



SHOREHAM

-Addison County, Vermont-

A Community Profile

**Prepared
October 2009**

**For the
Shoreham Community Visit Team**

Vermont Council on Rural Development

PO Box 1384, Montpelier, VT 05601 • 802-223-6091 • info@vtrural.org • www.vtrural.org

Table of Contents

Profile Sections	page
1. Town Organization.....	1
2. Human Capital	3
3. Income and Employment.....	5
4. Housing Demand and Affordability	6
5. Infrastructure and Its Use	8
6. Social Capital	9
7. Natural Resources	10
8. Profile Information Sources.....	11

A Note to the Reader

This profile has been put together using existing data and information from various sources. It is meant to facilitate further on-the-ground exploration into the particular community, which will likely result in much more detailed and actionable information than could ever be obtained from any text or website.

Materials below are organized to reflect community characteristics and resources and draw heavily upon easily accessible information at the Center for Rural Studies (CRS) website along with the Shoreham Town Plan, Shoreham Annual Report, and U.S. Census Data. Please let us know if you find omissions, inaccuracies and errors of fact.

Thank you,

Vermont Council on Rural Development

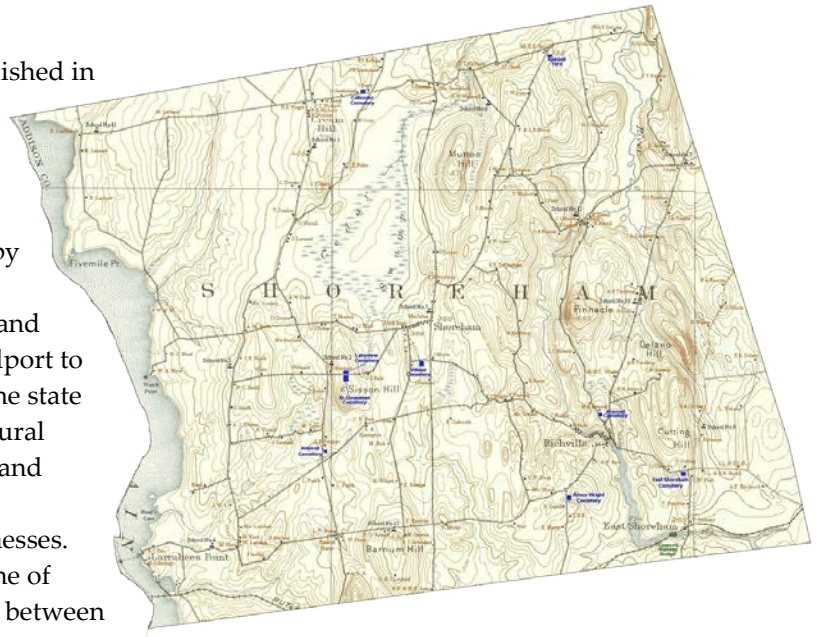
1. Town Organization

Where is Shoreham?



The town of Shoreham, established in 1761, is a thriving lake-shore town located in Addison County. Shoreham lies at the southern end of the Champlain Valley, bounded by Lake Champlain to the west, Orwell to the south, Whiting and Cornwall to the east, and Bridport to the north. Across the lake is the state

of New York. Shoreham is primarily an agricultural community of orchards, dairy and niche farms, and numerous commercial endeavors, as well as an increasing number of smaller home-based businesses. Shoreham is also home to the “Fort Ti” Ferry, one of oldest ferries in the US, in continuous operation between Shoreham and Ticonderoga, N.Y., since 1788.



What's in a Name?

It has been said that the name of Shoreham is derived from the town's shore location on Lake Champlain. A more probable explanation is that it was named for the English town of Shoreham-by-the-Sea, about halfway between Bristol and Portsmouth on the English Channel. In many of the earliest records for Vermont's Shoreham the name is spelled *Shorum*, reflecting what is still the locally accepted pronunciation.

