

Montgomery Planning Commission Agenda

Rescheduled Special Meeting

Public Safety Building

October 3rd, 2023, 6:00 p.m.

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

Guests: Emily Klofft (Regional Planning)

Meeting called to order at 6:07pm

1. Additions / Deletions to the Agenda

a. Delete & move to next meeting:

Continue Discussion of Town plan update, Review with Regional Planning

- Review policies & goals for chapters 2-9 & 11
- Collection of scenic areas to list within plan
- Discuss future development area(s)

b. Delete & move to next meeting:

Outline areas of future interest within existing By-Laws

c. Add to tonight's agenda:

Review of mail for PC received &
Discussion of Municipal Planning Grants

2. Review of mail for PC received

a. PC received two items of mail for review:

- i. Item one: Agreement for planning services previously agreed & reviewed by PC - see Attachment A.
- ii. Item two: A copy of a certificate of public application regarding the cell tower project. See Attachment/Link C.

3. Approval of the September 5th 2023 Special Meeting Minutes

- a. Motion to approve minutes as written. Kenny motion, Peter 2nd - All in favor 5-0

4. Municipal Planning Grants Discussion

- a. Emily enquired as to the intent of the PC to apply or not, regarding the two planning grants available. Both grants have November 1st deadlines, and 10% matching opportunities.
 - i. Emily noted PC may be interested in applying for both grants.
 - ii. The first grant supports continued by-law modernization funding, specific to addressing and expanding housing opportunities. A grant of interest as by-law modernization is the next agenda item after completion of the town plan update.
 - iii. The second grant offers assistance in gathering data and analysis to assist in appropriate and beneficial by-law updates. Examples of analysis and data gathering activities covered by this grant may be:
 - 1. Determining areas of prime agricultural soils, steep slopes & wetlands - layering each on a shared map to determine available areas for future development. This analysis could help determine available areas for future development according to current by-laws.
 - 2. Using ArchGIS data to map average setbacks and determine percent of existing non-conforming lots. This analysis could help determine more appropriate setbacks in by-law updates
- b. PC noted they would like to apply for both grants, seeing the value in assistance & further town specific analysis.
- c. PC at next meeting, shall gather together a list of areas in the existing by-laws that are on the PC's radar for needing updating. PC to provide this list to Emily for assistance with grant applications.

5. Continue Discussion of Town plan update, Review with Regional Planning

- a. Emily provided a document for PC review of chapter goals & policies. See Attachment B. Pages 1-6 to be reviewed at next meeting. Tonight's review begins on page 7.
 - i. Pg.7- Table created for use of planning & timing around action items that have been highlighted by the PC as items for further

discussion and/or priorities. Emily noted some items may be worth making into policies. Such as Table item line #3.

- ii. Table item line #4: Joe Sherman suggested PC discuss reaching out to conservation groups about scenic character areas, which are in Town Plan, and determine if bylaw protections of same, along with wetlands, ridgelines, and animal habitat, can be achieved with a by-law modernization update grant. If so, invite conservation group reps to October 24th meeting to discuss.
- iii. Table item line #5: Emily suggested move this to a policy
- iv. Table item line #6: Emily asked for a list of any significant town buildings that the PC wished to add to the community facilities & services section, PC added the Grange building as well as the former center post office & former town hall building
- v. Other items:
 - 1. Barry suggested we add to the list something regarding the restoration of the trout river to better support local fishing. Restoration of Trout fishing should include Trout River, West Hill Brook, Black Falls Brook, and South Branch.
 - 2. Alissa suggested we also add to the list something regarding the mitigation of poison parsnip
 - 3. Barry suggested the potential for adding select definitions to the town plan, ie. "Natural communities"
- vi. Table item line #7: Stays on the list for future discussion. Typo replace 'an' with 'a'
- vii. Table item line #8: Emily to connect with Charlie on progress.
- viii. Table item line #12: Stays on the list for future discussion. PC still waiting on new FEMA maps
- ix. Table item line #14: Stays on the list as a long term priority. PC suggested to change wording to use "damage"
- x. Table item line #15: Covered by the river corridor section of the town plan

- xi. Table item line #17: PC suggested to add the word 'hazard' before "mitigation measures"
- xii. Table item line #19 & 20: PC suggested to change wording to "should support"
- xiii. Table item line #22: to be removed from list as it is covered by items #23 & #21
- xiv. Table item line #23: Typo "village" should be "town"
- xv. Table item line #24: List item to be removed as Montgomery does not have a local economic development committee at this time
- xvi. Table item line #25: PC suggested to reword this item to cover more community groups
- xvii. Table item line #27: Item to move to transportation section - transportation section not yet updated for review
- xviii. Table item line #28: Stays on the list
- xix. Table item line #30: Covered by policies.
- xx. Table item line #30b: PC suggested to add "and prime agricultural soils"
- xxi. Table item line #31: PC suggested to change "implement strategies" to "support organizations focused on long term viability of agricultural & forest land." Emily plans to connect with conservation group to add descriptions of their efforts to the town plan.
- xxii. Table item line #32: Covered by the river corridor section of the town plan
- xxiii. Table item line #36: PC suggested to change the wording to say 'expand' and remove 'renovate'

xxiv. Table item line #39:PC suggested changing wording to “weatherization programs.”

xxv. Energy section reviewed. No PC comments on this draft.

6. Public comment

a. None

7. Other Business

a. None

8. Items for upcoming agendas

Next Meetings:

Meeting October 12th - agenda items:

- Continue Discussion of Town plan update:
 - a. Review policies & goals for chapters 2-9 & 11
 - b. Collection of scenic areas to list within plan, proposed discussion from 7:00pm to 7:30pm
 - c. Discuss future development area(s)
- Review Appendix A of town plan
- Outline areas of future interest within existing By-Laws

Meeting October 24th - agenda items:

- Review of Final draft of updated town plan
- Review of grant applications due Nov. 1st 2023
- Discuss warning schedule for new town plan

Motion to adjourn,

8:12pm Barry motion to adjourn Peter 2nd - All in favor 5-0

Meeting adjourned.

Attachments:

1. Attachment A: Agreement for Planning Services Previously Agreed
2. Attachment B: Chapter goals, Policies and Implementation lists
3. Attachment/Link C: <https://epuc.vermont.gov/?q=node/64/191966>

AGREEMENT FOR PLANNING SERVICES
by and between the
NORTHWEST REGIONAL PLANNING COMMISSION
and the
TOWN OF MONTGOMERY, VERMONT

I. AGREEMENT FOR SERVICES

- A. It is agreed by and between the NORTHWEST REGIONAL PLANNING COMMISSION (hereinafter called the Regional Commission) and the Town of Montgomery (hereinafter called the Town) that the Regional Commission shall assist the Town to update its municipal plan.
- B. This agreement consists of the body and the following attachments that are incorporated herein: Attachment A: Scope of Work, Attachment B: Payment Provisions (Budget in Grant), and Attachment C: Pertinent State Grant Provisions.

II. GENERAL TERMS AND CONDITIONS

- A. It is understood that the Regional Commission may retain qualified help to assist with this work in accordance with Vermont Agency of Administration Bulletin 3.5, *see section III-E*.
- B. The maximum dollar amount for all services performed under this Agreement shall not exceed **\$18,284** unless otherwise amended. The Town will be charged for only that portion of the **\$18,284** actually incurred by the Regional Commission.
- C. The period of performance under this Agreement shall commence **on 5/1/2023 and end on 1/31/2025** unless otherwise amended.
- D. Ownership of all materials produced under this agreement shall remain with the Town. The Regional Commission may use information and/or materials for regional planning activities, but may not distribute copies of materials produced under this agreement without the Town's consent, except as provided for by state law.
- E. Changes, modifications, or amendments in the terms, conditions and fees of this Agreement shall be written and signed by the duly authorized representatives of the Regional Commission and the Town.
- F. The parties agree that the Regional Commission, and any agents and employees of the Regional Commission shall act in an independent capacity and not as officers or employees of the Town.
- G. The Town, by any authorized representative, shall have the right at all reasonable times to inspect or otherwise evaluate the work performed under this Agreement.

