

# Fairfax Community Data Profile

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## Part 1: Residents

### Population

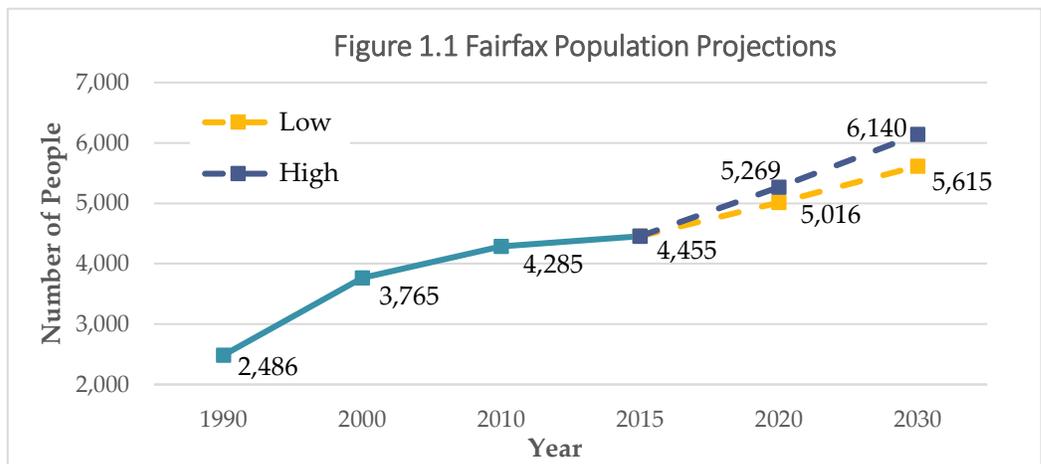
The population of Fairfax has grown immensely from 1970 to 2010 (Table 1.1 and Figure 1.1). Fairfax saw the biggest growth from 1990 to 2000 when the population increased by over a thousand people; a change that increased the town population by fifty percent. The population is still growing as seen by the 4% increase in the five years from 2010 to 2015.

It is difficult to make accurate population projections for small population bases, but they nonetheless are useful planning tools. Population projections are based on past trends in birth, deaths and migration thus they provide a good estimate of future conditions. The Vermont Agency of Commerce and Community Development produced a report in August 2013 calculating projections based on past trends from the 1990-2000 (“high growth”) time period and 2000-2010 (“low growth”).

	Fairfax	Percent Change	Percent of County Total	Franklin County	Percent Change
<b>1950</b>	1,129	-	3.8%	29,894	-
<b>1960</b>	1,244	10.2%	4.2%	29,473	-1.4%
<b>1970</b>	1,366	9.8%	4.4%	31,281	6.1%
<b>1980</b>	1,805	32.1%	5.2%	34,788	11.2%
<b>1990</b>	2,486	37.7%	6.2%	39,980	14.9%
<b>2000</b>	3,765	51.4%	8.3%	45,417	13.6%
<b>2010</b>	4,285	13.8%	9.0%	47,746	5.1%
<b>2015</b>	4,455	4.0%	9.2%	48,418	1.4%
<b>2020 Low</b>	5,016	17.1%*	10.2%	49,253	3.2%
<b>2020 High</b>	5,269	23.0%*	10.2%	51,810	8.5%
<b>2030 Low</b>	5,615	31.0%*	11.1%	50,739	6.3%
<b>2030 High</b>	6,140	43.3%*	11.0%	55,647	16.5%

Source: U.S. Census Data (1950-2010 Decennial, American Community Survey 2011-2015), ACCD Population Projections 2020-2030  
\*Percent change from 2010 population

Table 1.1 and Figure 1.1 show the two scenarios of the population change over the next 20 years. Based on these projections, Fairfax could potentially experience continued growth of 17-23% by 2020



## Fairfax Community Data Profile

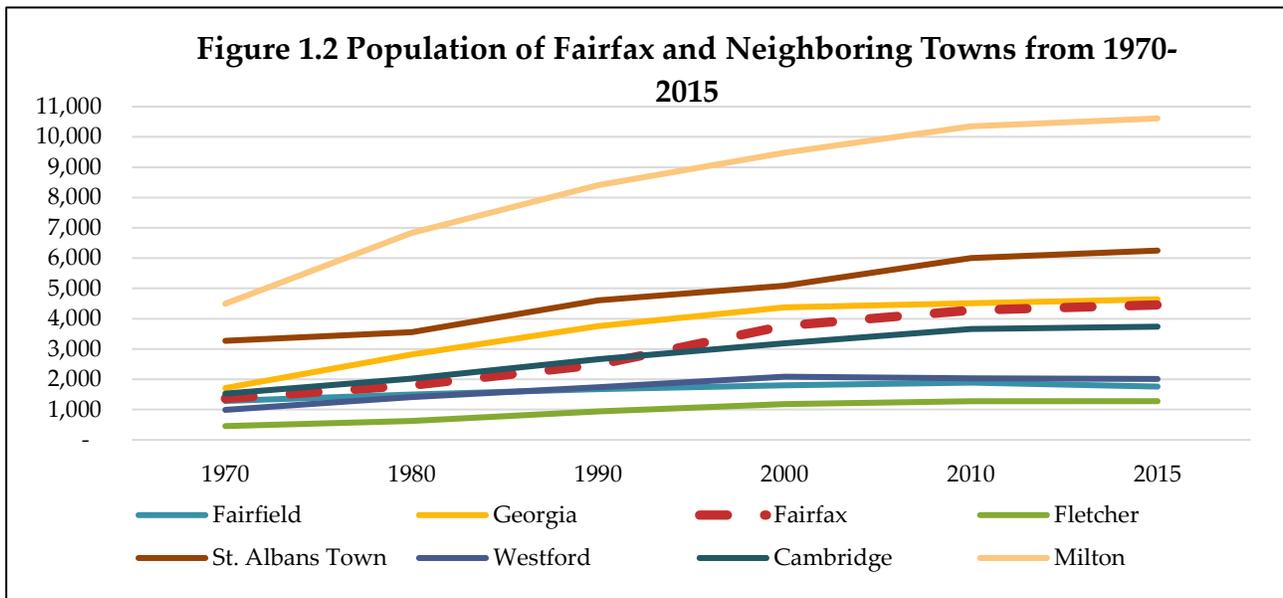
with growth increasing to 31-43% by 2030. The two dotted lines in Figure 1.1 indicate two population growth scenarios, as projected by the Vermont Agency of Commerce and Community Development report. Both projections predict the population of Fairfax will continue grow at rates that the community has been accommodating for four decades. The growth rate of Fairfax has kept up with or been greater than neighboring towns.

**Table 1.2 Population of Fairfax and the Surrounding Area, 1970-2015**

	1970	1980	1990	2000	2010	2015	%Change 1990-2000	%Change 2000-2010	% Change 2010-2015
St. Albans Town	3,270	3,555	4,606	5,086	5,999	6,249	10.4%	18.0%	4.2%
<b>Fairfax</b>	<b>1,366</b>	<b>1,805</b>	<b>2,486</b>	<b>3,765</b>	<b>4,285</b>	<b>4,455</b>	<b>51.4%</b>	<b>13.8%</b>	<b>4.0%</b>
Georgia	1,711	2,818	3,753	4,375	4,515	4,641	16.6%	3.2%	2.8%
Milton	4,495	6,829	8,404	9,479	10,352	10,610	12.8%	9.2%	2.5%
Cambridge	1,528	2,019	2,667	3,186	3,659	3,737	19.5%	14.8%	2.1%
Franklin County	31,281	34,788	39,980	45,417	47,746	48,418	13.6%	5.1%	1.4%
Fletcher	456	626	941	1,179	1,277	1,279	25.3%	8.3%	0.2%
Westford	991	1,413	1,740	2,086	2,029	2,013	19.9%	-2.7%	-0.8%
Fairfield	1,285	1,493	1,680	1,800	1,891	1,764	7.1%	5.1%	-6.7%

Source: VermontHistory.org, U.S. Census Data 1970-2010 Decennial, American Community Survey 2011-2015

**Figure 1.2 Population of Fairfax and Neighboring Towns from 1970-2015**



The Town of Fairfax covers a 41.7 square mile area equivalent to 26,688 acres. Fairfax has a population density of 102.8 people per square mile which is about double the density of Franklin County as a whole.

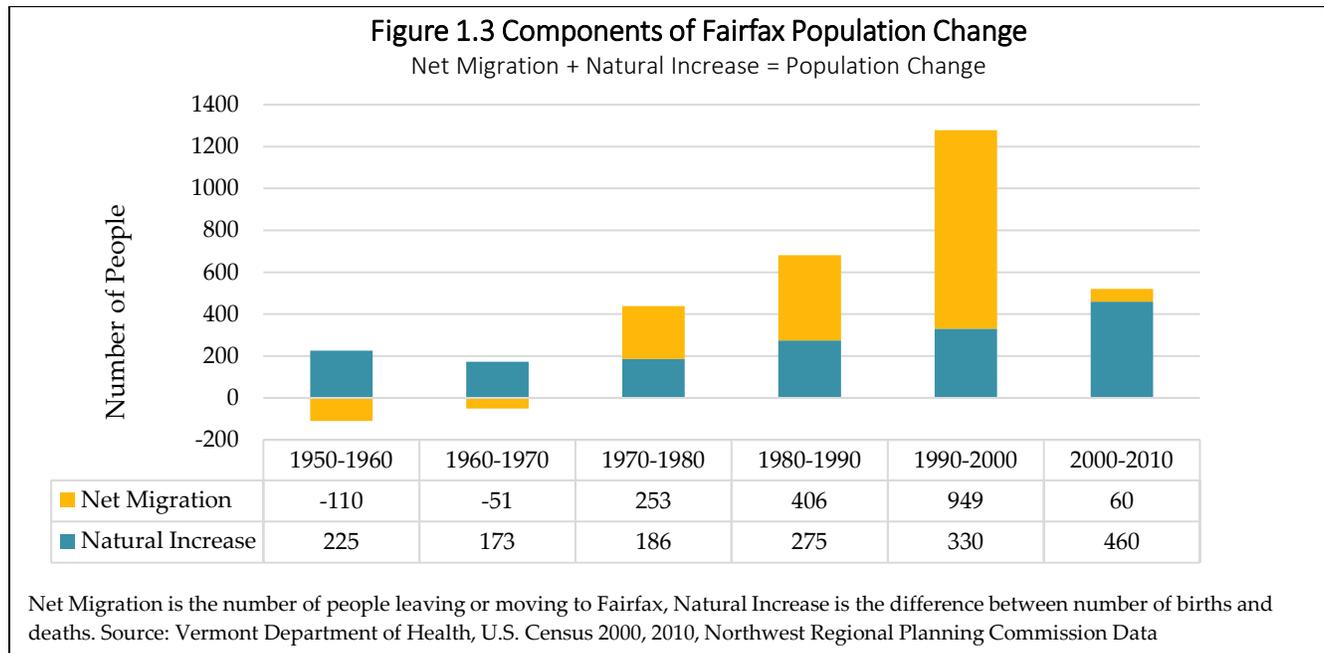
**Table 1.3 Population Density as of 2010**

	People per square mile
<b>Fairfax</b>	102.8
<b>Franklin County</b>	49.6
<b>Vermont</b>	67.9

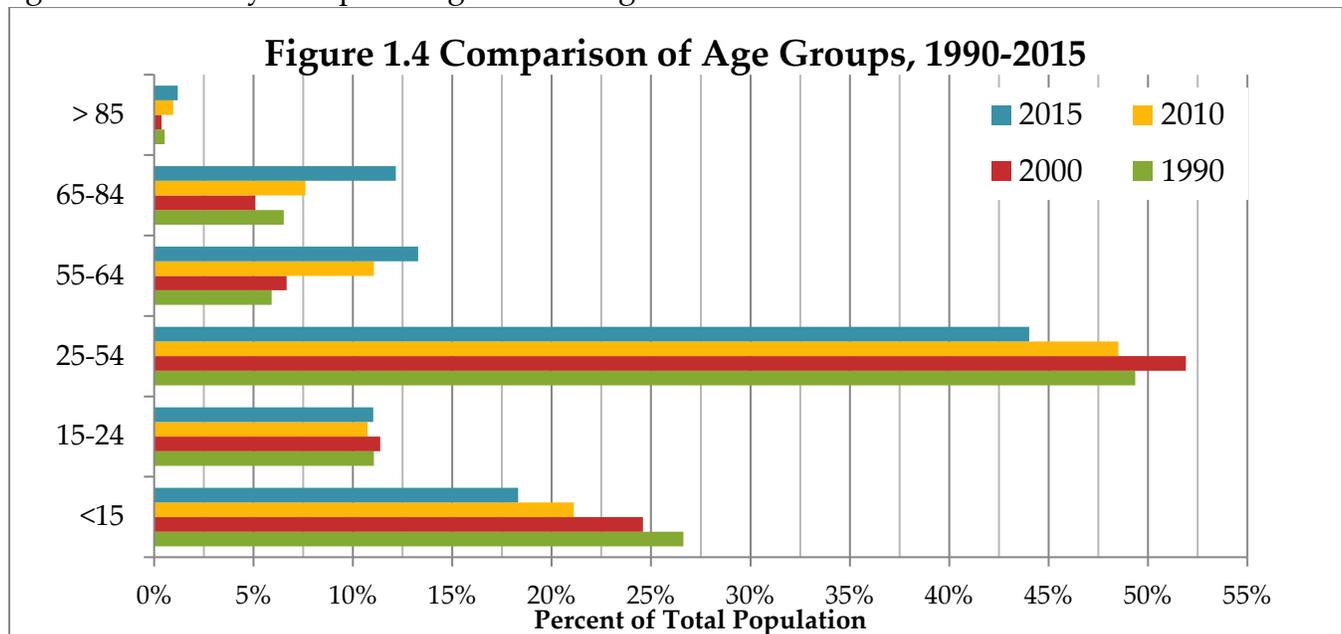
Source: U.S Census 2010, NRPC Data

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From 1990 to 2000 most of the Town's population growth was due to in migration of new residents to Fairfax. The natural increase of the population has remained steady and was highest from 2000 to 2010.



