

## Section 2: Getting to Know Lamoille County

---



## History

Lamoille is the youngest county in Vermont. It was chartered by the state in 1835. Before that, the area that now contains the 10 towns of Lamoille County was distributed, at various times, among Chittenden, Franklin, Rutland, Washington, and Orleans Counties. At the time of its incorporation, the county contained 12 towns. The towns of Mansfield and Sterling, both located in the most mountainous part of the county adjacent to Smugglers' Notch, were eventually disbanded and their acreage distributed to other towns. The county attained its current boundaries by 1855. It is not definitively known where the name Lamoille originated. The most commonly accepted explanation is that it is a corruption of the French for Seagull – La Mouette.

Many of the towns were chartered in 1781, although settlement did not commence until later. The first European settlers harnessed the power of the rivers in the county by building grist mills and sawmills along their course. Potash and whiskey were early exports. Most settlers practiced subsistence farming, raising sheep and pigs for meat and cows for dairy. Dairy farming soon became predominant, and butter and cheese were early exported out of the county. With the advent of the railroads and better methods of refrigeration, liquid milk became a staple crop.

Lamoille County is currently, and has historically been, a major producer of maple products – originally sugar and subsequently syrup. Many farmers today can remain viable because of their extensive sugar bushes.

Within the towns, denser settlements became villages, many of which are still in existence. Hyde Park, Johnson, and Morristown currently contain an incorporated village while Cambridge has two – Cambridge Village and Jeffersonville. These villages and others are the historic heart of the county.

### *Pre-Colonial Native American Occupation*

Indigenous Americans (Ex: Abenaki Tribe) have lived in Vermont for at least 12,900 years. Lamoille County offered a pathway between the Green Mountains and Lake Champlain, and between the Winooski River to the south, and Lake Memphremagog in the north. Although no permanent settlements have been identified, the remains of stone tools and hearth sites attest to occupation as far back as the Early Woodland Period (c 1000 BCE). Native Americans in this period would have occupied seasonal camps, utilizing local resources such as fish, grains, and other food, and raw materials. Gold could be found in Stowe, copper

in Eden, and lead in Belvidere. Ochre and talc can also be found in the county such as in Johnson and were probably exploited as well, although no direct evidence of their exploitation has yet been found. These seasonal camps were probably occupied year after year.

Because these seasonal camps were so ephemeral, they left little in the way of material remains. A general survey of sites in the county was undertaken in 1985, using local informants and surface reconnaissance. This method found 14 prehistoric sites, 13 find spots (locations where evidence consisted of a few, or only one, item), and 1 historic site. As of 2014, 45 prehistoric sites had been recorded in Lamoille County, most along rivers or their tributaries. The location of known sites is not surprising, since most archaeology is done at the time of bridge replacement or renovation. The lack of evidence for sites in upland areas should not be taken as proof that no sites exist in those areas, only that no one has looked there. Absence of evidence is not evidence of absence.

#### *Historic Occupation*

As stated above, most of the towns in the county were chartered in 1781, but the first settlers did not arrive until 1783. Cambridge was the first town settled in Lamoille County. The rivers in the town, Lamoille, Seymour, and Brewster, offered perfect locations for mills, both grist mills and sawmills. These were the first commercial establishments in town. Remains of the mills can be seen along the Brewster River, if you know where to look, but no systematic survey of these sites has been undertaken. The same is true in the other towns in the county.

Villages quickly developed at strategic locations along the rivers, most of which still exist. Although the effects of time, weather, and especially fire, have taken a toll on historic structures in the county, most villages contain structures dating from the early to mid-19<sup>th</sup> century. These villages are the core of the county.

Wooded areas in the county often hold remnants of earlier occupation in the form of cellar holes. This is especially true in the upland areas, where Sterling and Mansfield – the lost towns – were located, but cellar holes can be found throughout the county. The presence of lilac bushes in incongruous places is evidence of early occupation as well. Unfortunately, little exploration of these sites has been attempted. There is rich history locked in these sites.

#### *Where Do We Go From Here?*

Archaeologically, Lamoille County is almost a blank slate. Although Act 250 requires archaeological testing for all projects using state or federal funds, these

projects are almost exclusively related to transportation, skewing the little information we do have towards the river valleys. Flooding, which occurs regularly along all the water courses in the county, erases the remains of seasonal camps that may have existed in or near the floodplain.

To understand the long, rich history of the county it is important to begin to identify and record archaeological sites – both pre-contact and historic. There are many ways to begin the process without engaging a professional archaeologist. The process of excavation is destructive and should only be started after a clear set of questions, which the excavation will attempt to answer, has been formulated. Local historical societies, conservation commissions, schools, and interested citizens can begin the process by:

- Interviewing local farmers to identify and record find spots of prehistoric artifacts;
- Locating and cataloguing artifacts in private collections;
- Studying historic maps to determine where buildings once existed that are no longer standing;
- Interviewing descendants of the earliest settlers who may have memories or stories passed down through the generations.

#### *Historic Structures*

The village centers contain historic structures which need to be catalogued and preserved. Several Lamoille County towns have designated historic districts on the State and/or National Register of Historic Places. See Historic Districts and Structures map below at the end of the History section.

Other villages need to begin this process. Local historical societies could take the lead and bring schools in to learn not only history, but the research methods necessary to complete the inventory. Villages that are not yet designated village centers may seek this designation so that local businesses will have an incentive to participate in the cataloguing. As of the writing of this Plan, Lamoille County contains 16 Designated Village Centers. Approved boundary maps of Designated Village Centers/Downtowns in the county can be viewed on LCPC's website at: <https://www.lpcvt.org/villagecenters>.

In addition to seeking Designated Village Center or Designated Downtown status, towns may consider the Certified Local Government (CLG) program. This program requires communities to develop and implement local legislation for the protection of historic properties, and makes towns and villages eligible to apply

for federal historic preservation grants open only to CLGs. Currently only Stowe, Waterville, and Cambridge Village in Lamoille County are CLGs.

This Plan, and the State of Vermont, has a stated policy of encouraging development in village centers. To make that happen, villages need to be inviting and interesting places for people to live. Preserving the historic character of the villages is important in creating that atmosphere. In addition, seeking and receiving Designated Village Center/Downtown and Certified Local Government status entices business development to the community which, in turn, makes the village a more inviting and interesting place to live.

*From the past to the future*

There is much that can and should be done to understand and preserve the rich history of Lamoille County, both above and below ground. What is needed is a catalyst to bring together members of the community having many different interests. Both historical societies and conservation commissions are interested in preserving the past, albeit in different ways. Planning commissions often steer development towards historic centers. Schools want to teach local history and research methods to their students. Educators could use catalysts such as:

- Presenting programs on history co-sponsored by historical societies and conservation commissions to bring together diverse sections of the community and instill interest in pursuing further study;
- Conducting outreach by planning commissions to explain the advantages of the historic center, designated village center, or designated downtown as appropriate, and of CLG programs to the community;
- Developing or expanding historical curriculum in the schools to spark an interest in local history at the earliest age.

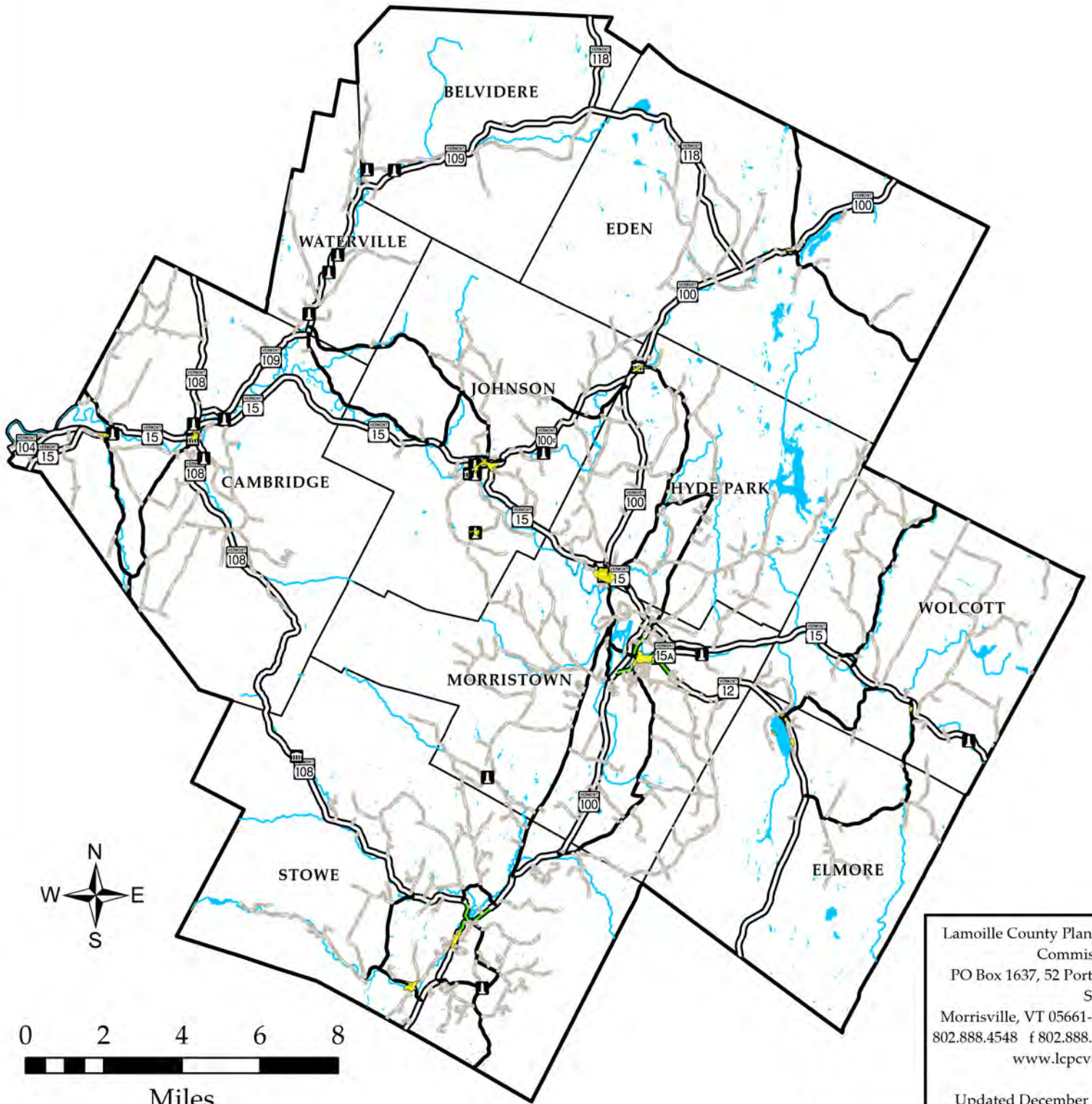
We need to begin to chart our history to be a vibrant county for the future.

