having employment opportunities, goods moved and services provided in the community.

The town and the Vermont Agency of Transportation share jurisdiction for the maintenance of bridges. There are 8 bridges and 530 culverts in Pittsford.

5. Bicycle and Pedestrian Infrastructure

Within and proximate to the village area, sidewalks provide alternate transportation options, creating a friendly and walkable community. There are no formal bicycle lanes or routes, but local and visiting bicyclists use many roads and trails in the town.

It should be apparent from reading this plan that Pittsford is pursuing a variety of programs to increase economic prosperity in the town. Several of these efforts focus upon improving the condition of the village and commercial districts to support a centralized community. This would be a pedestrian area for the most part, which would reduce the necessity for extensive driving to satisfy consumer needs.

The town will pursue the development of multi-use, non-motorized paths. In addition to their recreational advantages, these would provide an alternative mode of transportation, which could also reduce the number of automobiles on the highways.

6. Rural Footpaths

Both formal and informal networks of trails exist and traverse both public and private lands. Pittsford is very proud of its trails and boasts more hiking trails and footpaths than most other villages and towns in Vermont. The town offerings include some of the most scenic and most interesting in the state.

Railroads

The Vermont railway parallels Otter Creek through the corridor, crossing roads at grade at three sites in the town. The railway is a primary carrier for raw materials and goods and provides a spur into the industrial district.

Public Transportation

While Pittsford has no public transportation resources itself, a joint venture between Addison County Transit Resources and the Marble Valley Regional Transportation District (THE BUS) offers daily service between Rutland and Middlebury with morning and late afternoon runs between the two terminal towns with stops in Pittsford. Pittsford's elderly and persons with disabilities can receive additional transportation options as part of the public transportation program.

Projects and Issues

1. Route 7 Upgrade

In August of 2026, Vermont Agency of Transportation (VTrans) began the Pittsford-Brandon Route 7 reconstruction project. This project includes a rebuilding of Route 7 with consistent 8-foot shoulders, reconstruction of intersections, drainage improvements, landscaping, utilities, relocations and safety improvements. The work will be completed in six separate stages and is anticipated to be finalized in the fall of 2028.

ROUTE 7 UPGRADE SEGMENTS	
Segment 1	Pittsford – Mobil Station South - Complete
Segment 2	Pittsford – Plains Road to Mobil Station - Anticipated starting in 2028
Segment 3	Pittsford – Branford House (Pomainville Farm) to Plains Road - Anticipated starting in 2028
Segment 4	Brandon/Pittsford – Otter Valley High School to Branford House – Anticipated starting in 2028
Segment 6	Brandon Village Segment to High Street - Complete

The final segment to be reconstructed is Segment 2 in Pittsford's village. This work is scheduled to begin no sooner than spring of 2028 and reach completion by the fall of that year.

2. Transportation Funding

The Federal and State governments pay for all the costs of maintaining Federal and State highways (such as US 7 upgrades). The town, with some Federal and State financial assistance, is responsible for the repair and maintenance of Class 2 and 3 town roads. Local funds can be extended by applying for state grants that are annually available through the Agency of Transportation. The town can also apply to the Better Backroads Program for funds. By maintaining a capital budget and an active transportation-planning program, Pittsford will be in a better position to anticipate highway needs and plan for them in an efficient and cost-effective manner.

3. Infrastructure Inventory

Pittsford has a complete inventory of culverts; the size, material, condition and location in graphic information system format. The town should regularly update this data set, which is valuable for capital budgeting.

4. Access Management

Roads have two primary purposes, transportation and accessibility to adjacent land. The efficiency and safety of all town roads are directly affected by the frequency and location of points of access, or curb cuts. The design of curb cuts is also important in terms of drainage and road maintenance. Consistent and comprehensive access

management policies are necessary to balance the needs of motorists, pedestrians, bicyclists and other users of the roadway systems to travel safely and with sufficient mobility. Traffic volumes increase these factors and become increasingly important.

Example strategies for improving access management include:

- Minimum sight distance at driveway or street intersections.
- Maximum number of driveways per lot.
- Minimum distance between curb cuts and minimum distance between driveways and nearest intersection.
- Shared driveways.
- Minimum and maximum driveway widths and minimum driveway lengths.
- Driveway turnaround area (for small existing lots fronting the corridor).
- Minimum area and/or bays for loading and unloading.
- Landscaping and buffers to visually define and enhance access points.

III. Utility and Facility Plan

Utilities and community facilities play a vital role in supporting public health, economic development, and the overall quality of life in Pittsford. Key priorities include developing a comprehensive master plan and capital budget to help direct future investments and ensure that utilities and facilities continue to meet the needs of residents, businesses, and future growth. Following the goals and actions, this chapter provides an overview of Pittsford's existing utilities, public facilities, and municipal services.

Pittsford's location close to Rutland makes it primarily a bedroom community for the larger metropolitan area. The town intends to remain focused on providing adequate services to the immediate village area, which will continue to make it an attractive area to live and play. With global warming becoming a widely debated issue, fossil fuel reserves of finite amounts and fluctuating prices; emphasis should be placed on providing service facilities within the village to decrease traffic and the need to travel distances to these services.

Pittsford Goals, Policies, and Actions: Utility and Facility Plan

Goal:

Maintain and enhance Pittsford's public facilities, utilities, and community services to support public health, safety, residential growth, and economic development.

Policies:

- The Town of Pittsford will maintain existing public facilities and services to ensure the current demand of residents is met while accommodating for additional growth.
- Pittsford will investigate the potential to develop a comprehensive master plan and capital budget to help direct future investments of existing and future facilities and services.
- The Town will work with the Fire Department to develop opportunities to ensure adequate staffing and volunteer needs are met.

Action Items:

- Pittsford will explore outreach efforts, training opportunities, incentives, and partnerships that encourage long-term volunteer participation and strengthen local emergency response capacity.
- The town will conduct outreach to meet with existing childcare providers, families, employers, and other stakeholders to assess current childcare capacity and identify potential unmet needs within the community.
- The Town will continue to participate and strengthen multi-town emergency preparedness efforts while striving to be self-sufficient wherever possible.
- The Town will engage and implement in regional table top exercises to strengthen the emergency response for Pittsford.
- Pittsford will support ongoing investments in personnel training, equipment, facilities, and emergency planning to ensure that fire protection services

continue to meet the needs of residents, businesses, and visitors.

Health Care and Human Services

Primary health care needs are generally provided by physicians and dentists located in Brandon and Rutland City. The Rutland Regional Medical Center, a fully accredited acute care facility with 188 beds, provides 30 specialized service areas. Inpatient and outpatient medical services are available. In addition, helicopter transfer is offered for emergency care at two large acute care and educational centers located within 60 miles of town at Dartmouth Hitchcock Medical Center in Lebanon, NH and UVM Medical Health Care in Burlington, VT. The Rutland Area Visiting Nurse Association and Hospice (RAVNAH) support outpatient care. The Rutland region is well served by three large extended care facilities and several smaller facilities as well as adult day care and respite care. All four levels of care are provided by these facilities. Pittsford First Response provides emergency transportation and immediate care in cooperation with Rutland Regional Ambulance Service. The service is available 24 hours a day, seven days a week. Volunteers are urgently needed to maintain the current level of service provided by First Response.

At meetings with various town groups, the idea of a local physician and pharmacy to meet the needs of village residents was suggested. With environmental concerns relating to pollution and traffic congestion on Route 7, local access to health care may well become an issue for consideration in the next five to ten years.

Child Care

Ensuring accessible, affordable and quality childcare is an integral part of any community. Most young families today require some type of childcare outside of the home. Experience has taught us that quality childcare remains a critical community need nationwide. Four licensed child care providers exist in Pittsford. One is a registered home serving 10 infants, 2 toddlers, 4 preschoolers and 4 school age children. Caverly pre-school is a district program serving 15 three and four year olds and there is an after school program at Lothrop Elementary School serving 30 children. Our newest facility is a 5- star Early Childhood Education Center serving 10 infants and 20 toddlers at the Pittsford Village Farm.

