

Montgomery Planning Commission Minutes

Special Meeting

Public Safety Building

September 5th, 2023, 6:00 p.m.

Present: Peter Locher, Barry Kade, Alissa Hardy, Kenny Miller, Joe Sherman & Gwen S.

Guests: Emily Klofft (Regional Planning), Karen Frascella & Sarita Khan

Meeting called to order at 6:00pm

1. Additions / Deletions to the Agenda

None

2. Approval of the August 8th 2023 Regular Meeting Minutes

Kenny motioned to approve prior meeting minutes, Alissa 2nd.
Motion approved 4-0.

3. Public comment

Public comment moved up for consideration of guests time.

- a. Karen Frascella & Sarita Khan attended to enquire about the schedule for short term rental (STR) updates & public comment regarding them.
- b. STR updates are to be addressed via future town By-law updates. The Planning Commission (PC) is currently up against the Town Plan Update expiration deadline. By-law updates shall likely resume once the town plan update is complete, come February (2024).
- c. At that time proposed By-law updates shall be discussed, proposed and made open to a public comment period. Following the revisions due to public comment, the proposed By-law updates shall then go through (2)

public hearings, followed by the review of the selectboard, lastly to be voted on town wide.

- d. PC noted they would be happy to reach out to Karen & Sarita when By-law updates are back on the PC agenda come spring.

Guests Karen & Sarita left 6:06pm

Joe Sherman arrived 6:07pm

4. NRPC enhanced consultation on plan

- a. Emily reviewed with PC the major findings when reviewing the existing town plan. In these major findings she outlined the strengths, weaknesses and opportunities for consideration with the town plan update.
- b. Refer to Attachment A: Town Plan NRPC Analysis
- c. Emily noted a few other items for consideration of the PC
 - i. Regional Planning offers specialty training opportunities to towns in the region. Training opportunities, often offered via zoom - are intended for members of town planning commissions and development review boards. Noting the significance in changes both regionally and locally, utilization of these specialty training opportunities lends to future discussion.
 - ii. By-Law Modernization Grant - although this is currently second to the town plan update, Emily noted there are additional grants available that the PC may want to apply for. Additional grants lending towards funding additional public reachout or unique challenges that require detailed analysis. Montgomery, uniquely being affected by STRs to an extent much greater than other towns in the county, may consider this opportunity. Especially if the PC is considering by-law updates around housing and town growth overall, not just short term rentals. Such grants have November deadlines, so Emily suggested the PC flip through the existing by-laws and consider any areas that are outdated, or could use improvement. Alissa noted there was a running list at one time for items that could use review/ correction, she is to look for the list.

1. PC asked Emily what experience she is having with STRs in other towns of her region and if By-law upgrades are aiding in making any beneficial changes? Emily noted the STRs in Montgomery are a unique challenge, not common among the region. Other towns in Franklin County that offer numerous STRs are largely based around the lakes. These STRs are often cabins, cottages and 3-season homes, which do not take from the available housing stock. As Montgomery's prime STR season is winter, most of the STRs are 4-season homes and are taking away available housing stock. This is raising the purchase prices and costs to new & first time homeowners, increasing rents and limiting availability for people to find long term housing in the area.

iii. Other items pending regarding town plan update:

1. New town wastewater infrastructure - this greatly affects the town's future development capacity and details seem to largely be unknown at this time. Emily & PC trying to get ahead of any updates.
2. StreetScapes project - this also greatly affects the town's future development, pedestrian access, safety and accessibility. Emily received some details regarding the project - noting that the project has been largely reduced in scale due to the limitations VTrans posts on main routes. Emily noted there is an upcoming presentation on the project sometime in October.
3. Fema Mapping also pending updates

5. Continue Discussion of Town plan update, Review with Regional Planning Chapters 8, 9 & 11

a. Refer to Attachment B: Chapters 8,9 & 11: Rough Draft

- i. Emily noted Chapter 10 refers to Energy - Emily is enhancing the received regional data with additional local data prior to draft review

- ii. Pg. 2 Emily to add note better describing the traffic table route descriptions, ie. the first column noting the road the section of review is located, the second column noting the section points of start and end.
- iii. Alissa asked if the data shown included impacts of the pandemic. Emily noted it likely did. Traffic comparisons may also vary if the analyzed times of year differed - ie. catching foliage traffic vs spring traffic. Joe noted it would be interesting / ideal to know the % increase directly related to heavy traffic - Emily is unsure if that data is available.
- iv. Barry noted we should add to the town plan the criteria / policy for upgrading class 4 roads to class 3 roads, as well as cooperative maintenance practices
- v. Pg. 3 Bridges section - Emily to check on a few bridges throughout town to verify compliance / structurally deficient - Emily to check on bridges shorter than 20' lengths as well.
- vi. Pg. 4 PC asked to add a note indicating the ideal for existing sidewalk curb heights to be increased - as to better indicate definition against bordering roads & parking areas. As well as a note indicating that new sidewalks & bike lanes should be separate from existing roads, not directly bordering/ touching / sharing lanes.
- vii. Pg. 8 "Six" to be changed to "Seven" years.
- viii. Emily to reach out to town clerk for update on library upgrade status
- ix. PC discussed paths of travel & walk-ability in downtown area, including potential for public safety building parking area to be used for village walkers. Discussion of walking path to river also discussed. It was decided the ideas would best be brought to the Street Scapes update meeting. Street Scapes status to be added to town plan as available.
- x. Pg. 13 more details to come on 2nd draft
- xi. Pg. 14 Emily to verify and note sentence outlining current communication methods / hurdles for emergency services

- xii. Emily to verify & include data around high school attendance details
 - xiii. Pg. 15 Emily to update current home schooling data & state requirements for 2nd draft
 - xiv. Other items PC would like to add to town plan include town orchard & town forest.
- b. Updated Maps - Refer to Attachment c: Updated Maps: Rough Draft
- i. On Agricultural Soils Map: Emily to include descriptions regarding each soil type ie. Prime = Best soil for farming
 - ii. On Town of Montgomery Map: Edits to inset building descriptions shall be made - ie. Public Safety building to read, Public Safety, Town Clerk & Library. Old Town Office/ Post Office building to be re-labeled as well
 - iii. On Proposed Land Use Map: Emily suggests PC adds a proposed land develop layer to the legend - reflecting an area for future study
 - iv. On Topographic Limitations Map: Shading on 20% slopes layer to be adjusted for clarity, as well as 1,000ft contour line layer

6. Other Business

- a. None

Motion to adjourn,
8:12pm Peter motion to adjourn Kenny 2nd - All in favor 5-0
Meeting adjourned.

Attachments:

- a. Town Plan NRPC Analysis
- b. Chapters 8,9 & 11: Rough Draft
- c. Updated Maps: Rough Draft

Attachment A

Municipality: Montgomery	Date of Plan Adoption: 2/15/16 (Amend 7/2/18)
MONTGOMERY TOWN PLAN CONTEXT	
Montgomery has a long history of municipal planning and has had a municipal plan since 1974. The community has been active in updating the plan in subsequent years and accompanying development regulations.	
Major Findings	
The following relates to the effectiveness with which the plan implements Vermont's statutory planning goals.	
<u>Strengths – What aspects of the town plan are most effective?</u>	
- The plan contains an extensive community profile on which to base the Town Plan. - The Economy and Natural Resources chapters are thorough and provide a rational basis for town goals and policies. - The Town Plan includes an enhanced energy plan. - The Volunteer Community Groups section of the plan is uncommon, but is a great resource for municipal residents.	
<u>Weaknesses – What aspects of the town plan are least effective?</u>	
- The public facilities section could be improved. There could also be more information about need, costs and method of financing for public facilities. - The compatibility chapter could be improved by the addition on some language regarding development trends. It could also be enhanced by providing more specificity about how the plan is compatible with the Regional Plan. - Does not provide enough specificity in regards to scenic resources that should be protected.	
<u>Opportunities – What would make the town plan more effective?</u>	
- Forest Integrity element could be added in the future (new statutory requirement). - Integrating the maps into the plan may make them more useful to readers. - "Responsible parties" could be included for each implementation step in the implementation plan. So could a prospective timeline in which each implementation item could be accomplished. - The plan could provide expanded information on scenic resources. - The plan should add more detail to its policies on resource extraction.	

Chapter 8: Transportation

GOAL: TO ENSURE THE DEVELOPMENT OF A FUNCTIONAL AND CONNECTED
TRANSPORTATION NETWORK.Policies

- Protect the health, safety, and welfare of the traveling public
- Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
- Promote transportation activities that respect the natural environment
- Maintain the scenic character of the Town's rural byways
- Support public transit efforts of the Green Mountain Transit Agency to increase mobility and access of Town residents
- Provide appropriate provisions for bicycle and pedestrian use on designated routes, including sidewalks, paths, widen shoulders, proper signage and pavement improvements
- Maintain good quality, safe local roads and streets, sidewalks, bridges, and equipment needed for their maintenance
- Recognize the link between land use and transportation and coordinate transportation improvements to facilitate and complement the desired type, location, density, and timing of local development

Local transportation planning should have two primary purposes. The first purpose is to ensure that people and goods are able to move freely, safely, and efficiently using all modes of transportation, including by walking or bicycling.

The second purpose of transportation planning is to help guide growth in appropriate locations identified through land-use planning. Transportation investments and improvements should be located so as to encourage growth in the village areas and discourage it in environmentally sensitive areas.

Town of Montgomery is an active participant in the Regional Transportation Advisory Committee (TAC). The TAC serves to advise the Northwest Regional Planning Commission's transportation planning program, acts as a liaison between local communities and the Vermont Agency of Transportation (VTrans), and provides local and regional input regarding transportation issues important to the region.

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Deleted: This includes, where applicable, highways, local roads, railroads, airports, bicycle paths, pedestrian routes, ferry systems, and public transit. Transportation efficiency includes consideration of energy use, economic and social costs, and time. People and goods move with the assistance of more than one mode, therefore transportation planning should consider how the different modes of transportation could complement each other.

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Public Roads & Bridges

Town Highway System

The Transportation System Map shows the state and local highways; combined the Town and Village have approximately 49 miles of local roads and 14 miles of State Highway along Route 118 and 242. Vermont classifies roads into four categories based on level of importance and use. Class 2 and 3 town roads receive state funds for their upkeep while Class 4 roads do not. Under its current Class 4 Town Road policy the Town provides only minimal summer maintenance to Class 4 town roads.

Many Town and State roads follow freshwater streams and rivers, therefore, a minimum of road salt and sand should be used in winter road maintenance as the runoff goes directly into these waters. Road salt also accelerates the deterioration of paved roads.

Traffic flow will vary depending on various factors such as the time of day, the day of week, the season, the location of the road, and the weather conditions. The major influences on the traffic flow in Montgomery are local businesses, local civic and social functions, recreational activities at Jay Peak Ski Area, and seasonal activities such as hunting, fishing, skiing, hiking, and foliage viewing. The table below shows the annual average daily traffic (AADT) count for Montgomery's major routes. Over the last 10 years, traffic along VT 118 has increased, while traffic on VT 242 has remained relatively constant.

Average Annual Daily Traffic (AADT) Counts				
Route	Road Segment	2022 AADT	2012 AADT	Change
TH-2 (58)	VT 118-Amidon Rd	581	-	-
V118	Belvidere Town Line-Hutchins Bridge Rd	723	590	22.5%
V118	W Hill Rd-Enosburgh Town Line	2205	1600	37.8%
V242	VT 118-Westfield Town Line	1257	1300	-3.3%

Source: Vtrans AADT Route Log 2022, 2012

The intersection of VT 118 and VT 242 in Montgomery Center is a major safety concern. Traffic speed and limited sightlines create dangerous traffic conditions. This area includes two steep hills that contain the entrances to a church, the Public Safety Building and Library, as well as homes. Access management is also an issue by nearby businesses with open parking areas. Any adjustment to the traffic pattern will require re-locating a substantial portion of parking in

Miles of Road	
Class 1	-
Class 2	6.68
Class 3	34.87
Class 4	7.44
VT 118	10.50
VT 242	3.82

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Deleted: Source: VTrans, AADT 1975-2014 for VT State Highways

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Montgomery Center. The Town should continue to seek opportunities to adjust the traffic pattern of this area in coordination with efforts to re-locate parking areas as part of a streetscape planning effort.

State and Town Bridges

Montgomery has seven State bridges and fourteen Town bridges, six of which are covered and considered historic sites. The covered bridges draw considerable tourist attention and add to the scenic beauty of the area.

The Vermont Agency of Transportation inspects all state highway bridges and town highway bridges that are 20 feet in length or longer every two years unless the bridge condition warrants more frequent inspection. The bridge components of deck, superstructure, substructure, and channel conditions are evaluated and each bridge component is ranked on a scale of zero to nine, with nine indicating an excellent condition and zero a failed condition. A bridge with a rating of four or lower in any of the bridge components is reported as being structurally deficient. There are no bridges over 20' in Montgomery that are structurally deficient.

Maintenance

In addition to the 49 miles of local highways, the Town is responsible for maintaining a network of bridges and culverts that assist in the conveyance of stormwater runoff and ensure the safe passage of motorists, pedestrians, and other travelers. General maintenance of the local transportation network is the responsibility of the Town Highway Department.

