
*Shaping Development in Vermont Towns:
A Case Study of Stowe, Vermont*

Jacob H. Webster

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Abstract

In order to maintain its attractiveness both as a destination resort and a place to live, Stowe, Vermont should adopt a "transfer of development rights" program. The program should work in conjunction with a carefully planned growth centers scheme to ensure that development occurs in a traditional New England pattern. In this paper, I will describe what I see as Stowe's concerns about development, discuss general criticisms of zoning throughout the United States, and then relate them to zoning in Stowe. I will show that Stowe's zoning needs to be changed, highlighting one example of unpopular development that is currently allowed, and one idea that has some support but is currently prohibited by zoning—growth centers. Then, I will discuss a relatively new idea in land use control, transfer of development rights, which promises to create a more attractive development pattern in a more equitable manner than would be possible with conventional zoning. Finally, I will propose a transfer of development rights program for Stowe, Vermont.

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