Brief Chronology

- 1761 – Charters were obtained for Bridport and Shoreham by Col. Ephraim Doolittle October 8, 1761.
- 1766 – First settlement began when a group of 14 men came up, built a small cabin and began clearing land. All but one cleared out when the Revolution broke out. He was captured twice by the Indians.
- 1775 – Because of its location, Shoreham was instrumental in the capture of Fort Ticonderoga by the Green Mountain Boys on May 10, 1775.
- 1783 – Settlement began in earnest with development of schools, stores, churches, and post offices in small hamlets.
- 1810 – Newton Academy was built in and is the oldest secondary school still standing in the State of Vermont. It has long been a focal point of the village common and has served the community as a private school, public school and complete educational facility with grades from 1 through 12, finally closing doors on Shoreham High School in 1969. It reopened as a Shorewell Health Clinic in the 1980's. The Newton Academy Restoration Corp (NARC) currently has restoration plans underway.
- 1816 – Merino sheep were imported. For much of the 19th century they brought wealth and recognition to the town.
- 1820's – population of the town decreased when space ran out for new farms and young people moved west.

2009 Community Profile – Shoreham, VT

1904, 1918, 1936 – The post offices were discontinued at Cream Hill, Larrabee’s Point, and both East Shoreham and Shoreham Center.

1906 – Platt Memorial Library was built. Friends of the library are currently raising funds for a 2,000 sq. ft. addition.

1960 – Shoreham Post Office opened

2003 – Town Plan passed

2008 – Zoning Bylaws did not pass

Government and Civic Structure

The Town of Shoreham is governed by a five-member Selectboard, which has general supervision and control over the affairs of the town. There is one post office in town located near the village center. Local Fire and First Response groups are all-volunteer.

Table 1.1 – Shoreham General Town Characteristics

Town Name	Shoreham
County	Addison
Year of Town Charter	1761
Incorporated Villages	None
Neighborhoods and Planning District Areas in town	Shoreham Village, Richville, Lapham's Bay (Torrey Island), Larrabee’s Point, and Happy Evie
Source: <i>Vermont Indicators Online</i> . retrieved 2009. http://crs.uvm.edu/indicators ; Shoreham Town Plan, 2003.	

Planning and Zoning

The Planning Commission has spent several years working on zoning by-laws, which were defeated in a town vote in 2008 leaving the existing zoning regulations dating back to 1968 in effect. They are continuing to work on a set that can be approved by Shoreham residents. The 1968 zoning regulations don’t take into account land uses common to today’s life styles such as the need for home based businesses, home occupations, in home day care centers, telecommunication facilities, and wind towers, etc.

Table 1.2– Shoreham General Planning & Development Characteristics

Town Plan	Yes
Zoning Ordinance	Yes
Subdivision Ordinance	No
Development Review Board	No
Development Type ¹	Outlying Town
Persons per Square Mile, 2000	28.09
Persons per Square Mile, 1990	25.63 (state average is 65.8)
Area in Square Miles	46.13
Source: <i>Vermont Indicators Online</i> . retrieved 2009. http://crs.uvm.edu/indicators .	

¹ Classified by the Vermont Forum on Sprawl.

2009 Community Profile – Shoreham, VT

Town Plan, 2003-2008

In 2003, Shoreham printed their 5-year town plan. Some of the "over-arching" goals of this plan include:

- A. Promote the general health, safety, and economic well-being of Shoreham's residents.
- B. Encourage Shoreham's rural, agricultural character and quality of life.
- C. Provide ways to encourage citizen involvement in developing community pride and cohesiveness that are consistent with the goals of this plan.
- D. Respect and protect the property rights of individuals, within a framework that recognizes and considers the concerns and needs of the community at large.
- E. Manage change in such a way so that the ability of the town to provide educational and other services to its residents will not be compromised, insufficient, or overextended, and that allows the town to finance and meet the expense of new infrastructural needs.
- F. Support the use of Accepted Agricultural Practices and their protection by Vermont's Right to Farm Law.
- G. Develop an environment for new job opportunities, such as agriculturally-related businesses or cottage industries, which are compatible with the goals of this plan, in order to diversify and stabilize our tax base, as well as to provide employment close to home for Shoreham's residents.
- H. Support the availability of low and moderate cost housing in Shoreham.
- I. Allow for changing energy and utility needs.
- J. Encourage planning efforts and open dialogue between Shoreham's citizens and the local branches of government.