Since 1990 the percent of the population under the age of 15 has decreased by 8.3% and the percent of households that can be classified as newly “empty nesters” (55-64) has increased by 7.4%. The percent of residents that are 25 to 54 years old represents the majority of the labor force as well as the typical age range for households with children. Tracking the change in the age of community aids planning for housing needs and future services.



## Fairfax Community Data Profile

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The median age in Fairfax has increased by 7.9 years to 39.5 years since 1990, which is similar to the change in median age of Franklin County.

<b>Table 1.4 Median Age</b>				
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>
<b>Fairfax</b>	31.6	33.9	38.7	39.5
<b>Franklin County</b>	31.8	35.7	39.6	39.9
Source: U.S. Census 1990, 2000, 2010, American Community Survey 2011-2015				

Table 1.5 shows the jobs by industry of Fairfax residents. A quarter of Fairfax residents are in the educational services, health care, and social assistance sector which includes teachers, home health aides, and nurses.

<b>Table 1.5 Employment of Fairfax Residents by Industry</b>		
<b>AVAILABLE WORKFORCE</b>	<b>2010</b>	<b>2015</b>
Population 16 years and over	3,063	3,575
Civilian employed population 16 years and over	2,358	2,673
<b>INDUSTRY</b>	<b>Percent of Total</b>	
Agriculture, Forestry, Fishing and Hunting, & Mining	2.1%	3.4%
Construction	5.9%	12.8%
Manufacturing	16.3%	12.1%
Wholesale Trade	2.5%	-
Retail Trade	12.5%	5.3%
Transportation and Warehousing, and Utilities	5.4%	2.2%
Information	2.3%	1.1%
Financial (Finance, Insurance, & Real Estate)	2.3%	4.5%
Professional, Scientific, Management, Administrative, & Waste Management Services	7.9%	10.4%
Education, Health Care, & Social Services	25.6%	24.5%
Arts, Entertainment, Recreation, Accommodation, and Food Services	5.1%	5.1%
Other Services, except Public Administration	4.9%	5.1%
Public Administration	7.2%	13.6%
Source: US Census 2010, American Community Survey 2011-2015		

# Fairfax Community Data Profile

## Part 2: Economy

### Economic Conditions

Fairfax has a much higher median household income than Franklin County and Vermont as a whole and an extremely low poverty rate at 1.7%.

Fairfax has a very low unemployment rate at 3.3% which is lower than Franklin County's (4.9%) and Vermont (5.5%). But the unemployment rate in Fairfax has risen 1.1% since 2010.

### Fairfax Labor Market

Employment trends are generally measured through changes in "covered employment" by occupational sector; this data represents employers who make contributions to unemployment insurance for each "covered" position. While this typically captures the greater majority of all employment, it does not include those who are self-employed.

**Covered employment** has risen in Fairfax since 1995, increasing from 488 total covered employees in Fairfax in 1995 to 872 employees in 2015 (see Table 2.3). This uptick in total reported employment can be seen in the following industries: agriculture, manufacturing, trade, professional and business services, health and education services, and local government. Private health and educational services includes: technical and trade schools, ambulatory services, social assistance.

**Non-covered employment** is more difficult to measure because information is self-reported by those who own their own businesses. The main categories of employment not captured as "covered" are the self-employed, railroads, and small-scale agriculture activities.

Table 2.3 shows the total number of establishments and employment by industry sector over time in Fairfax. Major employers based on covered employment continue to be the public school system, wholesale trade, manufacturing and construction. From 2005 to 2015 there were increases in jobs in several sectors including: construction (28%), manufacturing (24%),

	Income		% Population Below Poverty level
	Per Capita	Median Household	
Fairfax	\$32,441	\$70,795	1.7%
Franklin County	\$28,394	\$58,199	8.7%
Vermont	\$29,894	\$55,176	11.5%

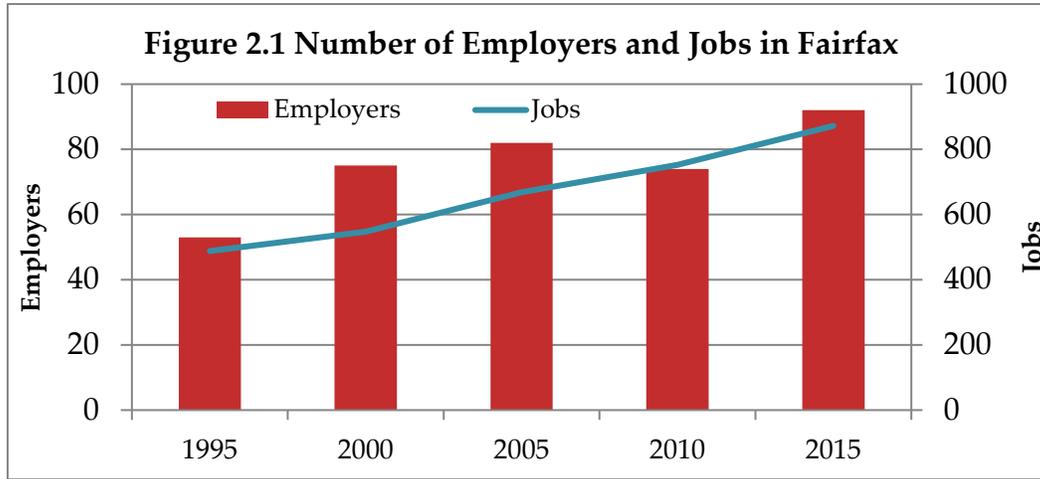
Source: American Community Survey 2011-2015

Population 16 years and over	3,575	100%
In labor force (18years+)	2,780	77.8%
Civilian labor force	2,764	77.3%
Armed Forces	16	0.4%
Employed	2,673	74.8%
Unemployed	91	2.5%
Not in labor force	795	22.2%
Unemployment Rate	(X)	3.3%

Source: American Community Survey 2011-2015

## Fairfax Community Data Profile

wholesale trade( 61%), education, health and social services (336%) and local town government (42%). Both the postal service (-20%) and public school system (-10%) lost jobs during this time period.



**Table 2.3 Labor Force of Fairfax Employers from 1995 to 2015.**

Industry Sector	2015		2010		2005		2000		1995	
	Establishments	Employment								
Total Covered - all ownerships	92	872	74	752	82	668	75	547	53	488
Private ownership	88	636	70	531	77	467	70	370	47	346
Agriculture, forestry, fishing and hunting	6	34	3	17	3	18	2	(c)	1	(c)
Construction	13	87	13	68	23	68	20	48	13	59
Manufacturing	7	139	7	105	8	112	3	(c)	5	(c)
Trade, Transportation, and Utilities	20	214	18	193	16	133	20	144	11	65
Information (Data Processing, Hosting & Related Services)	1	(c)	2	(c)	2	(c)	1	(c)	-	-
Financial (Finance, Insurance, & Real Estate)	7	21	4	(c)	4	19	3	(c)	1	(c)
Professional & Business Services	16	41	10	31	4	(c)	7	11	4	(c)
Education, Health & Social Services	9	48	5	26	4	11	2	(c)	3	29
Leisure (Accommodation & Food Services)	2	(c)	3	25	5	52	2	(c)	3	(c)
Other Services, except public administration (ex. Repair and Maintenance, Personal Services)	7	34	6	34	8	34	11	40	7	33
Federal Government - Postal Service	1	8	1	8	3	10	3	10	3	9
Local government - Education Services	1	155	1	176	1	172	1	151	1	109
Local government - Public administration	2	73	2	37	1	19	1	16	1	18
Executive, legislative and general government	1	27	1	17	1	19	1	16	1	18
Administration of human resource programs	1	46	1	20	-	-	-	-	-	-

(c) - Data cannot be released, does not meet confidentiality standards.  
 Source - Quarterly Census of Employment and Wages Program (QCEW) by the Vermont Department of Labor

## Part 3: Community Services, Facilities, & Utilities

### Local Government

#### *Personnel*

##### Town Manager

The Fairfax Town Manager serves as chief administrator and provides general supervision of Town affairs, and works to ensure that the business of the town is administered in a manner that is consistent with the public good. The Town Manager is responsible for development and oversight of the Town budget, financial planning and management, personnel administration, facility management, procurement, public works, community development and public relations.

##### Selectboard

The Town of Fairfax is managed by a five member Selectboard elected during the March Town meeting and serving for three-year or two-year staggered terms. The primary responsibilities of the Selectboard are to provide for the general health and welfare of the community, to see to the maintenance of the roads, to draft the town budget, and to set a tax rate. The budget is presented at Town Meeting for approval by the voters. The Selectboard also appoints the members of Town commissions.

##### Town Clerk

The Town Clerk is elected for a three year term. Duties of the office include maintenance of Town land records, overseeing elections, maintaining the voter check list and issuing licenses for which the town has authority.

##### Treasurer

The Treasurer is elected for a three year term; this position handles the collection of taxes banking, and accounting for both the Town and the School District.

##### Assessors

The Assessors are elected for three-year staggered terms; the primary duties are to assess property and maintain the Grand List. The most recent assessment was completed in 2005. Property evaluations are at 94% (2008) of fair market value.

##### Board of Civil Authority

The sixteen members of the Board of Civil Authority validate the voter checklist before each election and assist in counting votes. In addition, the board hears appeals of property appraisals and must view each property in question. All five Selectboard members serve on the board. The remaining members are Justices of the Peace, who automatically serve as members of the

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Board of Civil Authority. The five members nominated by each political party are elected by the people. The Town Clerk serves as clerk of the board; in addition, the Town Clerk has the power to cast a vote in the event of a tied vote on the board.

### [Animal Control Officer](#)

Deals predominately with issues concerning dog complaints in town.

### [Health Officer](#)

The Vermont Commissioner of Health appoints the Health Officer on the recommendation of the Selectboard. The Health Officer is responsible for protecting the Town against the cause, spread and development of disease.

### [Planning and Zoning Department](#)

The Planning and Zoning Department includes the Zoning Administrator and the Planning Commission and DRB Coordinator. The Zoning Administrator is the enforcement officer for the Town's ordinances and Development Regulations and administers the development review process on behalf of the Town. Specifically, the Zoning Administrator issues zoning permits in accordance with the Town's Development Regulations. The Planning Commission and DRB Coordinator assists the Planning Commission and the Development Review Board with meeting notices, meeting minutes, and issuing decisions in accordance with the Town's development review process.

### [Public Works Department \(Highway, Water, & Sewer\)](#)

The Fairfax Public Works Department includes the Fairfax Road Crew, the Fairfax Water Department, and the Fairfax Sewer Department. The full time road crew employed by the Town of Fairfax is made up of one foreman, and two crew members. The full-time crew is responsible for winter and summer maintenance of all Town roads. They also make any necessary repairs to the town water distribution lines. The Selectboard assumes the duties of road commissioners, instituting a regular maintenance program and continually evaluating pending projects. Part-time help is hired by the Town as needed.