---

*Mansfield and Stowe were the first chartered communities in Lamoille County in June 1763.  
In 1848, Mansfield was annexed into the Town of Stowe.*

---

# Lamoille County, Vermont: Historic and Cultural Resources



Lamoille County Planning Commission  
 PO Box 1637, 52 Portland Street  
 Morrisville, VT 05661-1637  
 802.888.4548 f 802.888.6938  
 www.lcpcvt.org  
 Updated December 2025

- VT State Register Historic Districts
- Historic/Cultural Structure
- Historic/Cultural Building
- Road Class
- State Highway
- Town Highway Class 1
- Town Highway Class 2
- Town Highway Class 3



Traverse Mercator,  
 VT State Plane,  
 Meters, NAD83

For planning purposes only.  
 Not for regulatory interpretation.

POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2025  
 ROADS: VT Road Centerline, VTrans, VCGI, 2022  
 SURFACE WATER: Nation Hydrography Dataset, USGS, VCGI, 2022  
 HISTORIC DISTRICTS: VT State Register Historic Districts, VCGI, 2025  
 HISTORIC SITES: National Register of Historic Places, NPS, 2025

## Demographics

Planning is based on people - how many there are, where we live, and the impacts we cause to one another and to the world around us. Planning connects the way we live to how we use our land and seek to prevent land use conflicts, protect natural resources, and manage future development while creating harmonious communities where people want to live, work, and visit. Understanding trends in the regional population will help manage future population and development trends.

Since 1960, Vermont experienced an unprecedented period of growth. Between 1960 and 1970, Vermont's population grew by 14.1% - faster than any period since the 1800s. Lamoille County now has 4 percent of the state's total population.

Throughout the 1990s, Lamoille County's total population rose faster than the state's average, a change of 17.7% as compared to 8.2% for the state. Lamoille County experienced higher percentage changes in all major age cohorts.

From 2010-2020, the county's population growth continued to outpace the State. The county population rose by 6%, compared to the State's 1.3% population growth. The population of 65+ has seen a noticeable increase, most notably in Stowe. As the elderly population continues to increase over time, assisted living homes may see an increase in demand. As for poverty in Lamoille County, the rate of people living in poverty is estimated at 12.4%, with the number of families living in poverty at 7.4%. These are groups with housing needs that are difficult to meet in today's competitive housing market. This demonstrates the continued need for more affordable housing in Lamoille County.

### Median vs. Average

The median refers to the value in the middle. This is the point at which there are as many instances above as there are below. The average is the result of adding all numbers in a set then dividing by the total of the number.

The following charts will cover town population by age, change in the minority population and 65+ age group since 2010, and population percent change when compared to other counties. These charts will allow us to better understand the demographic makeup of Lamoille County residents.

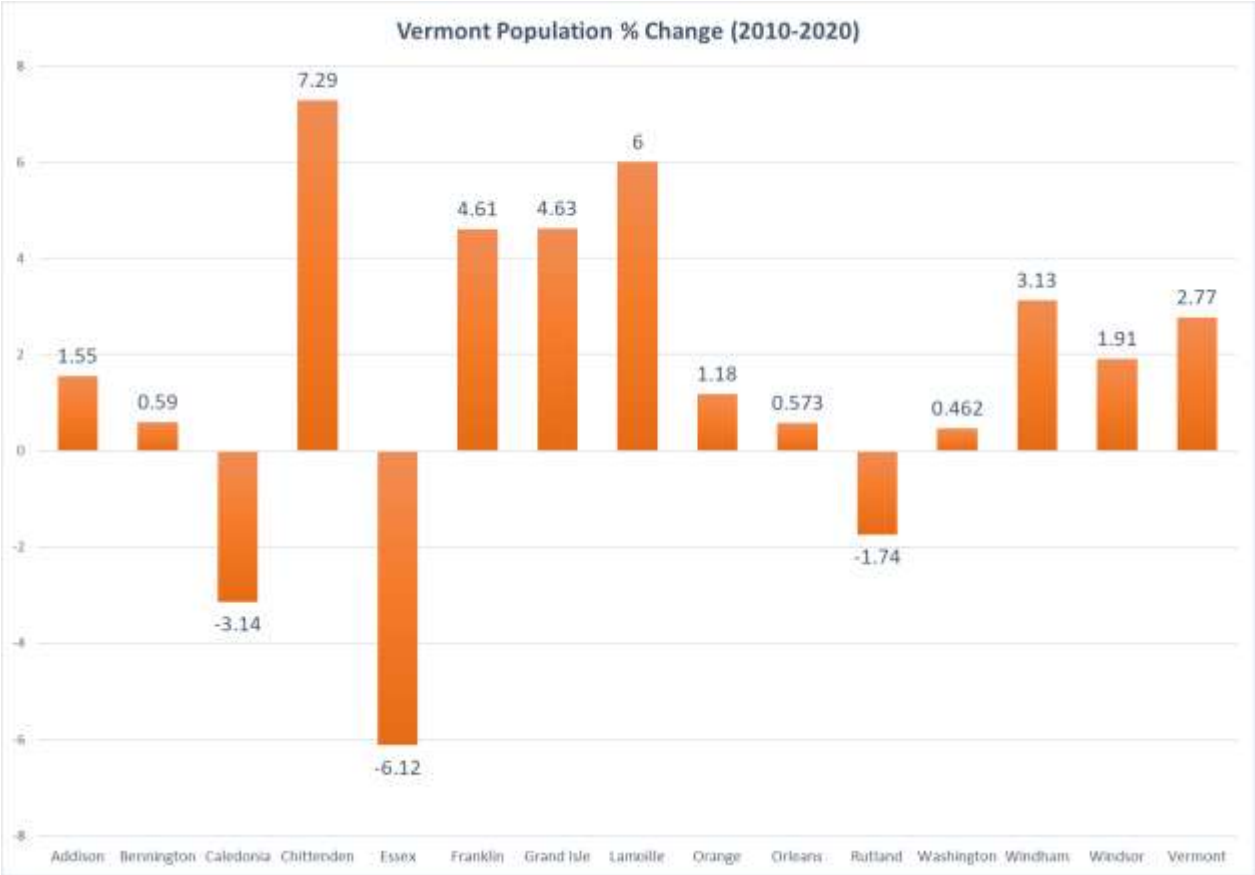


Figure 2-1 Vermont Population Percent Change

Source: 2010, 2020 Census

**Vermont Counties Population Density**

The square miles listed are updated from the 2020 Census which may cause the 2010 population density to appear incorrect. The 2010 column used 2010 Census data.

		2010	2020	% Change
<b>Addison</b> (766.1 Sq Miles)	Population	36,793	37,363	1.55
	Density	45	48	
<b>Bennington</b> (674.8 Sq Miles)	Population	37,125	37,347	.59
	Density	55	55	
<b>Caledonia</b> (648.8 Sq Miles)	Population	31,213	30,233	-3.14
	Density	48	46	
<b>Chittenden</b> (536.4 Sq Miles)	Population	156,056	168,323	7.29
	Density	254	305.97	
<b>Essex</b> (663.4 Sq Miles)	Population	6,306	5,920	-6.12
	Density	9	8.8	
<b>Franklin</b> (634 Sq Miles)	Population	47,746	49,946	4.61
	Density	69	72	
<b>Grand Isle</b> (81.8 Sq Miles)	Population	6,970	7,293	4.63
	Density	36	37	
<b>Lamoille</b> (458.7 Sq Miles)	Population	24,476	25,945	6.00
	Density	53	56	

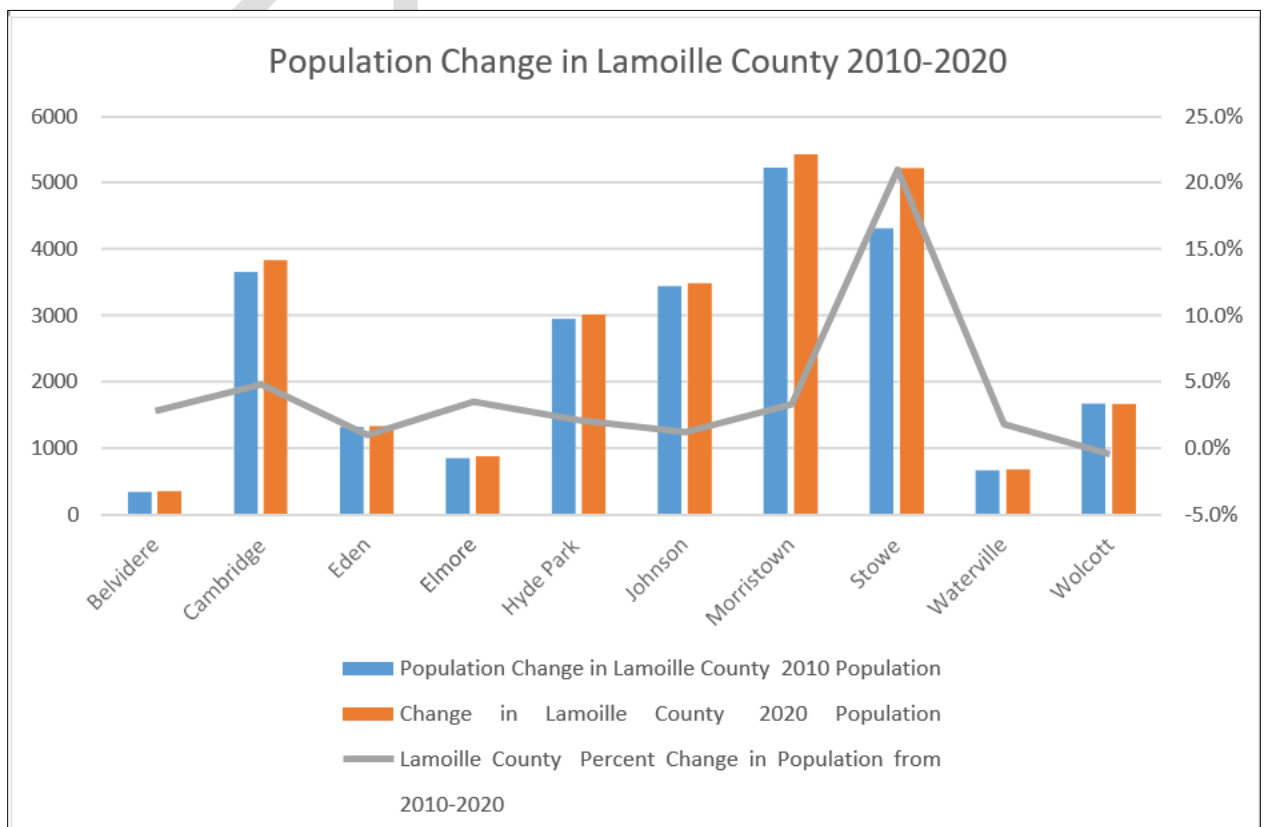
<b>Orange</b> (686.8 Sq Miles)	Population	28,936	29,277	1.18
	Density	42	42	
<b>Orleans</b> (693.4 Sq Miles)	Population	27,238	27,393	.57
	Density	38	38	
<b>Rutland</b> (929.6 Sq Miles)	Population	61,645	60,572	-1.74
	Density	65	64	
<b>Washington</b> (686.9 Sq Miles)	Population	59,534	59,807	.46
	Density	85	86	
<b>Windham</b> (785.3 Sq Miles)	Population	44,513	45,905	3.13
	Density	56	56	
<b>Windsor</b> (969.3 Sq Miles)	Population	56,670	57,753	1.91
	Density	58	58	
<b>State of Vermont</b> (9,215.4 Sq Miles)	Population	625,741	643,077	2.77
	Density	65	65	