The 2003 town plan is available on their website: <http://www.shorehamvt.org/town/docs/index.shtml>. Shoreham will be looking this year at creating a new town plan and has applied for a planning grant to help defray the expense.

Shoreham Commons Planning Project, May 2003

With broad-based community input, the Shoreham Commons Task Force developed a master plan for the improvements to the village green and contiguous public buildings. Their 60-page report was published and some say has just "sat on a shelf" as many of the recommendations have not been completed.

2. Human Capital

Since 1791, when the population was 721, the number of Shoreham town residents has fluctuated. In 1800, it reached a high of 1,447 inhabitants, while in 1970 it dipped to 790. Today, the population is estimated at 1,295. Shoreham's growth rate in the last decade has increased by about 1%. The state average for the same period is 2%.

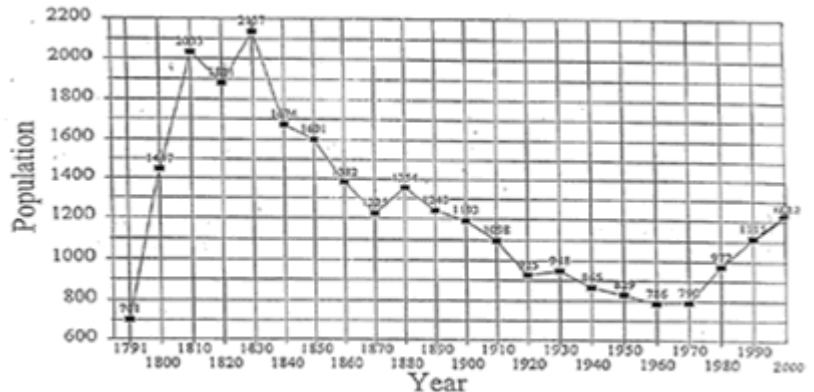


Figure 2.1 – Shoreham Population chart, 1791-2000

Source: UVM's Center for Rural Studies

2009 Community Profile – Shoreham, VT

Table 2.1 – Shoreham Population Characteristics

	Shoreham	Addison County
Population Estimate, 2009	1,295	36,760
Total Population, 2000	1,222	35,974
Total Population, 1990	1,115	
Percent Age Dependent, 2000 (Under 18 and over 65)	39.9%	36.2%
Percent Native Born (United States), 2000	97.5%	96.5%
Percent Reporting Irish Ancestry, 2000	13.9%	14.8%
Percent Reporting French Canadian Ancestry, 2000	16.6%	10.2%

Sources: US Census Bureau. 2000 Census of Population and Housing. *Vermont Indicators Online*. retrieved 2009. <http://crs.uvm.edu/indicators>. *American FactFinder*. retrieved 2009. <http://factfinder.census.gov>.

Table 2.2 – Shoreham Age and Gender Demographic Comparisons

	Shoreham		Addison County	
	1990	2000	1990	2000
Total Population	1,115	1,222	32,953	35,974
Percent 0-19 Years Old	31.7%	29.6%	31%	29.6%
Percent 20-24 Years Old	4.6%	3.9%	9%	7.9%
Percent 25-44 Years Old	34.2%	28.1%	32.6%	26.9%
Percent 45-64 Years Old	18.7%	25.8%	17%	24.3%
Percent 65+ Years Old	10.8%	12.5%	10.4%	11.4%
Median Age		38.2		36.1
Percent Male	50.2%	49.7%	49.8%	49.4%
Percent Female	49.8%	50.3%	50.2%	50.6%

Sources: US Census Bureau. 2000 Census of Population and Housing. *American FactFinder*. retrieved 2009. <http://factfinder.census.gov>.

Shoreham's age and gender distribution is generally similar to that of Addison County as a whole.