The Town Highway Department has 3 employees and owns the following equipment:

2016 International truck	2008 International truck
2022 International CV550 truck	2005 Cat grader 140
2012 John Deere loader 524K	1976 John Deere tractor/mower/broom

2018

A new Public Works building was built in 2010 with 5 bays and accommodates space for the highway department as well as houses the Water Department truck.

To guide highway construction and maintenance, VTrans recommends the adoption of "Town Road and Bridge Standards". These standards have provisions to ensure investments in town highways are protected with proper drainage, ditching and construction techniques while also improving safety, reducing long-term costs and addressing environmental concerns.

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Pedestrian & Bicycle Facilities

Existing Pedestrian & Bicycle Facilities

Cyclist traffic in and around the Town has increased over the past 10 years and has become a popular seasonal activity for both residents and visitors. There are no dedicated bicycle lanes in Montgomery, and the shoulder of VT 118 is narrow. Montgomery Center has stretches of sidewalk along both sides of Route 118 in the village. These sidewalks provide safe and accessible routes for pedestrians throughout the village area. In 2004, an off-road path was developed connecting the end of the sidewalk in the Center to the Recreation Center to keep pedestrians off the road at the dangerous curve. Montgomery Village has sidewalks along one side of Route 118.

Connectivity Between the Villages

Currently the only bicycle and pedestrian access between Montgomery Village and Montgomery Center is the narrow & unsafe shoulder on Route 118. Improving bicycle and pedestrian connections between the villages is a priority for the Town. Adding a mixed-use bicycle and pedestrian path or lane would allow for safer connections between the villages and encourage increased bicycle and pedestrian traffic.

Village Streetscape Planning

During the 2019 Montgomery Thrives Community Visit improving the Village and Center traffic flow and pedestrian safety was one of three key priorities for future actions. Improving safety for vehicles and pedestrians was also a major theme identified during the town Plan Workshop. In 2020, the Town held a municipal vote on moving forward with streetscape planning efforts, which was passed by the voters. The Town is currently actively in the process of planning for streetscape improvements.

Current planning activities are focused on Montgomery Center. The main roads in both Montgomery Center and Montgomery Village are state highways, Vermont 118 and Vermont 242. Currently those highways are controlled and fully managed by the Vermont Agency of Transportation (VTrans), which limits improvements that can be made. The Town considered reclassifying the road to a Class 1 Town Highway, which would allow for more local control over the roadway, but also require that the Town be responsible for regular maintenance and plowing. At this time, the Town is not interested in reclassifying the portions of VT 118 and VT 242 in the Village, although this may be of interest in the future.

The current project will focus on addressing parking issues in the Center, adding a new sidewalk and bike lane from the Recreation Center to the Grange, and reducing the severity of the road curve. Due to the limitations of parking and not having local control, the intersection of VT 242 and VT 118 will not be directly addressed by this project. This project remains an important priority for the Town and the Town should continue to look for opportunities to address this issues.

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Moved (insertion) [1]: Montgomery Center has stretches of sidewalk along both sides of Route 118 in the village. These sidewalks provide safe and accessible routes for pedestrians walkers throughout the village area. ¶

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Montgomery has become a favorite destination for both bicycle tours and road riders from Quebec, Canada and other parts of Vermont.

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Maintain sidewalk facilities for winter use¶

Prohibit cars from parking on sidewalks ¶

Improve the streetscape of the villages to allow for safer travel by pedestrians and signaling to motorists they are entering a village area. In Montgomery Center this could include modifications to create a separation between the roadway and the sidewalk¶

Add facilities (shoulder or sidewalk) to connect to the Public Services Building and Library to ensure that all residents have access to municipal facilities and services¶

¶
In 2011, Vermont enacted "Complete Streets" legislation, mandating that new and renovated paved roads be designed to safely accommodate motorists, bicyclists and pedestrians of all ages and abilities. Roadways that are planned and designed using a Complete Streets approach may include: sidewalks, bike lanes (or wide paved shoulders), comfortable and accessible public transportation stops, frequent and safe crossing opportunities, accessible pedestrian signals, curb extensions, and narrower travel lanes. The community should keep these principles in mind as future road improvements are considered.¶

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Transit, Air and Rail Facilities

The Town of Montgomery is not serviced by a fixed public transit route; the closest stop is in East Berkshire on the Richford to St. Albans route. Green Mountain Transit, (GMT) provides public transit for Franklin County. GMT also coordinates Medicaid and elderly transportation services. Passenger bus service to destinations beyond Franklin County is available from the GMT LINK Express bus to Burlington.

The nearest airport is the Franklin County Airport in Highgate, which supplies local air service. Larger interstate and international flights are available at the Burlington International Airport, Plattsburgh International Airport, and at Mirabel and Trudeau airports in Quebec.

The nearest rail service for freight is in Richford (Montreal, Maine, and Atlantic Railway) and St. Albans (New England Central Railroad). Amtrak passenger service is available in St. Albans via a route that travels south to New York City and eventually Washington D.C.

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TRANSPORTATION SYSTEM

TOWN OF MONTGOMERY

LEGEND

Highway Features

- State Numbered Route
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway

Road Surface Features

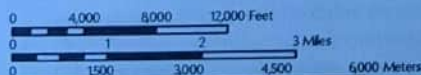
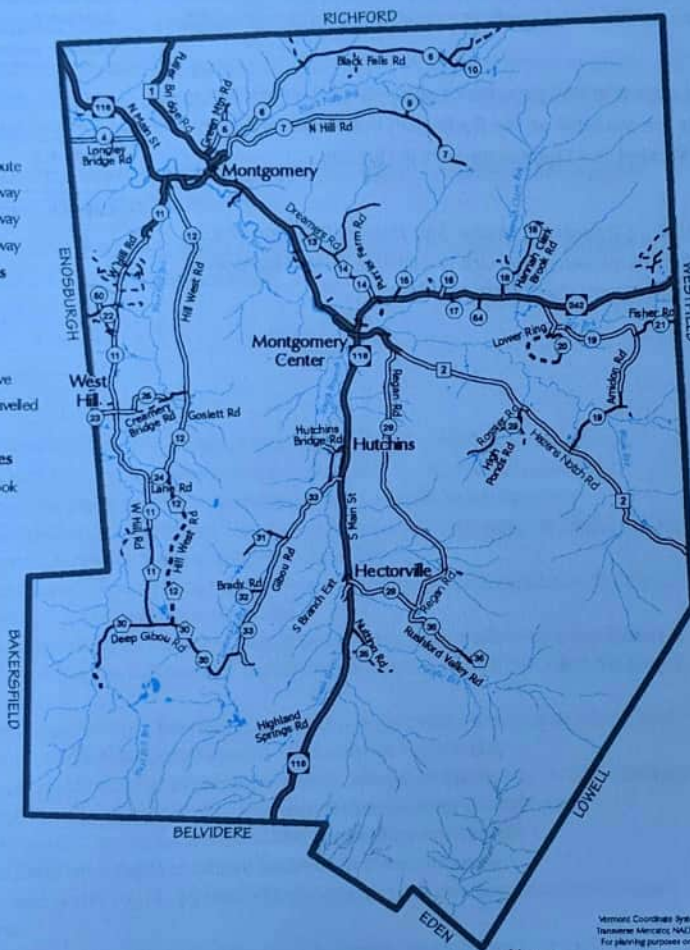
- Surfaced
- Gravel
- Soil or Graded
- Unimproved/Primitive
- Impassable or Untravelled
- Unknown

Surface Water Features

- River, Stream or Brook
- Pond

Other Feature

- Town Boundary



Data Source: All map features derived from VGS digital coverage. North arrow on map refers to CND North.

Vertical Coordinate System:
Transverse Mercator, NAD 83
For planning purposes only.



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February 2018

Location: <http://geoparc.com/vt/county/town/montgomery/county.asp>

Chapter 9: Community Facilities and Services

GOAL: TO LOOK AHEAD AND PREDICT FUTURE NEEDS FOR PUBLIC FACILITIES BASED UPON COMMUNITY GROWTH AND CHANGE

GOALS: TO PROVIDE MUNICIPAL SERVICES, OR ENABLE OTHER ENTITIES TO MEET THE NEEDS OF LOCAL RESIDENTS OF ALL AGES WITHOUT UNDUE OR SUDDEN IMPACTS UPON LOCAL PROPERTY TAXES

GOAL: TO PROVIDE PUBLIC UTILITIES TO SUPPORT CONCENTRATED COMMERCIAL, AND LIGHT INDUSTRIAL DEVELOPMENT

GOAL: TO CREATE A LEARNING COMMUNITY THAT WILL PROVIDE OUR STUDENTS WITH THE TOOLS FOR LIFELONG SUCCESS

Policies

- Promote efficient and functional use of existing municipal buildings and facilities
- Provide sufficient space and facilities to carry out essential municipal functions
- Provide a gathering place for the local population to address town business
- Conserve Montgomery's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
- Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
- Promote the protection and maintenance of public recreation trails within the town on private land, including the Catamount Trail, a cross-country ski trail that runs the length of Vermont
- Provide space for gatherings, functions, and events to provide educational, social, and civic opportunities to enhance community involvement and identity
- Provide emergency services to protect the health, safety, and property of local residents
- Provide library services to enable Montgomery residents access to information, resources, and opportunities for personal and community enrichment
- Encourage safe and affordable childcare facilities in the community
- Protect the public water supply by restricting inappropriate development in the source protection area
- Operate the Montgomery Water System in an economic manner, while providing an adequate source of good potable water for the needs of the Village and Center
- Promote the expansion of telecommunications and electric facilities provided that infrastructure to develop these opportunities shall be located in appropriate areas;

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respecting the integrity of residential areas, aesthetic concerns, and natural resource issues

- Provide appropriate facilities and infrastructure for a variety of academic, athletic, social, cultural and community activities
- Broaden access to educational and vocational training opportunities
- Ensure that both motorized and pedestrian access to school is safe and convenient
- Support use of town lands, facilities, and resources for broad-based educational experiences

Community Facilities

Public Buildings

The Town Office building is located on the Mountain Road, Route 242, in the Public Safety Building alongside the Volunteer Fire Department and Town Library. The Town Offices provide a variety of town-related services for residents and non-residents alike. A dynamic team consisting of the Clerk, Assistant Clerk, Zoning Administrator, and Town Treasurer staff the office to take care of business on behalf of the Town and for the Selectboard, in collaboration with various Boards and Commissions.

In 2016, the Town Office staff adapted the old spaces at the Public Safety Building into a temporary office location, following the departure from 98 Main Street due to environmental concerns with the building. These adaptations included: retrofitting closets for IT setup, buying gun safes to store Land Records to provide some manner of fire protection, and utilizing an empty truck bay to set up additional office space. It has been six years since this transition, and office staff have taken a great deal of time to condense and organize operations as much as possible while trying to remain in compliance with various Statutory records retention requirements and accommodate the growing permanent collection of public records. In doing so, it has become clear that the Public Safety Building is a more suitable choice for office staff, residents, attorneys, and title searchers to conduct their business. That said, the current office space still does not meet the full needs of the Community. Given the square footage of the current building and with some reconfiguring of the layout, however, the PSB can sustain Town Office needs for the future. It is a practical and cost-effective approach to address Fire & Safety compliance, air quality in the building, and the long-standing need for a proper Vault to house all the Land Records for the Town for many years to come. It will also negate the need for any new construction, which was previously considered by the community. Office Staff continue to work on obtaining grant funding to pursue renovations to the building space to achieve these goals.

The former **Grange Hall**, located on Main Street in the Center, is now referred to as the Town Hall. It is used for Town meetings, Elections, by individuals and groups for social functions, large gatherings, and fundraisers.

Deleted: Main Street in the Center. One half of the main floor of the one story building provides space for the Town Clerk's office with a walk in vault, and a large conference room which also serves as the Listers and Zoning Administrators offices. The remainder of the main floor is leased by the US Postal Service. The basement has a walk in vault for storage of Town records, and it has a furnace room; this space has been deemed unusable for records storage due to flooding concerns. The Town has identified that the current Town Office is not meeting the needs of the Community; there are space constraints in the Town vault, office space for staff and additional meeting space is needed. The Town is currently considering options for relocating the Town Office....

The **Public Safety Building**, a one-story building located on Route 242, houses the Fire Department, Rescue Squad, Health Office, and Montgomery Town Library.

- The **Fire Department** has three large bays for trucks and equipment.
- There is also a kitchen, conference room, small first aid room, electrical room, utility room, and ample bathrooms.
- The **Library** consists of one large room and a storage room, a portion of which has been modified for a children's area. The library Board of Trustees would like to pursue an expansion project to provide additional space for the growing collection of books, audios and videos; additional computers; a reading room for adults; and a larger children's area.

Deleted: <#>The Rescue Squad has one ambulance bay and space for storage. ¶

A **Public Works Building** was built in 2010 for the Town Highway Department. This building consists of a five-bay building and replaced the previous building from the 1970's. The building accommodates office space for the highway department and additional space for the highway equipment and the Water Department truck. The current site of the town garage is in the floodplain, the building was flood-proofed by elevating the building prior to reconstruction.

Recreation Facilities

Maintaining and developing Montgomery's natural beauty and resources for recreational purposes is an important part of the Town Plan. Montgomery has some of the most beautiful hiking, hunting, and fishing areas in the State and the Town should make a concerted effort to preserve these.