Source: 2010, 2020 Census

## Population Change

As a whole, Lamoille County has grown by 6% when compared to 2010. The largest percentage growth has occurred in Stowe. This large percentage change could be due to the town being considered the premiere town in Lamoille County. The Town of Wolcott was the only municipality to show a decrease, losing 0.4% of its population compared to 2010.

Lamoille County continues to age. Stowe's 65+ age group increased by 211%. This large increase could be due to the increase in assisted living options in the town that have been built since 2010. Belvidere has seen the largest decrease in this age group with a 30.7% decrease. This could be due to various reasons the older demographic moving out of the town, younger people moving in, and/or some of the 65+ population passing away.



Population Change In Lamoille County			
Town	2010 Population	2020 Population	Percent Change
Belvidere	348	358	2.9%
Cambridge	3659	3839	4.9%
Eden	1323	1338	1.1%
Elmore	855	886	3.6%
Hyde Park	2954	3020	2.2%
Johnson	3446	3491	1.3%
Morristown	5227	5434	3.4%
Stowe	4314	5223	21.1%
Waterville	673	686	1.9%
Wolcott	1676	1670	-0.4%

Figure 2-2  
Source: 2020 DEC Redistricting Data

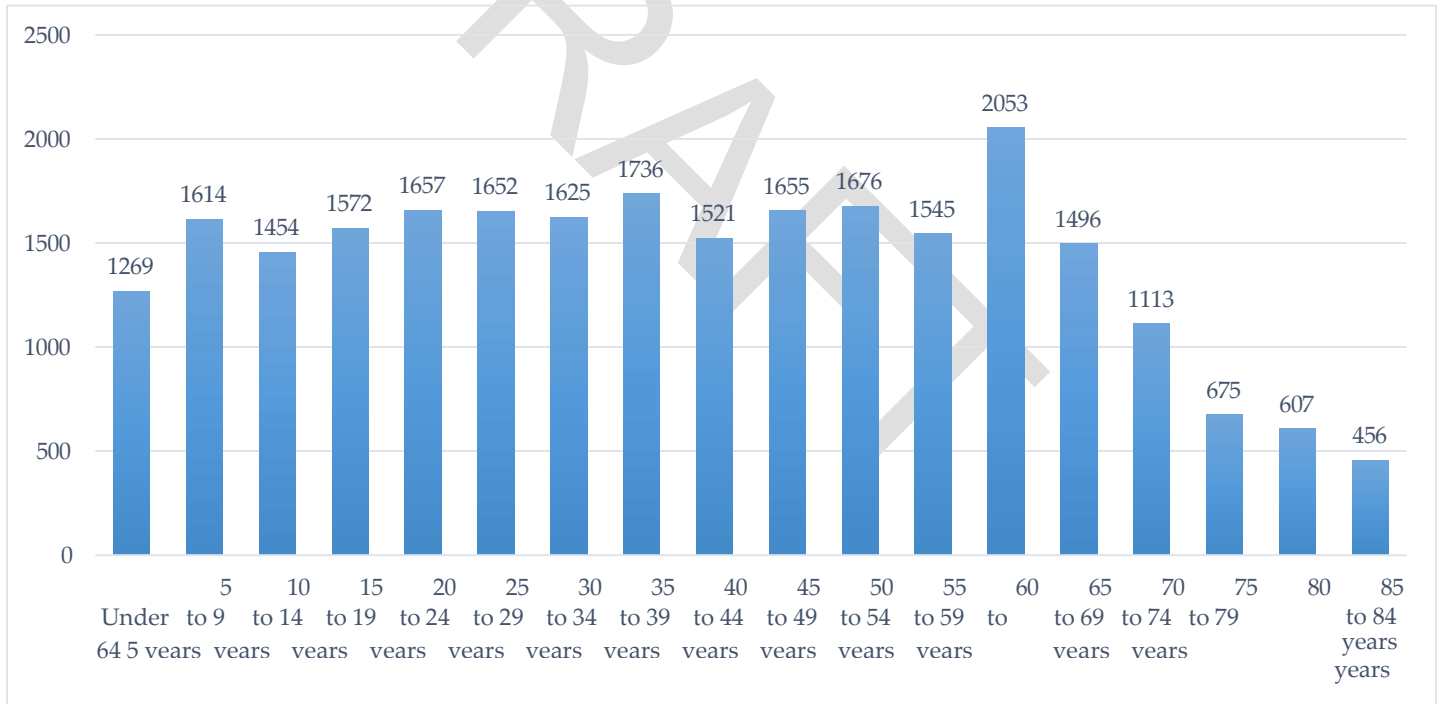


Figure 2-3 Lamoille County Population by Age (age increases by 5 year increments)  
Source: 2020: ACS 5 year Estimates

## Population Age 65+ Percent Change in Lamoille County (2010-2020)



Population Change In Lamoille County (age 65+)			
Town	2010 Population	2020 Population	Percent Change
Belvidere	52	36	-30.7%
Cambridge	349	362	3.7%
Eden	105	180	71.4%
Elmore	113	144	27.4%
Hyde Park	450	464	3.1%
Johnson	300	351	17.0%
Morristown	749	1110	48.2%
Stowe	447	1442	211.0%
Waterville	106	89	-16.0%
Wolcott	184	169	8.2%

## Ethnic Population

Ethnic groups have continued to grow in Lamoille County. The overall ethnic population has grown to 985 when compared to the 2010 Census which reported a total ethnic population of 676, this is a 45.7% increase.

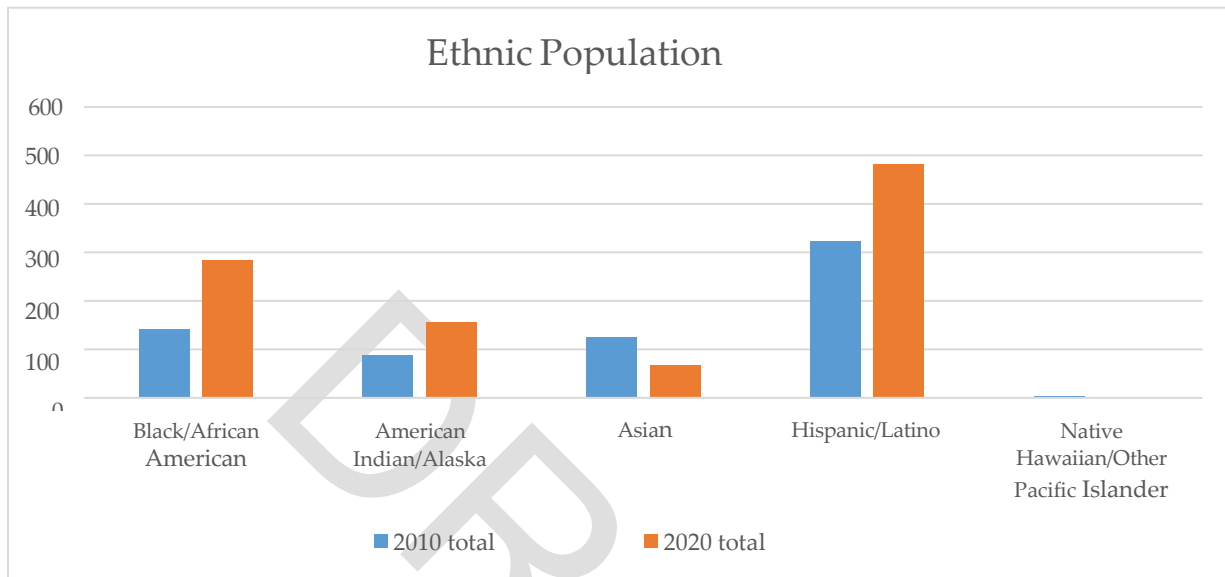
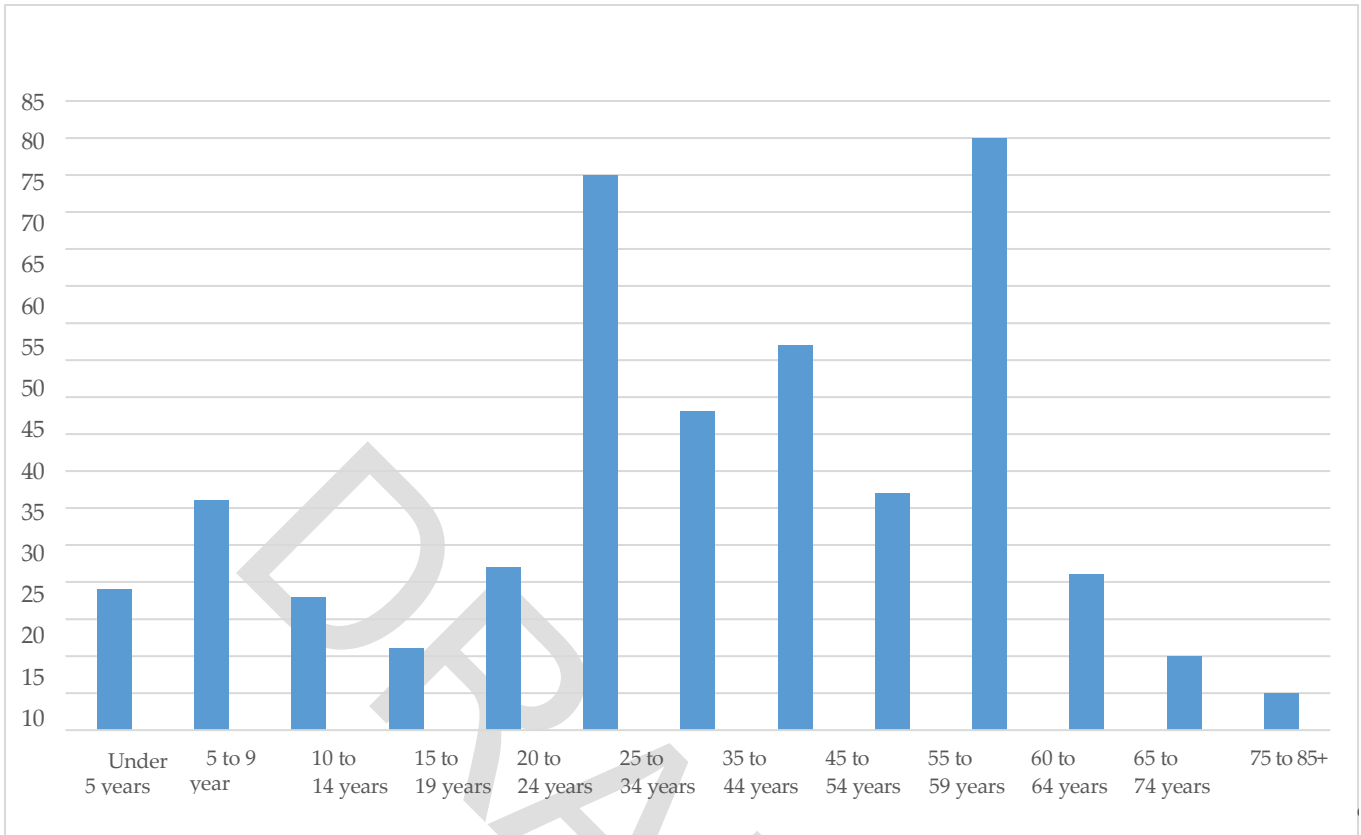