Table 2.3 – Shoreham Town Educational Attainment (highest level achieved), 2000 (percent persons 25 years and older)

	Shoreham	Addison County
Less than High School/No Diploma	14.1%	13.6%
High School Diploma	36.6%	33.8%
Some College	19.8%	15.8%
Bachelor's / Associate's Degree	18.4%	24.9%
Graduate / Professional / PhD Degree	11.2%	11.9%

Sources: US Census Bureau. 2000 Census of Population and Housing. *American FactFinder*. retrieved 2009. <http://factfinder.census.gov>.

3. Income and Employment

The Shoreham Apple Producers Association had the first controlled-atmosphere apple storage in the country and was a vital part of the Shoreham economy for sixty years. More recently there has been a significant reduction of people employed in the apple industry, as a number of orchards have been discontinued and the Shoreham Cooperative Apple Producers Association (“The Co-op”) has discontinued packing apples. Other agricultural industries have seen an increase in employment, however. In particular, farms with direct sales of produce, expanded dairy farms, milk-hauling services, and diversified farms have seen an increase in both total employment, and increases in the wage scale. Many agricultural and agriculturally-related workers have seen a relative increase in wages.

Income Measurements and Issues

	Shoreham	Addison County	Vermont
Annual Average Wage, 2008 ²	\$27,431	\$36,357	\$38,326
Per Capita Income, 2000	\$17,650	\$19,539	\$20,625
Median Family Income, 2000	\$43,958	\$49,351	\$48,625
Median Household Income, 2000	\$39,375	\$43,142	\$40,856
Poverty Rate, 2000	7.5%	8.6%	9.4%
Child Poverty Rate (w related children under 18 years), 2000	7.8%	9.1%	10.7%
Elderly Poverty Rate (persons 65 years or over), 2000	4.7%	8%	8.5%
Percentage of Households with Public Assistance Income, 2000	2.4%	3.8%	4.8%

Sources: US Census Bureau. 2000 Census of Population and Housing. *Vermont Indicators Online*. retrieved 2009. <http://crs.uvm.edu/indicators>; Vermont Department of Labor: <http://www.vtلمي.info/detftp.htm>

	Shoreham Elementary (K-6)	Middlebury Union Mid. School (7-8)	Middlebury Union High School (9-12)	Vermont Total (K-12)
Children on Food Stamps (2006 – data not available after 2006)	9.4%	8.1%	8.1%	10.8%
In Free and Reduced Lunch Program (2007-08 year)	NA	23%	19%	29%

Source: VT Dept. of Education. *Vermont School Report*. retrieved 2009. <http://crs.uvm.edu/schlrpt>.

² Annual average wage is measured for jobs in Shoreham, not for Shoreham residents. The other income measurements in the table are for Shoreham residents, wherever they may work.

Employment and Unemployment

Table 3.3 – Shoreham Employment Characteristics		
Top Five Industries, 2000 (employed persons 16 years and over)		
Educational, health, and social services	25.9%	
Agricultural, forestry, fishing and hunting, and mining	16.1%	
Manufacturing	12.9%	
Retail Trade	10.8%	
Construction	5.9%	
Labor Force and Unemployment	Shoreham	Addison County
Civilian Labor Force, 8/2009	810	21,550
Unemployment Rate, 8/2009	6.3%	5.5%
Unemployment Rate, 8/2008	4.6%	3.9%
Sources: US Census Bureau. 2000 Census of Population and Housing. <i>American FactFinder</i> . retrieved 2009. http://factfinder.census.gov . Vermont Dept. of Labor. <i>Labor Force & Unemployment</i> . retrieved 2009. http://www.vtلمي.info/detftp.htm		

4. Housing Demand and Affordability

The number of second homes and part-time residents in Shoreham has increased significantly. The 2000 Census report indicates that out of a total of 556 housing units in Shoreham, 469 were classified as year-round residences and 87 (15.6%) were seasonal units. Of the 469 year-round units, 16 were classified as vacant. For the remaining 453 units, 353 (77.9%) were owner occupied, and 100 (22.1%) were renter occupied.