- H. Reasonable extensions of time for completing the work may be granted in writing by the Town, if the Regional Commission can demonstrate that it was unavoidably delayed by circumstances beyond its control.
- I. The Town shall appoint one person as the principal contact for this project.
- J. If, through any cause, the Regional Commission shall fail to fulfill in a timely and proper manner its obligations under this Agreement, the Town shall have the right to terminate this Agreement by giving written notice to the Regional Commission and specifying the effective date thereof, at least thirty days prior to the effective date of such termination. All costs and fees earned prior to the date of termination shall be reimbursed to the Regional Commission by the Town.
- K. The fees charged for services to the Town for the duration of this contract are as outlined below:
 - (1) Planning Services: actual costs (labor and overhead);
 - (2) Materials at cost;
 - (3) Reimbursement for incurred expenses

Optional Products and Services:

Additional printouts of text drafts or data beyond those listed in "Deliverables" in the attached scope of work are available for the cost of reproduction.

- L. Attachments: This contract consists of 10 pages including the following Attachments that are incorporated herein:

Attachment A:	Specifications of work to be performed (Work Plan in Grant)
Attachment B:	Payment Provisions (Budget in Grant)
Attachment C:	Pertinent State Grant Provisions

III. OBLIGATIONS OF THE REGIONAL COMMISSION

- A. The Regional Commission will work with and be responsible to the Enosburgh Planning Commission and Selectboard in providing the services specified in Attachment A: Scope of Work.
- B. The Regional Commission shall maintain all books, documents, payrolls, papers, accounting records and other evidence pertaining to costs incurred under this Agreement and make them available at reasonable times during the period of this Agreement.
- C. The Regional Commission shall invoice the Town quarterly and at the end of the contract period (or at project completion, whichever is sooner). The Regional Commission shall submit periodic progress reports describing the progress of work to date. The final invoice and progress reports shall indicate the total hours worked.

- D. Regional Commission staff shall review any work contracted with third parties by the Regional Commission under this agreement for conformance with statutory requirements. Written comments and recommendations will be submitted to the consultant and/or Planning Commission as needed. The Regional Commission shall retain overall control of draft preparation to ensure timely and coordinated delivery.
- E. In accordance with Vermont Agency of Administration Bulletin 3.5, the Regional Commission may not assign, subcontract or sub-grant the performance of this Contract or any portion thereof to any other subcontractor without the prior written approval. If subcontracting is approved by the State, the Regional Commission remains responsible and liable to the State for all acts or omissions of subcontractors and any other person performing work under the Contract. When a contract involves subcontracting (sub-agreement), the State encourages the Regional Commission to follow a fair and open award process and create clear and thorough subcontracts to enable the Regional Commission to properly monitor the performance and compliance of the subcontractor(s). The Regional Commission shall include the provisions of Attachment C listed in this agreement, in the Regional Commission's subcontracts for work that is to be performed solely for the State of Vermont or performed in the State of Vermont.
- F. All statutory requirements under Vermont law in effect at the time will be observed by the Regional Commission and any third party hired by the Regional Commission.

IV. OBLIGATIONS OF THE TOWN

- A. In consideration of the services to be provided by the Regional Commission, the Town agrees to pay the Commission after review and approval of invoices submitted in accordance with the provisions of Section III.C. The invoices shall be payable to the Regional Commission within 30 days following delivery of all final products under this Agreement and/or receipt of the invoice.
- B. The Town agrees to organize and sponsor meetings with Regional Commission's staff and/or consultant as necessary to review various reports or drafts as called for in the attached Scope of Work. The meeting schedule and structure shall be flexible; however, the Regional Commission agrees to a minimum of five meetings during the period of this contract for the purposes of gathering information and/or draft review.
- C. The Town agrees to make available to the Regional Commission and/or its consultant, at Town expense, if any, relevant information, data, reports, plans, bylaws or ordinances as requested. All materials belonging to the Town will be returned.
- D. The Town agrees to cooperate with and administratively assist the Regional Commission's staff and/or consultant without charge in carrying out planning tasks. This shall include but not be limited to:

- (1) assisting in the verification of documents and information;

- (2) making photocopies of reports and/or documents prepared for distribution;
- (3) paying for publishing and mailing costs related to public participation efforts, legal notices and public hearings;
- (4) providing any additional available reports, studies, bylaws and/or ordinances as requested;
- (5) assisting with public participation in the planning process;
- (6) holding the Regional Commission and/or its consultant harmless for any liabilities resulting from inaccuracies in information provided by the Town.

E. The Town agrees to review the draft(s) delivered by the Regional Commission's staff and/or consultant for final editing and production to satisfy this project.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed this ____ day of May, 2023 at _____, Vermont.

Executive Director, Northwest Regional Planning Commission Date

Selectboard Chair, Town of Montgomery Date

Project Contact: _____

Address: _____

Telephone Number: _____

Billing Contact: _____

Address: _____

Telephone Number: _____

**ATTACHMENT A
SPECIFICATIONS OF WORK TO BE PERFORMED**

Montgomery Town Plan MPG						
	Task Name	Description of Task	Hours	Hourly Rate	Materials	Total Cost
1	Communication and Coordination	The RPC will prepare and maintain a project website and manage the project with the Planning Commission.	15	\$78		\$1,170
2	Update Data and Plan Sections	Review existing plan. Update data and other information within existing plan. Address any deficiencies according to Title 24, Chapter 117. Make formatting and organizational changes as necessary. Highlight data trends & identify important data indicators. Compile into visual, succinct presentation to the Planning Commission.	30	\$78		\$2,340
3	Project Roadmap and Key Themes	Review existing Town Plan and RPC recommendations with PC. Discuss & develop project roadmap based on VT planning manual process with a focus on housing, complete streets, and connectivity between the villages.	15	\$78		\$1,170
4	Map Updates	Update maps required per Title 24.	10	\$78		\$780
7	Public Outreach	Hold a community charette & celebration with break-out groups on housing & transportation planning. In addition, NRPC will develop materials the Planning Commission can use at other community events to share the project.	53	\$78	\$400	\$4,534
8	Draft Town Plan and Review with PC	Prepare draft Town Plan and review with PC. This will include at least 5 two-hour PC meetings.	75	\$78	\$100	\$5,950
9	Prepare Final Draft	Compile Final Draft Town Plan 2024 - 2032	20	\$78		\$1,560
10	Prepare for Adoption Process	Collect final feedback from PC & Selectboard and prepare required report for adoption hearings.	10	\$78		\$780
			228	TOTAL BUDGET		\$18,284
				GRANT REQUEST		\$16,456
				MATCH		\$1,828

I. GIS Work

For any projects including a GIS component:

1. The Grantee shall ensure that any contracts, subgrant agreements or subcontracts that are issued through this grant to develop GIS data shall require that the contractor, subgrantee, or subcontractor complete the GIS Data Submission Online Intake Form as part of its final work product.
2. With the GIS Data Submission Online Intake Form, Grantee shall also submit digital copies of GIS data produced with the Grant Award or any portion thereof if such data is not already available in the Vermont Open Geodata Portal. Digital GIS data includes spatial and tabular data attributes, documentation files, and must meet applicable standards as to data format and documentation of all products using the VGIS metadata standard. *Note: It is not necessary to submit subsets of data layers that are already listed in the VGIS Data Catalog (data hosted at the Vermont Open Geodata Portal). A subset would be an extract of existing data, such as road centerline data, for example.*
3. Digital Spatial Data will be submitted via the GIS Data Submission Online Intake Form as a single .zip file with documents in the Vermont State Plane Coordinate System, as specified in Title 1, Chapter 17 § 671- 679. Any of the following file formats is acceptable:
 - a. .shp (Shapefile – which also consist of files with other extensions such as .dbf and .shx)
 - b. .dwg (CAD file)
 - c. .dxf (CAD file)
4. All data and materials created or collected under this Agreement – including all digital data – are public records. The parties may utilize the information for their own purposes but shall not copyright these materials.

[Technical assistance and information on these GIS standards, guidelines and procedures are available from the Vermont Center for Geographic Information, Inc. (vcgi.vermont.gov or 802-585-0820).]

II. Final Documents

All paper and electronic documents, plans, data, materials, and work products produced with State grant funding are public records. The parties may utilize the information for their own purposes but shall not copyright these materials. No proprietary products may be produced without authorization in writing by the Department of Housing and Community Development.

Attachment B PAYMENT PROVISIONS

1. **Budget:** See Attached Specifications of Work to Be Performed

NRPC will bill for actual costs of all services, expenses and materials for the work it performs. Rates may change during the contract period.

2. Invoice procedure: The Regional Commission shall invoice the Town quarterly and at the end of the contract period (or at project completion, whichever is sooner). The Regional Commission shall submit periodic progress reports describing the progress of work to date. The final invoice and progress reports shall indicate the total hours worked.