- Water quality, for swimming and fishing, should be protected against adverse impacts from development adjacent to streams and rivers.
- Commercial development that compromises recreational resources should be discouraged.
- Montgomery should encourage the development of recreation areas in the regions defined as suitable in the land use plan, as long as appropriate standards of attractiveness and supplemental protection are maintained.

Currently, the Recreation Board manages the Town's formal recreational activities. They work with other volunteer groups in town to provide and maintain recreational facilities for use by the entire town. For the purpose of this Plan, recreation is divided into three equally important categories: sport recreation, wildlife recreation, and other outdoor recreation.

Sport recreation involves activities such as tennis, baseball, and soccer. The recreation center, located near Montgomery Center on Route 118, has town tennis courts, a baseball/soccer field, outdoor ice rink, basketball court, and limited room for other activities. There is also a one-story log cabin with rest rooms and space for storage of equipment. A two-story memorial pavilion has been built. There is a ball field/volley ball court in Montgomery Village.

Wildlife recreation involves activities such as hunting, fishing, trapping, and wildlife viewing. The Vermont Department of Fish and Wildlife administers over 95,000 acres of wildlife management areas which are open to the public for hunting and other outdoor recreational activities. Potential users of these areas are responsible for making themselves familiar with all rules, regulations, and restrictions before they can hunt or fish. Avery's Gore, located in the southern part of the Town, is one of these areas. It contains a total of 259 acres and has many different types of game available for hunting. Such game includes black bear, deer, wild turkey, gray squirrel, rabbit/hare, partridge, and woodcock.

Outdoor recreation activities include skating, downhill skiing, cross-country skiing, snowmobiling, snowshoeing, hiking, swimming, mountain biking, and road biking. Within the borders of Montgomery, there exists Little Jay (elevation 3180 feet) and Big Jay (elevation 3780 feet). There are several natural swimming holes in Montgomery.

Recognizing Special Resources. Fifty miles of the upper Missisquoi River and 20 miles of the Trout Rivers were designated in 2014 as a Wild and Scenic waterbody. This designation excludes the section of the Missisquoi River with the Enosburg Falls dam. The National Wild and Scenic Rivers System was created by Congress in 1968 (Public Law 90-542) to preserve certain rivers with outstanding natural, cultural, and recreational values in a free-flowing condition for the enjoyment of present and future generations. This designation encourages river management that crosses political boundaries and promotes public participation in developing goals for river protection. In addition, it enables access to federal funding for projects to preserve the recreational, scenic, historic, cultural, natural, and geologic resources of these rivers. It should be noted that designation neither prohibits development nor gives the federal government control over private property; recreation, agricultural practices, development and other uses are permissible in this designated area.

There are several public and private recreational resources available to the community:

The **Hazen's Notch Association** maintains about 40 miles of trails on over 2,000 acres. These trails are used in summer and fall for hiking and in winter for cross-country skiing and snowshoeing. The Association acts both as a local land trust for the Town of Montgomery, as well as a stewardship partner with other regional and statewide land trusts. The 300-mile Catamount Trail is a winter-use cross-country ski trail that passes through Montgomery as it traverses the length of Vermont from Massachusetts to Canada.

The **Covered Bridges Snowmobile Club** maintains an extensive snowmobile trail network throughout the town and works with landowners to maintain these trails and the permission for use by snowmobilers.

The Towns of Jay and Westfield, located to the east of Montgomery, are home to the **Jay Peak Ski Area** (elevation 3861 feet) which offers downhill skiing, cross-country skiing, and snowboarding. Jay Peak is an important asset to the area because of the amount of tourism activity that goes on at it. Although located in Jay, the Jay Peak Ski Area brings in more potential

tourists to their town and its bordering neighbors like Montgomery. Jay Peak owns approximately 2,600 acres; of which 1,500 acres will remain forever wild by Jay Peak's choice and 1,100 of which is to be used for some type of development based on the Jay Peak Master Plan. Presently, Jay Peak has built an 18-hole golf course, an indoor ice rink, and an indoor waterpark since 2005. A four-season operation is vital to Jay Peak's future and will have a very positive impact on all of its neighboring communities as they provide more year round employment for its staff, many of whom reside in or around Montgomery. Hiking is possible throughout the Town and there are many trails for people to enjoy.

The **Long Trail** extends the length of the State of Vermont from Massachusetts to Canada. The local chapter of the Green Mountain Club maintains hiking trails associated with this trail.

Catamount Trail is a 300-mile, winter-use trail open to the public for skiing and snowshoeing.

Community Services

Police, Fire and Rescue

The Vermont State Police (VSP) is the primary law enforcement agency responsible for public safety in Montgomery; services are out of the St. Albans Field Station.

Fire Protection and Rescue Services

Firefighting and rescue services are two services that are absolutely essential for communities to function. The Town of Montgomery currently has the following fire and rescue vehicles:

- 2010 Pumper
- 2020 Freightliner 4-WD Tanker Pumper
- 2020 International Fire Truck (Tanker)
- Rescue Truck 51995 International Ambulance)

1995

Montgomery has a volunteer fire department located in the Public Safety Building on Route 242. There are currently 17 volunteer members who serve on the fire department. The equipment consists of two pumper trucks, one tank truck, one rescue van, and assorted smaller equipment, which is capable of fighting a fire in any accessible area of the Town. The Fire Tanker was replaced in 2020. The Fire Department also has volunteers that are trained first responders. Ambulance service is contracted out by the Town.

Montgomery has a Local Emergency Operations Plan (LEOP) to help organize the Town in case of an emergency. The LEOP contains basic emergency preparedness essential for responding to local emergencies. It includes critical phone numbers, contact persons, and critical facilities. Steps are listed in the Plan as to what to do in case an emergency arises. These plans also provide

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Deleted: <#>Tanker: #1 1,500 gallons, 1 drop tank 1500 gallons, 1-4² 500 GPM, and 1-2 1/2² 250 GPM portable pumps¶

Rescue Van: Set of air bags, 8 SCBA with 8 spare tanks¶

Deleted: <#>Fire Protection Suits

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Deleted: The smaller pumper is almost 40 years old and will need to be replaced within the next five years. The other future needs of the fire department include the replacement of the rescue van and purchase of new fire protection suits for the members.

Deleted: The Town of Montgomery currently maintains an ambulance squad providing emergency medical services to Town residents and the surrounding area as needed. At the beginning of 2010, Montgomery Rescue had eight active members, all volunteer EMTs or First Responders. Richford Ambulance Service is contracted to provide EMS service to the Town when Montgomery Rescue does not have an available crew. The squad maintains an ambulance stocked with supplies and equipment to deliver advanced life support, and a rescue van with additional equipment used for incidents with multiple patients or hazardous scenes. ¶

a framework that allows municipalities to work collaboratively to assist each other during a widespread event.

Library

The Montgomery Town Library Services includes five public access computers with high-speed internet, printer, free Wi-Fi, copy and fax machine, and digital projector with large screen. The library houses approximately 9,000 items that range from books, audio books, movies, puzzles and maps. There is also an inter-library loan service, a community bulletin board, and year-round programming for all ages. At present the library is open seven days a week, which is made possible by the library director, budgeted at 22 hours a week, and 13 volunteers.

Deleted: high speed

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Deleted: including volunteer staffing.

The Town library meets public library standards set by the Vermont Department of Libraries. The Library is supervised by a seven member board of trustees.

The library serves as a gathering spot for community groups to meet, sponsors art shows, hosts guest speakers, and participates with other local organizations in planning community events. Some examples of current offerings include:

- Family friendly presentations throughout the summer at the Rec Center
- A monthly Book to Film in the winter for young adults.
- A story hour playgroup for parents and young children, sponsored by Building Bright Futures.
- A weekly crafting night for all ages, hosted on Wednesdays.
- "Technology Troubleshooting" is offered Monday and Wednesday 10 am – 3 pm, 4 – 7 pm.
- Summer reading program for all ages from June to August that's called Book Genre Bingo.

Deleted: potluck supper and film showing

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Deleted: <#>A fenced in play yard for young children on the library lawn was completed in Spring of 2010. ¶

Deleted: This site should be continued and expanded, as time and expense allow, in order to better inform the public and improve communication.

Deleted: trash and recyclables

Deleted: Additionally, the district conducts special events for the disposal of problem wastes, such as tires, metals, bulky, and household hazardous wastes. The district accepts computers and peripherals, other electronic waste, and fluorescent bulbs at its Georgia facility.

Deleted: It is the intent of the

Deleted: Town of Montgomery and the NVSWMD to improve solid waste management programs. This commitment will be aided by Act 148, the Universal Recycling law, that was passed in 2012 that aims to further reduce the amount of waste going to landfills by banning recyclables, food scraps and yard or leaf debris to be landfilled by 2020. The State, Municipalities and Waste Management Districts will have to identify changes to their services and programs in order to obtain this goal.

Municipal Website

The Town maintains a basic municipal web site at <http://www.montgomeryvt.us>. Information is available about a variety of Town Officers and Boards, including Warnings, Agendas and Minutes of Meetings, as well as ordinances, policies, permits, etc.

Solid Waste Disposal

Montgomery has been a member of the Northwest Vermont Solid Waste Management District (NVSWMD) since the district's inception in December 1987. The district operates a waste drop off every Saturday at the Public Safety Building. Certain types of wastes, such as car batteries, must be dropped off at the NVSWMD's Georgia Facility.

The NVSWMD works to divert recyclables and food waste from the landfill whenever possible, in 2022 over 1,565 tons of waste were diverted from the landfill in the district. The NVSWMD also supports composting, and in 2022 collected 700 tons of food scraps in the district.

Water & Wastewater
Water Supply/Systems

From 2005-2014, Montgomery completed a nine year, multi-phase municipal water project. Phase 1 and 2 extended the municipal water distribution system from Montgomery Center to Montgomery Village where customers were previously served by a privately owned and operated water system. Phase 3 added a new well was found on Town-owned property off the Fuller Bridge Road in 2004. It was certified by the State and then the Town built a new reservoir and a treatment plant on the property, supporting control systems and infrastructure, including new pump stations on Route 58 and near the school, and new water meters for the Center.

Montgomery now has a system certified for about twice the capacity of the previous system, and has improved water quality, since the new source is low in iron, and manganese is being removed. There is also potential for even greater capacity if the need develops, but it would require additional State certification and possible expansion of the treatment facility.

The Town has set aside a portion of its federal ARPA funds to the extension of dedicated power to the Regan Road water pump.

The following description is from the system Source Protection Plan: The Montgomery Water System is a Public Community Water System that serves 189 connections to both residences and businesses. Each of the service connections has an individual water meter. There are approximately 45 fire hydrants connected to the distribution system.

Wastewater Disposal/Sewage Systems

Throughout the Town (including both the Village and the Center), the disposal of raw sewage is controlled on an individual basis, primarily by the use of septic tanks. For subdivisions it will be the developers responsibility to provide water and sewage facilities. The State of Vermont regulates the minimum standards for new septic systems.

The lack of a centralized sewage disposal facility is an to be an impediment to appropriate commercial development and higher densities of residential development in the village district. Over 10% of village wastewater systems are failing, but 92% of existing systems are on lots too small for a replacement option. The Town is in the process of determining the final design for a municipal Wastewater System in the Center and Village. The system will have the capacity to replace 165 existing septic systems in the Village and Center, as well as additional capacity to support further growth. The current project timeline is for construction in the Village to begin Summer of 2024.

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Deleted: The Town purchased the abandoned Montgomery Village Water Works from its owner for the sum of one dollar in 1999. This portion of the project was done in two phases; extending the main line between the two population centers, and then replacing the feeder services to approximately 63 Village customers. This latter portion of the project was completed in 2003. Phase 1 and 2 of the project was funded by a bond paid by local taxes, user fees, and a grant from the U.S. Department of Agriculture (USDA). ¶

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Deleted: Funding for most of this portion of the project was from a combination of: the remaining balance of the USDA grant, a new low interest USDA loan, monies reprogrammed from a Environmental Protection Agency waste water grant, and a new USDA grant. Completion for this phase was Spring 2009, although the Town and principals worked on several warrantee issues through October 2009.

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Deleted: It is comprised of a submersible Gould 3-phase pump (10 HP) used in Well R. The raw water mains only include the 2-inch galvanized iron and 4-inch ductile iron supply line from the well into the treatment building to the filter system. There is no raw water storage. The distribution system is composed of 8-inch cement lined ductile iron. [3]

Commented [EK1]: Still working on getting info as to whether further capacity is needed.

Deleted: The water system has three storage facilities:

Deleted:	Tank #	Tank Name	Size
Type¶			[4]

Deleted: has set minimum standards for new development, and to meet them, professional consult. [5]

Deleted: Presently there are no plans for a public treatment system. Sewage disposal is an issue in the v. [6]

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Commented [EK2]: Still working on getting greater specifics here

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Telecommunications

Telecommunications have become increasingly important to the security and economic needs of residents and businesses in the northwest region of Vermont as well as in all other sections of the State.

Many areas of Town lack cellular service. This can be a concern during power outages, as when landline phone service and internet is not available there is no way to contact emergency services in parts of the Town.