The number of housing units in Shoreham has increased by over 91% from 1970 through 2000, largely because of changes in the agricultural sector and booms in the local real estate and "professional jobs" market. In the last three decades there has been a trend toward conversion of farms (or parts of farms) into large acreage residential lots. While some land use conversion has occurred on marginal lands, such as pastures or small meadows, enough development has occurred on Primary Agricultural Soils, and/or adjacent to existent agricultural operations so as to put development pressures on working farms.

2009 Community Profile – Shoreham, VT

Table 4.1 – Shoreham Household and Family Characteristics

	1990	2000
Number of Households	388	453
Number of Families...	308	343
Average Household Size	2.87%	2.7%
Average Family Size	3.24%	3.08%
Total Housing Units	511	556
Owner-Occupied...	309	353
Renter-Occupied...	79	100
Seasonal, recreational, or occasional use...	92	87
Vacant...	31	16
Percent Increase in Households (1990-2000)		14.3%
Percent Increase in Housing Units (1990-2000)		8.09%

Sources: US Census Bureau. 1990 & 2000 Census of Population and Housing. *Vermont Housing Data*. retrieved 2009. <http://www.housingdata.org>.

Table 4.2 – Housing Costs

	Shoreham	Addison Cty.	Vermont
Median Price of Primary Homes Sold in 2008	\$249,900	\$212,500	\$200,000
Single Family Homes...	252,450	217,500	208,000
Median Monthly Ownership Costs (with mortgage), 2000	1,063	1,001	1,021
as Percentage of Household Income, 1999...	22.2%	21%	20.2%
Median Gross Rent, 2000 ³	538	565	553
as Percentage of Household Income, 1999...	19.5%	23.8%	26.2%
Percentage of households with ownership costs at or above 30% of household income, 1999	23%	25.8%	23.1%
Percentage of households with rental costs at or above 30% of household income, 1999	16.3%	30.7%	37.5%

Sources: US Census Bureau. 2000 Census of Population and Housing. *Vermont Housing Data*. retrieved 2009. <http://www.housingdata.org>.

Table 4.3 – Shoreham Property Taxation

	2008	2007
Municipal Tax Rate (per \$100)	\$0.45	\$0.44
Educational Tax Rate for Homesteads (per \$100)	\$1.4352	\$1.2727
Educational Tax Rate for Non – Residential (per \$100)	\$1.3399	\$1.1658
Common Level of Appraisal Ratio	94.19%	1.0150%

Sources: Shoreham website: <http://www.shorehamvt.org/town/clerk/taxes.shtml>
Vermont Indicators Online. retrieved 2009. <http://crs.uvm.edu/indicators>.

³ Includes contract rent plus utilities.

5. Infrastructure and Its Use

Transportation

Shoreham contains the intersection of Routes 22A and 74. There is no major public transportation service through the area. Addison County Transit Resources (ACTR) offers bus transit services along the Middlebury-Rutland corridor and connectors to the Burlington area, but not directly in or out of Shoreham. Rail service to Albany and New York City leaves from Rutland and Fair Haven daily. The Ticonderoga Ferry provides seven-minute daytime crossings on Lake Champlain between Ticonderoga New York and Shoreham.

Vehicular traffic on Shoreham's relatively narrow roads has increased in both speed and numbers over the past 15 years, making pedestrian, bicycling, and other types of non-vehicular road use dangerous. Bicycle traffic along all roads in town has increased to the point where a conflict between bicycle and vehicular traffic is apparent.

# road miles	62.35
# gravel miles	50
# asphalt miles	12.35
# state highway miles	16.32
Sources: Shoreham Town Plan, 2003-2008.	

Total Number of Workers 16 Years of Age and Older, 2000	670
...who Drove to Work Alone	452
...who Carpooled to Work	100
...who Walked to Work	34
...who Worked at Home	77
who worked outside of town	458
who worked outside of county	106
Total Number of Accidents, 2001	5
Number of Accidents Involving Fatalities, 2001	1
Sources: US Census Bureau. 2000 Census of Population and Housing. Vermont Agency of Transportation (VTrans). 2001. <i>Vermont Indicators Online</i> . retrieved 2009. http://crs.uvm.edu/indicators .	