**ATTACHMENT C:
STANDARD STATE PROVISIONS
FOR CONTRACTS AND GRANTS**

REVISED DECEMBER 15, 2017

PERTINENT PROVISIONS:

This contract/subcontract is being made using funds of the State of Vermont. The following provisions **must be included** in all sub-agreements made using State funds. These provisions are those made pertinent via Clause 19 of Attachment C: Standard State Provisions for Contracts and Grants.

10. False Claims Act: The Party acknowledges that it is subject to the Vermont False Claims Act as set forth in 32 V.S.A. § 630 *et seq.* If the Party violates the Vermont False Claims Act it shall be liable to the State for civil penalties, treble damages and the costs of the investigation and prosecution of such violation, including attorney's fees, except as the same may be reduced by a court of competent jurisdiction. The Party's liability to the State under the False Claims Act shall not be limited notwithstanding any agreement of the State to otherwise limit Party's liability.

11. Whistleblower Protections: The Party shall not discriminate or retaliate against one of its employees or agents for disclosing information concerning a violation of law, fraud, waste, abuse of authority or acts threatening health or safety, including but not limited to allegations concerning the False Claims Act. Further, the Party shall not require such employees or agents to forego monetary awards as a result of such disclosures, nor should they be required to report misconduct to the Party or its agents prior to reporting to any governmental entity and/or the public.

12. Location of State Data: No State data received, obtained, or generated by the Party in connection with performance under this Agreement shall be processed, transmitted, stored, or transferred by any means outside the continental United States, except with the express written permission of the State.

14. Fair Employment Practices and Americans with Disabilities Act: Party agrees to comply with the requirement of 21 V.S.A. Chapter 5, Subchapter 6, relating to fair employment practices, to the full extent applicable. Party shall also ensure, to the full extent required by the Americans with Disabilities Act of 1990, as amended, that qualified individuals with disabilities receive equitable access to the services, programs, and activities provided by the Party under this Agreement.

16. Taxes Due to the State:

- A. Party understands and acknowledges responsibility, if applicable, for compliance with State tax laws, including income tax withholding for employees performing services within the State, payment of use tax on property used within the State, corporate and/or personal income tax on income earned within the State.

- B. Party certifies under the pains and penalties of perjury that, as of the date this Agreement is signed, the Party is in good standing with respect to, or in full compliance with, a plan to pay any and all taxes due the State of Vermont.
- C. Party understands that final payment under this Agreement may be withheld if the Commissioner of Taxes determines that the Party is not in good standing with respect to or in full compliance with a plan to pay any and all taxes due to the State of Vermont.
- D. Party also understands the State may set off taxes (and related penalties, interest and fees) due to the State of Vermont, but only if the Party has failed to make an appeal within the time allowed by law, or an appeal has been taken and finally determined and the Party has no further legal recourse to contest the amounts due.

18. Child Support: (Only applicable if the Party is a natural person, not a corporation or partnership.) Party states that, as of the date this Agreement is signed, he/she:

- A. is not under any obligation to pay child support; or
- B. is under such an obligation and is in good standing with respect to that obligation; or
- C. has agreed to a payment plan with the Vermont Office of Child Support Services and is in full compliance with that plan.

Party makes this statement with regard to support owed to any and all children residing in Vermont. In addition, if the Party is a resident of Vermont, Party makes this statement with regard to support owed to any and all children residing in any other state or territory of the United States.

19. Sub-Agreements: Party shall not assign, subcontract or subgrant the performance of this Agreement or any portion thereof to any other Party without the prior written approval of the State. Party shall be responsible and liable to the State for all acts or omissions of subcontractors and any other person performing work under this Agreement pursuant to an agreement with Party or any subcontractor.

In the case this Agreement is a contract with a total cost in excess of \$250,000, the Party shall provide to the State a list of all proposed subcontractors and subcontractors' subcontractors, together with the identity of those subcontractors' workers compensation insurance providers, and additional required or requested information, as applicable, in accordance with Section 32 of The Vermont Recovery and Reinvestment Act of 2009 (Act No. 54).

Party shall include the following provisions of this Attachment C in all subcontracts for work performed solely for the State of Vermont and subcontracts for work performed in the State of Vermont: Section 10 ("False Claims Act"); Section 11 ("Whistleblower Protections"); Section 12 ("Location of State Data"); Section 14 ("Fair Employment Practices and Americans with Disabilities Act"); Section 16 ("Taxes Due the State"); Section 18 ("Child Support"); Section 20 ("No Gifts or Gratuities"); Section 22 ("Certification Regarding Debarment"); Section 30 ("State Facilities"); and Section 32.A ("Certification Regarding Use of State Funds").

20. No Gifts or Gratuities: Party shall not give title or possession of anything of substantial value (including property, currency, travel and/or education programs) to any officer or employee of the State during the term of this Agreement.

22. Certification Regarding Debarment: Party certifies under pains and penalties of perjury that, as of the date that this Agreement is signed, neither Party nor Party's principals (officers, directors, owners, or partners) are presently debarred, suspended, proposed for debarment, declared ineligible or excluded from participation in Federal programs, or programs supported in whole or in part by Federal funds.

Party further certifies under pains and penalties of perjury that, as of the date that this Agreement is signed, Party is not presently debarred, suspended, nor named on the State's debarment list at: <http://bgs.vermont.gov/purchasing/debarment>

30. State Facilities: If the State makes space available to the Party in any State facility during the term of this Agreement for purposes of the Party's performance under this Agreement, the Party shall only use the space in accordance with all policies and procedures governing access to and use of State facilities which shall be made available upon request. State facilities will be made available to Party on an "AS IS, WHERE IS" basis, with no warranties whatsoever.

32. Requirements Pertaining Only to State-Funded Grants:

A. Certification Regarding Use of State Funds: If Party is an employer and this Agreement is a State-funded grant in excess of \$1,001, Party certifies that none of these State funds will be used to interfere with or restrain the exercise of Party's employee's rights with respect to unionization.

(End of Standard Provisions)

DRAFT Montgomery Town Plan 2016-2021

CHAPTER 3. Summary of Goals and Policies

Goals and Policies

One of the most important steps in developing a Town Plan is how the recommendations in the Plan are to be implemented: goals, policies and actions to implement the plan are listed below.

When combined together, the goals, policies and actions should support the “Visions for the Future of Montgomery” set forth by the Plan in the beginning. The Town Plan should also be compatible with other plans in the surrounding communities.

Planning to address future needs and improvements can be facilitated by the development of a municipal capital plan to guide decisions typically over a five-year period. These plans can cover various topics such as detailing community-wide needs and assigning a priority to address them to the scheduling of maintenance and improvements as well as equipment replacement. Considerable expected capital expenditures are outlined in this plan. Capital funds have been established to address these expected costs; however, other creative solutions should be pursued in order to keep the local tax rate from sudden significant increases.

Planning is an ongoing process that will require the efforts of many different people. The Plan will change over time and these changes should be taken into account on how they will affect the needs of the community in the years to come. The Town should continue to encourage the involvement and input of residents addressing these goals, policies and actions.

Implementation Plan

ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES

GOAL: TO RECOGNIZE THE ROLE OF MONTGOMERY'S ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES IN SHAPING THE TOWN'S PRESENT QUALITY OF LIFE AND FUTURE OPPORTUNITIES

Policies

- Protect sites of potential archaeological and/or historical significance
- Promote community growth that maintains the land use pattern developed throughout the Town's history – densely settled villages separated by open agricultural and forest land
- Promote the use of historic buildings for public purposes whenever feasible
- Preserve the scenic beauty and rural character of Montgomery's ridgelines, forests, open lands, and roads

NATURAL RESOURCES

GOAL: TO PROVIDE FOR THE LOCAL GROWTH THAT IS COMPATIBLE WITH THE TOWN'S NATURAL FEATURES INCLUDING SOILS, LANDSCAPE, WATER RESOURCES & WILDLIFE

Deleted: Goals and policies were established for the following chapters of this Plan: ¶

Chapter 5: Archaeological, Historic, and Scenic Resources¶
 Chapter 6: Community Facilities¶
 Chapter 7: Community Services¶
 Chapter 8: Community Utilities¶
 Chapter 9: Economy¶
 Chapter 10: Energy¶
 Chapter 11: Transportation¶
 Chapter 12: Education¶
 Chapter 13: Housing¶
 Chapter 14: Natural Features¶
 Chapter 15: Flood Resiliency¶
 Chapter 16: Land Use

Deleted: and

Deleted: It should be noted that some of the goals set forth by the Plan may take a substantial amount of time to complete. The goals may also require funding which may take time to acquire.¶