Telecommunication towers and related infrastructure require careful consideration. These structures tend to be located in highly visible locations such as on mountaintops and ridgelines. The need for additional facilities is projected to increase dramatically in the coming years. Proper siting of telecommunications towers is necessary to protect the Town's historic character, rural nature, and aesthetic beauty. New telecommunications towers shall not have a negative impact on the scenic resources identified in Chapter 3.

Consolidated Communications is the primary provider of landline telephone and internet access in Montgomery. High-speed fiber internet is available in the villages and adjacent areas. Satellite internet, such as Starlink, is also available in Montgomery. The majority of rural Montgomery residents do not have access to high-speed internet. The Town is a member of Northwest Fiberworx, a regional municipal entity working on expanding fiber access across Northwest Vermont.

Commented [EK4]: Section 248a overrides municipal zoning authority on telecommunications structure, but the Town Plan is granted substantial deference.

Deleted: The Federal Telecommunications Act of 1996 placed severe limitations over municipal control of these structures; however within those confines, in 2005, Montgomery approved a Telecommunications Facilities Bylaw to protect the Town's historic character, rural nature, and aesthetic beauty. Both AT&T and Verizon have cellular facilities at Jay Peak

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Deleted: access in Montgomery and provides the physical infrastructure (wires and switches) used for phone related services (long distance, DSL, etc). Comcast is upgrading their system, providing broadband cable service, which can be used for digital telephone service. Both companies provide broadband services but do not service all areas of Town. Broadband is also available from satellite and cellular providers. Comcast is the sole provider of cable television service in Montgomery but does not reach many rural areas. Satellite services are available as well as alternate internet services provided by Hughes Net.

Deleted: Fairpoint does not provide any pay phones in Montgomery. This remains a concern to townspeople since cellular phone coverage has significant gaps and can be unavailable during an emergency. ¶

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Deleted: There are currently thirteen faculty members, eight para-educators, and fourteen substitute staff.

Commented [EK5]: As far as I can tell, data on which schools Montgomery students attend is not specifically included either in state data or school district reports

Deleted: In the fall of 2014, Montgomery's fifty-two high school students attended the three Franklin County high schools as well as other public and private schools across the state. Table 14 shows the area high schools that Montgomery students attend, as well as the current enrollment and billed tuition.

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Education & Childcare

Elementary School

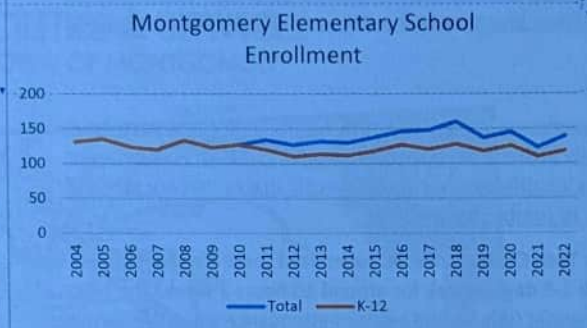
Montgomery Elementary School, located on School Drive, is the sole public school facility in town. The school houses pre-kindergarten through eighth grade, and was built in 1992-1993 with an official capacity of 125 students. An addition was built during the 2005-06 school year, increasing the capacity to 185. The building has eleven classrooms, one science lab, and space for one-on-one instruction. The State Education Department calculates that the Franklin Northeast Supervisory Union, of which Montgomery's Education Spending per Equalized Pupil for Elementary School is \$9,672.00, lower than the statewide average of \$15,521.

Since there is no high school in Montgomery, parents choose to which school they send their children.

In the Fall of 2022, 139 students were enrolled in the Elementary School. The student population has stayed fairly constant over the past two decades. The pupil to classroom teacher ratio for

2022 was 10.6:1. The Montgomery Elementary School has Internet access and all of its classrooms are equipped with it.

The cost of educating Montgomery's students is covered by revenue raised through state assessed property taxes, state general fund transfers, federal grants, and some local income.



Other Educational Opportunities

The Northern Mountain Valley Unified Union School District of which Montgomery is a member does not have a high school, therefore the District pays for tuition for students to attend other high schools in the area.

Community College of Vermont (CCV) offers courses and degree programs in Burlington, St. Albans, and Newport. CCV is part of the Vermont State College System and has links to other higher education facilities around the State. The University of Vermont, St. Michael's College, and Champlain College are located in the Burlington area, and Northern Vermont University-Johnson is in Johnson. Vocational education is offered at the Cold Hollow Center in Enosburg Falls. The Center offers a wide range of programs for high school students, as well as providing evening classes for adults.

Childcare

Although full-time childcare is not a service provided by the community, it is a concern for existing and prospective families, both in regard to finding quality services and the cost of these services. The Recreation Center does provide free day camp three-days per week in the summer.

According to State data, Montgomery does not currently have a registered home childcare provider. Montgomery elementary houses a pre-kindergarten program established by the Franklin Northeast Supervisory Union (FNESU) in the fall of 2007.

According to the 2021 American Community Survey data there are 179 children age 0-17 in Montgomery. Sixty-seven percent of households with children under 6 have all parents in the home working.

Data on other options, such as out-of-town childcare providers, family care providers, and un-registered childcare homes, are not available. On a county-level, Let's Grow Kids estimates that as many as 74% of infants, 54% of toddlers and 57% of preschoolers that likely need care do not

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Deleted: and the average class size was fourteen students

Deleted: The total student to computer ratio for 2014 was 1:1.

Deleted: Johnson State College

Deleted: During the 2014, Montgomery had 11 registered home-school students in the K-8 program. No numbers are available for high school-aged home school students. Montgomery's public school system supports home-schooled students by providing curriculum support, use of school facilities and access to course offerings. A home study student can legally take up to 40% of their classes at a public school. Access is also available to sports and other extra-curricular activities. To enroll as a home study student you must provide the Vermont Agency of Education with a minimum course of study for them to deem complete or incomplete. ¶

Deleted: High Schools Attended by Montgomery Students Fall 2014 (8)

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Deleted: 280 children from birth to age 17 living in Montgomery.

Deleted: Sixty-nine percent of households with children under the age of 6 are in households where adult providers are working. Similarly, 67% of households with children 6-17 have working parents. The question remains whether the needs of children are being met in the community or forcing parents to find services outside the community.

Deleted: , stay at home parents

Deleted: or other in-home childcare options

have access to regulated programs. Therefore, it is likely that many Montgomery families face challenges in accessing childcare. The Town encourages the development of home-based and center childcare facilities.

Youth Activities

Students in the Franklin Northeast Supervisory Union, of which Montgomery is a part, have substance use rates that are significantly higher than state averages (2021 Youth Risk Behavior Survey). The Vermont Youth Project has identified having youth-specific spaces that are safe and substance free as an important priority to combat these trends.

Montgomery has previously provided a Teen Center as a safe, supervised space for Montgomery youth grades 6 and up; it was available 2-3 days a week for around 10 hours a week. The Teen Center closed in 2014 due to lack of financial support and reduced attendance when the Center moved out of the Town Office and off of Main Street due to a mold and mildew issue from a flooded basement. Currently, youth programs are offered at the Montgomery Library. Should adequate facilities be available in the future, the community should revisit the need for a Teen Center to provide services to area youth.

Deleted: Montgomery and Franklin County both have alarmingly high rates of underage drug and alcohol abuse. Franklin County shares staggering rates of underage alcohol and drug use with the rest of the state, with 12% of 8th graders having consumed alcohol in the last 30 days and 4% of 8th graders having consumed marijuana in the past 30 days. These rates shoot up to 29% of 10th graders and 47% of 12th graders having consumed alcohol in the last 30 days and 16% of 10th graders and 27% of 12th graders having consumed marijuana in the past 30 days (Data from 2013 VT Youth Risk Behavior Survey). While these numbers were down compared to the 2009 survey results, this information shows teens are still at risk for alcohol and drug abuse. It is important to prevent early use not only because of the problems it can cause with intellectual and emotional brain development, but also because the earlier a person begins to use alcohol and substances, the more likely they are to develop a dependence issue.

Deleted: On average there were about 15-20 teens in attendance each day. Programs like the Teen Center, SAP programs in schools, church youth groups and the youth program being offered at the library, as well as community involvement and caring adults have been linked to reduction in early use. The Teen Center participated in many activities including movie nights, dances, and summer day activities. The Teen Center closed in 2014 due to lack of financial support and reduced attendance when the Center moved out of the Town Office and off of Main Street due to a mold and mildew issue from a flooded basement. While the center was relocated to the Recreation facilities, there are no pedestrian facilities that link it to the village so walking to access the program was unsafe.

FACILITIES & SERVICES TOWN OF MONTGOMERY

LEGEND

Facilities & Services Features

- ★ Facility
- Electric Transmission Line
- State Forest
- Town Forest
- Wildlife Management Area
- Natural Recreation Area
- Atlas Timberlands Partnership

Transportation Features

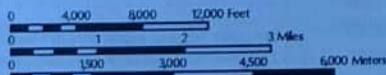
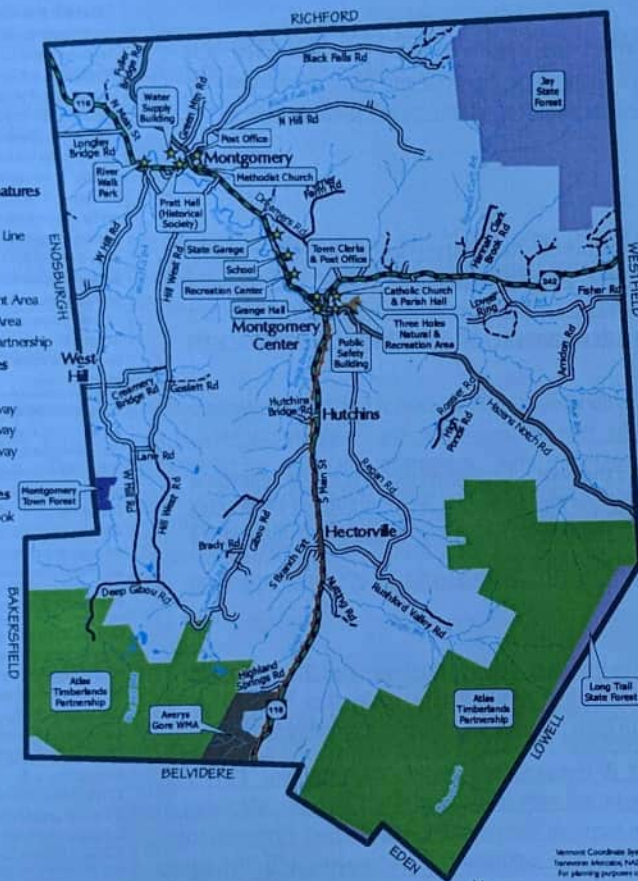
- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Surface Water Features

- River, Stream or Brook
- Pond

Other Feature

- Town Boundary



Data Source: All map features derived from VGS digital coverages. North arrow on map refers to Grid North.



Vermont Coordinate System
NAD83
For planning purposes only

Prepared by:
Northwest Regional
Planning Commission
25 Parkside Street
St. Albans, VT 05478
(802) 824-8888
www.nwrcvt.com
February 2016

Location: <https://projects.harcourt.com/worksheets/montgomery/summary/2016>

Chapter 11: Compatibility with Neighboring Municipalities

The Town of Montgomery is located in the northwestern part of the State in Franklin County. Seven different towns border Montgomery.

Land use patterns in all of these towns can affect one another in many different ways. It is important that all of their development patterns and future development plans are compatible with each other. Montgomery's plan is compatible with the adjacent town plans as well as the relevant Regional Plans.

Compatibility with Richford

The Town of Richford borders Montgomery to the north. Richford designates the land along its border with Montgomery as Agricultural and Forest/Conservation, while Montgomery designates its land as Rural Residential, Conservation 1 and Conservation 2. These land uses are generally compatible with a focus on low-impact development and protection of agricultural soils and forest habitats.

Compatibility with Enosburgh

The Town of Enosburgh borders Montgomery to the west. Enosburgh designates the land along its border with Montgomery as Agricultural and Rural Residential, while Montgomery designates its land as Rural Residential and Conservation 1. These land uses are generally compatible with a focus on preserving open space and low-density development.

Compatibility with Bakersfield

The Town of Bakersfield borders Montgomery to the west. Bakersfield designates the land along its border with Montgomery as conservation, while Montgomery designates its land as Conservation 2. These uses are compatible, with both focusing on conserving forested lands with steep slopes.

Compatibility with Westfield

The Alpine Haven residential area spans the Town of Montgomery and Westfield. Westfield includes the area as part of its Recreational-Residential district, while Montgomery includes its portion of the area in its Village 2 designation. Montgomery's Village 2 District is slightly smaller in size but calls for more dense development than the Recreational-Residential District. However, these areas are broadly compatible. The remainder of the land on the Westfield-Montgomery border is designated as Rural-Agricultural District in Westfield and a mix of Rural Residential,

Deleted: Eight different towns, three of which are in Franklin County, border it. The Town of Richford borders Montgomery to the north, the Town of Bakersfield borders Montgomery to the south, and the Town of Enosburgh borders Montgomery to the west.