The Selectboard assumes the duties of Water and Sewer Commissioners. The Fairfax Utility Department (Water and Sewer) has employed a full-time supervisor since August 1996. In addition, there is one part-time office manager and two part-time Utility Department assistants. Several improvements to existing systems have been made.

### [Public Safety Services \(Police, Fire, & Rescue\)](#)

The Town Constable is primarily responsible for traffic safety issues in conjunction with the County Sheriff's Department. The Constable is elected annually at March Town Meeting; if no

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one runs for the position the Selectboard will appoint a Constable. The Town does not have a Constable at this time.

The Fairfax fire department is made up of one regular staff member and the rest of the members are “paid on call” for a response. The department responds to calls ranging from auto crashes, carbon monoxide alarms, hazardous materials, hazardous conditions, automatic fire alarms, public event standbys, and fires of all types.

Rescue services are contracted with Fairfax Rescue.

### [Recreation Department](#)

The Recreation Department consists of a Recreation Director, a Maintenance and Operations position, and a Forest Supervisor. The Recreation Department is supported by a recreation advisory board comprised of town residents.

### [Legislative Representation](#)

The Town of Fairfax is Vermont Legislative District Franklin-2. As a municipality of Franklin County, Fairfax participates in electing two representatives to the Vermont State Senate.

### [Town Commissions](#)

#### [Planning Commission](#)

The Planning Commission consists of five members appointed by the Selectboard for four year staggered terms. Primarily, the commission is responsible for preparing the Town Plan and the Development Regulations. A full description of the Planning Commission’s responsibilities is located in Section 1 of the Town Plan.

#### [Development Review Board](#)

The Development Review Board meets to rule on requests for development proposals, including conditional uses, subdivisions, right of ways, and site plans. In addition, the DRB hears requests for any variance from the Development Regulations and appeals of the decisions of the Zoning Administrator. It suggests changes to zoning regulations where advisable. The Board has five full time members and two alternates appointed by the Selectboard, for staggered four-year terms of service.

#### [Cemetery Commission](#)

The Cemetery Commission is in charge of maintaining several cemeteries in the town and is elected at March Town meeting each year.

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### [Northwest Regional Planning Commission](#)

The Northwest Regional Planning Commission is an organization formed by and serving the municipalities of Franklin and Grand Isle Counties. All communities, including Fairfax, are entitled to equal voting representation by two locally appointed members of the governing Board of Commissioners. As a member of the Commission, the Town typically receives assistance with planning and zoning issues including mapping, plan and bylaw revisions, and grant applications, with special projects such as the Safe Routes to School program, and with emergency and transportation planning. In addition, the Town is able to participate in regional planning programs, such as hazard mitigation planning and emergency planning/exercises, the development of a regional plan, Act 250 project review for conformance with the regional plan, and other issues of a regional scale.

### *Development Regulations and Town Ordinances*

#### [Development regulations](#)

Fairfax first adopted a zoning bylaw in the late 1960's. After a state planning law amendment, the bylaw was rewritten in 1980. The current Fairfax Development Regulations, which incorporate and supersede the previous Zoning Bylaws and Subdivision Regulations, were approved by the Selectboard on February 14, 2011, amended on August 15, 2011, September 29, 2014 and September 19, 2016. A copy of the Development Regulations is available in the Town Office.

Pursuant to 24 V.S.A. 4411 a municipality may regulate land development in conformance with its adopted municipal plan and for the purposes set forth in Section 4302 of the same title to govern the use of land and the placement, spacing, and size of structures and other factors specified in the bylaws related to public health, safety, or welfare. Development Regulations may permit, prohibit, restrict, regulate and determine land development including the following:

- specific uses of land and shoreland facilities;
- dimensions, location, erection, construction, repair, maintenance, alteration, razing, removal, and use of structures;
- areas and dimensions of land to be occupied by uses and structures, as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and structures;
- timing and sequence of growth, density of population, and intensity of use.

The following are examples of Town ordinances and are not a complete list. Additional ordinances and links can be found on the Town website at <http://www.fairfax-vt.gov/documents>.

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### Sewage Allocation and Connection Ordinance

A village sewer use ordinance is in effect, which provides rules for the control and regulation of the use of, and connection to, the public sewer system.

### Water Use Ordinance

A Village water use ordinance is in effect, which provides rules for the control and regulation of the use of, and connection to, the public water system.

### Highway Ordinance

Fairfax first adopted a highway ordinance in 1972. It has been amended many times, most recently in 2011 to consolidate three previous documents [Town Road and Bridge Standards; Town of Fairfax Highway Ordinance; Town of Fairfax Statement of Procedures and Standards Regarding Town Highways] to better address and regulate the construction of new roads and driveways throughout the town.

### Flood Hazard Area Regulation Ordinance

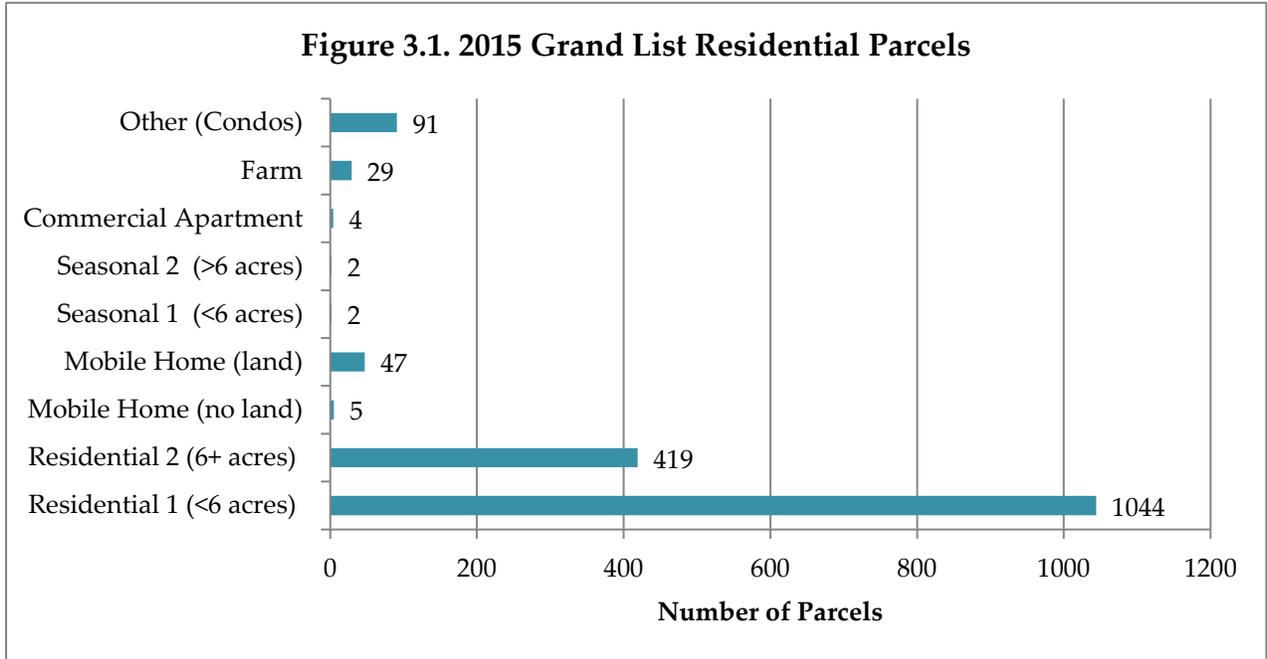
For areas of special floods hazards in the Town of Fairfax.

## Local Tax Base

### *Grand List Trends*

The majority of Fairfax's Grand List is made up of residential properties, both in terms of number of properties and value.

Table 3.1 Grand List Data 2015		
Grand List Category	# of Parcels	Municipal Listed Value
Residential 1 (<6 acres)	1,044	\$ 227,104,100
Residential 2 (6+ acres)	419	\$ 120,718,300
Mobile Home (no land)	5	\$ 148,400
Mobile Home (land)	47	\$ 5,339,800
Seasonal 1 (<6 acres)	2	\$ 44,100
Seasonal 2 (>6 acres)	2	\$ 289,600
Commercial	24	\$ 7,892,300
Commercial Apartment	4	\$ 1,582,900
Industrial	1	\$ 1,096,600
Utilities Electric	5	\$ 21,492,500
Utilities Other	2	\$ 746,800
Farm	29	\$ 17,786,200
Other (Condos)	91	\$ 16,510,500
Woodlands	0	\$ -
Miscellaneous	139	\$ 13,683,100
<b>Total</b>	<b>1,814</b>	<b>\$ 434,435,200</b>
Source: Northwest Regional Planning Commission		



## Fairfax Community Data Profile

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### Public Facilities and Municipal Properties

#### *Town Property*

The Town is currently listed as the owner or part-owner of several pieces of property in town. These are listed in Table 3.2.

<b>Table 3.2. Town of Fairfax: Municipal Properties</b>		
<b>Location</b>	<b>Type</b>	<b>Acres</b>
Maple Street (joint ownership with School)	Land, Recreation	23.5
Anderson Rd	Old Route 104	7.1
Beeman Rd	Road	0.9
Broadstreet Rd	First settlers cellar	0.1
Buck Hollow Rd	Town Office	1.5
Fletcher Rd	Land & water system	55.5
Fletcher Rd	Town Garage	3.85
Goodall St	Fire Station	1.6
Hunt St	Pollution control plant	7.1
Hunt St	Pollution control	6.7
Main Street, 104	Community Center	0.75
Main Street, 104	vacant land	0.25
Route 104	Land - Historic	0.2
Route 104	Land	105.0
Wheezy Way	Land & well	4.0
<b>Total Acres</b>		<b>218.05</b>

#### *Fairfax Community Library*

A combined school and public library, the Fairfax Community Library is located in the BFA-Fairfax school complex. The Library is overseen by an elected Board of Trustees (5 members) as well as a Joint Committee made up of representatives from the Library Trustees, School Board and Town Select Board. It is funded by both Town and School budgets. There is professional library staff for both public and school patrons. The Library is open to the public 6 days a week, approximately 52 hours (49 in the summer).

The combined nature of the Library offers benefits and also presents certain challenges. Advantages include a significantly larger collection of print materials and other shared resources than would otherwise be possible, cost savings to the taxpayer for facilities and overhead expenses, and an enriching, safe environment for students to easily access after school. The main challenges are accommodating multiple and sometimes competing needs within the limited physical space, and a lack of separate areas for classes, programs, computers, and meetings.

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The Library serves as a community hub, and many patrons enjoy the multigenerational mix of library users. Fairfax Community Library’s broader goals encompass the support of literacy in many forms, open access to reliable information, and providing a community gathering place that encourages connections and dialogue, and lifelong learning.

Collections Available	Community Services to Support Literacy & Lifelong Learning	Technology Support
📖 Books, e-books, downloadable audiobooks, large-print books	📖 Home delivery for those in need	<ul style="list-style-type: none"> <li>• One-on-one and group help with technology</li> </ul>
📖 Magazines, newspapers, and journals	📖 Summer Reading Program for ages 0-18	<ul style="list-style-type: none"> <li>• Kindles and laptops for loan</li> </ul>
📖 <i>Library of Things</i> including board games, snowshoes, a telescope, headphones, and more	📖 Events, programs, and classes for all ages including Story Hour, after school programs, book groups, and lectures	<ul style="list-style-type: none"> <li>• Public-access computers, printers, and photocopy machine</li> </ul>
📖 DVDs and books on CD	📖 Online adult education classes through Universal Class	<ul style="list-style-type: none"> <li>• Free WiFi</li> </ul>
📖 Online subscription-only collections	📖 Access to Interlibrary Loan with the Homecard System	
📖 Language learning programs	📖 Meeting space for tutoring, meetings, classes, etc.	

### *Cemeteries*

Fairfax has thirteen cemeteries that vary by ownership and maintenance. In 1996, volunteers created a complete listing of all stones and the information on them as able. A map of each cemetery is in the Town office. Table 3.3 below lists all the cemeteries in Town of Fairfax with their location and party responsible for maintenance provided by the Fairfax Cemetery Commission.