GOAL: ENCOURAGE AND FOSTER A FLOOD RESILIENT COMMUNITY

GOAL: MITIGATE THE RISK FOR LOSS OF LIFE AND INJURIES THAT RESULT FROM FLOOD EVENTS

GOAL: REDUCE DAMAGES TO PUBLIC INFRASTRUCTURE RESULTING FROM FLOOD EVENTS THROUGH HAZARD MITIGATION PLANNING AND PROJECT IMPLEMENTATION

Policies

- Limit development in areas where soils have limited capacity to support structures or filter wastes and in areas where the slope is greater than 15%
- Maintain natural vegetative cover to the greatest extent possible where development occurs in Conservation Districts (Conservation I and II)
- Guide development away from productive agricultural or forest soils
- Protect the water quality of the Trout River and its tributary streams by preventing erosion along their banks and encouraging reduction of stormwater and agricultural runoff and non-point source pollution
- Protect groundwater quality by regulating uses that could introduce contaminants into the ground in the source water protection areas
- Limit the loss or degradation of wildlife habitat by maintaining significant features, including wildlife corridors and unique sensitive areas or natural communities, and protecting such areas from development that would demonstrably reduce the ecological function of habitat on the landscape scale
- Development shall be designed and sited in a manner to limit the fragmentation of large blocks of contiguous forest to the greatest degree possible
- Prohibit land development resulting in the loss of wetland and floodplain storage capacity
- Recognize the collective value in preserving natural resources throughout the town and encourage good land stewardship practices among private landowners in matters of soil health, biodiversity, and water quality
- Ensure the conservation and proper stewardship of significant natural communities and forestland
- Avoid development and other encroachments – including fill, dredging, new structures, parking areas, infrastructure and utilities – within mapped river corridors
- Protect headwaters and the ecosystems they sustain from risk of degradation; to ensure high water quality, these areas shall be principally maintained for forestry and recreational uses
- Incorporate vegetated buffers from streams, rivers and ponds into Montgomery's zoning bylaws in order to better protect water quality
- Encourage flood emergency preparedness and response planning
- Where development already exists in vulnerable areas, measures shall be taken to protect people, buildings and facilities to reduce future flooding risk
- New development shall be planned for and encouraged in areas that are less vulnerable to future flooding events

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- Discourage new development in the Special Flood Hazard Area and river corridors; in areas where new development is allowed, it should not exacerbate flooding and fluvial erosion
- Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion; where feasible floodplain restoration and conserved land in vulnerable areas should be encouraged

HOUSING

GOAL: TO PROVIDE SUITABLE LAND AREAS FOR RESIDENTIAL DEVELOPMENT THAT WILL SERVE THE NEEDS OF MONTGOMERY'S CURRENT AND FUTURE RESIDENTS

Policies

- Ensure adequate housing options for people of all income levels, ages, household types, and preferences
- Ensure that households and individuals with special housing needs, including the elderly, disabled, and low-income households are able to attain suitable and affordable housing
- Allow only low-density residential housing in areas without municipal services, while promoting higher densities in parts of town with existing services or close to existing service boundaries
- Conserve and protect the vitality and quality of existing neighborhoods
- Allow for innovative housing to promote low-cost, low-impact, consolidated, and resource efficient options.
- Accessory apartments are encouraged, as they provide needed income for the homeowner and needed small apartments for residents living alone
- Affordable housing should minimize long-term living costs through high quality design, efficient construction, energy efficiency, and proximity to employment
- Encourage land use patterns which are inherently more affordable by nature of cost of efficiencies associated with construction (e.g. shorter access roads, smaller lots, proximity to utilities)
- Existing housing in the floodplain should be flood-proofed for the safety of the residents and the Village as a whole

Deleted: Promote

Deleted: and

ECONOMY

GOAL: TO FOSTER A DIVERSE AND STABLE ECONOMY BY SUPPORTING EXISTING ECONOMIC ACTIVITIES AND PROVIDING OPPORTUNITIES FOR NEW ONES

Policies

- Support and encourage sustainable and diversified businesses that supply local and regional food needs
- Encourage businesses that complement recreation opportunities within the town
- Protect the vitality and importance of the villages as a community and regional asset
- Encourage commercial development that supplies local needs for retail, business, and

Deleted: HELPING TO ENSURE THE SUCCESSFUL OPERATION OF EXISTING ECONOMIC ACTIVITIES AND

Deleted: activities to

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personal services

- Encourage and develop resources for home occupations
- Encourage Montgomery's growing arts community
- Encourage businesses and industries that use the skills of the local labor force
- Create an attractive, safe and friendly village environment that invites and supports safe pedestrian use, community events and an active lifestyle

LAND USE

GOAL: TO MAINTAIN MONTGOMERY'S RURAL CHARACTER AND SCENIC RESOURCES BY ENCOURAGING DEVELOPMENT TO FOLLOW WISE LAND USE PRACTICES

Policies

- Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses
- Allow for a greater density of development in and directly adjacent to the Villages.
- Limit development on slopes greater than 15% and maintain natural vegetation on slopes
- Protect scenic ridges by limiting development above 1,600 ft. in elevation
- Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table
- Protect public health, welfare, and safety by limiting development in the flood plain
- Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks
- Conserve productive lands by accommodating development in areas apart from most farming activity
- Recognizing the community's susceptibility to flooding, new development shall conform strictly to floodplain regulations
- Promote new development in areas of existing infrastructure, such as roads, power, and water.
- Encourage sustainable agricultural and silvicultural practices to both protect the use of land and water resources, and keep a working rural landscape based on a practice of stewardship
- Avoid fragmentation of large forest blocks of contiguous forests that provide both economic opportunities for landowners as well as ecological and cultural benefits to the community, including wildlife habitat, water quality maintenance and recreation
- Promote anti-sprawl initiatives as a measure to maintain the appropriate use of our land resources
- Promote the enrollment of productive farm and forestland in the current use value appraisal program.

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.

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

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- 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; 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 for all ages
- 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

ENERGY

GOAL: PLAN FOR INCREASED ELECTRIC DEMAND WITH THE SUPPORT OF EFFICIENCY VERMONT AND LOCAL ELECTRIC UTILITIES.

GOAL: REDUCE ANNUAL FUEL NEEDS AND FUEL COSTS FOR HEATING STRUCTURES, TO FOSTER THE TRANSITION FROM NON-RENEWABLE FUEL SOURCES TO RENEWABLE FUEL SOURCES, AND TO MAXIMIZE THE WEATHERIZATION OF RESIDENTIAL HOUSEHOLDS AND COMMERCIAL ESTABLISHMENTS.

GOAL: HOLD VEHICLE MILES TRAVELED PER CAPITA TO 2011 LEVELS OR LESS BY REDUCING THE NUMBER OF SINGLE OCCUPANCY (SOV) TRIPS, INCREASING THE NUMBER OF PEDESTRIAN AND BICYCLE TRIPS, PROMOTING FORMAL AND INFORMAL RIDESHARING AND PUBLIC TRANSIT RIDERSHIP.

GOAL: FOCUS GROWTH WITHIN AND ADJACENT TO THE VILLAGES.

Policies

- Montgomery supports energy conservation efforts and the efficient use of energy across all sectors.
- Montgomery supports the reduction of transportation energy demand, reduction of single-occupancy vehicle use, and the transition to renewable and lower-emission energy sources for transportation.
- Montgomery supports patterns and densities of concentrated development that result in the conservation of energy. This includes support of public transit connections from

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Montgomery to other parts of the region and considering access to public transit when reviewing Act 250 applications.

- Montgomery supports the development and siting of renewable energy resources in the Town that are in conformance with the goals, strategies, and mapping outlined in this plan. This includes language in the above mapping section about the preferred size and colocation of solar facilities. Development of generation in identified preferred locations shall be favored over the development of other sites.
- Montgomery supports the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps.
- Montgomery will support local farms and the local food system.

Implementation

One of the most important aspects of a planning process is to identify how the goals and policies contained in this Plan will be implemented. The Implementation Plan identifies actions that the community should take to implement the vision, goals and policies. Actions may take time and require additional funding to implement, for each action the Planning Commission has identified an expected time-frame. The Planning Commission shall reevaluate this Implementation Plan each year to measure progress and to establish priorities of the coming year.