Children are fundamentally important to the town's future. Appropriate and affordable childcare is a vital part of a community's future and could well be a factor in future growth and the ability to attract and retain families who currently live in the town or might choose to purchase property. The six-mile radius reflects the opportunity for childcare in a community where parents might commute to work. Should any one of the current child care centers close its doors, an immediate critical need for childcare would develop and cause hardship and strain on local families. Hence, every effort should be made to retain current childcare availability and attract future programs to the community.

A study of the current facilities and their adequacy could well avoid any problems in

the future and could mean that the town needs to find additional ways to provide affordable and adequate childcare for its young families. A town wide survey would address the situation and provide statistics to see how well our needs are being met.

Emergency Relief Emergency Management

Having emergency services available is a basic need of residents in Pittsford. The town, together with its non-profit partners, is active in four phases of emergency management: mitigation, preparedness, response, recovery and emergency management analysis.

1. Mitigation

In 2004, the town adopted a Local Hazard Mitigation Plan (LHMP). The purpose of this plan is to identify the most likely types of emergency incidents and locations where these incidents are most likely to take place. It also sets forth a prioritized list of tasks to be completed to reduce the damage from future emergencies. The LHMP is updated every five years to address changing mitigation needs in town. Key issues in Pittsford are flooding and highway accidents, which are the most frequent and damaging hazards. Priorities in the Mitigation Plan are to decrease the risk of flood damage and highway accidents, that the town maintains an up-to-date Local Emergency Management Plan and that the town maintains its participation in the National Flood Insurance Program. Refer to the Mitigation Plan for details.

2. Preparedness

The town has an appointed Emergency Management Director who is responsible for working with town officials and first responders to maintain an up-to-date Local Emergency Management Plan (LEMP). The LEMP documents all the steps that need to be taken in the event of an emergency and includes a complete listing of contacts, selected methods for alerting the public, locations that are to be used as shelters and emergency operations centers, the availability of emergency equipment and a map of evacuation routes. The LEMP should be examined and re-adopted on an annual basis to ensure that the phone numbers for key individuals are correct and that other key elements, such as making sure that all shelters are approved by the American Red Cross, are maintained.

3. Response

Fire Protection:

Fire protection is provided by a 44 member volunteer fire department with a centrally located station on Arch Street and a substation at the Omya plant in Florence.

Firefighting equipment includes three pump trucks, a tanker, a 75-foot extension ladder truck, an emergency generator truck, utility trailer and an equipment truck. Members currently meet bi-weekly to train and check equipment. Additional fire support is available through the Rutland County Mutual Fire Association. Expansion of residential and commercial units along Route 3 and Route 7 will necessitate an expansion of water service to support fire-fighting needs. The largest fundraising

event sponsored by the PVFD is the Haunted House at the former sanitarium. This October fundraiser has been a community event since 1980 and attracts 4,000 plus visitors to Pittsford every year.

With funds from FEMA, a siren was installed behind the town office in 2006 to alert citizens of imminent danger due to environmental or public safety issues. This siren is tested monthly and citizens have been informed of the appropriate responses to siren signals.

Police Protection:

The town employs both full-time and part-time police officers who must be trained and certified through the Vermont Police Academy. The State Police and the Rutland County Sheriff's Department provide additional police services, when Pittsford PD is not on shift.

Emergency Services strongly recommend that a town-wide effort must be made to bring house numbers up to the 9-1-1 standards. In some instances, more than one number appears on a dwelling, making it very difficult to determine if they have arrived at the correct residence when a call comes in for assistance. Public complaints indicate that discussion is needed concerning traffic calming and speed limits throughout the designated village.

Emergency Medical Services:

Pittsford First Response provides immediate care and patient stabilization services. The nearest hospital is the Rutland Regional Medical Center. Rutland Regional Ambulance as needed provides ambulance service.

4. Recovery

Pittsford maintains records of costs incurred in the recovery from disasters, including road repairs, culvert replacements, etc. Recording and reporting this information to Vermont Emergency Management and the local Agency of Transportation District Office helps the state to apply for Presidential declarations of disaster in larger events and can make the town eligible for substantial reimbursement of costs. The town and its residents have historically been supportive of residents who suffered damage or losses and have provided whatever assistance was needed or available.

Emergency Management Analysis:

The town of Pittsford has been active in its emergency management responsibilities. Because of the town's small population and rural setting, response to some types of emergencies will not be as quick as they might be in larger communities, but the town's residents have taken strides to be as self-sufficient as possible in the event of an emergency.

Solid Waste Disposal (Trash and Recyclables)

Pittsford subcontracts a solid waste transfer station on Depot Hill Road, which accepts residential garbage for compacting and transfer to the regional solid waste collection center. In addition, the transfer station accepts compost and food scraps. Most recyclable items are accepted at the transfer station. Residents are urged to clean and sort items before attempting to use the facility but are not required to do so. The Solid Waste District conducts a collection of hazardous wastes two times a year. Collection dates are advertised in local papers and bulletins. In addition, construction debris, metals, household appliances and some other products can be discarded for a fee at the regional transfer station on Gleason Road in Rutland. The transfer station is run on a fee basis by weight or bulk item pricing. Current hours of operation are posted for Wednesdays and Saturdays. Pittsford is a member of the Rutland Regional Solid Waste District. Also at the transfer station, the boy scouts have a returnable bottle bin.

Education concerning recycling and its benefits are vital to reduce the amount of trash which is disposed of in our community. The amount of recycled materials is well below the 50% mark, which is the goal of the industry. Despite national and local efforts, the recycling rate in recent years has declined. Because of this decline, the Town of Pittsford encourages its residents to recycle materials when possible. Battery recycling is available at the municipal offices as well as a book drop bin for recycling or reuse of old books. A medicine drop box is also located at the municipal office to safely dispose of unused or expired medicine in pill forms.

Cable Television, Internet, Telephone, Electric Service

Cable television service is available in some areas of town through Comcast with an office located on North Main Street in Rutland. For residents who are not able to access cable, a variety of digital and satellite services are also available in the immediate region.

In September 2025, Illinois based Fidium Fiber took over Consolidated Communications landline. Cell phone service reception is good to excellent in the Pittsford area with some dead spots in isolated areas. A cell phone tower is located on Grandpa's Knob to the west of the town, and a second tower is located on Furnace Road on the East side of town.

Modern communication technology is essential for economic development, education, and efficient medical and emergency services. Cell phone capability and high-speed Internet (a.k.a. broadband) are especially important for economic development. The Vermont Department of Public Service Approximate Broadband Availability in Vermont – 2006 map indicates that much of Pittsford has access to high-speed Internet through cable modems or through DSL (over the phone lines). Areas that may not have service include the western town border (adjacent to Hubbardton and Castleton) and the southeast corner of town. The Maclure Library also provides access to high-speed Internet on six public computers and provides public Wi-Fi available to residents.

Green Mountain Power (formerly Central Vermont Public Service) supplies residential and commercial power with offices located in Rutland

Sewer System

Connections to the wastewater treatment facility (WWTF) are primarily along Route 7 in the Village and along Arch Street where the WWTF is located. In 2012 and 2019 the town completed several upgrades to the WWTF including the replacement of the Elm Street pump station and the addition of a significant number of wastewater collection pipes that have proven successful in reducing the amount of infiltration of storm and groundwater and reducing the risk of unwanted discharges and regulatory violations. An engineering analysis has established that the WWTF can handle approximately twice its current daily flow. At present, the rate-paying base consists of 245 customers and 365 billing units (ERU.s). In 2026 a Sewer Sleeve was also installed on bridge 108 to allow for sewer service to residents and future development south of bridge.

Residents outside the area served by the WWTF must install private septic systems that meet state standards. A state permit is required, and a state-authorized inspector must approve the system before enclosure. Permit forms are available online through the Agency of Natural Resources.

Water System

The sources of the Town of Pittsford's excellent and abundant water supply are located in six springs located on Town land on Chittenden's Mount Nickwackett. The water supply is stored in three reservoirs on Plains Road with capacities of 25,000, 175,000 and 800,000 gallons. The Water System also has a well on River Street in Florence, which primarily serves as a backup, but which can supply the needs of all customers if needed. The Water District area delivers water throughout the Village, south along Route 7 to the Rowe Apartments and north and west to Kendall Hill Road and along Whipple Hollow Road beyond Omya. At present, the rate-paying base consists of 600 customers and 760 billing units (ERU's).

