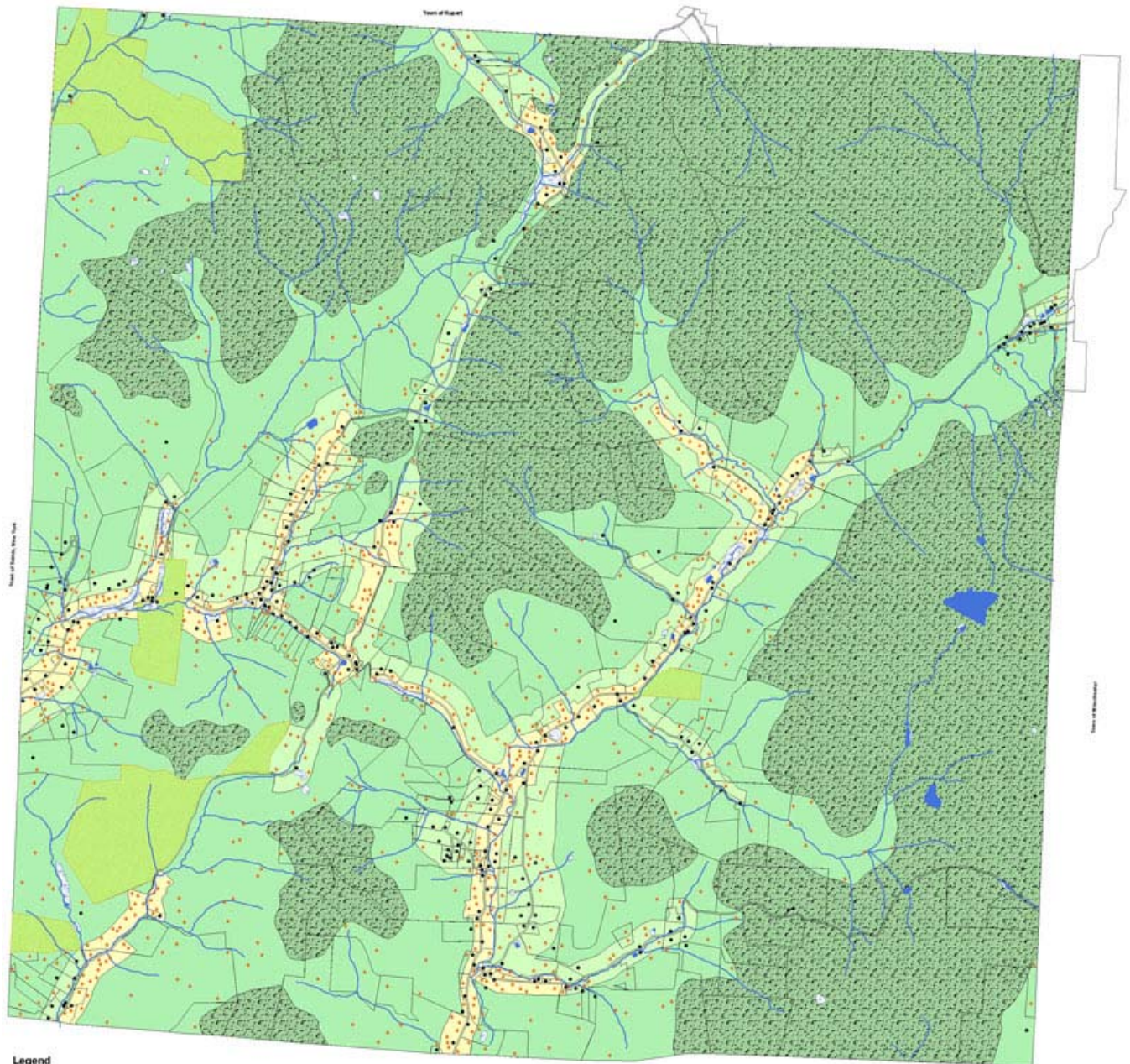


Town of Sandgate, Vermont Build-out Analysis



Legend

- New Single Family Residential
- Houses
- 1600 Feet Elevation and Higher (Restricted)
- Conserved Lands
- Rivers and Streams
- Wetlands
- Lakes and Ponds
- Buildable Area**
- Land Use Designation**
- Forest 1
- Forest 2
- Rural Res

0 0.25 0.5 1 1.5 2 Miles





In 2007 the Sandgate Planning Commission received a Municipal Planning Grant from the Vermont Agency of Commerce and Community Development to perform a Build Out Analysis in order to gain an understanding of the development prescribed by the current land use regulations.

Build-out analyses allow planners to estimate the amount and location of development for an area. Performing a build-out analysis is the

step in the community planning process that identifies the holding capacity of the land. Build-out calculations are based on assumptions for density, physical constraints to development, and land-use regulations that define the size and placement of structures for that area. A build-out analysis provides an answer to the question “how many buildings could be built in this area according to current land-use regulations?” A build-out analysis provides a convenient reference for future planning because it represents a theoretical maximum. It does not imply or forecast how many buildings will actually be built.

This example, which projected an additional 897 single-family houses, could be viewed as “the worst case” scenario. The only constraints to development that were considered are lands above 1600 feet in elevation, conserved lands and wetlands. No new houses were placed in these geographic locations. It should be clearly understood that “site specific” development constraints such as steep slopes, wet soils, shallow depths to bedrock, flood hazard areas, and septic system design were not considered in this build-out scenario.

All the maps utilized in this planning exercise can be viewed at www.sandgatevermont.com.