Deleted: It is also important that each town's future development plans do not adversely affect their bordering neighbors' plans. The Montgomery Town Plan does not propose any major changes to its land use districts, and because of this, no substantial conflicts with adjoining town plans should arise.¶

Population growth or decline is an important aspect that needs to be taken into account when planning a town's future. It can greatly affect how a town does its land use planning. The decision to develop the land should depend on its physical characteristics, projected needs of the community, existing municipal services, and compatibility with existing land uses. The following sections discuss the land use patterns of the seven towns that border Montgomery - Richford, Enosburgh, Bakersfield, Westfield, Lowell, Eden, and Belvidere. Though the land use patterns in each town may be referred to by different names, each town does have a plan that is compatible with that of Montgomery.

Deleted: divides its land use into the following districts: Agricultural, Commercial, Commercial and Industrial, Conservation 1, Conservation 2, Industrial, Rural Residential, Village Residential, and Water Supply Protection. The majority of the Richford side of the shared border is zoned Conservation 1, while the remaining portions are Agricultural. Montgomery's proposed uses and minimum lot sizes are compatible with Richford's existing and proposed land uses.

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Deleted: Enosburgh is expected to see a slightly lower growth rate through the year 2015 than Montgomery is. Because of the larger population, it is expected that Enosburgh will have more residential areas in town. While the Enosburgh Town Plan has divided their land into four following proposed land use districts, only the Forest and Conservation and Rural/Agricultural Areas are adjacent to Montgomery.¶

1. Wellhead Protection Area¶
2. Forest and Conservation¶
3. Rural/Agricultural Area¶
4. Flood Hazard Area¶

[9]

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Deleted: has seen much more of a population change since 1970 than the Town of Montgomery. Even though their populations were relatively the same back in 1970, the Town of Bakersfield is expected to see much more of a population change than Montgomery. Bakersfield ha [10]

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Conservation 1 and Conservation 2 in Montgomery. These uses are compatible, as all focus on preserving open space and allowing only rural densities of development.

Compatibility with Lowell

The Town of Lowell does not currently have a Town Plan. According to their Zoning Regulations, the area bordering the Town of Montgomery is in the Conservation-Mountain District, which calls for limited development. Montgomery's plan designates this area as the Conservation 2 District. These land uses are compatible.

Compatibility with Eden

The Town of Eden designates its border with Montgomery as part of the Forest District in its Town Plan, while Montgomery designates this area as Conservation 2. These uses are compatible because both focus on preserving forest resources.

Compatibility with Belvidere

The Town of Belvidere has not established zoning bylaws, but it has identified specific districts in their town plan. The districts that border Montgomery are the Forest District and the Development District. The Forest District is generally compatible with Montgomery's Conservation 1 and 2 Districts, which focus on preserving forest lands. The Development District encourages more residential growth than is allowed in Montgomery, however given limited development pressure and lack of water/wastewater infrastructure in the area it is unlikely that significant development would occur along the border with Montgomery, therefore these districts are not in conflict.

Compatibility with the Regional Plan

Montgomery is part of the Northwest Vermont Region, whose Regional Plan was adopted in July of 2023. Montgomery's Town Plan is compatible with the goals and policies of the Regional Plan. The Regional Plan designates Montgomery's land use as primarily Conservation & Forest Resource Planning Area, with portions being identified as Rural Residential Planning Area and Agricultural Resource Planning Area. Montgomery's two villages are identified as areas where more concentrated development is appropriate. The Town's Plan is compatible with these land use designations, as the majority of land in Montgomery is designated for conservation and only low-density development, while the village areas are targeted for future development.

Montgomery is adjacent to the regions of the Lamoille County Planning Commission and the Northeastern Vermont Development Association. The Lamoille County Planning Commission's Regional Plan future land use map designates the area adjacent to Montgomery as Working Lands - Forest State Forest, with a small portion along Vermont 118 being designated as Rural

Deleted: The Town of Westfield has divided its land use into three different districts, Village, Recreational-Residential, and Rural-Agricultural Districts. Their Recreational-Residential district is adjacent to Montgomery's Conservation II district. The remaining adjacent portions of Westfield are classified as the Rural-Agricultural district, which are border on Montgomery's Agriculture/Residential, Conservation 1 and Conservation 2 districts.¶
Although Westfield's Recreational-Residential district allows slightly more intensive development, the existing and proposed land uses do not conflict.

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Deleted: has divided its land use into four different zones, including Village, Rural Residential/Agricultural, Conservation-Mountain, and Industrial districts. Only the Conservation-Mountain District borders with the Town of Montgomery's Conservation 2 District.¶
Both Montgomery's and Lowell's existing and proposed land uses are compatible with each other.

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Deleted: While technically the Towns of Eden and Montgomery are adjacent, they share only a small border. Further, Eden does not identify or propose specific land uses or districts. Because this area of Montgomery is designated as Conservation 2, the uses are seen as compatible.

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Deleted: se districts include the Development, Natural Area, Forest, and Cold Hollow/Laraway Mountain Districts. ¶
Existing and proposed land uses for both communities do not conflict with each other.

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and Working Land. These planning areas call for protection of open-space and limited development that is consistent with the Town of Montgomery's land use planning on the border of the region. The Northeastern Vermont Development Association's future land use map designates the area adjacent to Montgomery as Rural areas suitable only for low-density growth outside of village areas, which is compatible with the Town's land use planning efforts.

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Page 15: [8] Deleted Emily Klofft 8/21/2023 10:33:00 AM

Page 18: [9] Deleted Emily Klofft 8/21/2023 11:16:00 AM

Page 18: [10] Deleted Emily Klofft 8/21/2023 11:18:00 AM

AGRICULTURAL SOILS

TOWN OF MONTGOMERY

Attachment C

LEGEND

Soil Features

- Prime Agricultural Soils
- Statewide Importance Soils
- Local Soils

Transportation Features

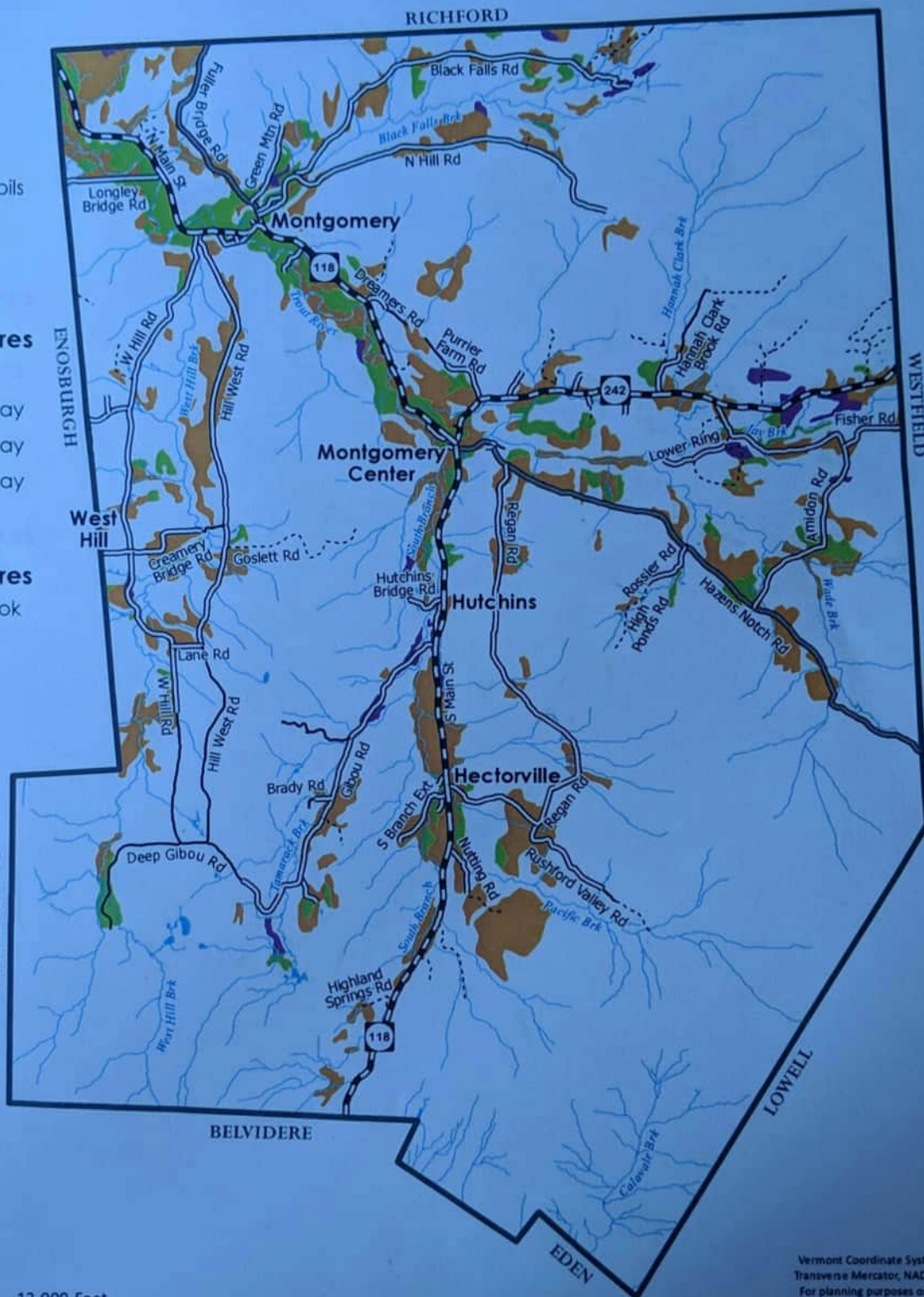
- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Surface Water Features

- River, Stream or Brook
- Pond

Other Feature

- Town Boundary



0 4,000 8,000 12,000 Feet

0 1 2 3 Miles

0 1,500 3,000 4,500 6,000 Meters

Data Sources: All map features derived from VGIS digital coverages. North arrow on map refers to Grid North.

Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.



Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
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(802) 524-5958
www.nrpcvt.com
September - 2023

Location: nrcgis/projects/county/franklin/montgomery/townplan2023

BASE MAP

TOWN OF MONTGOMERY

LEGEND

Transportation Features

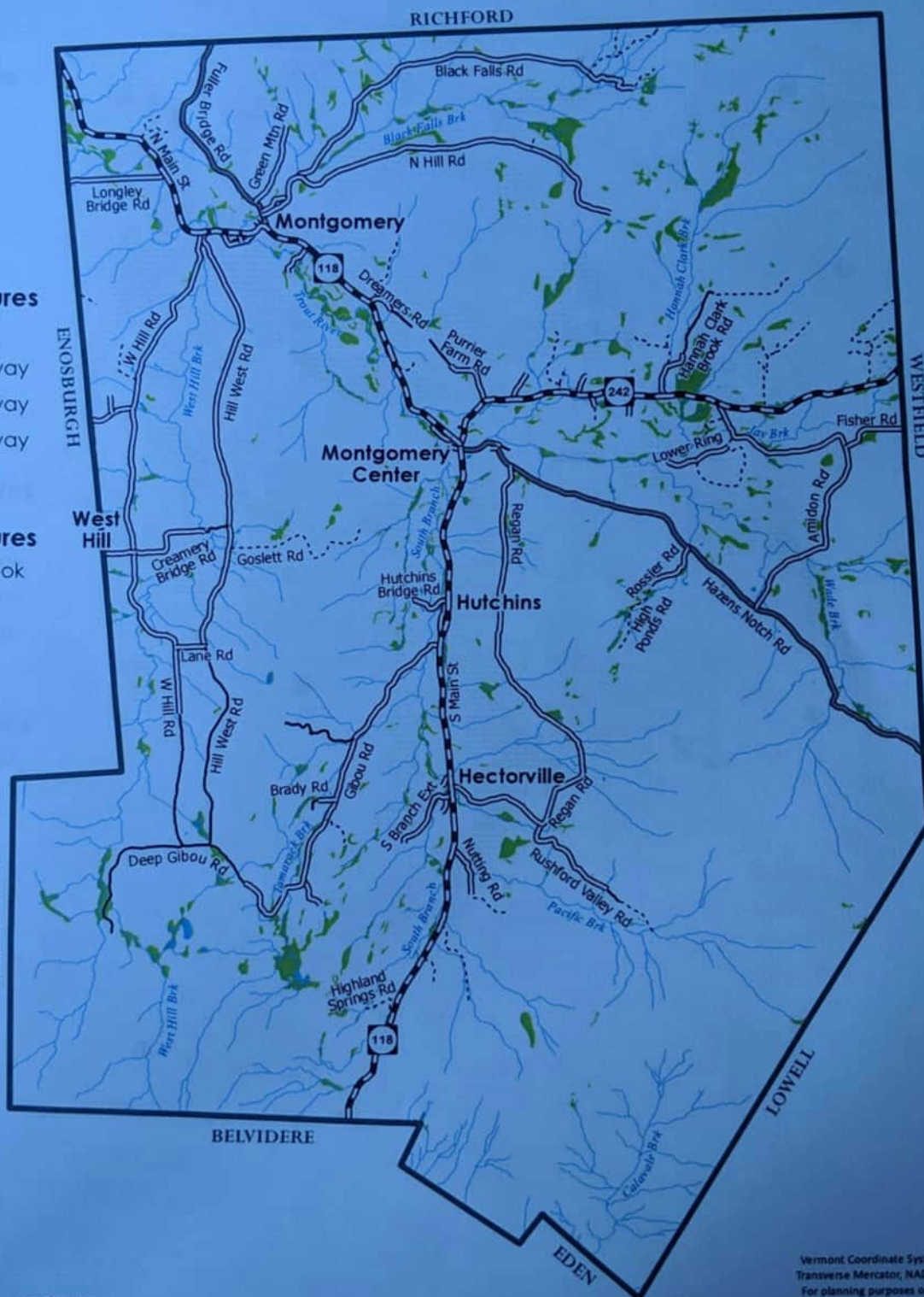
-  State Highway
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-  Class 3 Town Highway
-  Class 4 Town Highway
-  Private Road