Private wells or springs must supply any residence or business outside the water district. Many of our agricultural and residential areas are outside our water district area.

Maclure Public Library

Pittsford is fortunate to have a public library facility which is centrally located and on the National Registry of Historic Places. The town library was founded in 1796, and the present building was donated by Dr. Henry Walker in 1895. The lower level was redesigned in 2000 as a children's room, with a reference and computer area. Grant money facilitated major roof repairs, upgraded insulation, and two new chimneys. Future grant funding allowed for the rebuilding of efficient storm windows and the repair of several existing windows. In 2008, the Maclure Library was featured in the Rutland Regional Plan's chapter on public libraries.

The library is funded primarily by tax dollars, donations, fundraisers, and endowment dividends. A Board of Trustees oversees the operations and sets its policies. The local library provides a range of services, resources and activities that are cultural as well as educational; such as children's programs, reading groups, literacy education, informal concerts, movies and more. In addition to Maclure collection, patrons have access to material from libraries throughout Vermont via interlibrary loan. Maclure Library offers different services than do the local public schools.



(Maclure Library)

The community library serves all ages, from toddlers to seniors. Special focuses are preschool story hours, daycare and senior housing book delivery, author visits, lectures, book club and Internet and computing facilities. The library provides the community free meeting room space, current literature, information resources and technology, and materials to pursue personal growth, to make informed decisions and to be self-reliant individuals. The library is open six days a week and all programs and services are free to Pittsford and Florence residents; out of town residents may borrow materials by paying an annual membership fee.

To provide the residents of Pittsford with the best possible services, the library collaborates on programs and activities with the Recreation Department, Lothrop Elementary School, Otter Valley Union High School, parent groups and other regional public libraries and organizations.

Town Offices

The Town of Pittsford municipal offices currently are located in a brick facility located on Plains Road off Route 7 north. The offices house the Town Clerk, Town Manager, Recreation Director, Assessor, Zoning Administrator, Police Department, and an Assistant Clerk. The town vault is in this building. Various town committees

meet here, and the offices are equipped with up to date phone and computer systems. All town business is conducted on site. There is also a complete fireproof vault in the basement area to store town files.

Post Office

The town post office is a wooden structure just off Route 7 and adjacent to a general store in the designated village. Pittsford is in need of a new post office, that would preferably be located in a safe and convenient area for all residents, especially to the elderly, and disabled residents who may live within walking distance of any proposed location. Ideally, a new post office would be situated within the Village Center so that it will benefit from and add to the shared amenities of the area.

Recreation

Pittsford is fortunate to have a Recreation Area and full-time Recreation Director who is responsible for the development and management of a variety of programs offered by the department to all residents and visitors. Year round programs include a seven-week long summer day camp, youth baseball and softball programs, basketball and soccer programs, and the Monthly Luncheon Program for the Pittsford senior citizens. Additionally, there are scheduled events for all ages, which include an organized fishing derby, bone builders' classes, a pumpkin party, the town-wide yard sales, and other events hosted by outside organizations. The popular Pittsford Day is an annual event in August hosted at the Recreation Area to showcase the recreation center and its events. The Recreation area is located off Furnace Road. It is very well maintained and consists of the new 18-hole public disc golf course, two baseball fields, softball field, soccer fields, a full-size basketball court, two tennis courts, a swimming area in a spring fed pond, volleyball court and children's playground and swing set. Additionally, there is a bathhouse with bathroom facilities, a snack bar and a picnic pavilion. There are grills and picnic tables by the brook and beaches for relaxing. Lifeguards are on duty in the summer throughout the day. For a nominal fee, the area is available to rent for special events for residents and non-residents. Additional recreation resources are described further in the Recreation and Open Space section of the Land Use Plan.

IV. Recreation and Open Space

Recreation is an important part of Pittsford's identity and contributes significantly to the health, well-being, and quality of life of its residents. Pittsford's trails, natural areas, and recreational facilities provide opportunities for outdoor activity, community gatherings, and appreciation of the towns' scenic and historic resources. These recreational assets not only serve residents of all ages but also attract visitors and support the local economy. This chapter begins with the goals, policies and action items, followed by highlighting the recreational resources in the Town of Pittsford.

Pittsford Goals, Policies, and Actions: Recreation

Goal:

Strategies to preserve, enhance, and expand recreational opportunities for current and future generations.

Policies:

- The Town will support growth patterns that do not have adverse impacts to the availability of outdoor recreational activities.
- The Town will continue to provide and protect public access to outdoor recreation opportunities.
- Pittsford will continue to maintain and encourage public support for events, activities, and public use of the existing recreation center.

Action Items:

- Pittsford will continue to support the trails committee in their efforts to maintain and enhance the town's walking/hiking trails.
- The Town will continue to review and update Recreation Area needs and maintenance as well as review community interest in programs to find opportunities to expand and change programs as indicated.
- Pittsford will consider opportunities to utilize recreational assets on a year-round basis.
- Protect and maintain Pittsford's recreational assets by managing the town's recreational, historical, and natural resources in a considerate and thoughtful manner.
- Pittsford will evaluate opportunities to implement and expand new recreational activities for both adults and children.

Open space is important to the town as a component of local planning and serves two functions: first, it protects and enhances natural resources; secondly, it is intimately related to the economic development of the area by virtue of its appeal to potential landowners and visitors who view it as part of the region's character.

Pittsford has benefited from the actions of the Nature Conservancy and others to preserve undeveloped land. The town and school district own several parcels within the community boundaries and outside the town in Chittenden where development is prohibited and forestry management practices are followed. The town now has a Forest Management Plan which was developed in 2007.

Residents and visitors alike can enjoy our local scenic and historic treasures, which include several historic sites within the town. There are four covered bridges, two of which have been rehabilitated and the Gorham Bridge, which has been completely rebuilt. In addition, there is an eighteenth century iron furnace, historic buildings, the site of the Revolutionary War's Fort Vengeance and Fort Mott, as well as several ice caverns, hiking trails and numerous vistas and views from and of mountain ranges. The scenic view with the Taconic Mountains on the west, Green Mountains on the east and the beautiful Otter Creek Valley showcases the natural and historic beauty of our town. Brooks and streams, which wind through town provide water for fishing, while our scenic beauty and open space provide opportunities for picnicking, hiking and camping.

The community has developed and maintains the seasonal Pittsford Recreational Area, which is a vital link to all forms of recreation for area residents. We are fortunate to own this site, which was purchased from the state when it was part of the Sanatorium. A resident committee oversees the athletic and recreational programs. In addition, the Trails Committee, a group of local hiking enthusiasts, volunteer their time and efforts to develop and now maintain a series of 12.12 miles of hiking trails throughout the town, which traverse both public and primarily private land. This trail system is a valuable recreational asset for the town and is one of the few such systems in the entire state.

Inventory of Existing Pittsford Recreational Facilities

<u>Name</u>	<u>Type</u>	<u>Location</u>	<u>Owner</u>
Pittsford Recreation Area	Public Recreation	Furnace Road	Pittsford
Sugar Hollow Disc Golf Course	Public Recreation	Pittsford Rec. Area	Pittsford
Camp Sangamon for Boys	Summer Camp	Sangamon Road	Private
Camp Betsy Cox for Girls	Summer Camp	Sangamon Road	Private
Pittsford Ice Caves	Exploring Cave	Goat Farm Road	Historical Society
Pittsford Recreation Trails	Network Trails	Throughout Town	Public and Private
Proctor Town Forest	109 Acre Forest	Whipple Hollow Rd	Town of Proctor
Pittsford Town Forest	290 Acre Forest	Middle Rd, Chittenden	Pittsford
Sugar Hollow Preserve	282 Acre Forest	Sugar Hollow Rd	Nature Conservancy
High Pond Preserve Forest	1514 Acre Forest	Fire Hill Road	Nature Conservancy

Proctor-Pittsford Country Club	Golf and Dining	Corn Hill Road	Private
Kingsley Fishing Access	Fishing Access	Gorham Bridge Road	State of VT
Taranovich Recreation Fields	Athletic Fields	Route 7 South	Supervisory Union
Pomainville's Wildlife Area	576 Acre Wetland	Route 7 North	State of Vermont

V. Educational Facilities Plan

Education Vision

The Town of Pittsford intends to seek out educational and cultural opportunities for all ages through organized evening and summer programs of classes and activities. To develop a community program of "creative education", Pittsford residents will be given the opportunity to instruct small classes in subjects as diverse as music, hobbies, athletic programs, language training, computer education, etc. Through these programs, the Town hopes to create a vibrant community that respects the talents and creativity of all its citizens.