Water and Sewer Infrastructure

The Shoreham Wastewater Treatment Facility was completed in 2001 and is currently running at 41% capacity. It provides sewage disposal for all businesses and residences in the Village area. There were no new hookups to the system in 2008. Sewage disposal for the rest of town is provided by individual on-site septic systems.

Tri-town Water is a public utility controlled by users in the towns of Shoreham, Bridport, and Addison. Tri-town supplies potable water to more than 90% of Shoreham's households and businesses, and the remaining locations rely on on-site wells.

The existing zoning regulations do not comply with State wastewater regulations. Changes must be made to bring the Regulations into compliance.

6. Social Capital

Schools

Shoreham is one of seven communities that make up the Addison Central Supervisory Union School District. Shoreham's children attend grades K-6 at Shoreham Elementary School, and students in grades 7-12 are bused to Middlebury Union Middle and High Schools. Vocational classes are available through Patricia Hannaford Career Center. Home schoolers have been able to have access to school programs and facilities.

Shoreham's elementary school was built in 1955, and was approved for 165-student capacity. Since then, new state regulations have been adopted and the school currently has a capacity of 141 students. From 1989 to 1994 several large upgrading projects have been completed at the school, and the entire building is now handicapped accessible. In 2002 Shoreham Elementary School's roof repairs and renovation work was completed at the cost of \$740,000.

Enrollment at Shoreham Elementary peaked in 1992 with 155 students. The 2002-03 enrollment was 118 students. Projections of future enrollment over the next 10 years are holding at current levels or a decline in students. Decreased school enrollment is not unique to Shoreham; it is a statewide trend. These projections, however, could be affected by either (or both): 1) major new housing development(s) intown; and 2) any sudden or significant change in the relative affordability of land/housing in Shoreham, as compared to surrounding towns.

	2005-06	2006-07	2007-08	State 2007-08*
Total School Enrollment	94	91	87	94,114
Attendance Rate	95.4%	95.7%	N/AV	N/AV
Retention Rate	1.1%	N/AV	N/AV	N/AV
Student/Teacher Ratio	9.49	9.19	8.79	11.13
Eligible Special Education	19.1%	15.4%	13.8%	14.9%
Home Study Number	6	4	6	2,096

*All Vermont students K-12.
 Source: VT Dept. of Education. *Vermont School Report*. retrieved 2009. <http://crs.uvm.edu/schlrpt>.

Websites and Communication

Shoreham’s website: <http://www.shorehamvt.org/town/index.shtml> is well organized and full of information for residents. It includes links to downloadable documents, a current community events calendar and other information related to town business. The town also produces a newsletter 3 times a year and past issues are available for download. Shoreham has an annual festival with a wide variety of activities (including the popular garden tractor pull), exhibits and food and ends with a fireworks display.

7. Natural and Historic Resources

Shoreham’s natural resources include agricultural soils, surface waters including Lake Champlain and Lemon Fair River, ground waters, shoreline areas, earth resources, wildlife and plant life, wetlands such as the Cedar Swamp, and several prominent hills in a rolling topography typifying the area.

Agricultural Lands

A significant percentage (60%) of the town's land is composed of Primary Agricultural Soils, which is a state rating used to indicate good to excellent fertility. Most of this land is used for crop production, and the topography ranges from gently to moderately sloping. Land used for agriculture in Shoreham comprises about 70% of the town's total land base, with the remaining 30% divided up between the following categories: Residential, Commercial, Forest, Other Open Land, and Other (including roads, water, etc.).

Farming has historically been the single most important land use activity in Shoreham. Shoreham’s tillable land is relatively flat and very productive, and the climate is favorable for a variety of agricultural uses. The agricultural community has made a commitment to economically successful farming, which is reflected in the working landscape. This commitment has resulted in the maintenance of a “critical mass” of agricultural activity and land use that helps attract and sustain the necessary support industries associated with farming. As land use patterns change and population densities increase, Shoreham is looking to build on this asset and sustain agriculture in the long term. Shoreham has a large number of farmers who have sold their development rights, placing conservation easements on their land. Currently there are over 7,100 acres that have been conserved representing over 23.6% of the total land in Shoreham.