Surface Water Features

-  River, Stream or Brook
-  Pond
-  Wetland

Other Feature

-  Town Boundary



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CRITICAL AREAS

TOWN OF MONTGOMERY

LEGEND

Critical Area Features

-  Bear Mast-Wetland Feeding Area
-  Bear Crossing
-  Moose Collision
-  Summit
-  Deer Yards
-  Significant Natural Community
-  Rare, Threatened or Endangered Species
-  100 Year Flood Zone
-  Wetland

Transportation Features

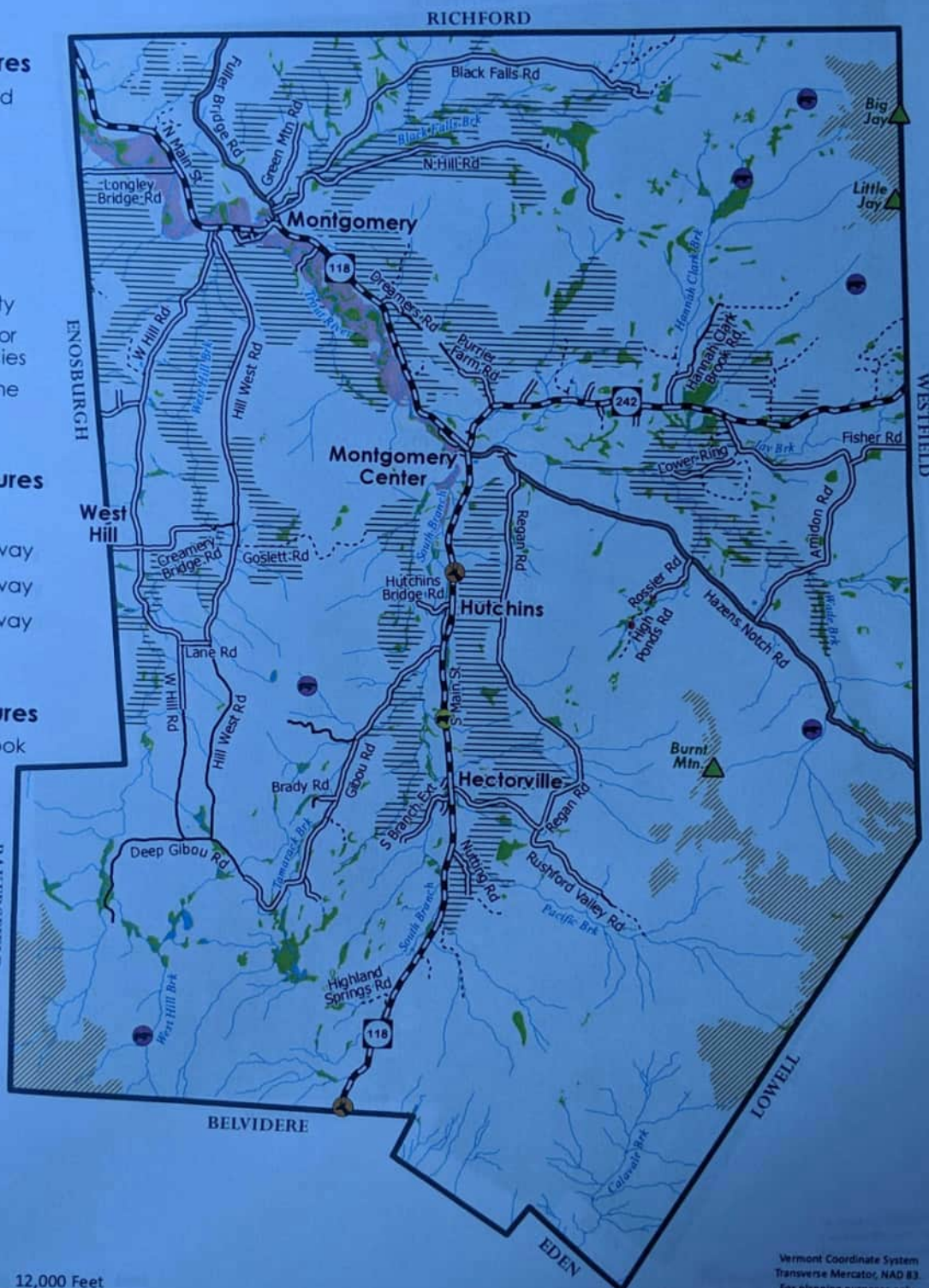
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CURRENT LAND USE

TOWN OF MONTGOMERY

LEGEND

Current Land Use Features

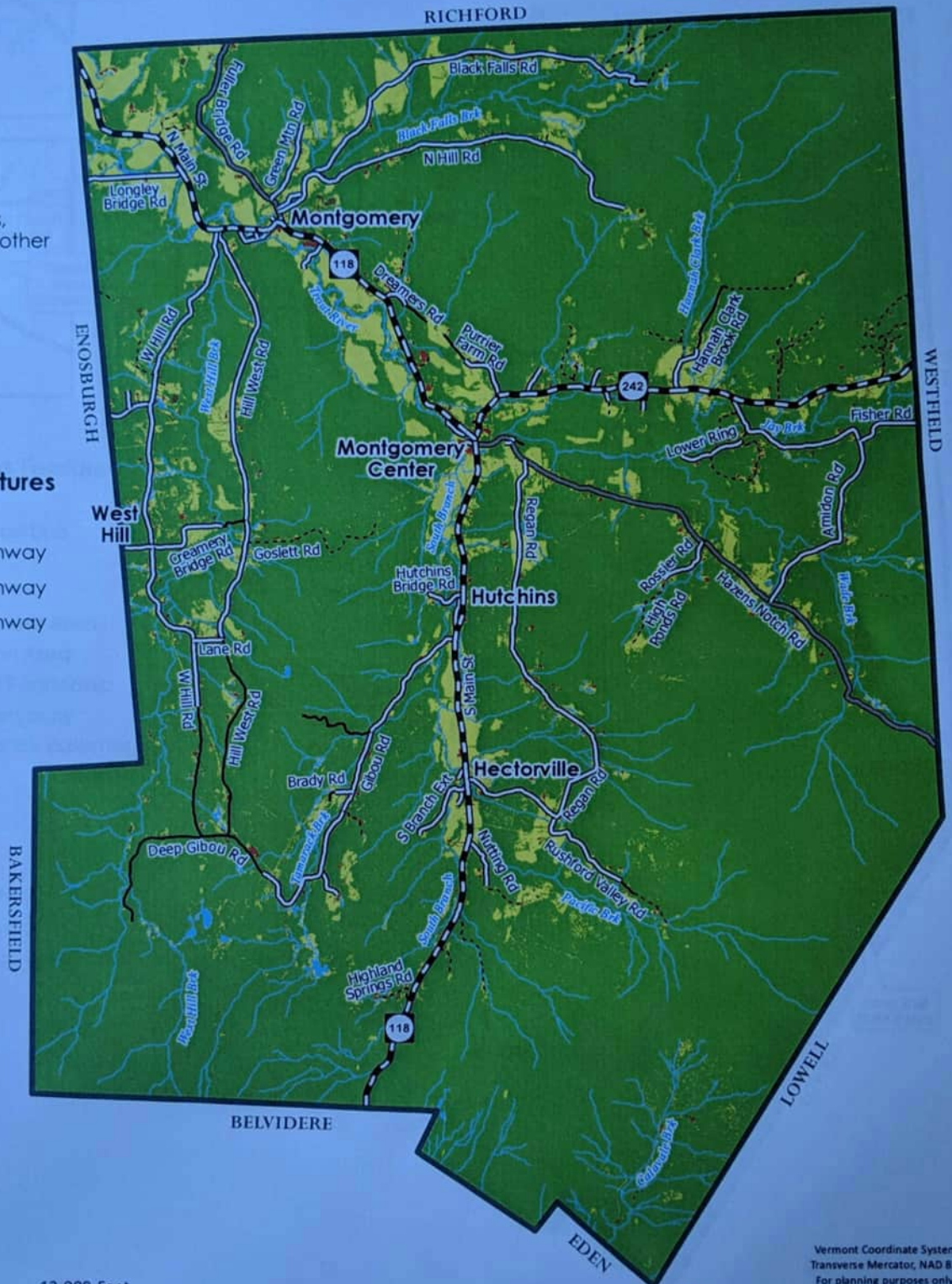
-  Built Up (buildings, roads, railroad & other paved surfaces)
-  Bare Soil
-  Grass/Shrub
-  Tree Canopy
-  Surface Water

Transportation Features

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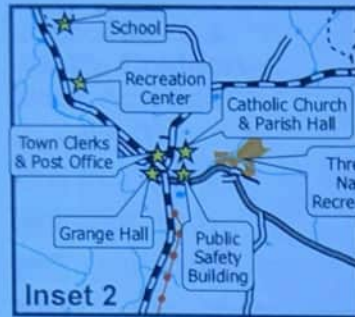
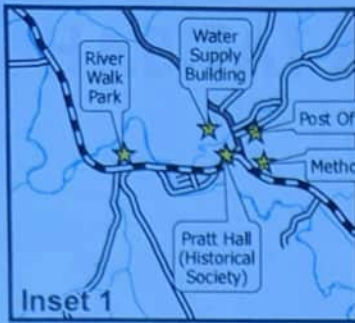


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FACILITIES & SERVICES

TOWN OF MONTGOMERY



LEGEND

Facilities & Services Features

- ★ Facility
- Electric Transmission Line
- State Forest
- Town Forest
- Wildlife Management Area
- Natural Recreation Area
- Atlas Timberlands Partnership
- The Nature Conservancy
- Vt River Conservancy Easement

Transportation Features

- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Other Feature

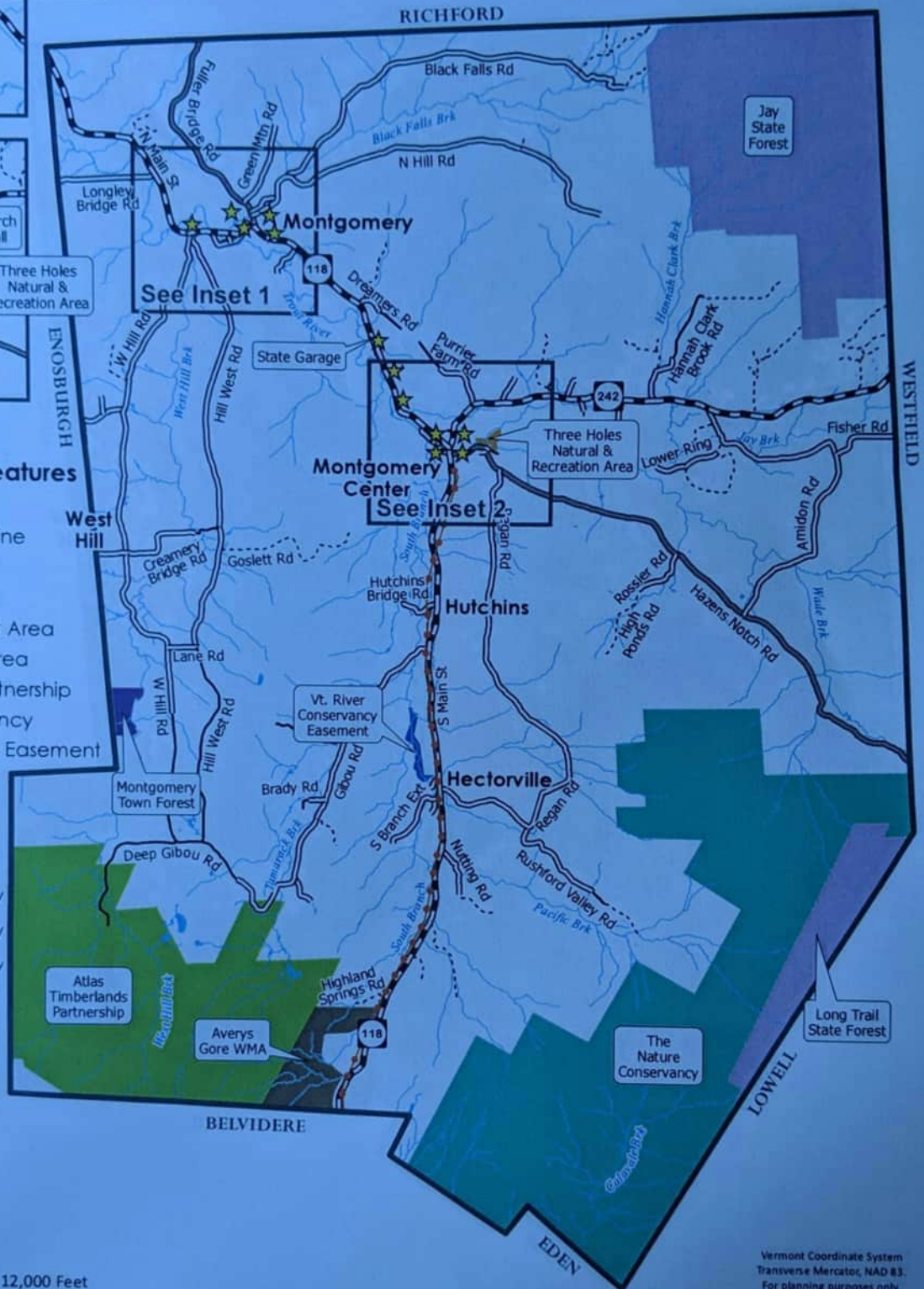
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HABITAT BLOCKS & WILDLIFE CORRIDORS