Pittsford Goals, Policies, and Actions: Education

Goals:

Pittsford is committed to supporting their existing educational facilities for residents, while maintaining strong partnerships between these existing facilities and members of the community.

Policies:

- The Town will promote collaboration among educational facilities, the Maclure Public Library, and other community organizations.
- The Town will continue to support investments into childcare and local educational facilities in Pittsford.
- The Town will foster communication and collaboration when appropriate between municipal boards and schools.

Action Items:

- Pittsford will explore an education program of "creative education," in which town residents have the opportunity to share their skills, knowledge, interests and hobbies with others.
- Pittsford will fully utilize available community facilities such as schools, town hall, recreation areas, the public library, and the Pittsford Village Farm for educational programs that provide creative education classes.
- Pittsford will investigate opportunities to build on current programs offered by the Maclure Library and the Recreation Department.
- Pittsford will continue to support existing educational facilities and explore ways to expand their existing programs.

Education Facilities and Funding

Prompted by Vermont Act 46 the independent school districts of Pittsford, Brandon, Goshen, Leicester, Sudbury and Whiting voted at their March 2016 town meeting to

merge into one common school district to include all their respective elementary schools and their shared Otter Valley Union High School. The new district is called the Otter Valley Unified Union School District (OVUU). A 13-member board governs this district. Nine members are elected to represent each town, with Pittsford having two representatives. Four additional members are elected on an at-large basis by all the towns.

At the same time, the Mendon and Chittenden school districts merged to form the Barstow Unified Union District (BUU). OVUU and BUU districts agreed to function as a "side-by-side" supervisory union to continue the existing Rutland Northeast Supervisory Union (RNESU).

The OVUU board is responsible for the governance and budget of the new unified school district. This board annually formulates a single budget to support the anticipated expenses of all the schools it governs. That budget must be approved by the voters of all the towns in a comingled vote. There will be one tax rate for the costs associated with all the OVUU schools adjusted by town based on their Common Level of Appraisal.

The Lothrop Elementary School in Pittsford was originally constructed in 1912 and served grades 1-12. Since the construction of the Otter Valley Union High School in 1960, Lothrop now serves grades K-6. With renovations in 1967, 1985, 1992, 1995 and 2015, the building currently serves 148 elementary students as of September 2026. Enrollment is projected to be level over the next five years. The building has 16 classrooms, a library/resource center, music room, art room, student support center, a health station and office space for the principal, guidance counselor and secretarial services within the main building. The main building has a capacity of 320 students. The cafeteria and physical education facilities are housed in the adjoining former Town Hall, which was purchased by the formed Pittsford School District in 1967. These two facilities are available for appropriate public use without charge. Appropriate private functions are also permitted for a small fee.

The "Blue House" is an adjoining residential home that was purchased by the Pittsford School District in 2002 and remodeled to serve the needs of the Rutland Northeast SU students who had difficulties learning in a regular classroom environment. It now houses the school facilities director.

The Caverly facility is an age 3 and 4 preschool located behind the Pittsford Town Office off of Caverly Road. Enrollment was 23 as of September 2026. It serves students from throughout OVUU and the local region.

Students in grades 7-12 attend Otter Valley Union High School (OVUHS). The OVUHS enrollment has decreased from 718 in the fall of 2006 to 504 students as of September 2026. Enrollment is projected to be level to very slightly lower over the next five years. Students attending OVUHS as juniors and seniors have access to the Stafford Technical Center in Rutland. The cost of this vocational education is part of the OVUU budget.

The original main OVUHS building was constructed in 1960. A library addition came

in 1987 with an arts annex added in 1992 and a middle school addition in 1996. Major renovations occurred in 2008, 2016, 2024, and 2026 which include a stormwater management project, and renovations to the front annex and the parking lot. Building capacity is 780 students.

Because of the unused capacity at both the Lothrop School and OVUHS, future residential development with its potential impact on enrollment can be absorbed.

RNESU serves the OVUU and BUU and supports a superintendent of schools, special education services, curriculum director, information technology and a business manager along with support staff for those services. RNESU provides student transportation to all resident students who need and desire this service. The Pittsford road crew works closely with the RNESU during the winter months to assure safe transportation for our students. A six-member board governs the RNESU with three members coming from each of the OVUU and BUU boards.

Post-secondary education options are not available in Pittsford. There are several colleges located within the region. Vermont State University Castleton Campus, Community College of Vermont, and Middlebury College are all within a short commute from Pittsford.

VI. Housing

Adequate access to safe, diverse, and quality housing is essential to support strong families, economic stability, and overall community health. Across Rutland County and Vermont as a whole, the limited supply of affordable housing has become an increasingly pressing challenge, with growing implications for residents and the local workforce. Pittsford is committed to supporting a range of housing opportunities that serve residents at all stages of life while preserving the rural character and quality of life that define the community. The Town recognizes the importance of maintaining and improving existing housing, encouraging the development of new housing in appropriate locations, and promoting a mix of housing types that can accommodate changing demographic and economic conditions.

Pittsford Goals, Policies, and Actions - Housing

Goals:

The Town will support housing opportunities that are safe, energy-efficient, and compatible with Pittsford's rural character while providing options for young families, seniors, local workers, and individuals seeking to age in place. Pittsford encourages a range of housing types, including single-family homes, accessory dwelling units, multifamily housing, and affordable workforce housing.

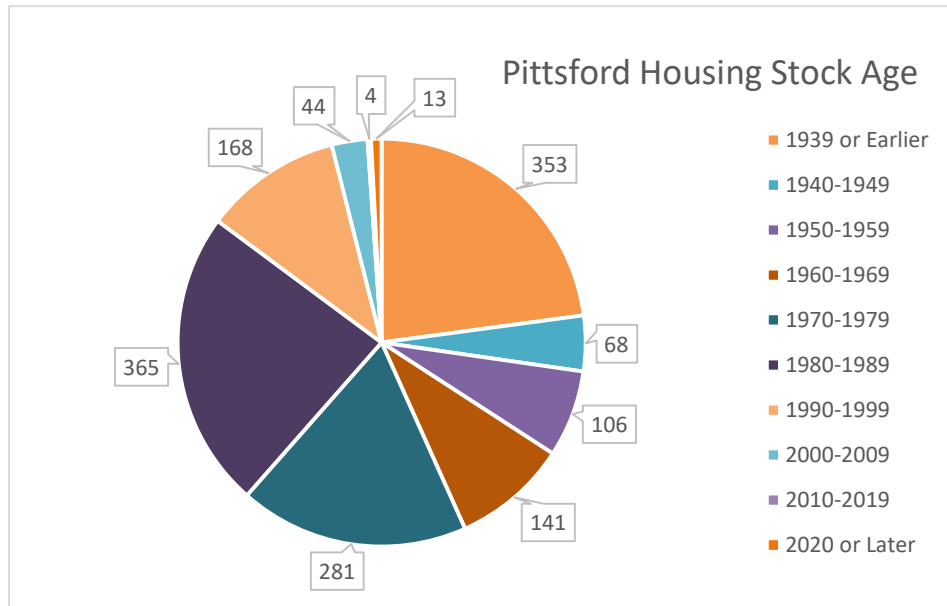
Policies:

- Pittsford supports and promotes the development of new housing in areas serviced by municipal water and wastewater.
- Pittsford encourages clustered development that minimizes consumption of land and allows for conservation of farmlands, forests, and open/green space.
- Pittsford encourages the development of affordable housing units in areas with existing development to serve current and future residents.