Figure 2-4 Ethnic Population

Source: 2020: ACS 5-year Estimates

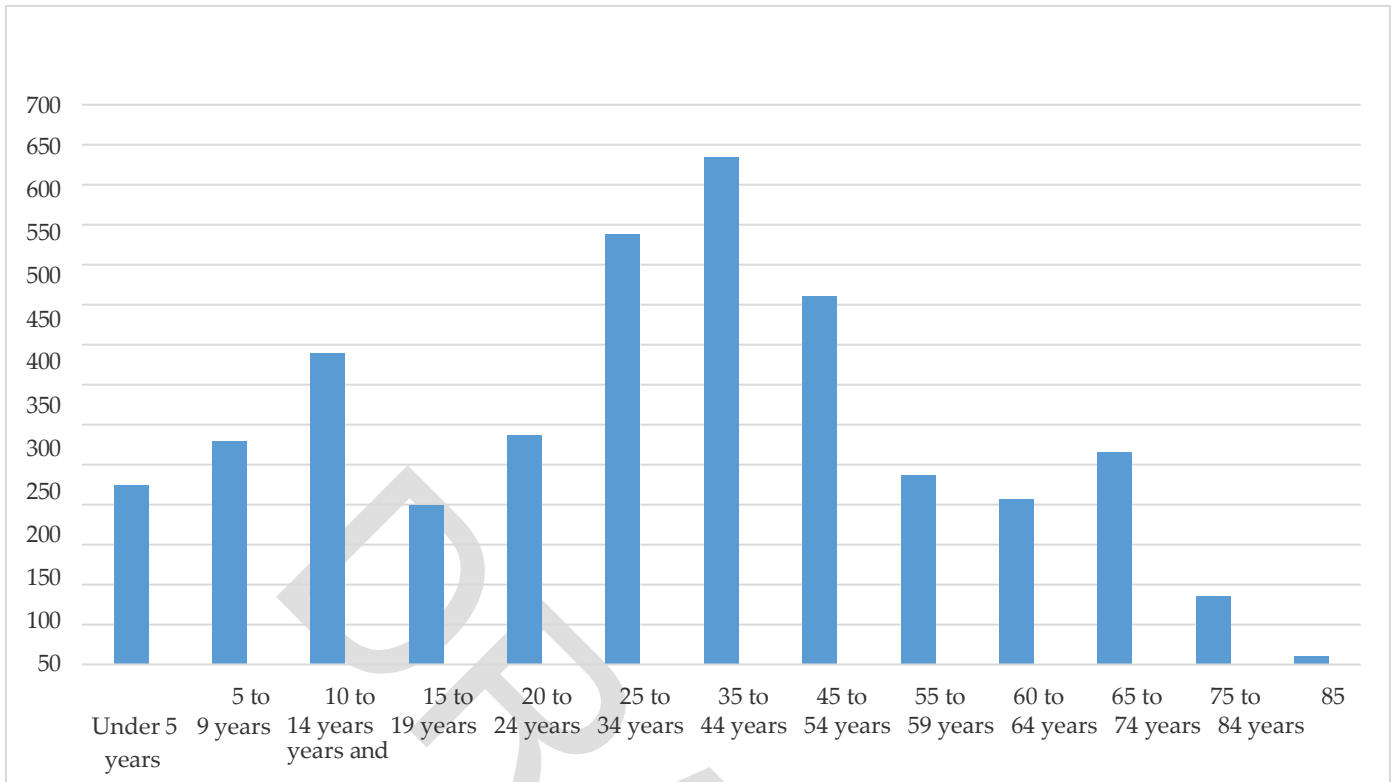
## Town Population by Age

The following charts depict the current age demographic per town in the county. The purpose of this information is to allow municipalities to utilize this data to inform municipal plans and community needs regarding growth in certain age groups. Stowe currently is home to the largest senior citizen group. Over the past decade, senior living homes have increased and long time residents who once were raising families in our towns are now falling into older age brackets. The Town of Johnson has the largest 20-24 year old demographic in the county, which could be assumed to be due to the presence of the University. The county population data represents full-time residents claiming a primary residence in Lamoille County. Part time residents (second home owners) are not recorded in the county population data.



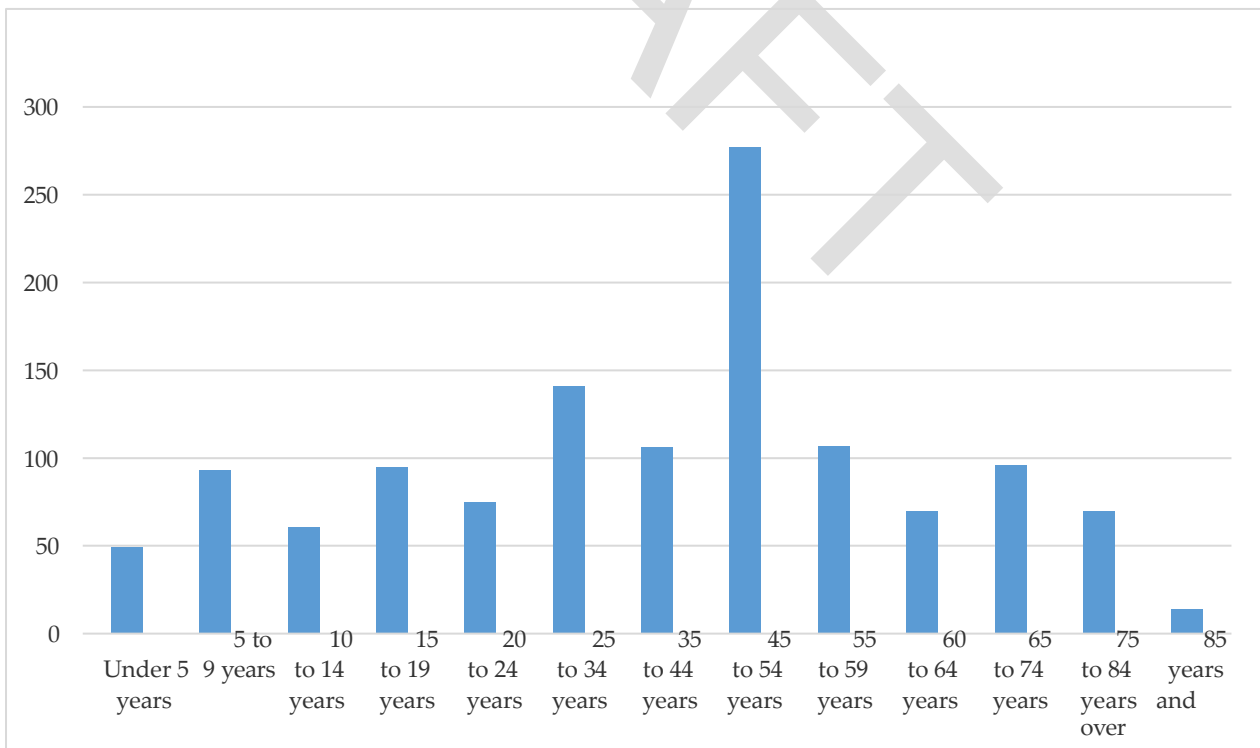
**Belvidere Figure 2-5 Total population: 419**