Line	Implementation Action	Timing	Responsibility
ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES			
1	Identify and prioritize scenic areas (ridgelines, open space) and roads in town		
2	Develop and implement plans to protect and encourage protection of identified scenic areas and roads of highest priority		
3	Require new development to be located and designed in a manner that minimizes its impacts on the town's identified scenic resources		
4	Identify ridgelines and review proposed development on or adjacent to them in order to minimize impacts on the town's scenic character		
5	Limit clearing of existing vegetation on development sites		
6	Encourage and promote the preservation and rehabilitation of historic public and private buildings		
NATURAL RESOURCES			
7	Consider requirements of a naturally vegetated buffer strip between any development and the shoreline of		

Deleted: The Town of Montgomery can work with other agencies and organizations such as the Northwest Regional Planning Commission, the Vermont Agency of Transportation, the Vermont Agency of Natural Resources, the Vermont Agency of Housing and Community Affairs, and the Vermont Division for Historic Preservation, to name a few. These agencies and organizations can help the Town in achieving the goals that were set forth in the Town Plan.[¶]

[¶] Citizen involvement is also a tool that should be used and encouraged. Citizens should be involved in local planning issues that may arise for they will be the ones most likely affected by any changes that occur in the Town. Their input, ideas, opinions, and concerns should be taken into account when dealing with planning issues since they are the ones who have the most to gain from the Plan. Input from residents is very useful in deciding what the most pressing issues are in Town and also where the Town should most likely be headed in the future.[¶]

Deleted: Planning to address future needs and improvements can be facilitated by the development of a municipal capital plan to guide decisions typically over a five-year period. These plans can cover various topics such as detailing community-wide needs and assigning a priority to address them to the scheduling of maintenance and improvements as well as equipment replacement. Considerable expected capital expenditures are outlined in this plan. Capital funds have been established to address these expected costs; however, other creative solutions should be pursued in order to keep the local tax rate from sudden significant increases.[¶]

Deleted: over the next several years to implement the goals and policies in Chapter 3 and Montgomery's Vision in Chapter 2. Many actions will require funding and it may take time to obtain financial resources. Some actions may require several years to implement....

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Commented [EK2]: Redundant to #1

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Commented [EK4]: Are these items that should be considered in zoning or just general policy statements?

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	the Trout and streams with an average channel width of 10 feet or more		
8	Conduct an Natural Resource Inventory of the town to identify important natural resource features, including habitats and natural communities, to assist the town in planning for future development		
9	Update a multiple use forest management plan for the Town Forest		
10	Provide educational materials and assistance in planning to prevent or minimize destruction of core habitat and wildlife connectivity areas		
11	Promote enrollment of private forest and/or agricultural land the Use Value Appraisal program, as well as encourage the application of voluntary Conservation Easements on parcels of significant resource value		
12	Hold a community meeting to review the mapped floodplain and river corridor areas		
13	Develop River Corridor Maps and utilize them for planning purposes to guide future development and minimize losses from flooding and erosion		
14	Strengthen flood hazard bylaws to increase public safety and reduce future damages		
15	Consider river corridor protection bylaw standards that consist of a 50 foot setback from a watercourse in smaller watersheds to discourage future development in high risk areas for flooding and erosion hazards		
16	Maintain a current Local Emergency Operations Plan (LEOP) and Hazard Mitigation Plan		
17	Incorporate mitigation measures when developing improvements or expansion to municipal infrastructure		
18	Support river corridor and floodplain restoration efforts by watershed organizations, the state and others		
HOUSING			
19	Town will support Hazard Mitigation Grants and other applications providing funding for property owners to undertake flood-proofing or to buyout flood-prone properties		
20	Town will support efforts to educate homeowners and renters about flood mitigation and flood safety		
21	Identify potential locations for additional affordable and market rate housing and work with housing agency and private developers to support creation of housing.		
22	The Planning Commission should work with regional agencies to find ways to ensure working residents have		

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	housing they can afford		
23	The Village should work with housing agencies and others to investigate the development of senior housing in the village centers		
ECONOMY			
24	Reinvigorate the local economic development committee to explore the niche market Montgomery businesses can fill in the region		
25	Evaluate the idea of supporting or developing a community arts center or an Artist in Residence Program		
26	Maintain Village Center designations and encourage private landowners to utilize the financial incentives of the program		
27	Explore village enhancements that incorporate traffic calming, parking and streetscaping in the village centers as a way to increase safety and accessibility while supporting our businesses		
LAND USE			
28	Develop guidelines and criteria to identify land that is physically capable of supporting development		
29	Make inventories and maps of all protected natural resource areas readily available to all residents, landowners or their agents		
30	Promote, through incentives in land use regulations, the clustering of residential housing with the goal of preserving larger contiguous parcels for farming, forestry and the preservation of open space		
30b.	<u>Identify additional areas for residential development adjacent to the existing villages to promote clustering of residential housing and preservation of open space.</u>		
31	Implement strategies to enhance the long-term viability of agricultural and forestlands.		
32	Strengthen the bylaw language to limit development in special flood hazard areas and river corridors		
TRANSPORTATION			
33	Evaluate the safety and flow of traffic at the intersection of Route 118 and 242		
34	Work with VTrans and NRPC to assess the parking and access management needs along the Route 118 corridor in Montgomery Center		
35	Pursue funding to conduct a feasibility study on providing pedestrian access from Route 118 to the Public Works Building and Library		
COMMUNITY FACILITIES AND SERVICES			
36	Rebuild or relocate the Town Office to accommodate		

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Commented [EK13]: Need in addition to existing conservation?

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	the needs of the municipality for office space, safe records storage, meeting space, and to make the facility more ADA compliant		
	Renovate the public safety building to better support its function as a Town Office.		
37	Promote the use of the schools for adult education and other community activities.		
38	Develop a <i>Safe Routes To School Program</i> through partnerships among schools, local municipalities, parents and other community groups		
ENERGY			
39	Coordinate with Efficiency Vermont and state low-income weatherization programs to encourage residents to participate in weatherization programs available to Montgomery residents.		
40	Promote the use of the residential and commercial building energy standards by distributing code information to permit applicants.		
41	Create an Energy Committee and/or appoint an Energy Coordinator to coordinate energy-related planning and projects in Montgomery.		
42	Investigate a revision to the zoning bylaw to incentive, through the issuance of a bonus density, innovate design that promotes conservation, electricity generation, and compact development patterns.		
43	Conduct an energy audit of municipal buildings to identify weatherization retrofits and incorporate the recommendations into the municipal capital budget.		
44	Investigate the use of wood heating for use in publicly owned facilities in Montgomery.		
45	Promote and provide information about the GoVermont website, or a similar website targeted to Montgomery residents, which provides information citizens about ride share, vanpool, and park-and-ride options.		
46	Study creation of public transit routes in Montgomery.		
47	Plan for and install electric vehicle charging infrastructure on municipal property.		
48	Review municipal road standards to ensure that they reflect the "complete streets" principles.		
49	Review local policies and ordinances to ensure that current and future municipal water and sewer infrastructure serves only areas in Montgomery where relatively intense land development is planned (Montgomery Village and Montgomery Center Village).		

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50	Investigate the installation of a municipal solar and/or wind net-metering facilities to off-set municipal electric use.		
51	Investigate installation of a community-based renewable energy project		
52	Provide firefighters with training in fighting fires on structures that have solar panels installed.		

CHAPTER 10. Energy

GOAL: PLAN FOR INCREASED ELECTRIC DEMAND WITH THE SUPPORT OF EFFICIENCY VERMONT AND LOCAL ELECTRIC UTILITIES.

GOAL: REDUCE ANNUAL FUEL NEEDS AND FUEL COSTS FOR HEATING STRUCTURES, TO FOSTER THE TRANSITION FROM NON-RENEWABLE FUEL SOURCES TO RENEWABLE FUEL SOURCES, AND TO MAXIMIZE THE WEATHERIZATION OF RESIDENTIAL HOUSEHOLDS AND COMMERCIAL ESTABLISHMENTS.

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GOAL: FOCUS GROWTH WITHIN AND ADJACENT TO THE VILLAGES.

Policies

- Montgomery supports energy conservation efforts and the efficient use of energy across all sectors.
- Montgomery supports the reduction of transportation energy demand, reduction of single-occupancy vehicle use, and the transition to renewable and lower-emission energy sources for transportation.
- Montgomery supports patterns and densities of concentrated development that result in the conservation of energy. This includes support of public transit connections from Montgomery to other parts of the region and considering access to public transit when reviewing Act 250 applications.
- Montgomery supports the development and siting of renewable energy resources in the Town that are in conformance with the goals, strategies, and mapping outlined in this plan. This includes language in the above mapping section about the preferred size and colocation of solar facilities. Development of generation in identified preferred locations shall be favored over the development of other sites.
- Montgomery supports the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps.
- Montgomery will support local farms and the local food system.