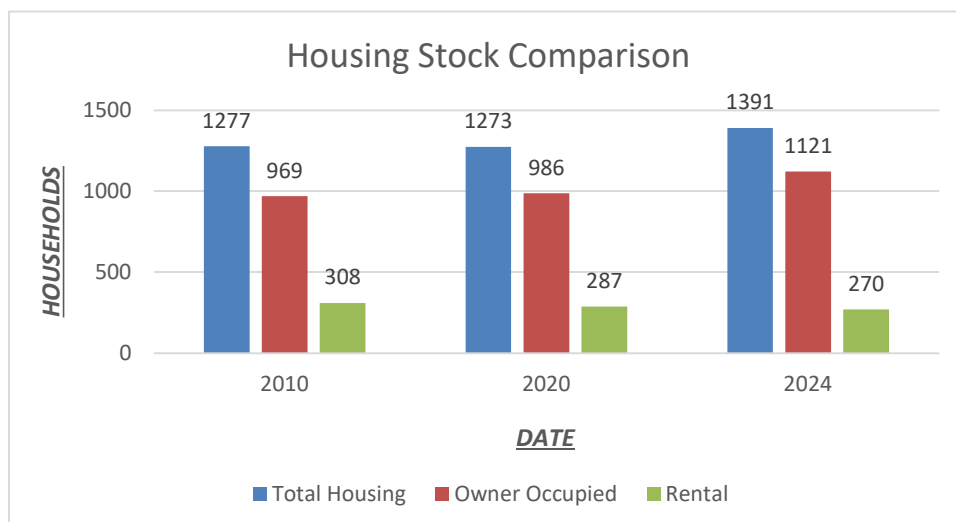
Action Items:

- Pittsford will support expanded access to municipal water and wastewater services to help accommodate future housing development in areas designated for growth while reducing development pressures in rural parts of town.
- The Town will investigate the potential to work with a developer to pursue a CHIP program project to address housing needs and support the development of quality housing options for Pittsford residents. This project would also support Pittsford regional housing goal set forth by the updated 2026 Rutland Regional Plan.
- Encouraging the development of Affordable Housing units in Pittsford. The Town will support housing development that is compatible with community character and located in appropriate growth areas.
- The Planning Commission intends to include an energy component to the Pittsford Day celebration to educate residents of technologies and programs that increase home efficiency.

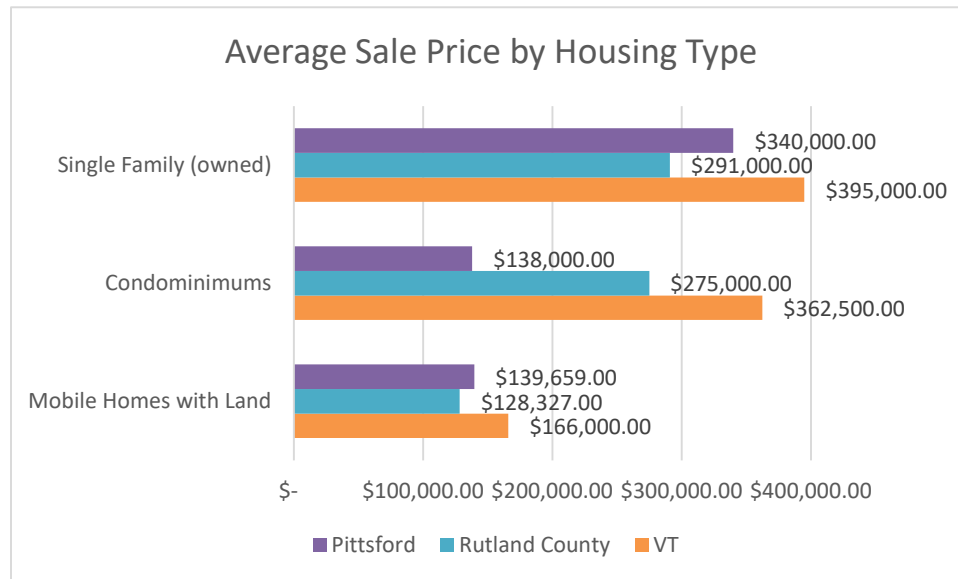
Housing Stock and Occupancy Status: Housing is the most dominant feature of Pittsford's built environment. Pittsford's housing stock consists primarily of wood framed single and multifamily homes with the two largest concentrations of housing being located in Pittsford Village and in Florence. Of these homes, 33 are listed on the Historic Registry and are located in the Designated Village Green area. According to data pulled from the 2024 Census, 24% of Pittsford's total housing units were built between the years of 1980 and 1989. This is indicative of an aging housing stock, specifically since less than 5% of Pittsford's total housing was built past the year 2000. The figure below provides an overview of the housing development in Pittsford since the year 1939.



According to U.S. Census data, the total number of housing units in the Town of Pittsford increased from 1,277 units in 2010 to 1,391 units in 2024. Over this same period, the composition of the housing stock shifted toward a higher proportion of owner-occupied units relative to rental units. In 2010, owner-occupied units accounted for 75.9% of the total housing stock, with rental units comprising the remaining 24.1%. By 2024, owner-occupied units represented 80.6% of the housing stock, while rental units declined to 19.4%. This change reflects an overall decrease of 4.7% in the share of rental housing over the fourteen-year period. The figure below demonstrates this change in Pittsford housing stock.



Housing Affordability: In general, housing is considered affordable when the standard costs amount to no more than 30%-35% of a household's income. And while a consensus is that the cost of home ownership is too high, and is causing an affordability problem, it is as probable that the lack of livable wage paying jobs is causing the affordability problem. Current development trends and the availability of municipal infrastructure related to housing are illustrated in the Land Cover Map and the Utilities and Facilities Map located at the conclusion of the plan. The chart below provides current information on the types and sale prices of primary residences in Pittsford, Vermont, as well as in Rutland County.



Future Needs: The population of Pittsford has remained stagnant over the past several years. All projections indicate that this trend will continue. Pittsford is committed to encouraging future housing growth through a combination of existing infrastructure, designated growth areas, and ongoing planning efforts. Housing development is encouraged to be located in and around the Designated Village Center and areas served by municipal water and wastewater. Development must occur efficiently and at an appropriate scale for Pittsford. Additional opportunities may include expanding housing options through the creation of accessory dwelling units, redevelopment of underutilized properties, and partnerships that support affordable and workforce housing. By directing growth to suitable locations, Pittsford can work toward meeting regional housing targets while preserving the rural landscapes, working lands, natural resources, and community character that residents value.

Municipal Housing Target: Within the housing chapter of the recently adopted 2026 Rutland Regional Plan, the plan identifies and assigns all the municipalities a housing target as part of the region's strategy for addressing the current and future housing needs. This target represents the number of additional housing units that Pittsford should plan to accommodate and encourage through new construction, rehabilitation, redevelopment, conversion of existing structures, or other housing initiatives from the 2023 through 2040. Meeting this target will help support local workforce needs, improve housing choice, and ensure that residents of varying ages, incomes, and household sizes have opportunities to live in the community.

Pittsford's assigned housing target is 103 additional housing units by the year 2040. Progress toward this target may include a variety of housing types, including single family homes, accessory dwelling units, duplexes, multifamily developments, senior housing, manufactured homes, the rehabilitation of existing housing stock, and the conversion of underutilized buildings into residential uses. Encouraging a mix of housing types will help address changing demographic trends and provide housing opportunities for both current and future residents.

Housing Constraints: While Pittsford has opportunities to accommodate additional residential growth, several factors may constrain housing development. Large areas of conserved land, active agricultural lands, floodplains, wetlands, and environmentally sensitive resources can limit the availability of developable land in certain areas of town. In addition, the absence of municipal water and wastewater service in most of Pittsford may restrict the density and type of housing that can be supported. The community also faces broader statewide challenges, including a shortage of skilled construction labor, rising development costs, and limited housing inventory. Addressing these constraints will be critical to ensuring Pittsford can accommodate future housing needs while maintaining the community's rural character and natural resources. Pittsford's Goals, Policies, and Actions have been developed to identify and address these constraints.