Source: 2020: ACS 5-year Estimates



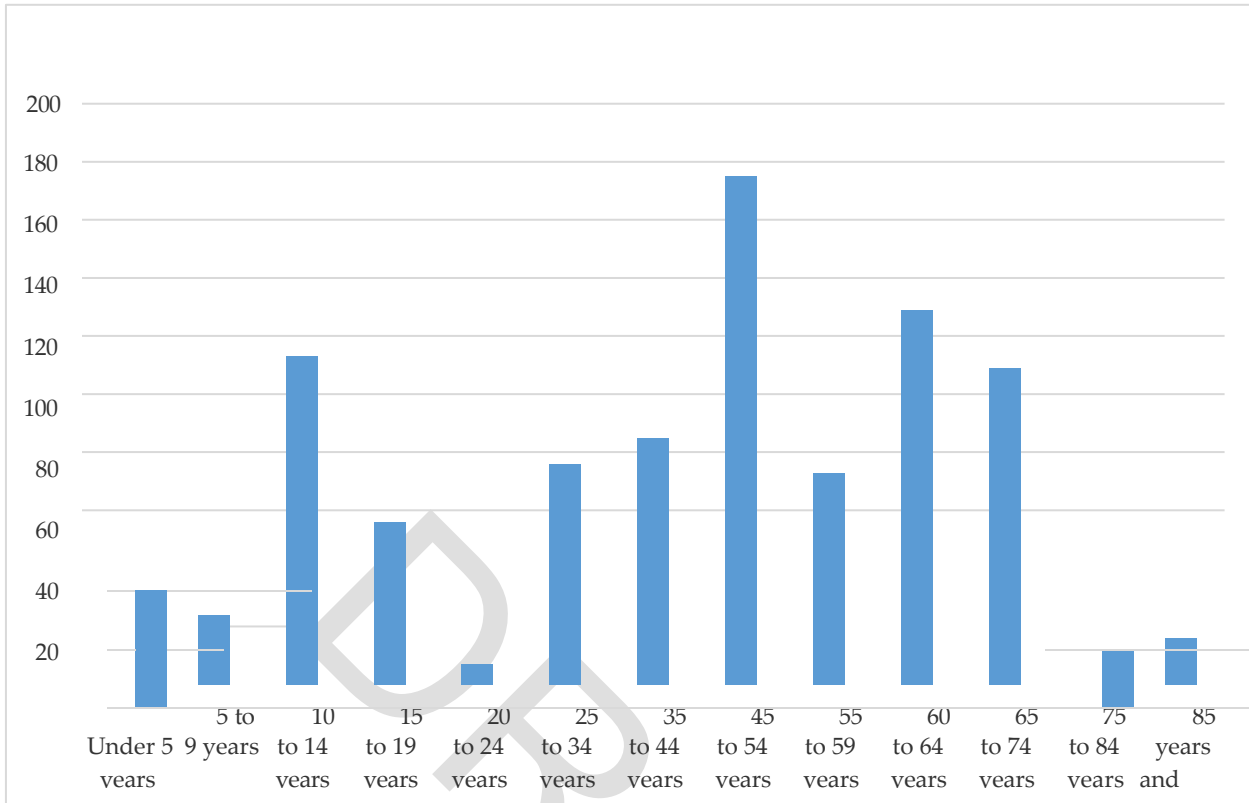
**Cambridge** Figure 2-6 Total population: 3,819

Source: 2020: ACS 5 year Estimate



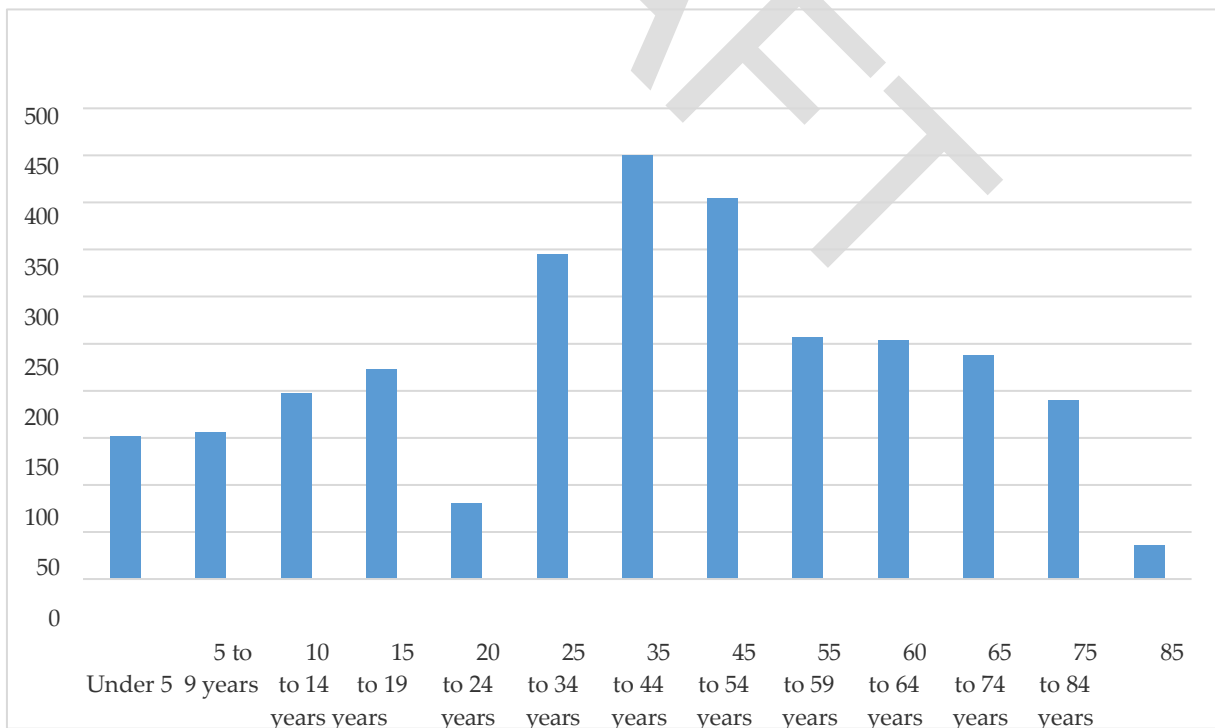
**Eden** Figure 2 Total population: 1,254

Source: 2020: ACS 5-year Estimates



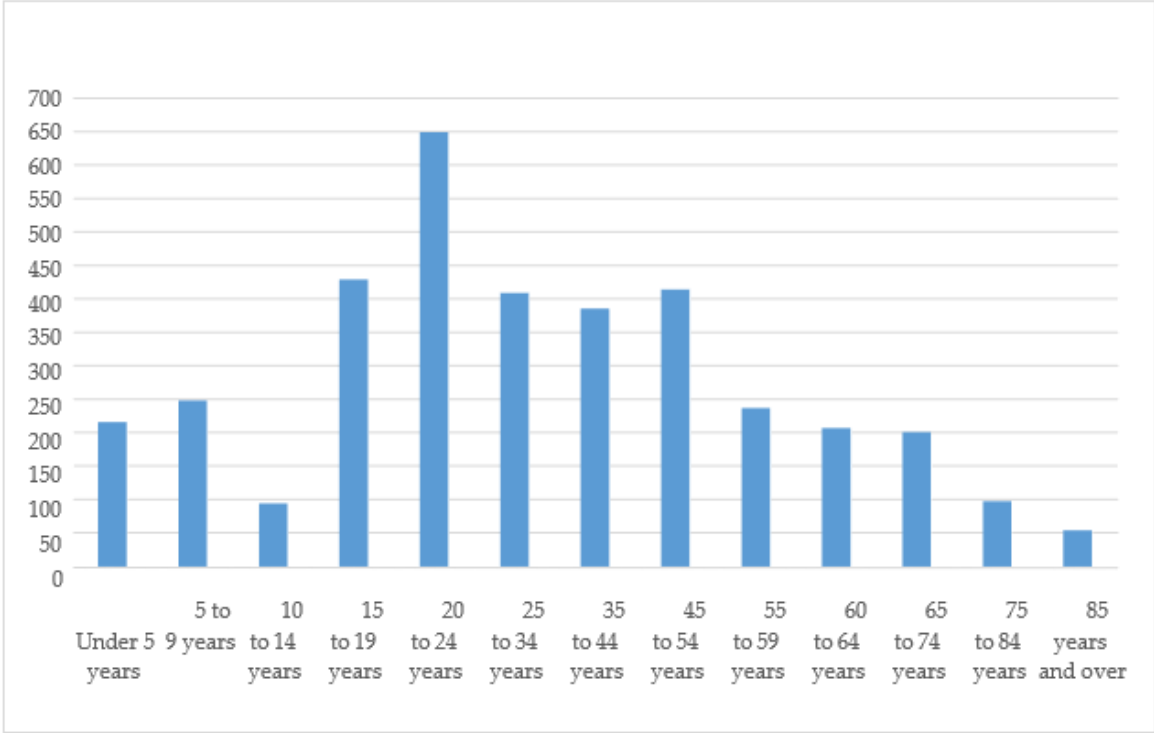
**Elmore Figure 2-8 Total population: 923**

Source: 2020: ACS 5-year Estimates



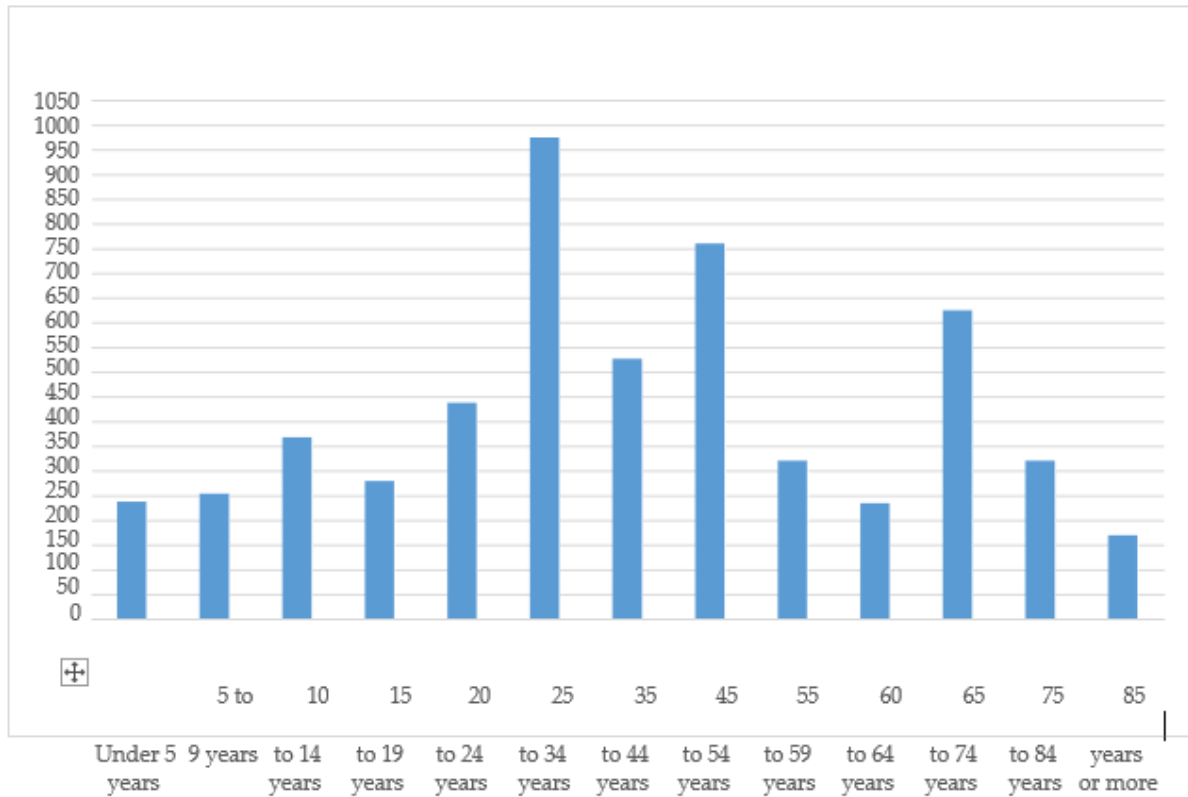
**Hyde Park Figure 2-9 Total population: 2,981**