Table 3.3 Fairfax Cemeteries					
Name	Location	# of Stones	Plots Available	Public Use	Maintained By
Kingsbury-Hibbard	Off Route 104 and Oakland Station Road leading to Georgia in North Fairfax	62	No		Towns of Georgia/ Fairfax splits cost
North Fairfax or	On Route 104 near St. Albans reservoir	235	No		Town of Fairfax

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**Table 3.3 Fairfax Cemeteries**

<b>Name</b>	<b>Location</b>	<b># of Stones</b>	<b>Plots Available</b>	<b>Public Use</b>	<b>Maintained By</b>
Beeman Cemetery					
Central or Beaver Cemetery	Off Route 104 in North Fairfax just north of the McNall farm	132	Yes	Yes	Town of Fairfax
Carroll Hill Cemetery	On Carroll Hill Road north of the Webb farm	257	Yes	Yes	Town of Fairfax
Safford Cemetery	On Buck Hollow Road north of the Albert Ledoux residence	142	No		Town of Fairfax
St. Luke's Catholic Cemetery	Off 104 across from the Fairfax Commons	301	Yes	Yes	St. Luke's Catholic Church
Fairfax Plains Cemetery	Off the McNall Road across from the Raymond McNall residence	588	Yes	Yes	Fairfax Plains Association; annual Town appropriation
Sanderson Cemetery	On Fletcher Road near the town highway garage	1667	Yes	Yes	Fairfax Cemetery Association; annual Town appropriation
Mudgett Cemetery	Off Fletcher and Wilkins Road	50	No		Town of Fairfax
Spafford Cemetery	Off Goose Pond and Spafford Road near the McGough residence	19	No		Town of Fairfax
Bowditch Cemetery	In Fairfax Village; no evidence of the cemetery remains	-	-		Not maintained
Kezer Cemetery	Off the Spooner Road on Gilles Rainville farm	4	No		Town of Fairfax
Learned Cemetery	Off the Huntville Road on the Heyer farm	10	No		Town of Fairfax

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It is known that there are a number of people buried in the Town's cemeteries with no markers and a number of people have been buried in private grave sites outside of the known cemeteries.

### Public Utilities

#### Fairfax Utility Department-Village Water District

The Fairfax Utility Department distributes water to the Village population. The water system was last updated in 1999 and currently serves approximately 299 connections, including the school. The total possible yield of the well is 60,000 gallons per day.

As of 2018, the water system has allocated all available capacity to residential and non-residential development based on distributions set by the Vermont Water Supply Rule (i.e. 150 gallons/day per bedroom for residential). Based solely on the reported average demand, one could conclude there may be available water capacity. However actual water usage can be lower depending on factors such as housing occupancy and water conservation using high efficiency fixtures. Given that the well is at capacity it does not meet the future water supply needs for the Town of Fairfax Water District. An additional water source is needed to expand capacity and as a backup source of water in the case of contamination or other emergency.

The number of total connections for water and sewer vary depending on the variable being reported.

- A Living Unit considers each individual residence, such as a single-family or multi-family home, as a separate count. You could also refer to this as 'user accounts'
- A Metered Unit considers just the number of physical connections. For example, if a single-family house was converted into two apartments it may only have one meter for both

Table 3.4 Average demand of water per day

Year	Average Daily Demand (Gallons/Day)
2012	45,762
2013	34,293
2014	34,532
2015	37,178
2016	37,737
2017	32,144

The water source is a well located on the Wheezy Way Road, which produces 60 gallons per minute; the maximum daily capacity of water available is 60,000 gal/day based on sixteen and a half hours of pumping per day. Water is pumped from the source on demand to two 176,000 gallon storage reservoirs, which are controlled by a computer and cellular frequency communications, and then distributed to the Village by gravity flow. Two pump stations, located within the system, provide water to above gravity fed elevations. The system is chlorinated and controls levels of manganese in the water.

In 2002, the Town hired Green Mountain Engineering to explore locations for additional water supply wells. The completed hydrology study located four potential sites, none of which were

## Fairfax Community Data Profile

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located on the preferred location – a 56 acre parcel by the water control building owned by the Town. The Selectboard pursued other options for determining water source potential on the Town owned 56 acres which were unsuccessful as well as one of the recommended sites which abuts the Town’s existing supply well and is assumed to be in the same aquifer. In 2012-2014 the Town pursued a potential site for a back-up water supply and ultimately drilled some test wells on the same parcel as the current well; both attempts produced low volumes flows. The Town continues to investigate other sites for a new water source; the goal is to find a source able to produce a minimum of 50 gallons per minute.

Current user fees are sufficient to maintain the existing water system; however, they are not adequate to reserve capital to put towards future expansion. Funding is needed to increase the capacity of the water system to allow for additional users; this will require drilling and constructing infrastructure for a new supply well.

The State of Vermont has delineated a Source Protection Area (SPA) around the Village’s drinking water supply well of just under 120 acres. SPA’s are defined by the Department of Environmental Conservation as "surface or subsurface areas from or through which contaminants are reasonably likely to reach a public water system source." Fairfax is required to have a Source Protection Area Plan that delineates the boundaries of the protection area, inventories the potential contaminants of concern to the area, assesses the susceptibility of the drinking water source to contamination, a management plan for potential risks, and a contingency plan in case of an emergency. The plan was first adopted in November of 2001 and last updated in March of 2006. There were nineteen residences and one commercial property located within the Source Protection Area in 2017.

### *Fairfax Utility Department-Wastewater Treatment Facility*

A village sewer system and treatment plant were installed in Fairfax in 1980. The present system is capable of discharging 78,000 gallons of treated waste per day. The system continues to discharge an average of 26,653 gallons of treated waste a day or 47% of capacity. The Town reserves ten percent of capacity for municipal use. The system is near capacity (as of 2017) and able to serve limited future wastewater management needs within the Village based on current use, committed future allocations, and available water supply.

Table 3.5 Average amount of treated wastewater discharged per day	
Year	Average Discharge (Gallons/Day)
2012	39,000
2013	38,000
2014	38,584
2015	36,333
2016	32,000
2017	36,000

## Fairfax Community Data Profile

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Significant improvements have been made to the system since August 1996. A new system was installed to deliver oxygen to the three sewage treatment lagoons. Previously, bacteria in the treatment lagoon were dying as a result of a lack of oxygen. This resulted in decreased efficiency in waste treatment, as well as an increase in odors from the plant. The new oxygen delivery system has improved the treatment efficiency (and therefore capacity) of the facility, and has alleviated the previous problem of excessive odor. In addition, two main pumps have been replaced since the system was built. The system is entirely paid for and the fees being charged are currently covering the yearly maintenance costs, however they are not sufficient to cover the needed expansion in treatment capacity. Since 1996 additional improvements have been limited to minimum measures based on available funding.

The system is monitored by the State when monthly samples and reports are submitted. Sludge is cleared from the facility and spread every five to seven years according to sludge accumulation. The available spreading area is sufficient for the capacity of the plant for the next 75 years; however, if the system is expanded, sludge would need to be spread every two to three years and the area would only serve for the next 35 years. The Fairfax Wastewater Department is currently investigating innovations which would eliminate the need for the cleaning and subsequent spreading of sludge; however, it is the cheapest method. Sludge-eating bacteria are currently being used in other localities that eliminate the need for frequent cleaning of treatment lagoons. Alternative approaches such as this could significantly improve the efficiency of the current treatment system.

In 2007 a Wastewater Feasibility Study explored doubling the discharge capacity and completing required upgrades to the existing Wastewater Treatment Plant; these improvements were estimated to cost \$2.5 million. Following the study the Selectboard discussed potential financing and action plans for securing additional sewer treatment capacity and additional drinking water supply; however, no decisions were made as a result of the meeting.

In 2016 the EPA established new limits of phosphorus loading to Lake Champlain referred to as the Total Maximum Daily Load (TMDL). The Fairfax WWTF was not identified in the Phase 1 Plan with a required discharge reduction but this could be a future requirement for the Town. If upgrades are necessary to comply with the TMDL, it would facilitate the expansion of the system and add sewer capacity.

### *Solid Waste Management*

The Town currently has a contract with Casella Waste Management, which collects household solid waste through curbside pickup weekly. The solid waste is then trucked to the Coventry, Vermont landfill. Recyclable items are picked up once a week. There are three hazardous waste collection days a year at the Town Garage.

The Town left the Northwest Solid Waste District in 1993 in an effort to provide more local flexibility regarding solid waste management strategies. Since that time, the Town has operated under its own Solid Waste Implementation Plan (SWIP). The Town’s current SWIP was approved by the Agency of Natural Resources and adopted by the Town in 2015. The Plan prescribes a program of education, collection, recycling, processing and disposal for wastes generated in the Town.

### Public Safety Services (Police, Fire, & Rescue)

#### *Fire Department*

The Fairfax Fire Department is made up of one full-time staff member and the rest of the members are “paid on call” for a response. The department operates out of one station located on Goodall Street providing services to the citizens of Fairfax as well as contract fire protection to the Town of Fletcher. The Department is also entered into a formal mutual-aid agreement with the other Franklin County Fire Departments, where we both give and receive aid to/from neighboring communities per request. The current fire station was built in 1990 and supports the administrative and apparatus-housing needs of the department in its current state. The station includes: 4 apparatus bays, 2 administrative offices, a training room, and a kitchen.

The Fairfax Fire Department responds to an average of 176 calls per year based on the last 4 years. Calls range from auto crashes, carbon monoxide alarms, hazardous materials, hazardous conditions, automatic fire alarms, public event standbys, and fires of all types. The responsibilities of a “Fire Department” have changed greatly over the years, transitioning from its primary focus on fires only to dealing with a variety of issues deemed important enough for the requester to dial 911. As a direct result of this, the number of emergency responses has increased, as well as the State and Federal training requirements. This has a significant impact on the family lives of the firefighters, keeping in mind that all these functions and responses are outside of their normal 40+ hour work week. The Fairfax firefighters have less and less time available to commit to the fire department activities, yet demand for their time continues to increase. This rationale prompted the department to hire its first full-time employee in 2012.

Month	Year	
	2016	2017
January	15	10
February	9	17
March	14	4
April	13	7
May	18	15
June	14	11
July	10	16
August	15	17
September	16	11
October	13	35
November	13	20
December	14	21
Year Total	164	184
Source: Town of Fairfax		

Prior to 2014, the Town of Fairfax had an ISO Public Protection Classification (PPC) rating of 6/9. Properties within five road miles of the Fire Station and 1,000 feet of a creditable water

## Fairfax Community Data Profile

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source had PPC rating of 6, properties more than 1,000 feet from a creditable water source had a PPC rating of 9. In 2014, the Fairfax Fire Department was reviewed by ISO, and received an improved PPC of 3/3Y. Properties within five road miles of the Fire Station and 1,000 feet of a credible water source, fall within the PPC 3 area. Properties within 5 road miles of the Fire Station, but in excess of 1,000 feet of a credible water source, are in the 3Y PPC area. Water supply for fire protection is provided by hydrants within the municipal water system and a combination of dry hydrants, ponds, and rivers throughout the rest of Town.

The current equipment inventory and capabilities of the fire department include:

- **Engine 1** – 2004; 1250-gal/min pump, 5-person cab set up for Structural Firefighting
- **Engine 2** – 1995; 1250-gal/min pump, 2-person cab set up for Water Supply, and Structural Firefighting
- **Ladder 1** – 1991; 75-ft rear-mount aerial, 1250-gpm pump, 8-person cab set up for all nature of calls
- **Tanker 1** – 2003; 2000-gal tanker with a 1,000-gpm PTO pump, 3-person cab set up for Automotive Extrication, Structural Firefighting, Rural Water Supply Delivery and for Urban/Wildland Interface
- **Tanker 2** – 2010; 2000-gal tanker, 3-person cab set up for Rural Water Supply Delivery and for Urban/Wildland Interface
- **Rescue 1** – 2004 Chevy 2500; 2-person cab with utility body set up for daily use and is equipped with a 750-gpm Portable Pump and 30' of Suction Hose for Rural Water Supply, a 60-gal Skid Tank is installed during the summer for fighting Brush Fires, and carries a variety of other equipment to support numerous Firefighting and Rescue activities
- **Rescue Trailer** – Equipped with a 2005 Yamaha Grizzly 660 4-wheeler and rescue sled/wagon for all off-road and trail rescues, as well as serving needs for wildfires

Equipment is replaced based on a formal equipment replacement plan which includes detailed specifications and dates that factor service and technological lives of the apparatus.

There are 33 fire hydrants in Fairfax which are for immediate response to fires and not for extended use due to capacity limitations. The Fire Department has a map of other water sources available in the case of a fire, including numerous fire ponds.

### *Fairfax Rescue*

Ambulance and emergency rescue service in town is currently provided by Fairfax EMS Inc. (dba Fairfax Rescue), a 503(c)3 charitable corporation. Fairfax EMS Inc. is licensed by the State of Vermont to provide emergency medical care and transport at the Paramedic level. Fairfax Rescue serves as primary provider for the towns of Fairfax, Fletcher, and northern Westford, Vermont. They also have mutual aid agreements for coverage to southern Westford, Milton, Georgia, St. Albans, Cambridge, and Essex.