Enhanced Energy Plan

The intent of this section is to meet the municipal determination standards for enhanced energy planning enabled in 24 V.S.A. 4352. The purpose of enhanced energy planning is to further

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regional and state energy goals, including the goal of having 90% of energy used in Vermont come from renewable sources by 2050 (90 x 50 goal), and the following:

- A. *Vermont's greenhouse gas reduction goals under 10 V.S.A. § 578(a);*
- B. *Vermont's 25 by 25 goal for renewable energy under 10 V.S.A. § 580;*
- C. *Vermont's building efficiency goals under 10 V.S.A. § 581;*
- D. *State energy policy under 30 V.S.A. § 202a and the recommendations for regional and municipal energy planning pertaining to the efficient use of energy and the siting and development of renewable energy resources contained in the State energy plans adopted pursuant to 30 V.S.A. §§ 202 and 202b (State energy plans); and*
- E. *The distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under 30 V.S.A. §§ 8004 and 8005.*

A positive determination of compliance with the requirements of enhanced energy planning, as provided by the Regional Planning Commission, will enable Montgomery to achieve "substantial deference" instead of "due consideration" in Section 248 applications for energy generation facilities (ex. wind facilities, solar facilities, hydro facilities, etc.) under Criteria (b)(1)-Orderly Development. In short, this means that Montgomery will have a greater "say" in Certificate of Public Good proceedings before the Vermont Public Service Board about where these facilities should or should not be located in the community.

To receive a positive determination of energy compliance, an enhanced energy plan must be duly adopted, regionally approved, and must contain the following information:

- A. An analysis of current energy resources, needs, scarcities, costs, and problems.
- B. Targets for future energy use and generation.
- C. "Pathways," or implementation actions, to help the municipality achieve the established targets.
- D. Mapping to help guide the conversation about the siting of renewables.

This chapter will include the required analysis, targets, and mapping. The "pathways," or actions, have been included in the implementation section of the municipal plan.

Energy Resources, Needs, Scarcities, Costs and Problems

The following subsection reviews each energy sector of energy use (thermal, transportation, electricity) and generation in Montgomery.

Thermal Energy

An estimate of current residential thermal energy demand in Montgomery, based on data from the American Community Survey (ACS 2016-2021), is shown in Table 10.1. Fuel oil and propane are estimated to heat 60% of homes in Montgomery with wood heating an additional 38% of homes in Montgomery. There is no access to natural gas in Montgomery.

It should be noted that this data from the American Community Survey accounts for only the primary heating source in a household. The data does not account for backup heating sources or secondary heating sources. Many homes in Montgomery have a backup heating source that can

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provide heating in an emergency or a secondary heating source that can be used to provide heat in conjunction with the primary heating source (ex. a home may be heated primarily by a woodstove but may also have an oil secondary heating source that turns on during the night when the woodstove is not being filled).

Fuel Source	Montgomery Households (ACS 2010-2011)	Montgomery % of Households	Municipal BTU (in Billions)
Natural Gas	0	0.0%	0
Propane	200	38.3%	21
Electricity	9	1.7%	1
Fuel Oil	115	22.0%	13
Coal	0	0.0%	0
Wood	197	37.7%	25
Solar	0	0.0%	0
Other	1	0.2%	0
No Fuel	0	0.0%	0
Total	522	100.0%	61

Estimates for commercial and industrial thermal energy use are more difficult to calculate. An estimate of total commercial energy use (thermal and electricity) is provided in Table 10.2. Based on data from the Vermont Department of Labor (VT DOL) and the Vermont Department of Public Service (VT DPS). According to NRPC, it is assumed that the majority of this energy use, 20 billion BTU per year, is likely to be for thermal energy needs. This number is likely an overestimate of thermal energy use, as the average business in Montgomery is smaller than the state overall.¹

Table 10.2 - Current Montgomery Commercial Energy Use

	Commercial Establishments in Montgomery (VT DOL)	Estimated Thermal Energy BTUs per Commercial Establishment/year (in Billions) (VT DPS)	Estimated Thermal Energy BTUs by Commercial Establishments in Montgomery/year (in Billions)
Municipal Commercial Energy Use	62	0.725	45

Transportation

Table 10.4 contains an estimate of transportation energy use in Montgomery. It's estimated that Montgomery residents drive approximately 10.8 million miles per year and spend about \$1.6 million on transportation fuel expenses a year. This calculation does not include expense for commercially owned and operated vehicles. Total vehicle miles travelled has increased since 2005, however increased vehicle fuel efficiency has resulted in lower total energy use. According

2016

¹ By average number of employees per business, the average business in Montgomery is 1/3 the size of the statewide average.

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to the Vermont Agency of Transportation, there are 21 electric vehicles and plug-in hybrid vehicles registered in Montgomery, representing roughly 2% of all vehicles in Montgomery.

Table 10.4 - Current Municipal Transportation Energy Use

Transportation Data	Municipal Data
Total # of Gasoline Passenger Vehicles (ACS 2016-2021)	900
Average Miles per Vehicle (VTrans)	11,722
Total Miles Traveled	10,594,800
Realized MPG (2019 - VTrans 2021 Energy Profile)	23.4
Total Gallons Use per Year	452,769
Transportation BTUs (Billion)	55
Average Cost per Gallon of Gasoline in 2023 (NRPC)	\$3.50
Gasoline Cost per Year	\$1,584,692

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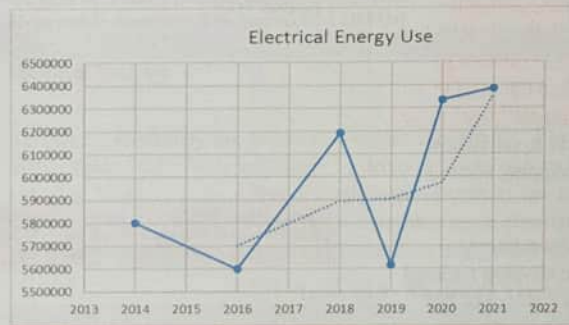
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Electricity Use

An estimate of current electricity use in Montgomery is shown in Table 10.3. This data is from 2016 and is available from Efficiency Vermont. Montgomery electricity use has increased from 2014 to 2021 (see Chart 10.1). It is difficult to determine whether electricity use is increasing as the result of increased use of electricity for thermal and transportation uses.

Montgomery is served by one electric utility: Vermont Electric Cooperative.



The solid line shows electricity use over time, the dashed line shows average trend in electricity use.

Table 10.3 - Current Montgomery Electricity Use

Deleted: has decreased since 2014 from 5.8 million kWh in 2014 to about 5.6 million kWh per year in 2016. It

Deleted: Most of this reduction in use has come from residential accounts. According to Efficiency Vermont, the average residential usage per household has decreased from 5,951 kWh per year to 5,809 kWh per year between 2014 and 2016. Montgomery's average residential usage in 2016 was more than 1,000 kWh lower than the average regional residential kWh use. Some of this lower use could be due to the relatively high number of seasonal dwellings in Montgomery that do not use electricity year-round.

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Sector	Current Electricity Use in Montgomery - 2021 (Efficiency Vermont)	Current Electricity Use (in Billion BTUs)
Residential (kWh)	4,787,053	16.3
Commercial and Industrial (kWh)	1,596,119	5.5
Total (kWh)	6,385,172	21.8

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Electricity Generation

There is currently .21 MW of electricity generation capacity from renewable generation facilities in Montgomery. This capacity results in approximately 255.8 MWh of electricity generation per year. This is roughly equal to the annual electricity use of about 38 households in Vermont based on information available from the U.S. Energy Information Administration (558 kWh per VT household per month). [Energy generation in](#)

Table 10.5 organizes information about existing generation in Montgomery by type of facility.

[There majority of solar generation in Montgomery is small rooftop systems.](#)

Montgomery generally has limited access to

Table 10.5 – Existing Renewable Electricity Generation

Generation Type	MW	MWh
Solar	0.21	255.8
Wind	0.00	0.00
Hydro	0.00	0.00
Biomass	0.00	0.00
Other	0.00	0.00
Total Existing Generation	0.21	255.8

electricity transmission lines and three-phase distribution lines. This type of infrastructure is only available on state routes VT 118 and VT 242.