Source: 2020: ACS 5 year Estimates



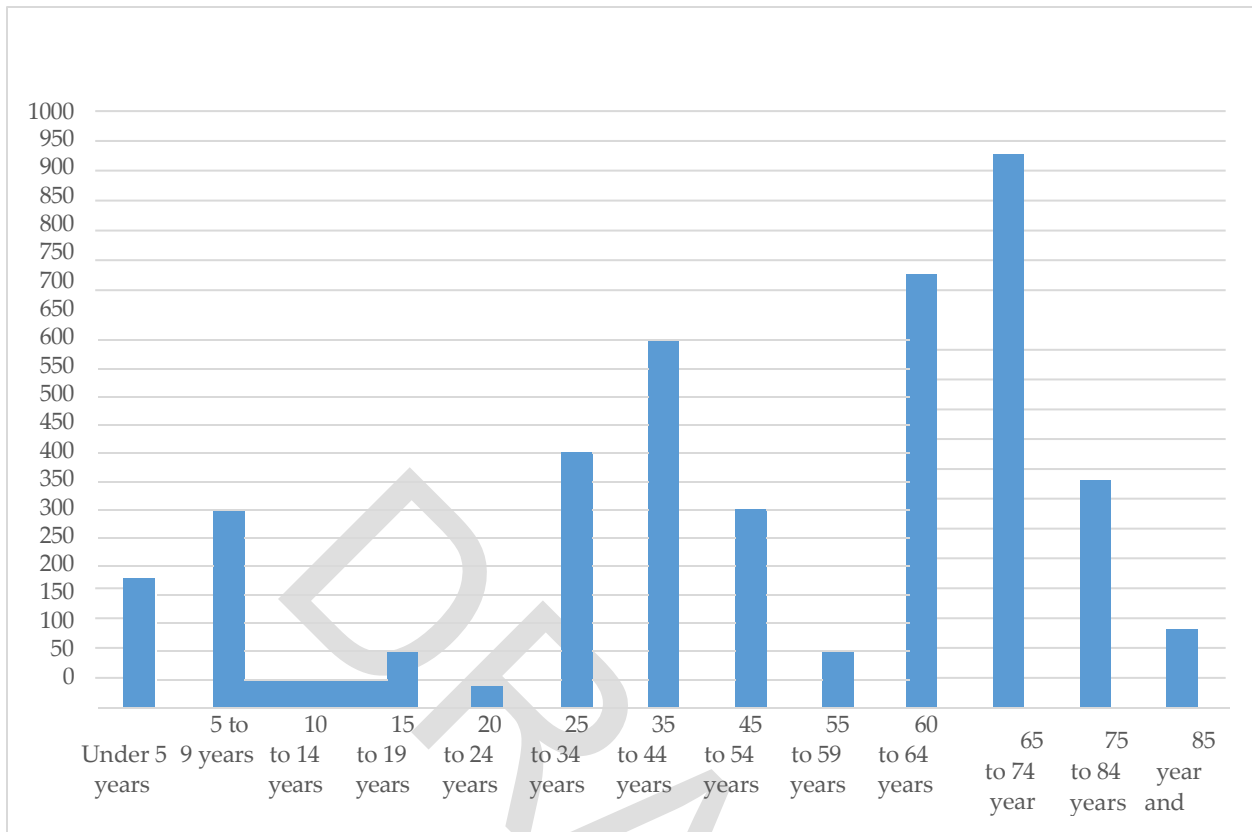
**Johnson** Figure 2-10 Total population: 3,625

Source: 2020: ACS 5-year Estimates



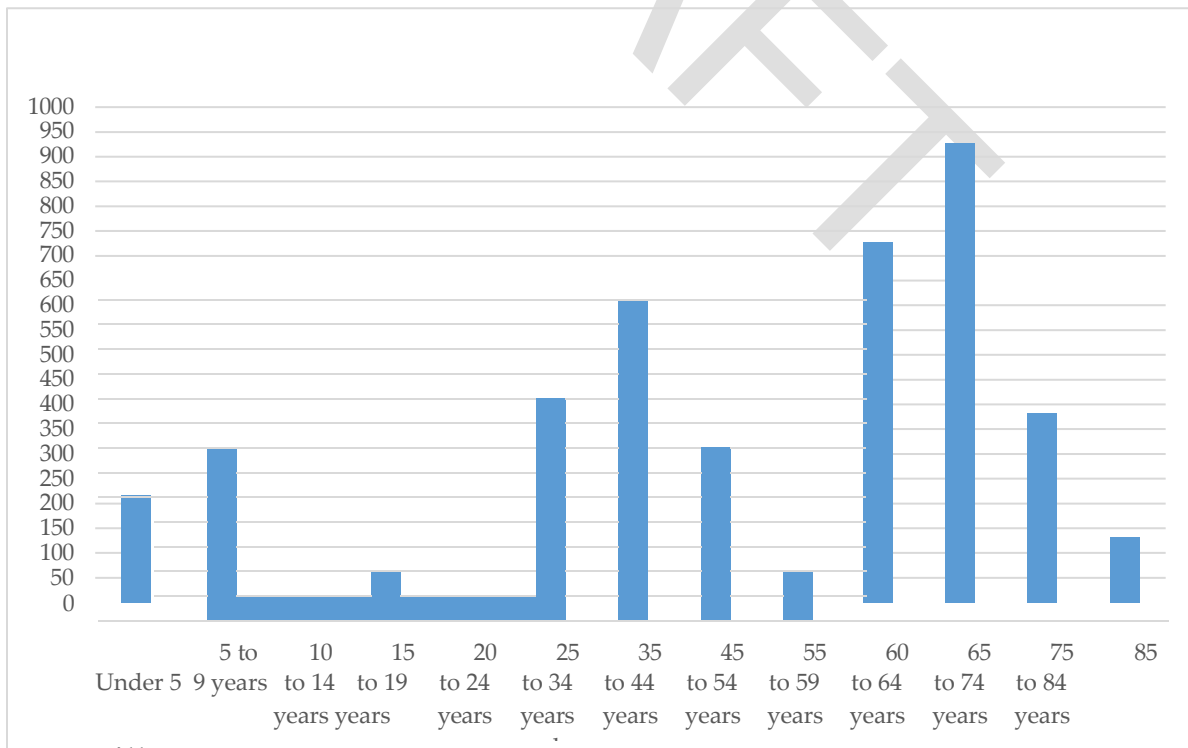
**Morristown** Figure 2-11 Total population: 5,485

Source: 2020: ACS 5-year Estimates



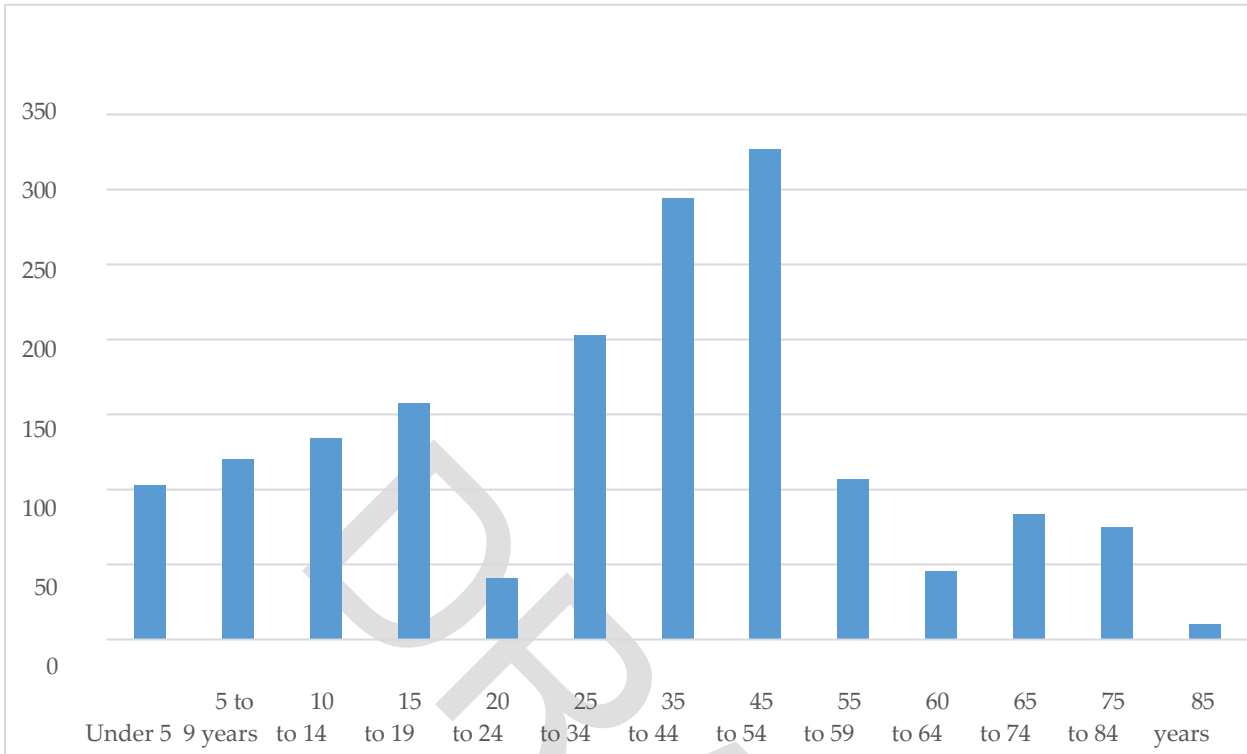
**Stowe Figure 2-12 Total population: 4,447**

Source: 2020: ACS 5-year Estimates



**Waterville Figure 2-13 Total population: 721**

Source: 2020: ACS 5-year Estimate



**Wolcott Figure 2-14 Total population: 1,702**

Source: 2020: ACS 5-year Estimates

### Education

The 18-24 age group having some college or higher has dropped from 50%, down to 45.3%. When focusing on the 18-24 age group, the drop could be caused by young adults moving out of Vermont, not pursuing higher education, or choosing to begin/re-enter college at an older age. Overall The total number of 25+ year olds with a bacehlor’s degree living in Lamoille County has increased from 34.6% to 41%. This is outpacing the State of Vermont by 1.3%. Overall, Lamoille County continues to attract a college educated demographic. This could lead to an increase in economic activity, especially for towns with lively Village Centers. According to the Brookings research group, College graduates spend over \$278,000 more over their lifetime compared to the average wage earner. Also, over a college graduates lifetime, they will contribute \$44,000 more in State and local taxes.