## Fairfax Community Data Profile

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Fairfax Rescue is funded primarily through billing for ambulance service. Additional funding is through the use of a subscription plan, fundraising, donations, and from the voters of Fairfax, Fletcher, and Westford. Requests for ambulance service have risen steadily by about 3 to 5% per year over the past 5 years. It is expected that this trend will continue as more people move into the area, and as the population ages.

Currently Fairfax Rescue operates a 2009 ambulance as well as a 2015 ambulance. Fairfax Rescue staffs ambulances primarily through volunteers and employs one full-time Director and several per diem staff to provide coverage 24 hours a day, 7 days a week. Fairfax Rescue has members who are certified as drivers (CPR certified), as EMRs (Emergency Medical Responders), as EMTs (Emergency Medical Technician), and AEMT (Advanced Emergency Medical Technicians), and Paramedics' at the National Level. All members are trained and certified in CPR and the use of a defibrillator.

In the spring of 2013 the squad moved into new quarters next door to the current fire station on Goodall Road; this facility meets the needs of the service.

### *Law Enforcement*

Law enforcement is primarily provided by the Franklin County Sheriff's Office through a contract with a deputy sheriff for 56 hours a week. The Sheriff's Office responds to complaints, makes arrests, and issues traffic tickets. In addition to coverage provided by the Sheriff's Office, the Vermont State Police provide law enforcement to Fairfax. The Town does not have a Constable at this time.

### Recreation Programs and Facilities

#### *Recreation Department*

The Parks and Recreation Department offers recreation and fitness programs for the community. The fitness programs include Yoga, Zumba, Boot Camp, Wellness classes, Couch to 5K, and stroller strolling. The classes meet one or two times a week and many have attendance of over 20 people per class.

Parks and Recreation annual events are expanding yearly. Currently, the Parks and Recreation Department sponsors or co-sponsors the following annual events:

- The Run To Chocolate, in February
- The Community Egg Hunt, in April
- The 511 Rescue Run, in May
- The Fairfax Fourth of July celebration, including parade
- Fairfax Community Day, in July
- The Ducky Race (20<sup>th</sup> year)

## Fairfax Community Data Profile

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- The Egg Run, in August
- Haunted House
- The Fall Festival, with Halloween parade
- Hunters’ and Community Breakfast
- Annual Tree Lighting

The Department aims to offer a variety of recreation opportunities, such as Club Sports, to meet the needs of all the residents of the town.

### *Recreation Facilities*

**Community Park & Recreation Path** – Since its inception in the early 1990’s the community park has seen several improvements to meet the growing needs of the residents. Aside from the designated uses below, the athletic fields are also used for youth soccer, Fairfax Community Day, men’s adult soccer, and BFA-Fairfax soccer games. The park itself is used for picnics, fundraisers, Success By Six stroller strolling, and many other events.

1990s	The Fairfax Recreation Path Steering Committee began to pursue development of a community recreation park; the Committee raised \$7,000 for a path. In 1992 the Bellows Free Academy–Fairfax identified a need for athletic space due to school population growth and began looking for land.
1995-2000	In 1995, a recreation park was designated along the Lamoille River. In 2000, after extensive archeological studies, the development of the park began. This was to include a large multi-use playing field, a mowed recreational path, a ½-mile paved path, a picnic area, and restroom facilities.
2004	A mowed path was created
2005	A half mile park recreation path was paved
2007	The large multi-use field was used for Varsity, JV, and Adult soccer games
2009	The large lower field was put into use for Patriots Youth Football and Varsity and JV football teams
2010	A softball field was built; the first field in Fairfax designed specifically for softball. The Little League of Fairfax, Fletcher, and Westford use the field for practices and games as well as the Middle School softball team. The creation of three regulation-sized horseshoe pits
2011	Added an additional Little League field and women’s soccer field, and Ultimate Frisbee began to use the main multipurpose field for their practices
2012-2016	A restroom facility and pavilion, with concession area, was built

**Recreational Facilities in Collaboration with BFA Fairfax** - Traditionally Bellows Free Academy has served as the social, recreational, and educational center of the community. The

## Fairfax Community Data Profile

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single complex houses grades K-12, as well as the Community Library. The school board and the recreation committee have worked together to provide public access to the building; access is generally available each evening when school is in session, but at times can be limited. Athletic fields and tennis courts are in continual use by the school. Available space at the school is so completely utilized that there is not available time for intramural programs for the middle or high school, and no programs for elementary students.

**Community Center** - One outcome of the community meetings for the 2008 Fairfax Town Plan was the identified interest and need for a Community Center. A committee of volunteers was formed to consider how to address this identified need. The Committee, known as Citizens for Fairfax Community (CFC), formed a non-profit, Friends of the Fairfax Community Center, Inc. (FFCC), and has been working with the Department of Parks and Recreation since its inception to make the Fairfax Community Center a reality.

Some of the accomplishments of the Committee and the Department include:

- identified groups interested in having a community center
- met with various state officials to discuss grants and other possible sources of funding
- surveyed possible sites suitable for a community center
- facilitated the gifting of the Baptist Building on Main Street to the Town in 2016
- developed plan and cost estimates for renovation of the Baptist Building
- held several fund raising events designed to raise community awareness
- held monthly and annual meetings to communicate progress and continue work

In 2017, Phase 1 renovations to the Community Center were completed that are essential to create a year-round useable facility such as addressing drainage, heating upgrades, and restoring windows. In 2018 FFCC will be kicking off a capital campaign to raise funds for completing the renovation.

### ***The 100-Acre Woods***

In 1967 the Catholic Diocese gave the Town two parcels of land in North Fairfax totaling 100 acres. The Diocese intended that Fairfax should use this land for recreation. The land is heavily wooded with a network of trails and was accessed over the years by different users including boy scouts, sugaring, and ATVs. The Town worked with the Franklin County Forester to create a Forest Management Plan starting in 2008; the plan outlines how the forest should be managed to reestablish a healthy forest and also prevent destruction by motorized vehicles and unauthorized use of the land. Since 2011, the Recreation Department has been exploring the development of a trail system; 1-mile of trails current exists. Future improvements for the Town Forest include: improve the access road from VT 104, install a marked parking area, design and construct a trailhead, conduct a trail assessment, and install trail markings on existing trails. The

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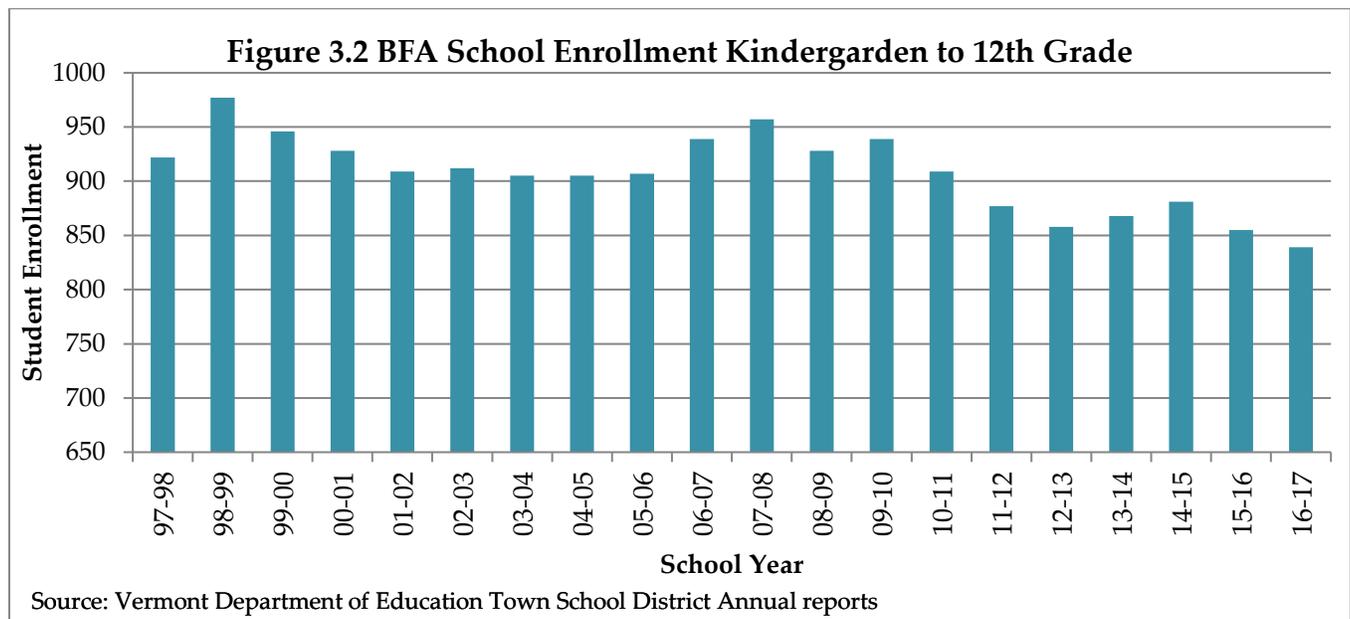
## Fairfax Community Data Profile

Town has applied for a grant Recreational Trails Program grant through the VT Dept. of Forest, Parks and Recreation to complete these needed improvements.

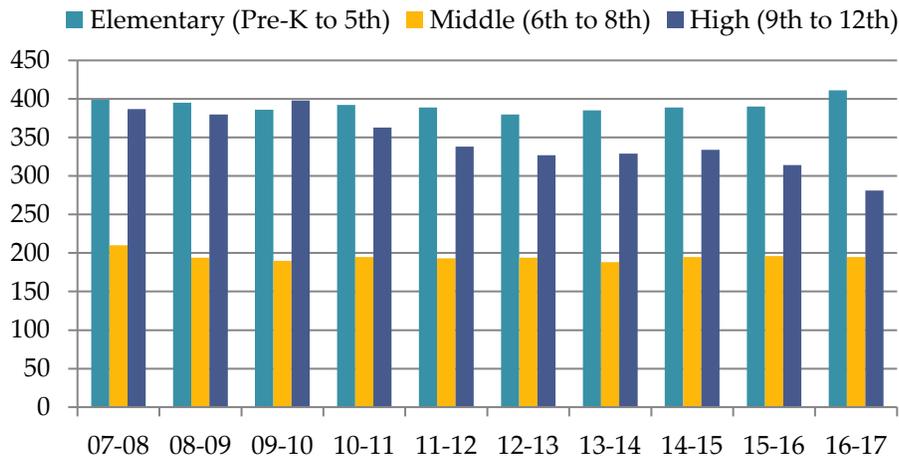
### Education

Bellows Free Academy Fairfax (BFA-Fairfax) is a PreK-12 public educational facility serving residents of Fairfax in grades PreK-12. BFA also accepts tuition students from Fletcher in grades 7-12, as well as grade 9-12 students from Georgia, and fewer students from other communities. The facility includes two gymnasiums, one combination gym and cafeteria, one combination cafeteria and multi-purpose room, eighty classrooms, and multiple fields that accommodate a rapidly growing co-curricular program. BFA employs 87 FTE (full time equivalent) teachers, three full-time administrators, and approximately 70 support staff including office administrative support, paraprofessionals, custodial staff, and bus drivers. BFA Fairfax provides a high-quality educational program with access to vocational training at the Northwest Technical Center, Center for Technology at Essex, and Burlington Technical Center as well as access to courses through the Community College of Vermont.

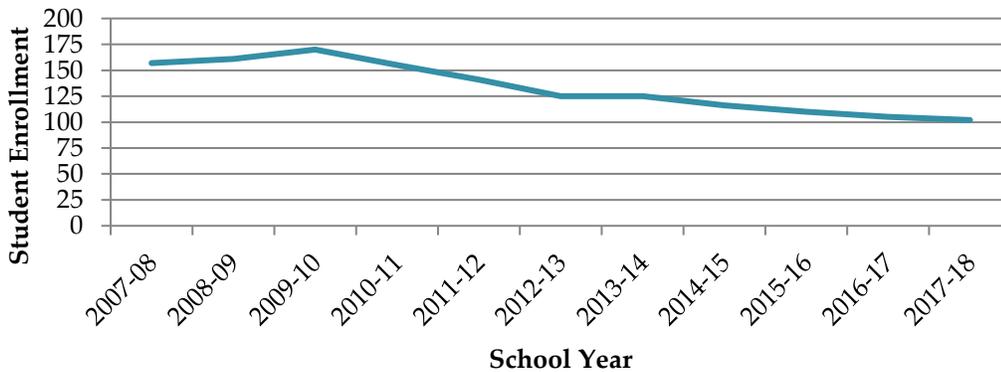
Total school enrollment in Bellows Free Academy has declined by 23% in the past 10 years (Figure 3.2). The drop is largely coming from the high school enrollments (Figure 3.3). The number of students that tuition into the BFA program from neighboring communities has held steady in recent years but has decreased by a third in the past 10 years (Figure 3.4); these students are primarily coming from the Towns of Fletcher and Georgia. BFA also received students from Westford prior to their redistricting in 2015-16.