TOWN OF MONTGOMERY

LEGEND

Habitat Block & Wildlife Corridors-Block Acreage

- 35 - 100
- 100 - 1,200
- 1,200 - 5,000
- 5,000 - 20,000
- More than 20,000

Transportation Features

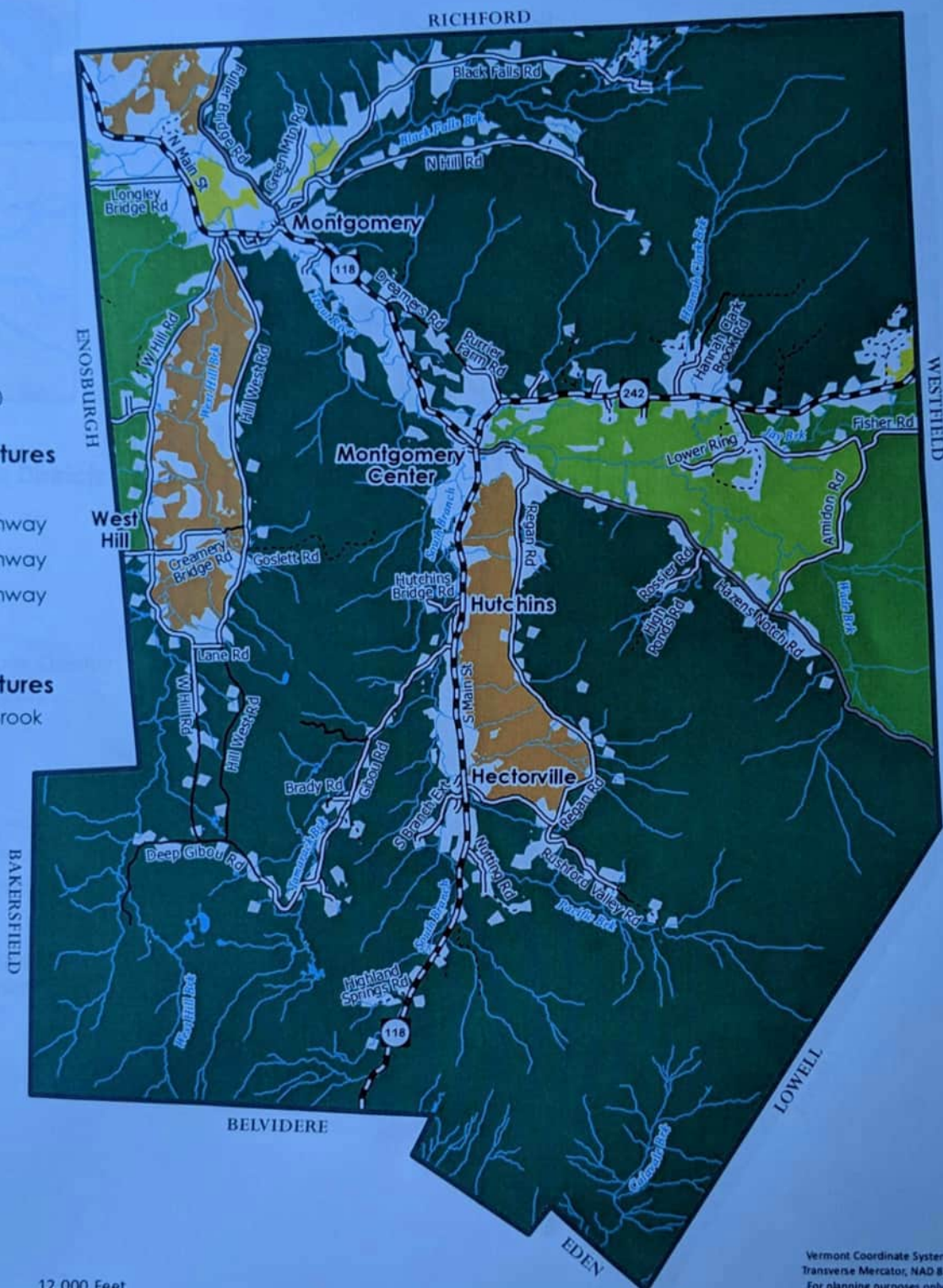
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Surface Water Features

- River, Stream or Brook
- Pond

Other Feature

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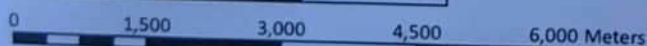
Inset 1

 River Corridor Overlay

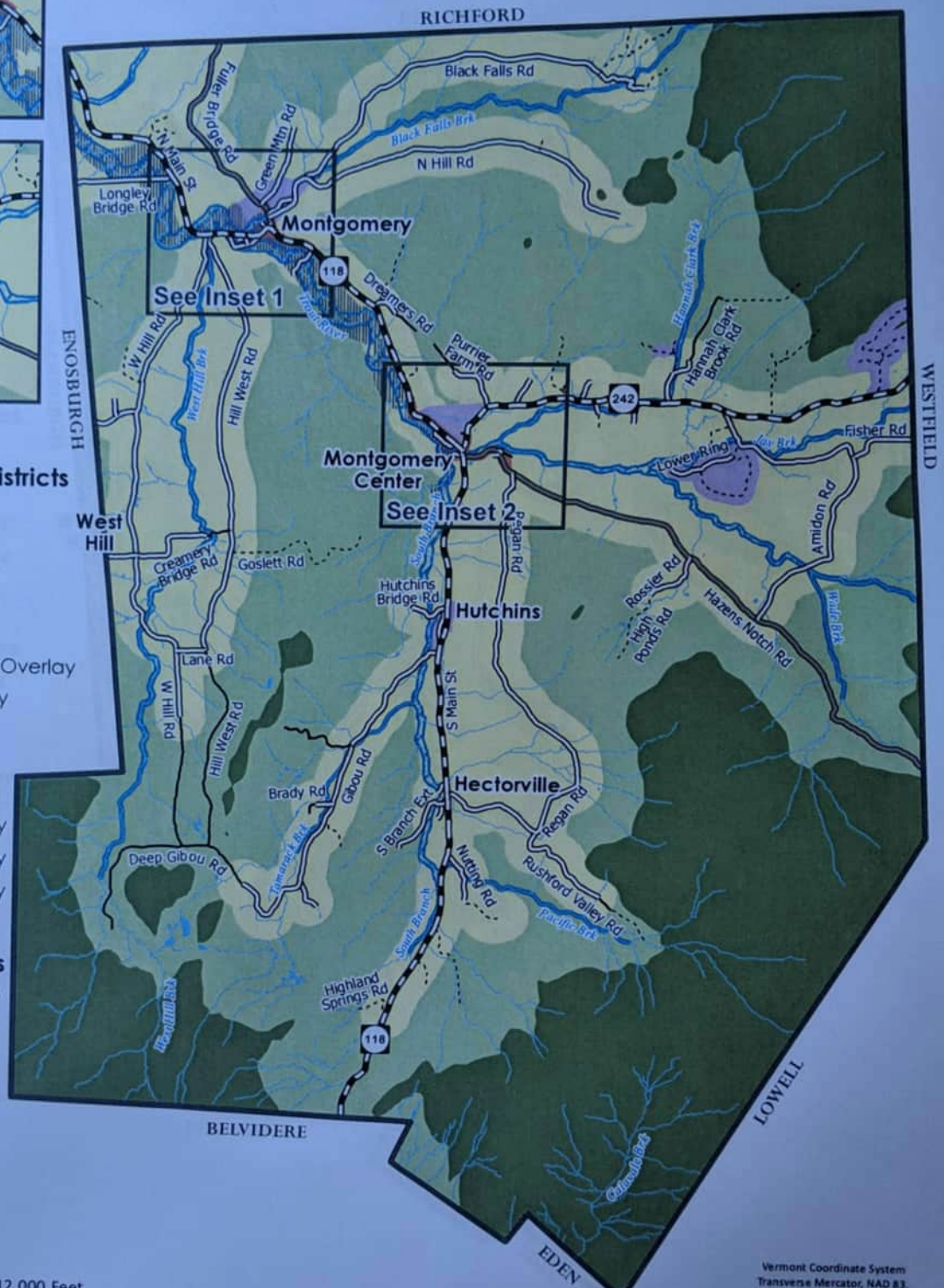
----- Private Road

 Pond

— Town Boundary



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SEPTIC SUITABILITY

TOWN OF MONTGOMERY

LEGEND

Septic Suitability Features

- Well Suited
- Moderately Suited
- Marginally Suited
- Not Suited
- Not Rated

Transportation Features

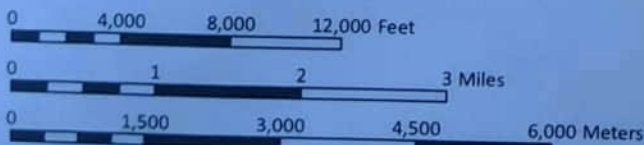
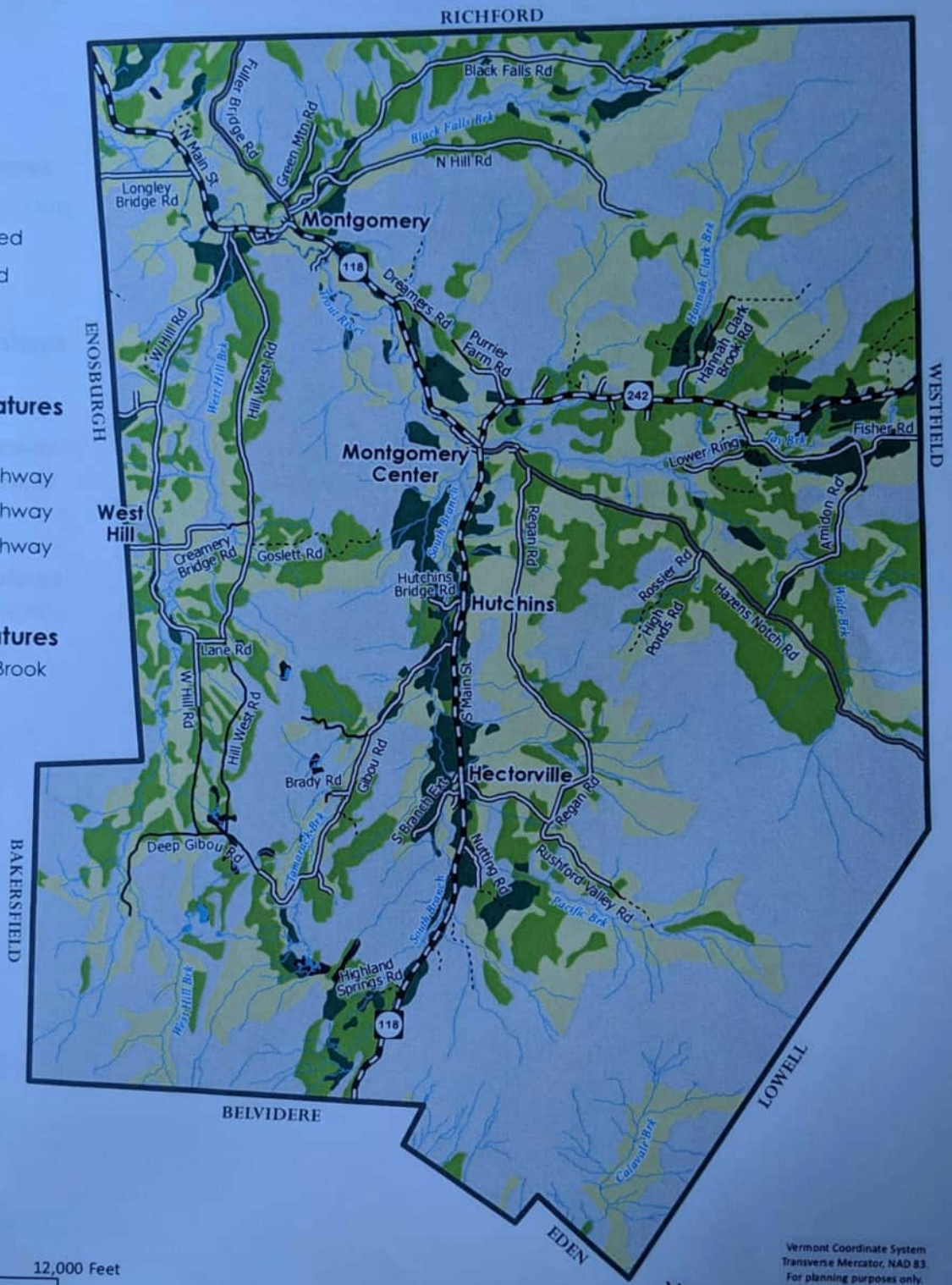
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Other Feature