Lakes and Rivers

Lake Champlain lies along the whole western border of Shoreham. The Lemon Fair River begins at the Richville Pond. Considering its lakeshore location, it is notable that their town plan makes little mention of the lake (or the pond) and its asset to the community.

Table 7.1 – Shoreham Selected Natural and Geographic Information

Land Area (acres)	27,840
Water Area (acres)	1,804.8
Total Private & Public Conserved Lands, Acres, 1999	5,440.45
Percent Private % Public Conserved Lands, 1999	18.4%
Federal Administered Conserved Lands, Acres, 1999	0
State Administered Conserved Lands, Acres, 1999	279.52
Sources: Center for Rural Studies / VCGI. 2005. Vermont Indicators Online. http://crs.uvm.edu/indicators	

Public Space and Buildings

Shoreham's community facilities are a 12 acre village common that is the location of various town sheds, the Town Clerk's office, Platt Memorial Library, Newton Academy building, Shoreham Elementary School, Shoreham Congregational Church, the Masonic Building, Morton Park, the Farnham property, and a large multi-use recreational field.

Shoreham has several old buildings, including the Newton Academy, Village School House, and Platt Memorial Library all of which are in need of repair, restoration, or expansion. Both the Library and the Newton Academy Restoration groups have embarked on extensive fund-raising campaigns [Platt Memorial Library](#), [Newton Academy](#). There are initiatives in need of support to redevelop the town offices and library.

Recreational facilities include two state fishing and boating accesses on Lake Champlain, a town access to Lake Champlain, and two state fishing accesses on Richville Pond. The Town Common is used for a variety of recreational activities such as baseball, softball, basketball, and town festivities. The Town also owns a five-acre municipal forest on Lapham Bay Road, called Morton Park in honor of Shoreham's native son and the 22nd Vice President of the U.S., Levi P. Morton.

In 2002, the Vermont Design Institute was hired to develop a strategic plan for the village center, which followed town planning goals. A large community engagement process was included. Currently some residents feel the document has been underutilized.

Historic Resources

Shoreham's historic and cultural heritage is well documented by numerous residential, agricultural, and educational structures. The following properties have been designated and are listed on the National Register of Historic Places: the East Shoreham Covered Railroad Bridge, Larrabee's Point, Hand's Cove, the Congregational Church, and the school house on Elmendorf Road. Fifty-five sites and structures in Shoreham are on the State Register of Historic Sites, and the village is a Historic District on the State Register. The historic significance of Hand's Cove has been recognized through a conservation easement on an adjacent property. At least one farm is listed in the National Register of Historic Places.

8. Profile Information Sources

This Community Profile is an attempt to bring together information from many different sources.

For data:

- *Vermont Indicators Online*. retrieved 2009. <http://crs.uvm.edu/indicators>
- US Census Bureau. 2000.
- *American FactFinder*. <http://factfinder.census.gov>.
- Vermont Department of Labor: <http://www.vtlmi.info/detftp.htm>
- VT Dept. of Education. Vermont School Report. UVM Center for Rural Studies: <http://crs.uvm.edu/schlrpt/cfusion/schlrpt08/schltwn.cfm?city=1090>
- US Census Bureau. 1990 & 2000 Census of Population and Housing. *Vermont Housing Data*. retrieved 2009. <http://www.housingdata.org>.

The written sources used were:

- Virtual Vermont. 2009. <http://www.virtualvermont.com/towns/shoreham.html>
- Town of Shoreham website, 2009: <http://www.shorehamvt.org/town/index.shtml>
- Shoreham Town Plan, 2003: <http://www.shorehamvt.org/town/docs/Shoreham-TownPlan.pdf>
- Shoreham's 2008 Annual Report of the Town and Town School District



Vermont Council on Rural Development

PO Box 1384

Montpelier, VT 05601

802-223-6091

info@vtrural.org

www.vtrural.org