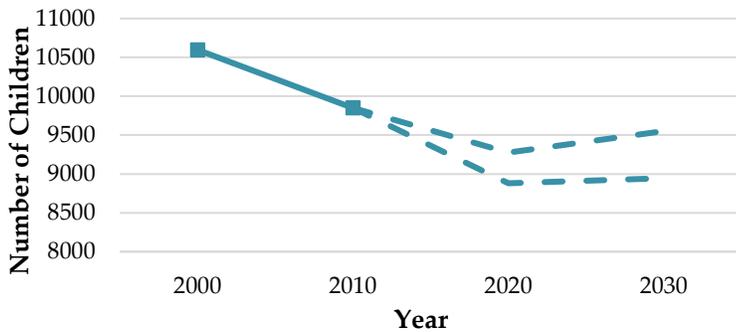
**Figure 3.3 BFA Enrollment by Grade Section**



**Figure 3.4 Students that Tuition to BFA for 7-12th Grades from other Communities**



**Figure 3.5 Franklin County Population Projections of School-aged Children (5-19 years old)**

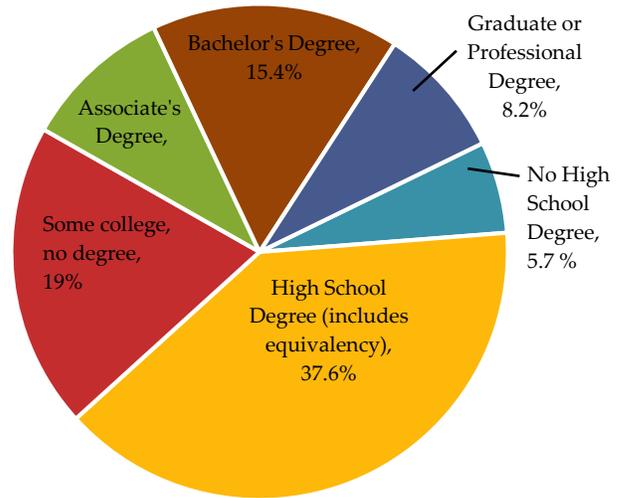


The Vermont Agency of Commerce and Community Development 2013 population projections provide county level age demographic projections for 2020 and 2030. It is anticipated that the number of school-aged children in Franklin County will continue to decline to levels lower than 2010 (Figure 3.5).

Adults in Fairfax are generally well-educated and have opportunities for continuing education in nearby St. Albans, Johnson, and Chittenden County.

- Multiple public and private educational institutions are located nearby, including the University of Vermont, Community Colleges of Vermont, Vermont Technical College, Champlain College, Saint Michael’s College, and Northern Vermont University. Cost of the institutions varies and Fairfax residents may find the cost of tuition prohibitively expensive.
- Numerous options for online and other forms of distance learning are also available to Fairfax residents.

Figure 3.6 Educational Attainment of Population 25 Years and Over



Source: American Community Survey 2011-2015

## Childcare

In 2015, there were 254 children under the age of 5 in Fairfax. Out of Fairfax’s 1,205 family households, 612 have two working parents.<sup>1</sup>

- In 2015, it was estimated that there were 226 single parent households in Fairfax.<sup>2</sup>
- In Franklin County, families pay an average of more than \$19,000 a year for child care.<sup>2</sup>
- In 2017, it was estimated that there were about 1.75 children under the age of 5 in Fairfax for every childcare spot.<sup>2</sup>

Children under 5 years	254
Children ages 5 to 14 years	566
Childcare facilities (in-home & centers)	19
Capacity for all ages	262 children
Capacity for under 5 years	54% of spots
Vacancies	25 spots (10 are for school age only)

<sup>1</sup> American Community Survey 2011-2015

<sup>2</sup> Building Bright Futures Data; current as of September 2017

## Fairfax Community Data Profile

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Fairfax has a lower percentage of households with the householder's own children under 18 living with them than all of the surrounding towns except Cambridge.

Table 3.9 Households with Own Children Under 18	
Georgia	46.4%
Fairfield	33.4%
Fletcher	31.9%
Westford	31.8%
Milton	28.5%
St. Albans Town	24.9%
Fairfax	23.7%
Cambridge	15.1%
Source: American Community Survey 2011-2015	

### Community Health

The Vermont Youth Risk Behavior Survey, available from the VT Health Department, presents statewide statistics and local trends in youth behavior.

A Vermont reference to support the implementation of community health measures is the VT Department of Health, “Vermont Healthy Community Design Resource.” This resource provides examples municipalities can take to address physical activity, healthy eating, and prevention of tobacco, alcohol and drug abuse.

### Medical Needs

- The Northwest Medical Center, University of Vermont Medical Center, and the Cambridge Medical Center are all located within 25 miles of Fairfax.
- A variety of medical and dental offices are located in neighboring towns.
- Nursing homes are available in St. Albans, Swanton, Richford, and Chittenden County.
- Family support services are available from Franklin-Grand Isle Mental Health and Social and Rehabilitative Services based in St. Albans.
- Two physicians, a pharmacy, and a physical therapy office are based in Fairfax.
- The school has a referral agreement and provides some preventative and rehabilitative counseling through Champlain Valley Drug and Alcohol.
- The Town supports additional services by contributing financially to the following: Franklin County Home Health Agency, Franklin-Grand Isle Mental Health Services, Inc., Franklin County Citizen Advocacy and Age Well (formerly Champlain Valley Agency on Aging).

### Food Security

- In 2017, Bellows Free Academy had 213 out of its 883 students (24%) enrolled in the Free & Reduced-Price Lunch program (source Vermont Agency of Education). In 2015, 84 households (4.8%) were receiving Supplemental Nutrition Assistance Program (SNAP, formerly known as Food Stamps) benefits from 3 Squares VT (source American Community Survey 2011-2015).
- There is an all-volunteer Meals on Wheels program for Fairfax seniors provided by Age Well (formerly Champlain Valley Agency on Aging).

Part 4: Infrastructure – Housing & Transportation

Housing and Affordability

Current Housing Stock, as of 2015

According to the 2015 American Community Survey there are 1,745 housing units in Fairfax and 1,745 households. The vacancy rate has been consistently low in Fairfax since 2000 and no vacancy was reported for renters or buyers as of 2015.

Fairfax has a fairly new housing stock; the majority (67%) of residential structures has been built since 1980. This reduces the potential for lead exposure to residents given the likelihood of lead used in paint and plumbing in homes built prior to 1980. No data are available on the energy efficiency of the existing housing stock.

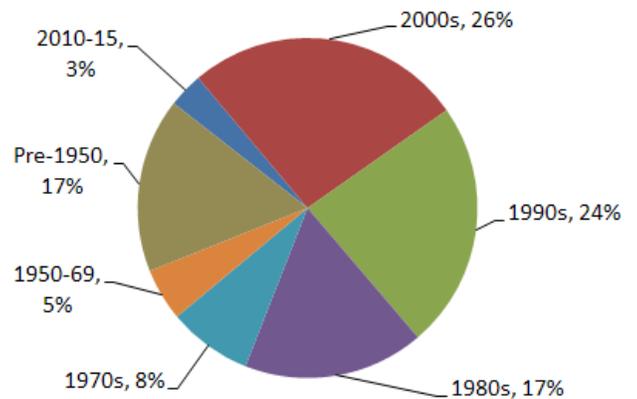
Single-family structures are the main option in Town (80%); more recent development has added to the multi-unit inventory.

Homeownership accounts for 76.4% of the units leaving less than a quarter for renters (23.6%).

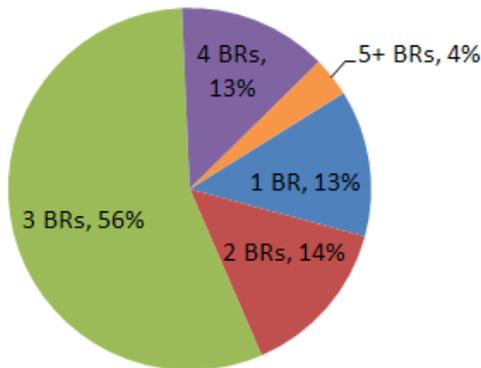
	2000	2010	2015
Population	3,765	4,285	4,455
Households	1,222	1,591	1,745
Average Household Size	2.89	2.69	2.55
Average Family Size	3.20	3.00	3.03
Total Housing Units	1,249	1,683	1,745
Occupied housing Units	1,222	1,591	1,745
Actual Vacant Units	27	92	0

Data Source: U.S. Census (2000, 2010), ACS 2015

**Year Structure Built**



**Units in Structure as of 2015  
Number of Bedrooms as of 2015**



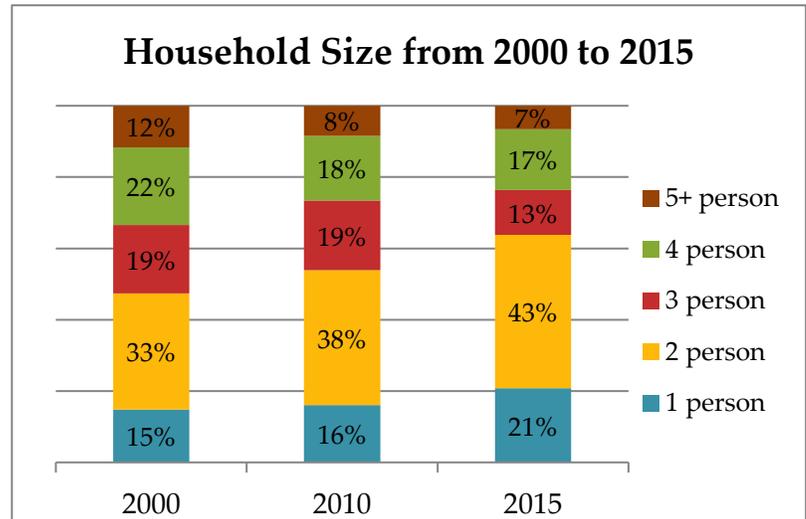
## Fairfax Community Data Profile

Combined “residential” parcels account for 11,695 acres of land. Residential parcels of less than 6 acres account for 71% of the total parcels but only 18% of the total land. Eighty-two percent of residential parcels are made-up of parcels larger than 6 acres.

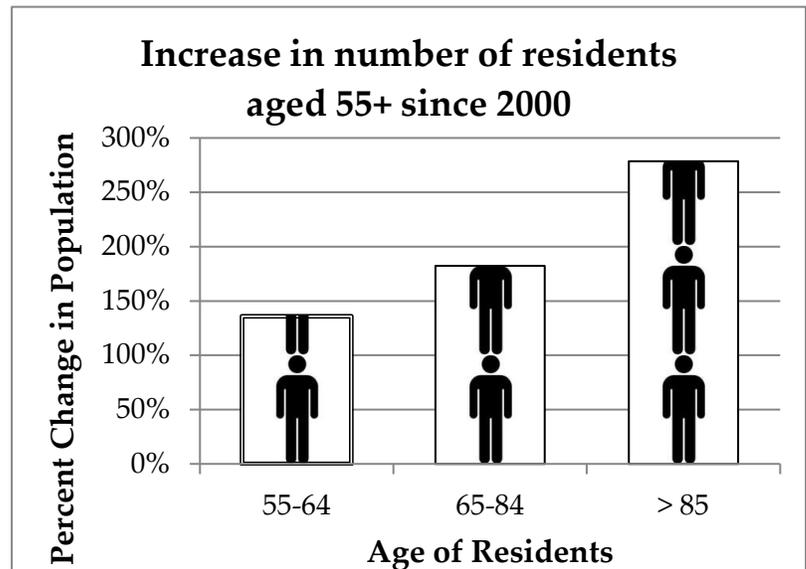
### Snapshot of Current Households

The total number of single-person and two-person households has been steadily increasing since 2000.

- Single-person households doubled from 181 in 2000 to 363 in 2015.
- Two-person households came close to doubling their numbers from 398 in 2000 to 752 in 2015.



While the majority of residents are between the ages of 25 and 54, the number of residents 55+ has been steadily increasing from 2000 to 2015.