VII Flood Resilience

A floodplain is the flat land bordering rivers and streams that is subject to periodic flooding at various depths during times of high water from heavy rainfall. The 100-year flood standard is used by the Federal Insurance Administration to define flood hazard areas, representing a flood event that has a one percent chance of occurring in any given year.

Floodplains play a critical role in storing and conveying floodwaters. Development within these areas, particularly when it involves placing fill, can obstruct water flow and reduce the floodplain's capacity to hold the excess water. This can lead to increased flood elevations on upstream and neighboring properties. When considering land use planning and management decisions, it is important that a municipality carefully evaluate how encroachment into floodplains may impact surrounding areas within its Town. Flood Hazard Areas are identified on the Natural Resources Map in the appendices of this plan.

Goal:

Pittsford is committed to mitigating and eliminating risks to public safety, critical infrastructure, historic structures, and municipal investments posed by the risks of flooding and fluvial erosion.

Policies:

- Pittsford supports land use patterns and development practices that reduce flood risk and avoid increasing hazards to existing residents, businesses, and municipal facilities.
- The Town promotes proactive emergency preparedness, hazard mitigation planning, and public education efforts that strengthen community resilience to flooding and erosion.
- Pittsford encourages the preservation and restoration of rivers, streams, floodplains, wetlands, and riparian buffers that help reduce flood impacts and enhance the Town's natural ability to manage stormwater and erosion.

Action Items:

- Maintain, update, and implement the Local Emergency Management Plan that encourages flood emergency preparedness, including Incident Command System trainings.
- Continue compliance with the National Flood Insurance Program and work to ensure benefits are distributed to all residents.
- Maintain, update, and implement mitigation strategies in the Town of Pittsford's Local Emergency Management Plan applicable to flooding and erosion.
- Minimize development within flood prone areas that are highlighted on the Natural Resources Maps.

- Maintain, update, and implement mitigation strategies in the Town of Pittsford's Local Hazard Mitigation Plan applicable to flooding.

Floodplain areas are an important component of Pittsford's natural landscape and require careful consideration in future land use and development decisions. There are 48 structures located within identified floodplain areas in town, including 44 residential buildings, three commercial buildings, and one structure of unknown use. In addition, two fire hydrants are situated within the floodplain. The majority of Pittsford's mapped floodplain is associated with the Otter Creek corridor, though flood-prone areas are also present along portions of the East Creek and Furnace Brook.

Effective management of flood-prone areas helps protect public safety, reduce property damage, safeguard critical infrastructure, and maintain the ecological functions of the town's waterways. The Town supports land use policies that discourage inappropriate development within flood hazard areas and encourage compliance with state and federal floodplain regulations. Where development is proposed, consideration should be given to measures such as elevated construction, stormwater management practices, protection of natural vegetation, and the preservation of flood storage capacity.

In addition to regulating development, Pittsford recognizes the importance of maintaining and restoring natural floodplain functions. Conserving open space along Otter Creek, East Creek, Furnace Brook, and other water courses can help reduce flood impacts by allowing waterways to access their natural floodplains during high-water events. These areas also provide valuable wildlife habitat, improve water quality, and enhance the scenic character of the community. The Town will continue to work with regional, state, and federal partners to identify hazard mitigation opportunities, pursue funding for resilience projects, educate property owners about flood risks, and support strategies that reduce vulnerability to future flooding while protecting the health of local ecosystems.

SECTION C: RELATIONSHIP OF THE TOWN PLAN WITH ADJOINING MUNICIPAL PLANS AND TRENDS OF OUR REGION

Planning is a necessary tool for enabling conditions that allow as many Vermonters as possible the opportunity to become builders, investors and competitors in a worldwide market place. We are looking for businesses and entrepreneurial ventures that preserve and revitalize the rural economy of the town.

Adjacent town plans have been reviewed to ensure that there is no conflict between Pittsford's development and conservation goals and those of neighboring communities and the Rutland Regional Planning Commission's Plan. For the most part, Rutland County towns are focused on the same objectives as Pittsford: preservation of rural and open space, conservation of natural resources, controlled residential growth to meet the needs of all residents and development of manufacturing and commercial services for improving local economies.

For purposes of this plan, the surrounding area includes the towns of Rutland, Mendon, Proctor, West Rutland, Castleton, Hubbardton, Sudbury, Brandon and Chittenden. According to the Rutland Region Future Use Map, the municipal border Pittsford shares with Hubbardton, Castleton and West Rutland is characterized as low-density development and development constraint areas due to mountainous terrain, steep slopes and watershed and erosion concerns. Medium density development is predicted along the border with Proctor, Rutland Town and southeast Chittenden. Along the border with Brandon and Chittenden, low-density development is expected due to mountainous terrain, steep slopes, watershed and erosion concerns and lack of infrastructure.

SECTION D: IMPLEMENTATION PROGRAM AND PRIORITIES

We must determine how to address the ongoing issue of how to revitalize and expand the town's business base. Revitalizing the village through the continued maintenance, and preservation of the Designated Village Area and expanding opportunities along Route 3 and Route 7 are seen as integral to any revitalization plan.

Another problem that needs attention is Pittsford's aging housing stock. Almost 50% of the houses in Pittsford are over 70 years old. State, Federal and other non-profit programs are focused on upgrading and preserving local housing as a growing need. Pittsford has some excellent attributes, which are valued by our citizens. They should be preserved through local government support and the noteworthy volunteer efforts of many of our citizens. Of note is our library and its various programs, our Recreation Department with its facilities and well-managed programs, our Town Trails and our excellent schools. In addition, our open land, farms, forests, and scenic views enhance the health and quality of life for our citizens. Priorities are to maintain and update zoning regulations.

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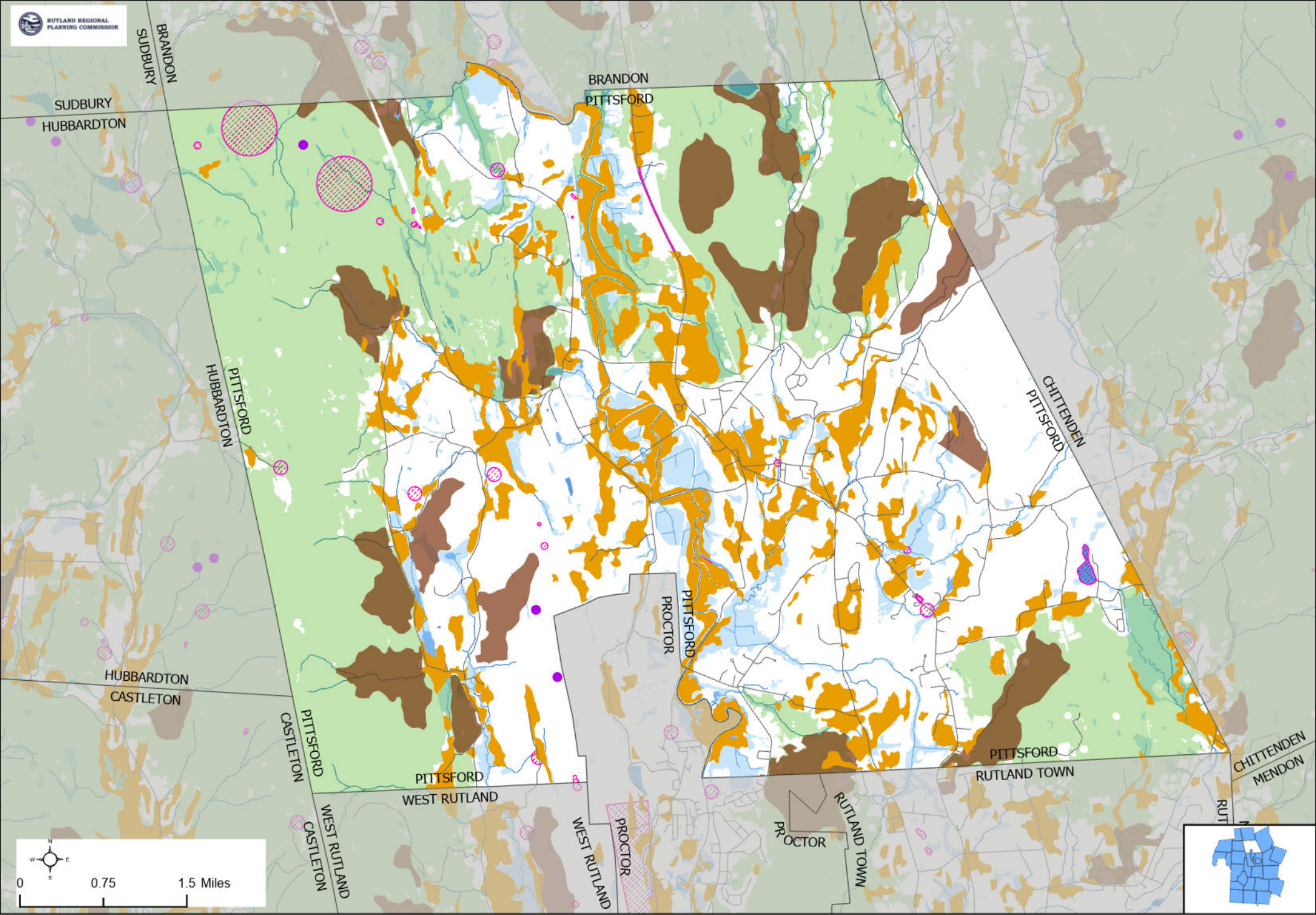
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http://www.uvm.edu/crs/?Page=indicators_2010/index.php
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Abutting Municipalities:

Brandon	Chittenden
Mendon	Sudbury
Proctor	West Rutland
Rutland Town	Hubbardton

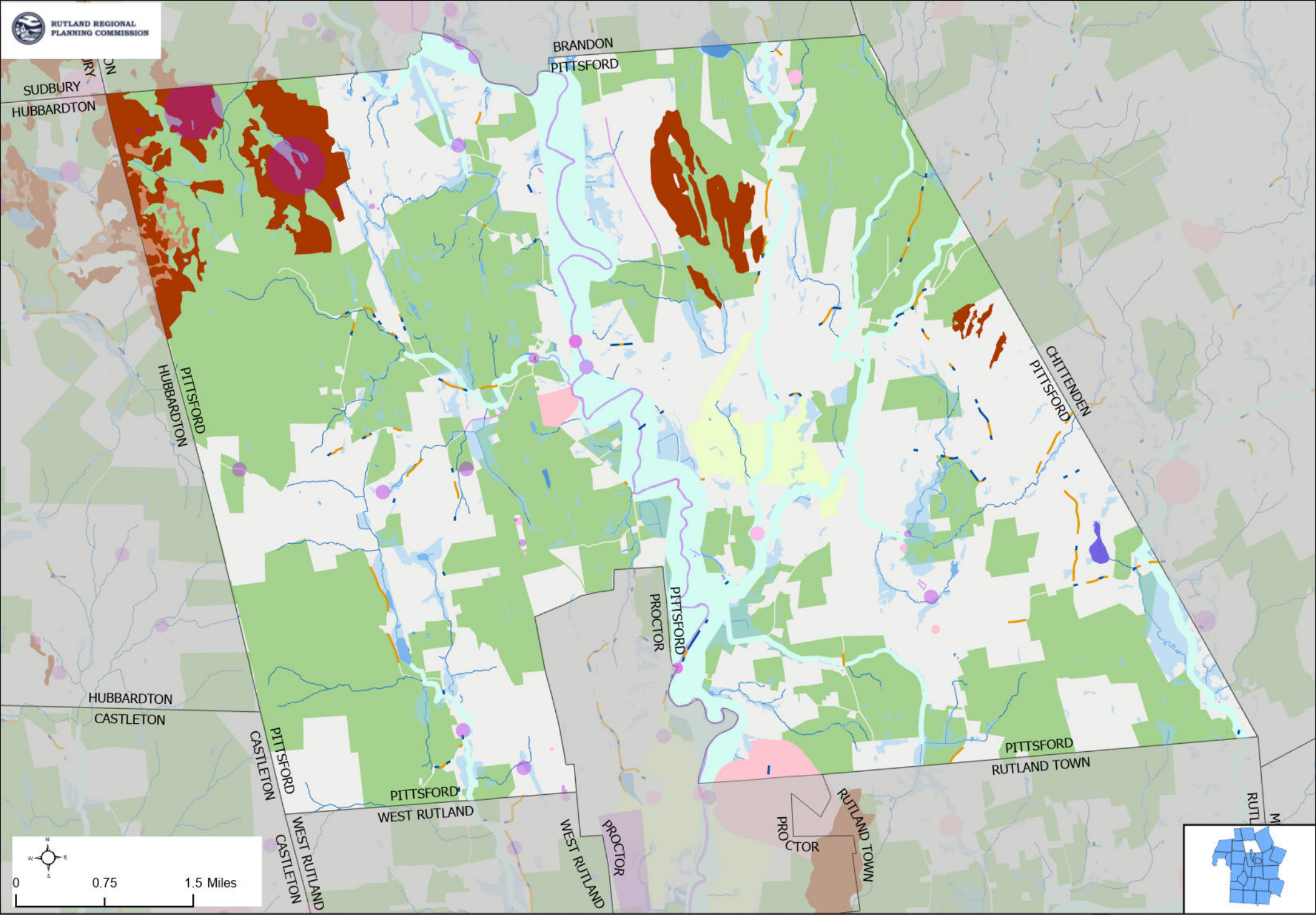
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Natural Resources 1

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- | | | | |
|--|---|--|---|
|  roads |  Deer Wintering Areas |  Wetlands |  Town Boundary |
|  Vernal Pools |  Rare Threatened and Endangered Species |  Lakes and Rivers | |
|  Prime Ag Soils |  Interior Forest Blocks and Habitat Connectors |  Streams | |