### Household Trends

Before 2010, the number of homes in Vermont increased at an average annual pace of 1%. By 2025, that pace is expected to slow to less than 0.2% – a virtual stagnation in the number of year-round Vermont homes. Although less severe in the northwest part of the state, this slowdown is occurring in every Vermont county. Vermont’s role as a vacation destination affects how its housing stock is used. The number of seasonal homes here continues to grow, comprising 17%

of the state’s housing stock as of 2017. According to the 2020 American Community Survey, Stowe has seen the largest increase in seasonal homes in the county. Lamoille County is anticipated to grow by 164 primary residents

According to the 2020-2025 Vermont Housing Needs Assessment, a primary resident household is defined as a person/family living in a house, either by renting or owning at least 6 months out of the year. Neighboring counties of Chittenden and Franklin have the highest projected household growth. Lamoille County households have been increasing at an annual rate of less than one percent (0.77%) and it is projected that through 2020-2025, the county will only increase its households by 0.3% per year.

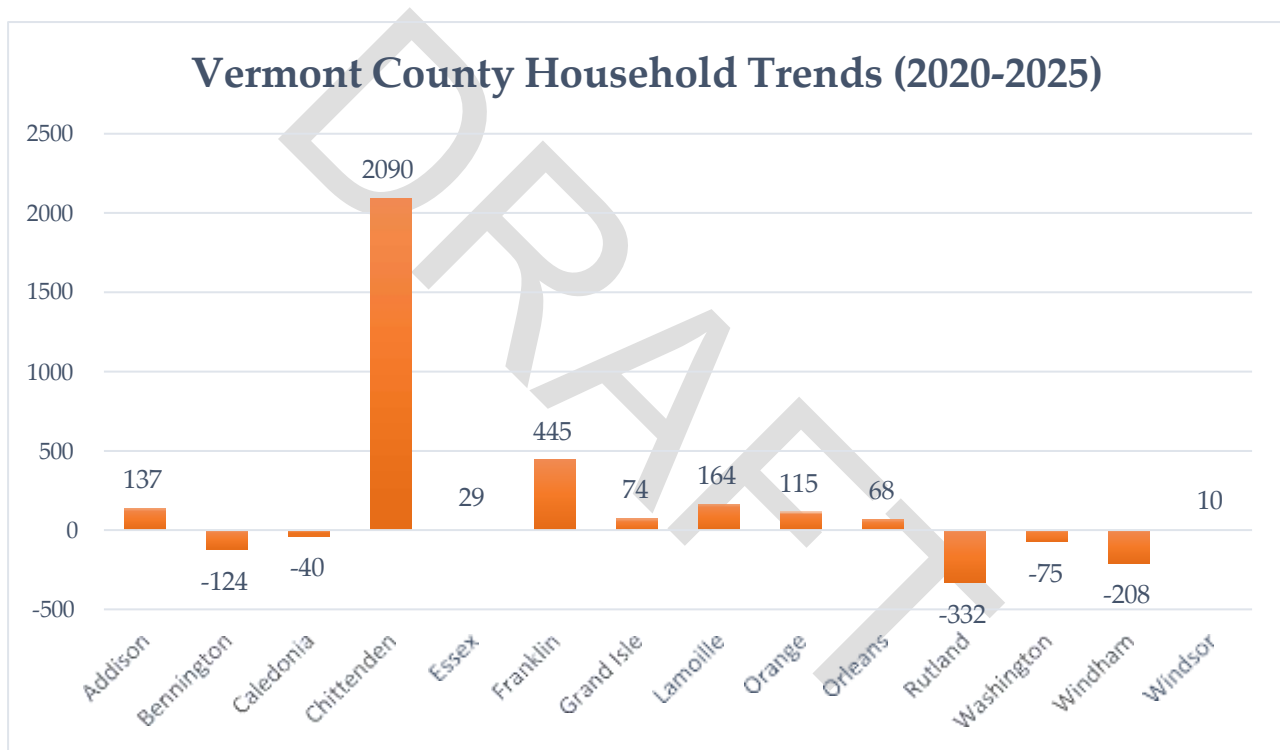
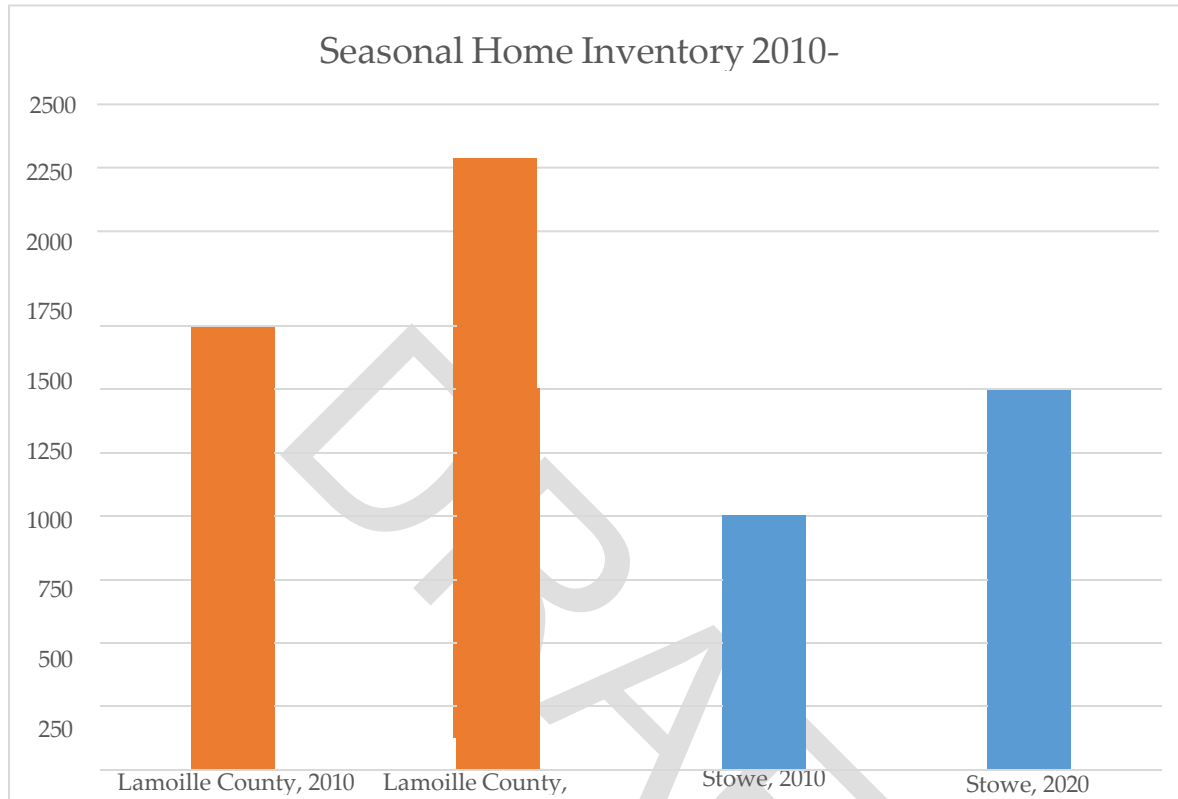


Figure 2-15  
Source: 2020 Vermont Housing Needs Assessment

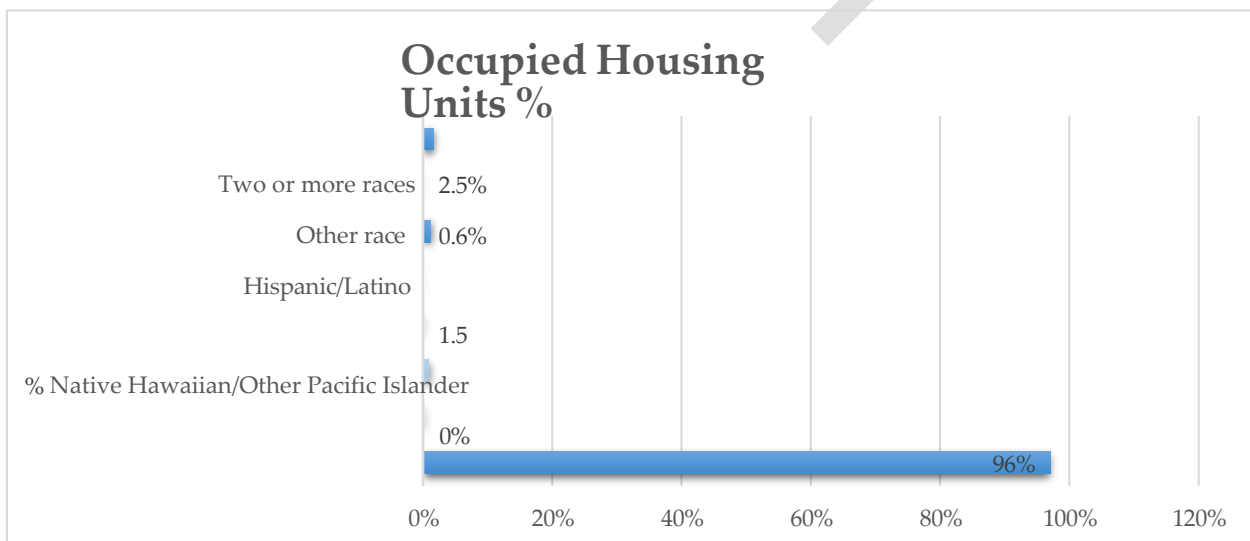
### Seasonal Home Inventory

Vermont has always prided itself on being a vacation destination due to its unique year-round weather. The seasons range from full of sunshine during the spring and summer, with cool fall nights that lead into a snowy winter. Due to this, seasonal homes have been and will continue to be the norm for the State. This has led to increasing economic activity, but it has also led to a housing crisis for local year-round residents due to a lack of inventory. This second home culture is growing throughout the State. When focusing on Lamoille County the Town of Stowe has been the most consistent in increasing its secondary housing market. It should be noted

that Covid-19 may have aided in accelerating seasonal home purchases. The chart below depicts the increase from 2010 to 2020 in the seasonal home inventory for the county and Town of Stowe.