## Fairfax Community Data Profile

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The median household income of residents is \$70,795 and 43% of all households earn between \$50,000 and \$99,999.

The percent of Fairfax residents living in poverty has decreased since 2000 and is considerably lower than that of Franklin County.

<b>Table 4.2. Income and Poverty Profile, 2000-2015</b>						
	<b>Median Household Income</b>			<b>% Pop. Below Poverty Level</b>		
	2000	2010	2015	2000	2010	2015
Fairfax	\$51,769	\$70,348	\$70,795	4.8%	4.1%	1.7%
Franklin County	\$41,659	\$53,623	\$58,199	9.0%	10.5%	8.7%
Vermont	\$40,856	\$49,406	\$55,176	9.4%	12.7%	11.5%

<b>Table 4.6. Household Income Distribution</b>	
<b>Income</b>	<b># Households</b>
Less than \$50,000	449
\$50,000 to \$99,999	743
\$100,000 to \$199,999	478
\$200,000 or more	75
Source: American Community Survey 2011-2015	

## Fairfax Community Data Profile

### Affordability of Housing

When homeowners pay more than 30% of their income towards housing costs, housing costs are considered unaffordable. Almost one-third of renters in Fairfax are in this position.

**Table 4.3. Percentage of Fairfax Homeowners that Pay More than 30% of Income for Housing Costs**

Owner	23%
Renter	32%

Source: American Community Survey 2011-2015

**Table 4.4. Fairfax Affordability Gap for Home Ownership**

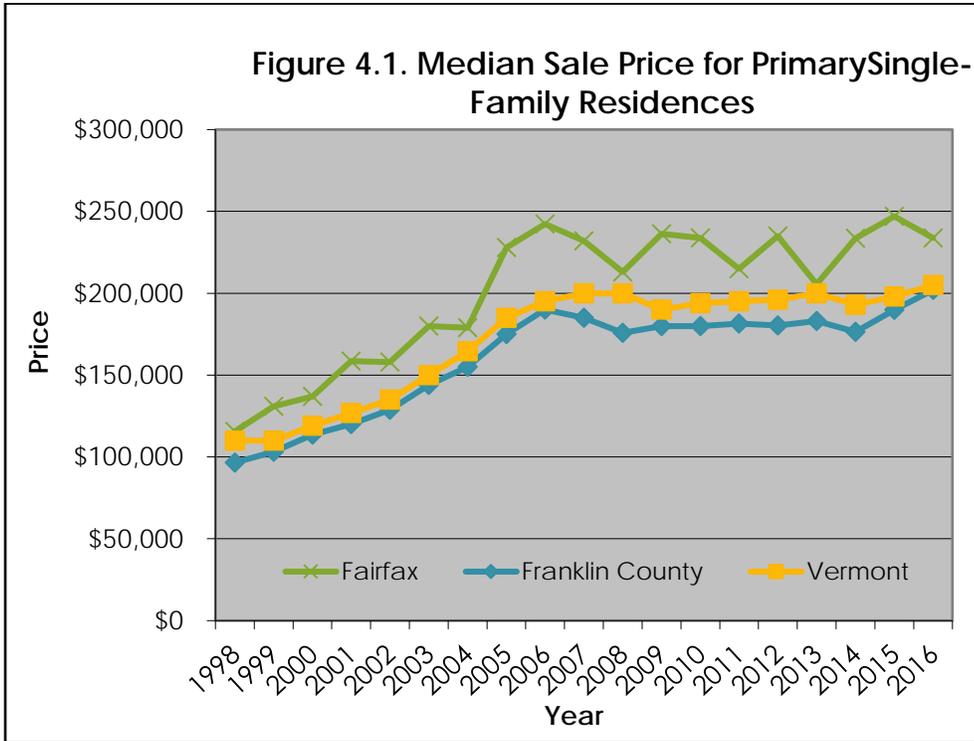
Percent of Burlington-SoBurlington MSA Median Household Income	30% of Income		Taxes and Insurance	Income Available for Housing/Month	Maximum Affordable Mortgage	Median Sale Price for Primary Single-Family Residences (2015)	Affordability Gap
	Per Year	Per Month					
Moderate-Income HH 120%     \$75,906	\$22,772	\$1,898	\$365	\$1,533	\$323,673	\$252,750	\$70,923
MSA Median Income 100%     \$63,255	\$18,977	\$1,581	\$365	\$1,216	\$256,884	\$252,750	\$4,134
Low-Income HH 80%     \$50,604	\$15,181	\$1,265	\$365	\$900	\$190,096	\$252,750	-\$62,654

Data Source: Median income based ACS 2011-2015 estimates; taxes and insurance are an estimate; median sale price for primary residences in Fairfax was obtained from the Vermont Department of Taxes; all other figures computed by the NRPC. Maximum affordable mortgage rates include a 4% mortgage rate.

**Table 4.5 Affordability Gap for Rental Costs in Fairfax**

Burlington-SoBurlington MSA Median Household Income	Income Available for Housing per Month	Median Gross Rent	Rental Affordability Gap
MSA Median Income HH (100%)	\$1,581	\$1,193	\$388
Low Income HH (80%)	\$1,265	\$1,193	\$72

Data Source: 2011-2015 American Community Survey, NRPC calculations



Transportation and Travel

Highways

Fairfax has a total of 79 miles of paved, gravel, and dirt roads and highways (excluding Class 4 and private roads) Table 4.7. The State’s classification system separates Town Highways into four categories:

**Class 1:** Form extensions of State Highways and are numbered as such.

**Class 2:** Form connections from town to town, and/or carry a more significant volume of traffic than other roads in town.

**Class 3:** All other traveled roads receiving State Aid funds.

**Class 4:** All other Town roads.

*Note: Class 4 roads do not receive any state aid, and do not have to be maintained by the town except for culverts and bridges.*

All roads having more than one dwelling have been measured, renamed, and marked in conjunction with the state-wide E911 emergency system, and 24 VSA, Chapter 61.

Road and Bridge Maintenance and Improvement

Local roads, bridges, and Town-owned culverts and storm drains are maintained on an as needed basis by the Fairfax Road Crew. The Town receives aid annually from the state for the maintenance of Class 1, Class 2, and Class 3 highways. The total amount received can vary based on the total appropriate from the general assembly; aid is distributed based upon class and mileage of highway. Six percent of the amount appropriated goes to the Class 1 highways, forty-four percent goes to Class 2 highways, fifty percent goes to Class 3 highways, and no funds are available for Class 4 highway mileage. Tax dollars and impact fees heavily supplement these funds to cover the full cost of road maintenance.

The Town has several tools available through state and regional partners to inventory, evaluate, budget, and monitor road surfaces and infrastructure such as culverts, signs, and erosion. Tools the Town has utilized include: a Road Surface Management System (RSMS), a Bridge and Culvert Inventory, and a Road Erosion Inventory. Implementing these systems help greatly in capital budgeting for future road improvements.

<b>Town Highways</b>	
Class 1 -	0.00 miles
Class 2 -	11.32 miles
Class 3 -	50.18 miles
Class 4 -	5.20 miles
<b>Total Town Highways – 66.70 miles</b>	
<b>Federal and State Highways</b>	
I-89 -	1.24 miles

### *Bike & Pedestrian*

The Village has just under 5,000 linear feet of sidewalk on the northwest side of Hunt Street and southeast side of School Street, both sides of Route 104 between Hunt and School Street, on the west side of Route 104 north of Hunt Street to Tuttle Street, and on the west side of Route 104 to just before the Lamoille River Bridge.

### *Route 104*

Heavy traffic, access management, and dangerous intersections have been issues along Route 104 for many years. The intersections with Route 104A, Fletcher Road/River Road, and Route 128 have been particularly problematic. Past planning efforts provide valuable information that the Town should continue to reference in future planning and project development efforts in the Village and along the entire corridor:

- *2005 Route 104 Corridor Study* focused on Route 104 and 104A and the multi-modal needs of the community. The text box lists the key issues identified that affect the corridor within Fairfax at the time. The Study includes recommendations for how to address the issues identified such as installing signage and traffic calming measures. To address congestion, it recommended improving traffic flow through access management for new development, expanding the internal road network, and installing a traffic light or roundabout at the Fletcher Road/River Road/Route 104 intersection; and increasing non-motorized mobility by expanding the sidewalk network and widening the roadway to include bike lanes. The study prioritizes each of these solutions and notes responsibilities and funding sources.

- *2007 Route 104/128 Intersection Study* took a finer grain analysis of improvements to this intersection. This study was instigated at the request of the Town “due to growing

### **Key Issues Along Route 104 (Based on the 2005 Route 104 Corridor Study)**

#### **From St. Albans to Fairfax Village:**

- Poor pavement conditions,
- Sight distance at intersections,
- Unsafe conditions on the “curves”,
- Excess speeds,
- Shoulder widths/multi-modal potential, and
- Increasing congestion.

#### **Within Fairfax Village:**

- Access management,
- Signage,
- Unsafe intersections,
- Sight distance at intersections,
- Excessive speeds,
- Multi-modal potential (pedestrian environment, bike lanes & amenities), and
- Congestion and peak period traffic (increasing development and growth).

#### **Between Fairfax Village and Route 15:**

- Poor pavement conditions,
- Sight distance at intersections,
- Shoulder widths/multi-modal potential.

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development pressures around the intersection and the current geometry of the dual intersections, which creates confusing traffic movements for motorists on both Route 104 and Route 128". The study prepared an analysis of six alternatives to improve the intersection, three of which were determined by the Town to be most appropriate. The recommended alternative was to eliminate the northern intersection and re-align the easterly intersection in front of Erica's American Diner. This would require minimal acreage of new right-of-way, with the potential for needing even more if the location of the intersection if moved even further to the north.

- *2016 Fairfax Gateway Study* to explore ways to better define the arrival gateways into Fairfax Village and evaluate measures to enhance their appearance, improve safety, and promote a more unified community identity. This study identified 5 gateways that serve as messaging for arrivals into both village areas as well as locations within the village to reinforce the messaging.

### *Travel to Work*

Table 4.8 lists where residents who live in Fairfax travel to work. Almost 60% of residents work at Chittenden County employers. Table 4.9 shows where people who travel to work in Fairfax reside. These data do not reflect all home-based businesses.

Table 4.8. Top 15 Communities Where Fairfax Residents Work	
Total All Jobs	2515
Burlington city (Chittenden, VT)	14%
South Burlington city (Chittenden, VT)	10%
Essex town (Chittenden, VT)	10%
Williston town (Chittenden, VT)	9%
Fairfax town (Franklin, VT)	7%
Colchester town (Chittenden, VT)	6%
St. Albans city (Franklin, VT)	6%
St. Albans town (Franklin, VT)	5%
Milton town (Chittenden, VT)	4%
Cambridge town (Lamoille, VT)	3%
Winooski city (Chittenden, VT)	2%
Swanton town (Franklin, VT)	2%
Georgia town (Franklin, VT)	2%
Hartford town (Windsor, VT)	2%
Fletcher town (Franklin, VT)	2%
All Other Locations	17%
Source: LEHD On The Map 2015	

Table 4.9 Top 15 Communities Where Workers Employed in Fairfax Live	
Total All Jobs	531
Fairfax town (Franklin, VT)	35%
Fletcher town (Franklin, VT)	9%
Essex town (Chittenden, VT)	8%
Georgia town (Franklin, VT)	5%
St. Albans town (Franklin, VT)	4%
Cambridge town (Lamoille, VT)	4%
South Burlington city (Chittenden, VT)	3%
Milton town (Chittenden, VT)	2%
Fairfield town (Franklin, VT)	2%
Underhill town (Chittenden, VT)	2%
Burlington city (Chittenden, VT)	2%
Colchester town (Chittenden, VT)	2%
St. Albans city (Franklin, VT)	2%
Winooski city (Chittenden, VT)	1%
Franklin town (Franklin, VT)	1%
All Other Locations	19%
Source: LEHD On The Map 2015	

Table 4.10 Travel Time to Work	
Less than 10 minutes	10.2%
10 to 14 minutes	5.7%
15 to 19 minutes	12.1%
20 to 24 minutes	9.0%
25 to 29 minutes	3.4%
30 to 34 minutes	25.6%
35 to 44 minutes	14.9%
45 to 59 minutes	15.5%
60 or more minutes	3.7%
Mean travel time to work (minutes)	28.2
Source: American Community Survey 2011-2015	

## Part 5: Land Resources

### Historic Sites

In addition to individual properties listed in the register, the Fairfax Village Historic District is defined as having approximately the same boundary as the Village of Fairfax when it was first laid out in 1820. Today, the district encompasses all of Maple, School, and Hunt Streets, as well as a portion of Fletcher Road, and all of Main Street from near the Lamoille River to just north of Buck Hollow Road. Table 5.1 provides the list of structures included in the Vermont State Register Historic sites in Fairfax as of 1993. *Note: Table 5.1 is not an official list of all Historic Properties, and some omissions may occur. The full list is available for review from the Vermont Division of Historic Preservation and the Town Clerk's office; the site numbers below correspond to this list.*

Unfortunately several of these structures have been lost, including Rood House, McClure House and the Howell House; the Fairfax Bridge and the Browns River Bridge were replaced for safety reasons.