These types of electrical lines are used to transmit large quantities of electricity and are needed to serve large industrial users and commercial centers. The Transmission & 3 Phase Power Infrastructure map in Appendix A shows the electricity transmission and three-phase distribution infrastructure in Montgomery. [Renewable generation in Montgomery is further restricted due to constraints in the electrical transmission grid. After the addition of the Kingdom Community Wind plant in the Town of Lowell, the Sheffield-](#)

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[Highgate Export Interface \(SHEI\) was created to monitor the system and flows in relation to system capacity in Northern Vermont. Generation resources in this area are often required to curtail their output due to the lack of capacity to export power. These constraints will need to be addressed at a statewide level for Montgomery to reach its energy goals. Access to renewable generation resources, such as solar and wind, will be addressed below in the mapping section.](#)

Targets for Energy Use and Electricity Generation

Northwest Regional Planning Commission worked with the Vermont Energy Investment Corporation (VEIC) and the Vermont Department of Public Service in 2016 to develop regional targets for future energy use and generation to meet the State of Vermont's 90 x 50 goal. The targets represent only one scenario that would meet this goal. There may be many different ways that would also enable Vermont to achieve the 90 x 50 goal. For more information about the regional targets, please see the Northwest Regional Energy Plan (www.nrpcvt.com).

Commented [EK17]: I was hoping we would have updated targets to provide, unfortunately these will not be available in time for the plan update due to statewide data delays.

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Tables 10.6, 10.7 and 10.8 show the targets for future energy use for Montgomery by sector (totals are cumulative). These municipal targets are based on regional targets that have been disaggregated.

The thermal targets for Montgomery in 2050 is to have 85.8% of structures be heated by renewable sources. Much of this transition is likely to come in the form of electric heat pumps as the primary heating source for single family homes as the technology becomes more readily available and affordable. The target also relies on wood heating being a continued source of residential heating. There are also high targets for the weatherization of residential households and commercial structures (78% and 73% respectively in 2050).

Table 10.6 - Thermal Targets

Thermal Targets	2025	2035	2050
Percent of Total Heating Energy From Renewable Sources - Heating (BTUs)	44.8%	58.0%	85.8%
New Efficient Wood Heat Systems (in units)	0	0	3
New Heat Pumps (in units)	54	123	230
Percentage of municipal households to be weatherized	5%	42%	78%
Percentage of commercial establishments to be weatherized	25%	49%	73%

The transportation energy targets for Montgomery are similarly ambitious. By 2050, 91.1% of transportation energy is targeted to come from renewable sources. This will primarily be done through conversion to electric vehicles from fossil fuel vehicles for light-duty, passenger vehicles. However, it will also mean conversion of heavy-duty vehicles from diesel to biodiesel sources. The biodiesel technology and infrastructure will certainly need to advance and evolve in order to meet this target.

Table 10.7 - Transportation Targets

Transportation Targets	2025	2035	2050
Percent of Total Transportation Energy from Renewable Sources - Transportation (BTUs)	11.0%	33.6%	91.1%
Electric Vehicles	75	562	1336
Biodiesel Vehicles	165	330	638

Targets for electricity use are more complex to interpret. Electricity use is targeted to double by 2050 (Table 10.8). This will likely be driven by conversions to electric heat pumps and electric vehicles. These consumer changes will cause electricity use to grow. At the same time, total energy use (energy, not electricity) will become more efficient. This is because electric cars and electric heating sources are more efficient than using other energy sources, such as fossil fuels.

Table 10.8 - Electricity Targets

Electricity Targets	2025	2035	2050
Electricity Use Growth (Efficiency and Conservation in BTUs)	25.2%	48.3%	100.7%

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Table 10.9 shows the electricity generation targets for Montgomery in 2025, 2035, and 2050. All new wind, solar, hydro, and biomass electricity generation sites will further progress towards achieving the generation targets (in MWh). Given the difficulty of developing additional hydro generation, and the constraints upon wind development, it is likely that solar generation will need to be a substantial component of meeting these generation targets. Meeting the generation targets will take considerable effort over the next 30 to 35 years. The 2050 generation target (9,312.9 MWh) is about 100 times larger than the current generation capacity (85.85 MWh) within the Town of Montgomery.

Table 10.9 – Renewable Electricity Generation Targets

Renewable Generation Targets	2025	2035	2050
Total Renewable Generation Target (in MWh)	3,073.3	6,146.5	9,312.9

Montgomery has sufficient land and access to renewable electricity sources to meet the above generation targets. Based on mapping and calculations completed by NRPC, Montgomery has access to the generation capacity outlined in Table 10.10. This generation capacity was calculated using the “base” layers for solar and wind. For an explanation of what constitutes a “base” layer, please see the mapping subsection below.

Table 10.10 - Renewable Electricity Generation Potential

Resource	MW	MWh
Rooftop Solar	1	715
Ground-mounted Solar	231	282,738
Wind	38	117,451
Hydro	0	0
Biomass and Methane	0	0
Other	0	0
Total Renewable Generation Potential	269	400,904

Montgomery supports NRPC’s position regarding “commercial” and “industrial” wind facilities. The NRPC Regional Plan finds that the construction of new “industrial” or “commercial” wind facilities within the region does not conform to the Regional Plan (NRPC considers any wind facility with a tower height (excluding blades) in excess of 100 feet tall to be considered an “industrial” or “commercial” wind facility).

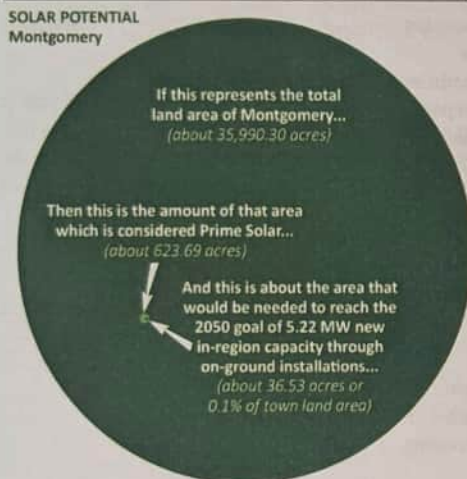
Mapping Energy Resources and Constraints

Figure 10.2 – Rooftop Solar Potential

Rooftop solar was estimated by using methods suggested by the Vermont Department of Public Service. The methodology estimates that 25% of residential and commercial structures in Montgomery could be suitable for rooftop solar generation. This results in 112 residential structures and 7 commercial structures in Montgomery. It is then estimated that the average residential rooftop system is 4 kW in size and the average commercial rooftop system is 20 kW in size. The

Montgomery has incorporated maps provided to them by NRPC. These maps show data as required by the Department of Public Service Determination Standards, including access to energy resources and constraints to renewable development, and are a required element of enhanced energy planning. All maps may be found in Appendix A.

Figure 10.1 – Solar Electricity Generation Potential in Montgomery



The intent of the maps is to generally show those areas that may be good locations, or may be inappropriate locations, for future renewable generation facilities. However, it is important to note that the maps are a planning tool and do not precisely indicate locations where siting a facility is necessarily acceptable. When a generation facility is proposed, the presence of all natural resources constraints on site shall be verified as a part of the application.

Mapping Methodology

Spatial data showing the location of energy resources formed the basis of the maps developed by NRPC. This is the data that shows where there is solar, wind, hydro, and biomass "potential."

"Known" and "possible" constraints were subsequently identified on the maps. Known constraints are conservation resources that shall be protected from all future development of renewable generation facilities. Possible constraints are conservation resources that shall be protected, to some extent, from the development of renewable generation facilities. The presence of possible constraints on land does not necessarily impede the siting of renewable generation facilities on a site. Siting in these locations could occur if impacts to the affected possible constraints are mitigated, preferably on-site.

A full list of known and possible constraints included on the maps is located in Table 10.11. The known constraints and possible constraints used to create the maps include constraints that are required per the State Determination Standards from the Department of Public Service and regional constraints that were selected by NRPC. The Forest Reserve and the Protected District for Montgomery and Enosburg Falls were included as regional possible constraints.

Solar and Wind

The solar and wind maps show both "base" and "prime" areas. Base areas are areas with generation potential, yet may contain possible constraints. Prime areas are areas that have generation potential that do not contain known or possible constraints. Areas that do not contain generation potential, and areas that contain a known constraint, are shown as white space on the map.

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Montgomery has fairly limited solar resources compared to other municipalities in the region. This is due primarily to its mountainous terrain. The solar map indicates a general concentration of prime and base solar areas along VT Route 242 towards Westfield and Jay. Montgomery has identified the following preferred locations for solar generation facilities: rooftops, parking lots, and landfills. Abandoned quarries, gravel pits and sand pits will also be considered preferred locations for solar generation facilities. Lastly, confirmed brownfield sites located outside of the village are considered preferred locations for solar generation facilities in Montgomery.