**Figure 2-16**  
Source: 2020: ACS 5-year Estimates



**Figure 2-17**  
Source: 2020: ACS 5-year Estimates

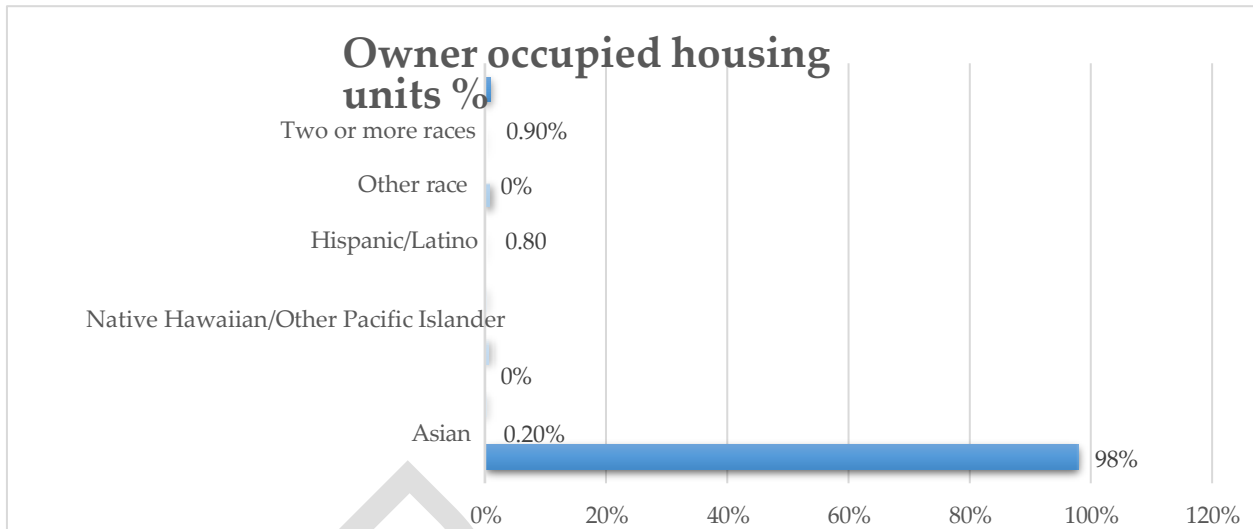


Figure 2-18

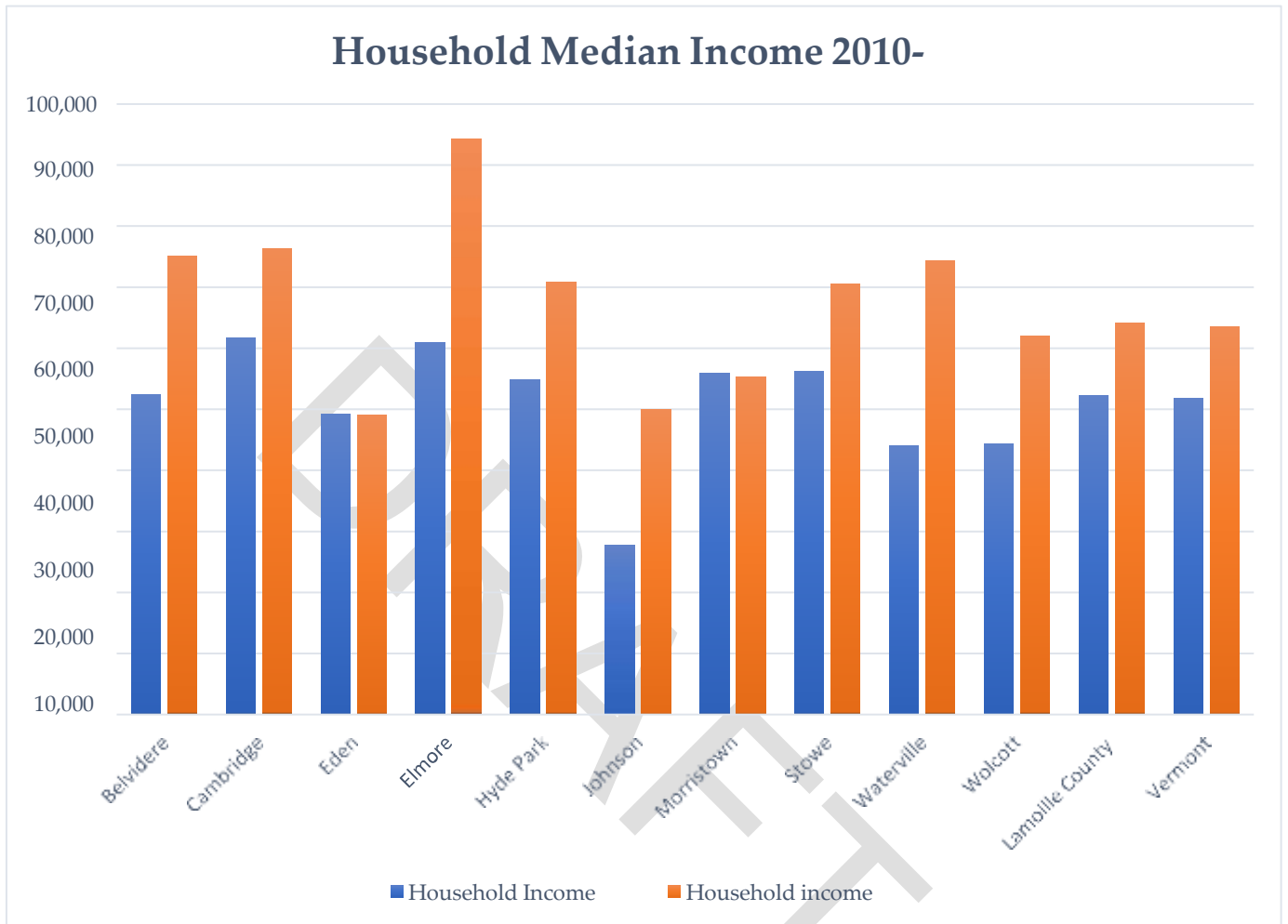
Source: 2020: ACS 5-year Estimates

### Income and Poverty

Over the past decade Lamoille County household median income has increased by 22.9%, going from \$52,232 to \$64,179. This median household income increase has outpaced the State's median income which is \$63,477. The data collected will display the median household income by town in the county, industry average wage, and employment and wages in each town. The employment and wages chart should be read with the understanding that the numbers are based on businesses located outside of each town. The household median income chart represents a typical median household income regardless of whether they work within Lamoille County or not.

Poverty within Lamoille County is 12.4% according to the 2020 ACS 5-year estimates. This is 1.6% higher than the Statewide poverty number which is 10.8%. 7.4% of families are considered in poverty. The 18 to 34 age group has the highest percentage of individuals considered in poverty at 20%.

This chart depicts household income by town. The households do not necessarily work within Lamoille County, they live within the county boundary.



**Figure 2-19**

Source: 2020: ACS 5-year Estimates

## Lamoille County Annual Wages by Industry, 2020

The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. This data does not take into account the agricultural industry.

North American Industrial Classification System Industry	Average Wage (\$)	Employment
Total Covered Jobs*	46,474	10,379
Private ownership	45,887	8,826
Goods Producing	52,831	1,534
Natural Resources and Mining	45,103	236
Construction	52,143	711
Manufacturing	56,769	587
Durable Goods	67,884	390
Non-Durable Goods	34,793	197
Service Providing	44,427	7,292
Trade, Transportation, and Utilities	41,204	1,643
Retail trade	34,183	1,378
Information	61,035	128
Financial Activities	67,520	381
Professional and Business Services	65,794	681
Education and Health Services	51,708	1,672
Health care and social assistance	52,701	1,525
Leisure and Hospitality	32,648	2,505
Other services, except public admin	34,418	283
Government (total)	49,810	1,553
Federal Government	49,536	68
State government	49,421	359
Local government	49,951	1,126

Figure 2-20

Source: Vermont Dept. of Labor

### Employment within Lamoille County Towns

This chart focuses on how many people are employed by businesses within each Lamoille County town. The second column states the annual average wage per employee working within the town. The last column shows the percentage of individuals living below the poverty line within each town.

	Annual Average Employment	Annual Average Wage per employee	2010-2010 Income Percent Change	Percent of People Living Below Poverty Line**
Belvidere*	N/A	N/A	N/A	11.2
Cambridge	1,206	\$38,155	44.7	3.7
Eden	52	\$37,553	55.2	6.9
Elmore	34	\$42,767	127.2	9
Hyde Park	760	\$46,920	37.2	5.2
Johnson	837	\$44,347	25.3	30.4
Morristown	3,905	\$50,504	46.1	13.6
Stowe	3,378	\$45,741	49.2	20.9
Waterville	32	\$45,902	56.5	5.4
Wolcott	165	\$37,865	31.7	8.8
Lamoille County	10,379	\$46,474	45	13.6
Vermont	283,562	\$54,075	37.2	10.2

Figure 2-21

Source: Vermont Dept. of Labor

\*Data cannot be released, does not meet confidentiality standards.

\*\*2020 ACS-5-year Estimates

### Effective Homestead Education Tax Rate

Belvidere	Cambridge	Eden	Elmore	Hyde Park	Johnson	Morristown	Stowe	Waterville	Wolcott	Lamoille County	Vermont
\$1.66	\$1.59	\$1.63	\$1.51	\$1.64	\$1.53	\$1.59	\$1.71	\$1.65	\$1.67	N/A	N/A

Source: Vermont Dept. of Taxes