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TOPOGRAPHIC LIMITATIONS

TOWN OF MONTGOMERY

RICHFORD

LEGEND

Topographic Features

-  1,000 Foot Contour Line
-  Slopes 20%
-  Slopes 15%

Transportation Features

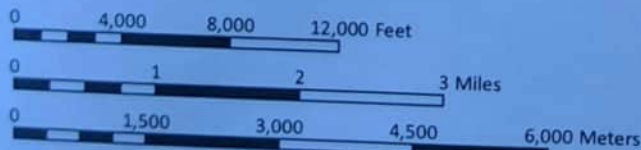
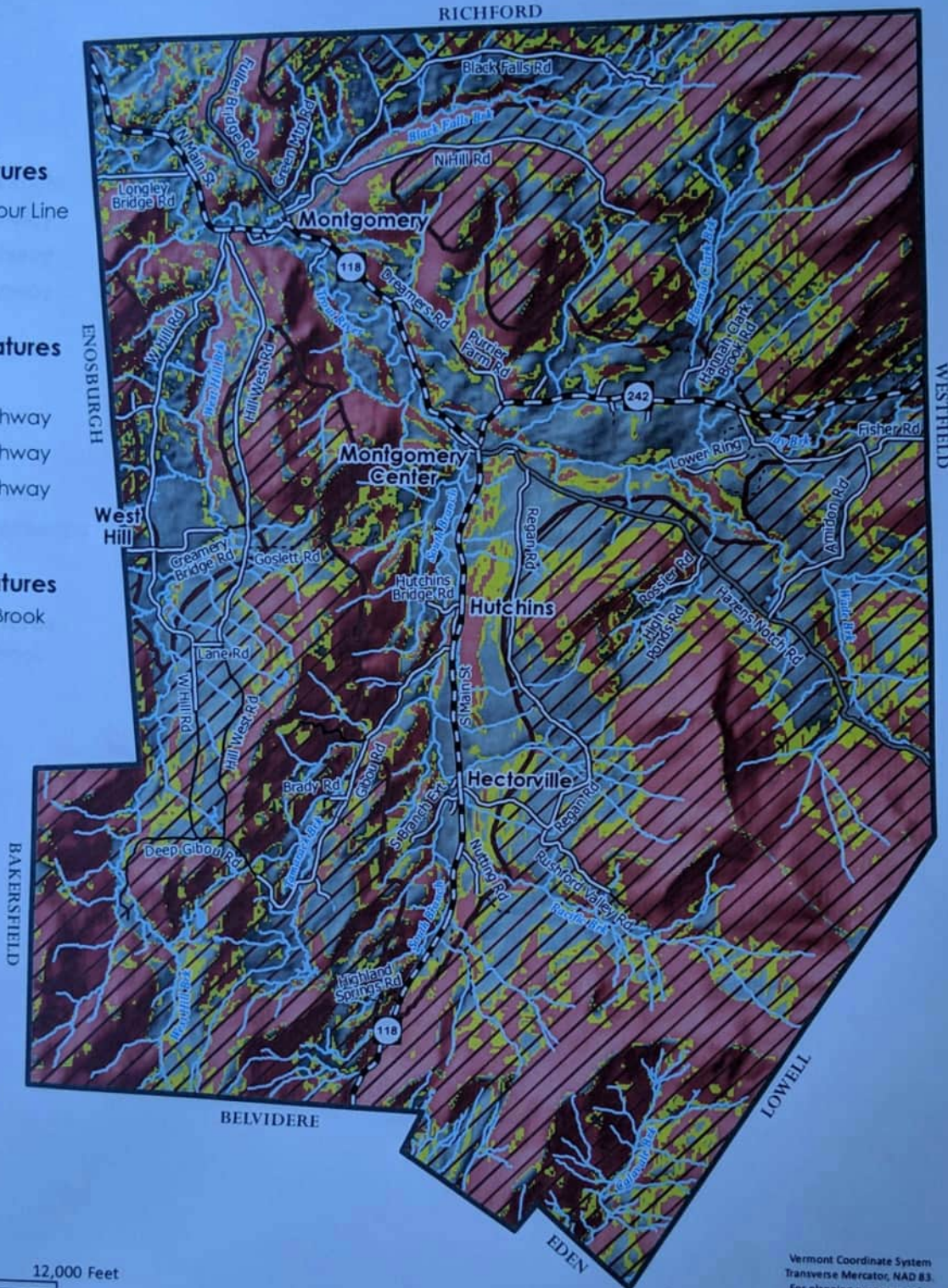
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TRANSPORTATION SYSTEM

TOWN OF MONTGOMERY

LEGEND

Highway Features

- 118 State Numbered Route
- 2 Class 2 Town Highway
- 5 Class 3 Town Highway
- 14 Class 4 Town Highway

Road Surface Features

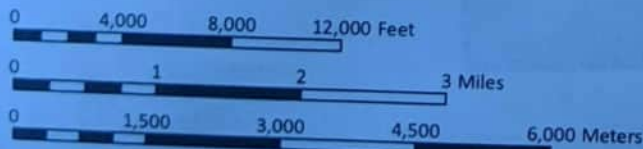
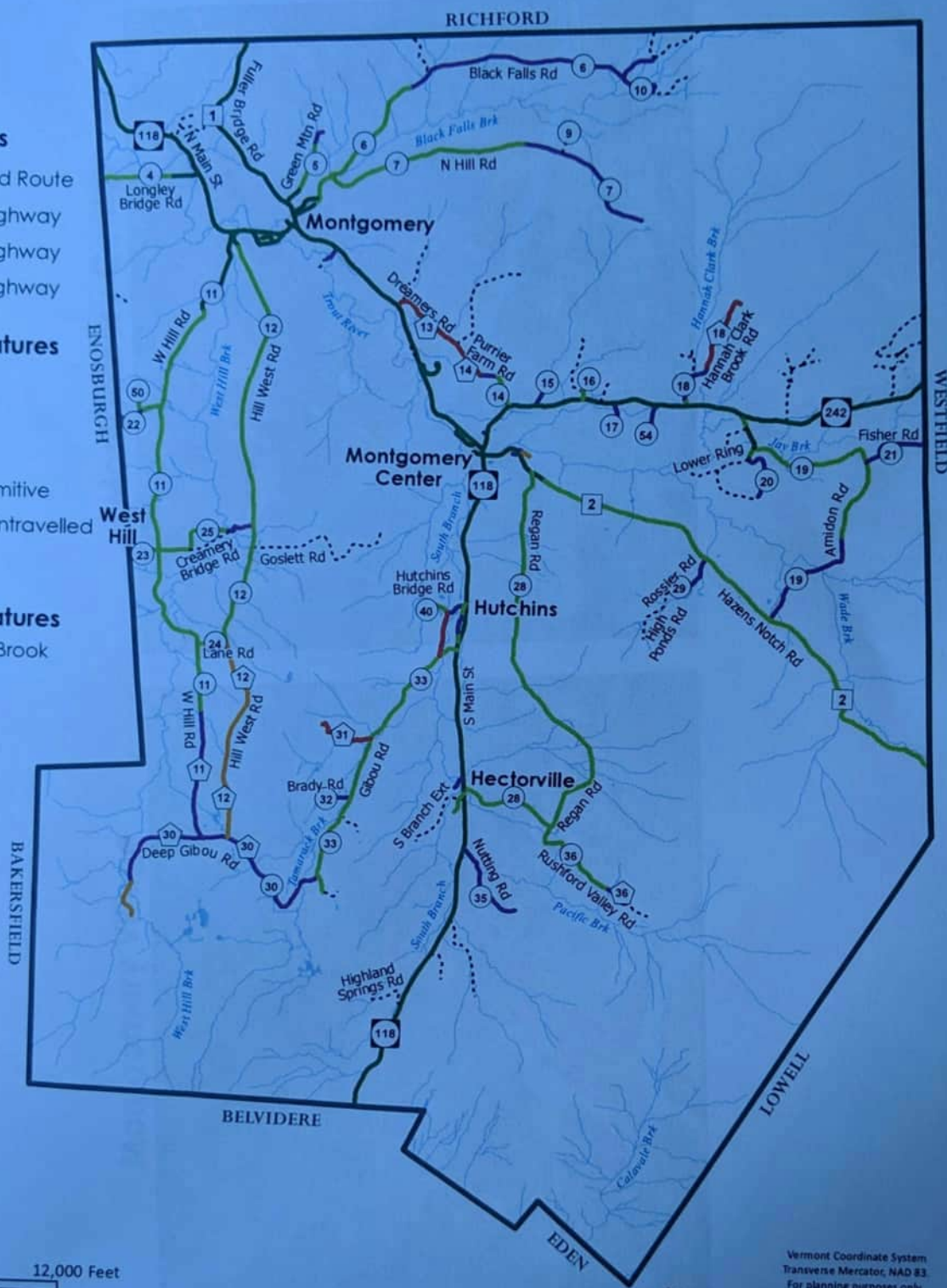
- Surfaced
- Gravel
- Soil or Graded
- Unimproved/Primitive
- Impassable or Untravelled
- Unknown

Surface Water Features

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- Pond

Other Feature

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Montgomery Center



Montgomery Village



WATER RESOURCES

TOWN OF MONTGOMERY



LEGEND

Water Resource Features

- Water Source
- River, Stream or Brook
- Pond
- Wetland
- 100 Year Flood Zone
- River Corridor
- Groundwater Source Protection Area

Transportation Features

- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Other Feature

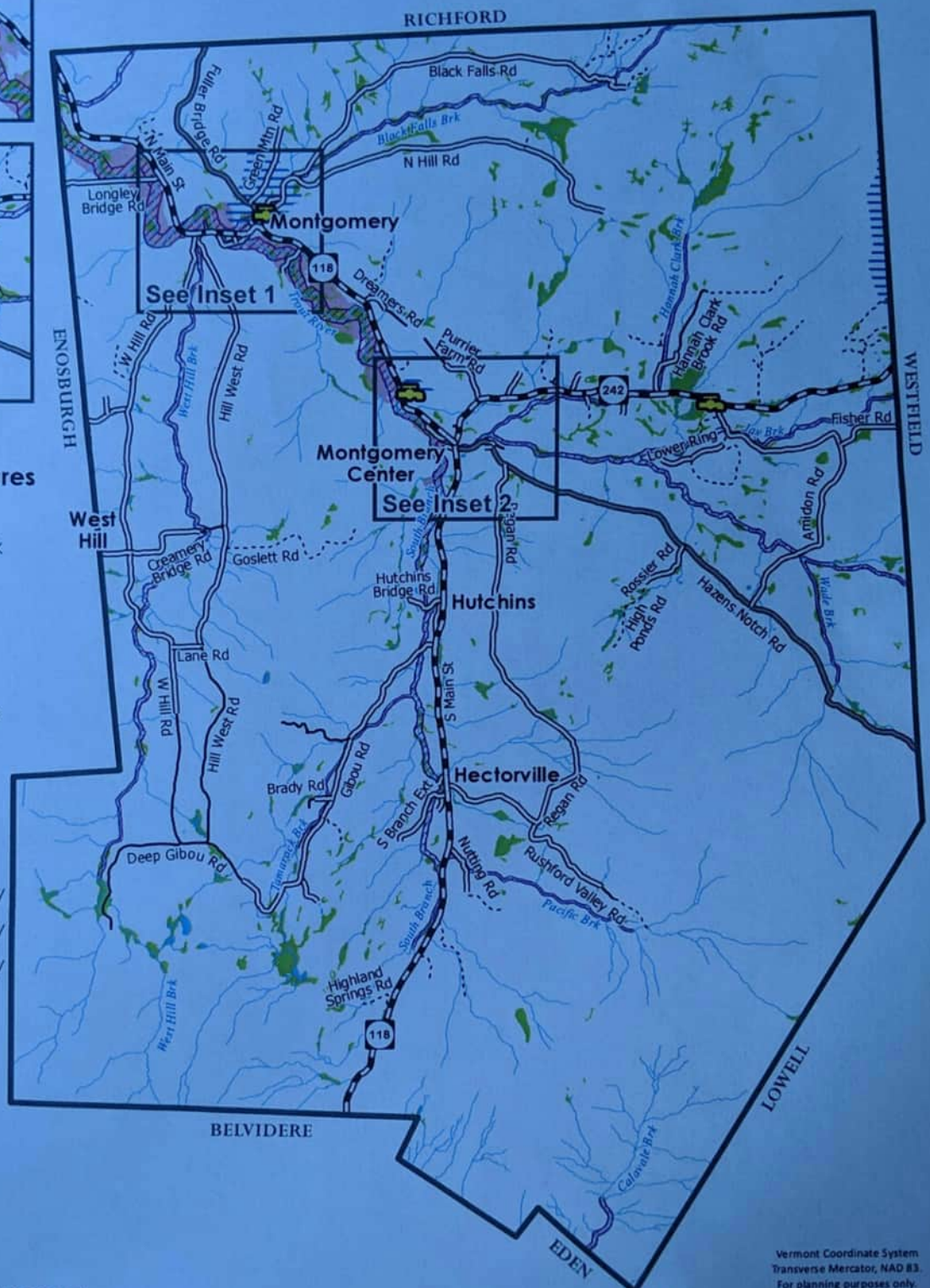
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