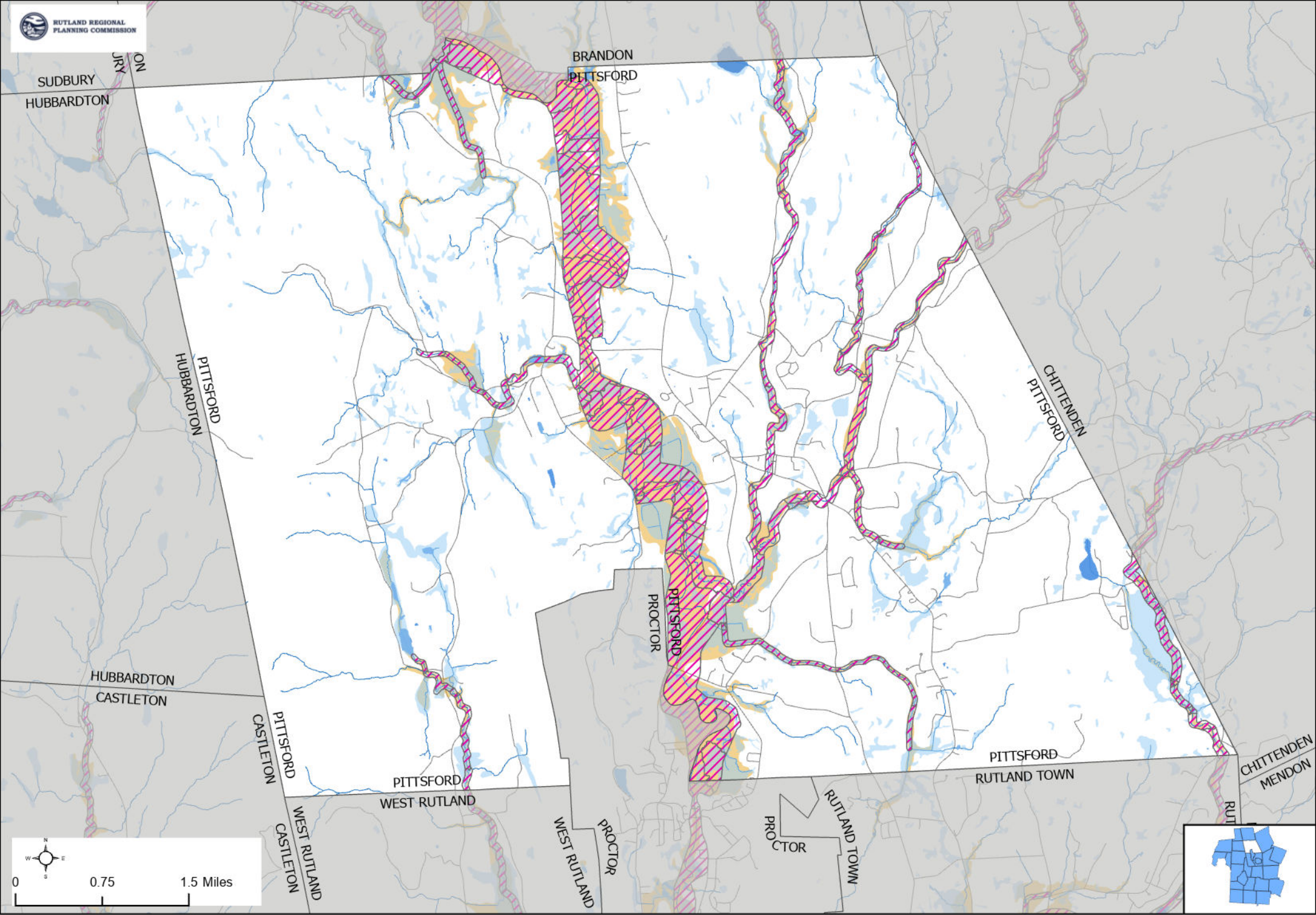


Natural Resources 2

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- | | | | |
|---|--|--|---|
|  The Crossroad of Vermont |  Highest Priority Natural Communities |  Groundwater SPAs |  Streams |
|  Stone Valley Byway |  Priority Natural Communities |  River Corridors |  Sewer Service Area |
|  Lake Champlain Byway |  Rare Threatened and Endangered Species |  Wetlands |  SurfaceWater SPAs |
|  Highest Priority Wildlife Road Crossing |  Priority Uncommon Species |  Lakes and Rivers |  Current Use Parcels |
|  Priority Wildlife Road Crossing | | | |

 Town Boundary



Flood Hazard & River Corridors

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|--|---|---|
|  River Corridors |  Streams |  Town Boundary |
|  Wetlands |  Special Flood Hazard Area |  TownBoundaries_2024 |
|  Lakes and Rivers |  roads | |

SUDBURY
HUBBARDTON

BRANDON
PITTSFORD

PITTSFORD
HUBBARDTON

CHITTENDEN
PITTSFORD

HUBBARDTON
CASTLETON

PITTSFORD
CASTLETON

PITTSFORD
WEST RUTLAND

WEST RUTLAND
PROCTOR

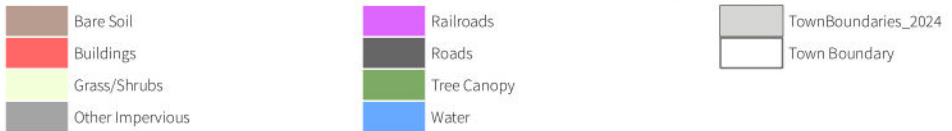
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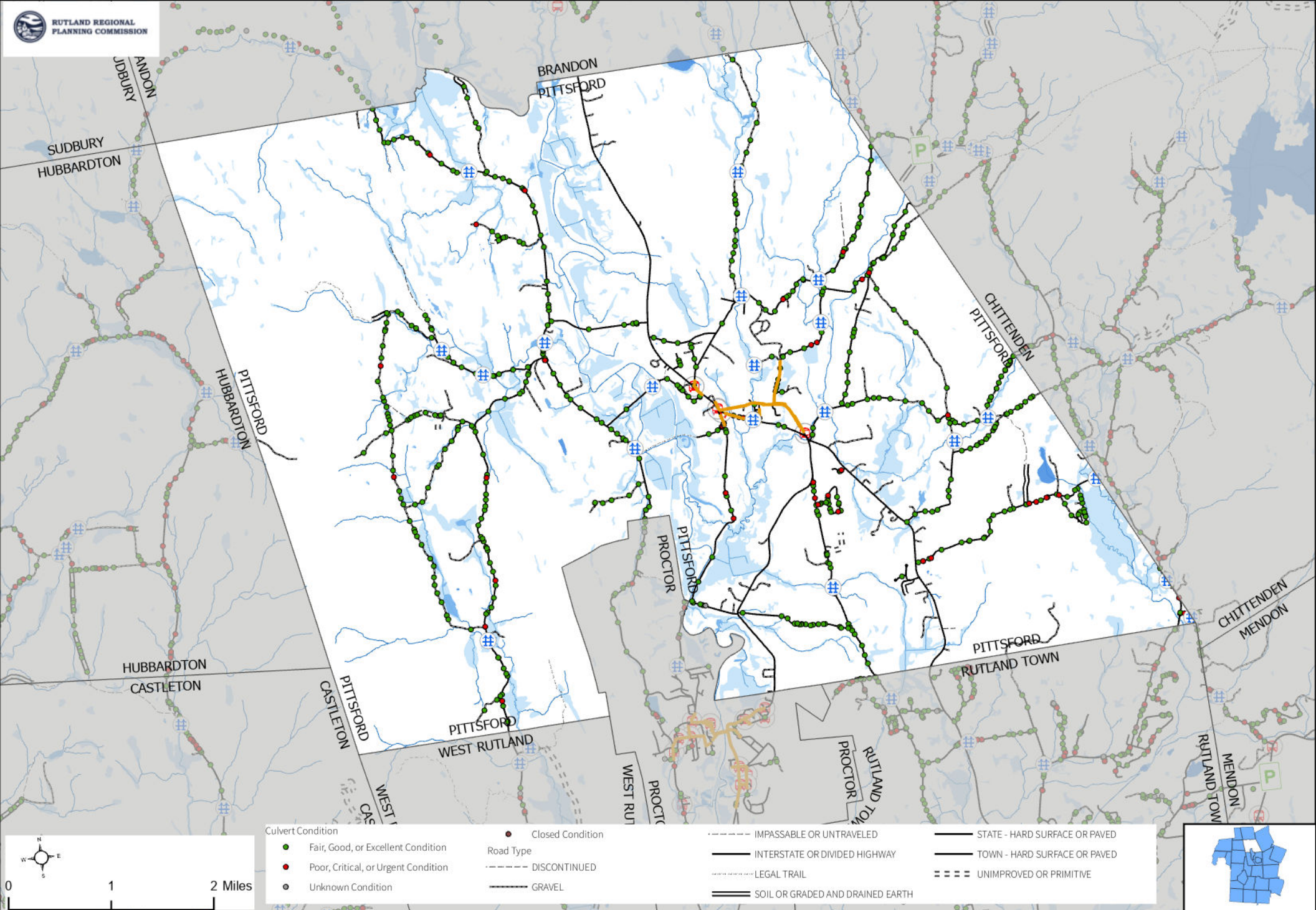
PITTSFORD
RUTLAND TOWN



Land Cover

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Transportation Network

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Park and Rides
 MUNICIPAL

 Bridges
 Sidewalks

 Wetlands
 Lakes and Rivers

 Streams
 Bus Stops



SUBBONT
HUBBARDTON

BRANDON
PITTSFORD

PITTSFORD
HUBBARDTON

CHITTENDEN
PITTSFORD

HUBBARDTON
CASTLETON

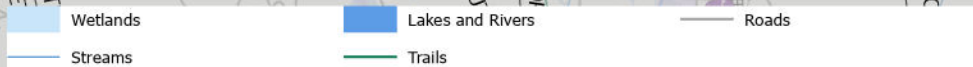
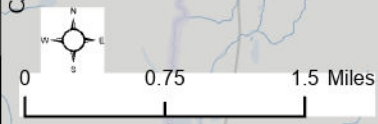
PITTSFORD
CASTLETON

PITTSFORD
WEST RUTLAND

PRODUCTION
WEST RUTHERFORD

PITTSFORD
RUTLAND TOWN

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Utilities & Facilities

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