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<b>Table 5.1. Registered Historic Properties in the Town of Fairfax</b>					
<b>#</b>	<b>Site Name</b>	<b>Location</b>	<b>#</b>	<b>Site Name</b>	<b>Location</b>
1	Drinkwine-Roig House	Carroll Hill	32	Fairfax Falls Bridge	Fairfax Falls
2	Gillan-Kuhn House		33	Bernard Bessette House	Goose Pond
3	Hawley-Bailey Barn		34	Bishop-Goldsmith House	
4	Webb Farm-Maplewood Dairy	Buck Hollow	35	Maxfield House	
5	Rugg-Austin-Webb House		36	Prindle-Maxfield House	
6	Coddings House		37	Giddings-Wimble Farm	
7	Parsonage-Collins House		38	Dezotelle House-Old Stone	
8	Ovitt House		39	Gerald Minor House	
9	Rugg-Gaudette House		40	Foss-McNall House	McNall Road
10	Rugg-Meigs House		41	Billado Farm	Richards Road
11	Buck-Ovitt Place		42	Fairfax Bridge	
12	Hunt-Dufford-Meade House	Mead Road	43	Methodist Parsonage	
13	Bludgeon Farm		44	Fairfax Historic District <sup>1</sup>	
14	Wycoff-Irwin House	Huntville	45	Parsonage-Ballard-Langelier House	Route 104
15	Wheeler-Heyer Farm		46	James Bellows Farm	
16	Learnerd-Martin-Wold House		48	Blenerhasset Farm – Holmes House	
17	McClure House		49	Napoli House	
18	Woodward Farm-Echo Valley		50	Bouthilette Farm	
19	Howard-Blum House		51	Bailey House	
20	Tabor House	Tabor Hill	52	Bessette House	
21	Wilkins Farm	Wilkins Road	53	Orton-McNall House	
22	Megars-Tanner House	Fletcher Road	54	Parah House	
23	Clokey Farm		55	Ayers-Bessette House	
24	Wilson-Tracey Farm		56	Boucher House	
25	Maxfield-Faymond House		57	Duval House	
26	Old Minor House		58	Magnan House	
27	Chaffee House	River Road	59	Pease-Ladoux House	Nichols Road
28	Lovegrove-Zeno House		60	Nichols House	
29	Cameron House		61	Hilbard House	
30	Howell House		62	Brown's River Bridge	

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31	Howell Place		63	Brown's Creek Warren Pony Truss Bridge
Source: Books/Maps in Town Office <sup>1</sup> 99 identified individual structures, including the Baptist Building, are encompassed within the Fairfax Historic District (site #44). See the full VT Division of Historic Preservation Historic Sites and Structures Survey.				

### Natural Resources

#### Steep Slopes

The Soil Conservation Service provides general guidelines for development limitations on steep slopes, listed in Table 5.2.

Table 5.2 Soil Slope Classifications	
0-3%	generally suitable for most types of development but may require drainage
3-8%	most desirable for development because these areas generally have the least restrictions
8-15%	suitable for low-density development with particular attention given to erosion control, runoff, and septic design
15-25%	unsuitable for most types of development and septic systems, construction costly, erosion and runoff problems likely
>25%	all types of construction should be avoided, careful land management for other uses is needed

#### Soils

The current patterns of development and land use are directly related to the underlying geology and soils. Listed in Table 5.3 are the major soil types in Fairfax.

**Table 5.3 Major Soils Types in Fairfax**

#### *The Lyman-Peru-Marlow*

Occupies the largest proportion of Fairfax's acreage. These soils were formed in glacial tills on uplands and are characteristically loamy, low in lime, and have hardpan layer or bedrock near the surface. The deeper and better-drained soils of this group have good agricultural potential. Due to steep slopes, and shallow depth to bedrock, construction restrictions are severe.

#### *Munson-Buxton-Belgrade-Scantic*

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Formed in water-deposited material on old lake plains. These are generally deep, moderately well-drained to poorly-drained silty and clay soils which are medium in lime. Where slope and drainage are also favorable, these are classified as prime agricultural soils, but restrictions for construction are severe.

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### *Limerick-Hadley-Winooski*

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Deep, silty floodplain soils medium in lime. Assuming adequate drainage, these have prime agricultural standing.

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### *Windsor-Eldridge (Missisquoi)*

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Covers a substantial portion of the town. Deep, sandy, and sandy-over-silty soils on terraces and old lake plains. The low lime and excessive leaching characteristics, however, limit their agricultural capability, but present only moderate restrictions for construction.

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### *The Carlisle-Terric Medisaprists*

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Very poorly drained black decomposed material with slopes of less than 1% characterized by bog. The depth to bedrock is more than five feet in places placing severe restrictions on construction.

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### *Woodstock-Tunbridge-Rock outcrop*

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Shallow to moderately deep soils and is excessively drained. It is shallow to bedrock with slopes of 25 - 60%. It is severe for construction due to slope and depth to bedrock.

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### *Cabot-Westbury*

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Deep and nearly level to sloping. It is somewhat poorly drained loamy soils, and stony to extremely stony. It presents severe constraints for construction due to large stones and wetness.

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### *Agricultural Soils*

Agricultural soils are those that have characteristics suitable for producing food, feed fiber, forage, and oilseed crops; the present use of the land may be cropland, pasture, forestland, or other land uses but not built-up. The following definitions are from the 2006, Farmland Classification System for Vermont Soils report by NRCS.

Prime Farmland has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods.

Farmland of Statewide Importance have similar characteristics but have one or more limitations that restrict the choice of crops and require more intensive management than prime soils.

Farmland of Local Importance in Franklin County are defined as Missisquoi Loamy Sand, 8 To 15 Percent Slopes.

### *Deer Wintering Areas*

Deer wintering areas provide critical habitat for white tail deer and other species of vertebrates. These areas of hemlock, spruce, fir, cedar, and pine species provide shelter from deep snows, and permit easier winter travel for deer, compared to deciduous forests where the leafless tree branches do not prevent snow from reaching the ground. Occasionally, deer wintering areas will be found where softwood species are not dominant. These areas are usually found where south-facing slopes provide adequate solar radiation to limit snow depth.

### Water Resources

#### *Groundwater*

The availability of ground water suitable for drinking water supply varies considerably throughout the town. According to the Groundwater Favorability Map of the Lamoille River Basin (Vermont Department of Water Resources, 1967), Fairfax has low-groundwater potential likely suitable for domestic purposes only, while the Lamoille River Floodplains may have potential for higher yields.

An investigation of a well or spring, including an analysis of available flow, water quality data, and surrounding geology can determine the land surface area where the drinking water is drawn, which is called the recharge area or Source Protection Areas (SPA). Public water supplies should be carefully guarded from contamination and are required to have Source Protection Plans (SPP's) approved by the state. Public water supplies include community water systems (municipal water systems or development water systems that serve at least 25 residents or 15 service connections), non-transient, non-community water systems (i.e. a school, daycare, or business), and transient, non-community water systems (i.e. motels, gas stations, and restaurants with their own source of water). SPP's are required to include delineation of a source water assessment or protection area; inventory of the potential contaminants of concern to that area; assessment of the susceptibility of the drinking water source to contamination; a management plan for the potential risks; and a contingency plan in case of an emergency.

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Potential sources of groundwater contamination include stormwater runoff, underground storage tanks, aboveground storage tanks, gas stations, septic systems/leach fields, auto body and repair facilities, businesses, such as dry cleaning, photo finishers, printers, furniture strippers, health clinics, beauty salons, and dental offices, agricultural activities includes areas of pesticide and fertilizer application and storage, road salt storage and use, industrial facilities, waste disposal sites, salvage yards, hazardous storage or disposal sites, private wells, high traffic areas, forestry operations, mining operations or drainage, and radioactive waste storage facilities or disposal sites.

### Seasonal High Water Table

Low elevation areas with high water tables contribute to ground water recharge. Often these are identified with significant wetlands or bogs, which when near development should be buffered. These areas have unconfined groundwater at or near the ground surface for part of the year and may be polluted easily by application of nutrients from septic tanks or other sources. Once contaminated, these waters may present health hazards locally and pollution of surface waters should the groundwater contribute to stream flow or wetlands.

### Surface Water

#### Headwaters

Stream headwaters, located in the upper reaches of a watershed are usually cool, have high oxygen content, and low nutrient content. For this reason, upland streams tend to be highly productive per unit area and are extremely sensitive to sedimentation and pollution discharges.

Many streams only flow during periods of high runoff when the water table rises and intersects the stream channel. All of these factors make headwaters and pristine streams extremely sensitive to disturbances resulting from forestry and urbanization.

### Wetlands

The Vermont Wetlands Rules, revised and adopted in 2017, protect areas identified by the Vermont Water Resources Board as significant. A number of activities are allowed inside significant wetlands, including silvicultural and agricultural activities, providing no dredging, filling, or alterations to water flow occur. Significant wetlands fall under three separate classifications:

- Class I wetlands are those which are considered exceptional or irreplaceable, and merit a high degree of protection under the Vermont Wetlands Rules. There are no class 1 wetlands in the Town of Fairfax.

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- Class II wetlands are those that appear on NWI maps and any contiguous unmapped wetlands, and are protected by a minimum 50 foot buffer. There are 1,326 acres of class II wetlands in the Town of Fairfax (5.2% of total land area) (Figure 4.4). The largest wetland in town is Fairfax Swamp at approximately 357 acres.
- Class III wetlands are those that do not appear on National Wetlands Inventory maps, and are not considered significant. Total acreage and their locations are therefore not known. As a result, Class III wetlands are not protected under the Vermont Wetlands Rules, but may be regulated under the Clean Water Act, Sec 404.

### Natural Hazards and Resilience

#### *Promoting Hazard Resilient Measures*

There are several steps a community can take to reduce the risk of damages and increase the safety of the community. Measures can be taken that consider directing new development and capital improvements outside these sensitive areas. Additional measures should be utilized to reduce the potential for future damages and increase preparedness for disaster response.

In October 2014, the state outlined minimum measures communities should take to reduce flood related risks and prepare for emergencies. Communities that adopt these measures will receive a reduced local match to public assistance funds from Vermont's Emergency Relief and Assistance Fund (ERAF). The four minimum mitigation measures include:

1. Adopt the most current Town Road and Bridge Standards (see VTrans Orange Book: Handbook for Local Officials).
2. Adopt flood regulations that meet the minimum standards for enrollment in the National Flood Insurance Program.
3. Annually adopt and maintain a Local Emergency Operations Plan (LEOP).
4. Adopt a FEMA-approved Local Hazard Mitigation Plan.

Fairfax has adopted all four of the minimum mitigation measures.

#### Emergency Operations Plan

The Fairfax Emergency Operations Plan is updated annually and identifies the emergency responsibilities of all appropriate municipal officials and officers; identifies local shelters and emergency operation centers; and outlines necessary communication and command protocols. Copies of the emergency operations plan are available for review at the Town Office.

### Land Use

#### *Working Lands*

The *Use Value Appraisal of Agricultural, Forest, Conservation and Farm Buildings Property* program, known as "Current Use" is administered by the Division of Property Valuation and Review within the Vermont Department of Taxes. According to the department's website, the purpose

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of the law was to allow the valuation and taxation of farm and forest land based on it remaining in agricultural or forest use instead of its value in the market place. Through this program, the state reimburses municipalities for the balance in tax revenue, removing any fiscal municipal impacts for preserving the Town's undeveloped natural resource lands. To enroll, landowners must have 25 contiguous acres of forestland or agricultural land in active use. Small agricultural properties could be considered if they generate at least \$2,000 annually from the sale of farm crops, or actively used agricultural land owned by or leased to a farmer.

<b>Year</b>	<b>Number of Parcels</b>	<b>Total Acreage</b>	<b>Homestead Acres</b>	<b>Non-residential Acres</b>
2015	99	12,151	8,716	3,435
2010	100	12,267	8,770	3,497
2006	90	11,591	8,938	2,653