Montgomery has a strong preference for solar facilities that have less than 5 MW in generation capacity. This preference is a reflection of the community's dedication to preserving the aesthetic and rural qualities of Montgomery by restricting the geographic size of solar facilities. In addition, Montgomery prefers that solar facilities greater than 150 kW in generation capacity to be sufficiently separated from other similarly sized solar facilities to "break up" the visual impact of two or more solar facilities located next to each other. All solar facilities shall include proper screening. Montgomery hopes to adopt a municipal solar screening ordinance in the near future.

There generally isn't much land available in Montgomery that has base and prime wind resources. These areas are generally concentrated off Hazen's Notch Road, but are small in size.

Hydro and Biomass

The biomass map is somewhat similar to the solar and wind maps. The biomass map also displays "base" and "prime" areas. However, these categories are not necessarily indicative of generation. They instead indicate areas of contiguous forest that may be used for the harvesting of woody biomass for use in either thermal or electric generation.

The hydro map is unique from the other types of generation maps. It shows existing dam sites used for electricity generation. It also shows existing dam sites that are not used for electricity generation but could be retrofitted to provide generation capacity. Data about these dams comes from a study commissioned by the Vermont Agency of Natural Resources. The hydro map also shows some known and possible constraints that could impact the redevelopment of some dam sites.

Montgomery does not have any existing dam sites. Future hydro development would be difficult given that the largest river in Montgomery, the Trout River, is a Designated National Wild and Scenic River.

Equity

Reaching Montgomery's energy goals will bring both environmental and economic costs and benefits. The equity issues related to who will bear those costs is of continuing concern to Montgomery. A just energy transition requires that all residents have equitable access to the benefits and costs of the energy transition. The efficiency of green technologies offers savings for consumers as seen with electric vehicles, electric heat pumps, newer appliances, residential solar, etc. These technologies often require upfront investment, making them more difficult to access for residents with lower income. On average, Montgomery residents spend some of

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highest percentage of their income on energy costs in the entire state (Efficiency Vermont 2023 Vermont Energy Burden Report). However, comparatively few residents have used Efficiency Vermont's rebates and programs. This suggests that existing programs are not adequately meeting the gap between available income and the upfront cost of green technologies that could provide long term savings.

Low-income workers in Vermont also tend to work in industries that are more susceptible to the effects of climate change such as tourism and agriculture and are often disproportionately impacted by natural disasters like flooding. Equity for all residents will be considered in every decision about energy.

Conclusion

Achieving the 90 x 50 goal, and the other energy goals in state statute, will be difficult. Montgomery is committed to playing its part in working towards accomplishing these goals and in creating a more sustainable, less costly, and more secure energy future.

Appendix A: Volunteer Community Groups

Montgomery has long been known for its strong sense of community. Its residents join together for many purposes. The following organizations are currently active in community life:

Churches

St. Isidore's Church (Catholic)

Services 9:30 a.m. Sunday

Wednesday Eve Rosary 7:00 p.m., Mass 7:15 p.m.

Montgomery United Methodist Church, Inc.

Services 9:30 a.m. Sunday

Sunday School during service

Grateful Treads Mountain Bike Club

The Grateful Treads is a mountain bike and trails advocacy group based in the villages of Montgomery, Jay and Westfield, sixty members strong, and growing. TGT is busy building new trails, maintaining existing trail networks, and working with local officials and landowners to develop new opportunities for riding.

Hazen's Notch Association (HNA)

The Hazen's Notch Association is a non-profit, member-supported, conservation organization located in Montgomery. From its office at the HNA Welcome Center on Vermont Route 58, the Hazen's Notch Road, the Association serves 40 communities in northern Vermont.

The HNA was founded in 1994 to promote and engage in:

- Conservation of Forest and Agricultural Lands and Recreational Trails
- Environmental Education Programs for Schools and the Public
- Recreational Trails for Hiking, Snowshoeing, and Cross-Country Skiing
- Stewardship of Natural and Historic Cultural Resources
- Research of the Environment

The cross country ski touring center at Hazen's Notch is blessed with a topography that is ideally suited to Nordic skiing - rolling meadows, soft hills, our own 2,800' mountain and views of mountains in all directions. Forty miles of groomed and marked trails pass through 2,500 acres of mixed maple, birch and evergreen forest and across gentle, open meadows.

As a conservation land trust and environmental education center, HNA designs and manages its x-c ski trails to be in harmony with the landscape. Monthly moonlight snowshoe walks are also offered during the winter months.

The Hazen's Notch Association maintains a network of 15 miles of trails and woods roads for

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hiking in summer and fall. The trails pass through a variety of interesting habitats that include meadows, forests, orchards, and beaver ponds. Trails range from restored woods roads that have gentle to moderate grades to narrow footpaths with steep climbs.

Summer Day Camp is offered for ages 6-12, and Overnight Camp for ages 10-14 are offered in the summer. The Hazen's Notch Summer Camp has gained a reputation for excellence in developing in children an awareness and respect for the environment, outdoor skills, self-confidence, cooperation and leadership. Summer Camp programs provide healthy outdoor recreational activities designed to stimulate inquiring minds, develop friendships, and create lasting positive memories of each child's summer camp experience.

Missisquoi River Basin Association

The **Missisquoi River Basin Association (MRBA)** is an active non-profit group of volunteers dedicated to the restoration of the river, its tributaries, and Missisquoi Bay, and to the clean, healthy state they once enjoyed. We bring together diverse interest groups within the community – teachers, farmers, summer residents, loggers, business owners, environmental experts, and outdoor enthusiasts; municipal officers, woodland owners, and concerned citizens. MRBA members sit on the current Upper Missisquoi and Trout River Wild and Scenic Study Committee, that also includes appointed representatives from Montgomery and other surrounding towns.

Our activities are many and varied – from fieldwork to stabilize stream banks, and planting trees in buffer areas, to assessing stream bank conditions. We clean up trash along the banks, cost-share with farmers in a nutrient management program, lend educational tools to local teachers, and are launching a volunteer-led water sampling program.

Montgomery Area Community Alliance (MACA)

Formed in 2009, MACA is a non-profit corporation that encourages business, economic development and employment in the Montgomery / Jay Peak area. In the first few months of operation, MACA was instrumental in getting the Montgomery area registered as a major focal point for persons utilizing the Northern Forest Canoe Trail.

This group is currently inactive. For more information please call 802-326-4306.

Montgomery Conservation Commission

The Montgomery Conservation Commission's mission is to "To promote land as a community to which we belong". The Commission has five principal functions as described below.

- **Inventories** - The Commission may prepare and maintain an inventory of the natural resources of the Municipality.
- **Land Acquisition** - The Commission may, on the basis of the inventories or other appropriate study, recommend to the legislative body the purchase of, or the receipt of as a gift, specific land and/or property rights (including easements) or other property for the purposes set forth in Article II of the Commission's bylaws.
- **Land Management** - The Commission shall exercise stewardship responsibility for properties and/or rights acquired by the Municipality for conservation purposes.
- **Public Presentation** - To the extent permitted by law, the Commission may represent the

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public interest in any matter which it determines may have a significant impact on the natural or social resources of the Municipality.

- **Education and Information** - The Commission shall be responsible for the conduct of educational activities pertaining to local natural and social resources.

Montgomery Covered Bridges Garden Club

The Covered Bridges Garden Club is organized for charitable and educational purposes to further our knowledge of all aspects of gardening and use our knowledge and industry in our homes and community, and to encourage an interest in gardening and good environmental practices.

Community projects include maintaining the Historic Garden at the Montgomery Village Green and the Town Library Garden, planting the Flower Barrels and Bridge Flower Boxes in the Village and the Center, supporting the Junior Gardeners Program at Montgomery Elementary and sponsoring the August Harvest Fest.

The Covered Bridges Garden Club is a member of the Federated Garden Club of Vermont and the National Garden Clubs.

Montgomery Historical Society

The Society is located in Pratt Hall, a former Episcopal church (built in 1835), which houses its collections of photographs, albums, tools, and items of local interest. The Society's mission is to:

- Preserve Pratt Hall, artifacts, structures and memorabilia of historical interest
- Provide a venue for local exhibits and artisans to share their talents
- Sponsor programs that assist in preserving town history and cultural events
- Award scholarships to students on an annual basis

The Society maintains and preserves the church which is used for a variety of community programs. Activities include historical speakers, programs, summer concerts, art shows, exhibits, an annual Christmas carol, and a scholarship program. Pratt Hall is renowned for its stained glass windows and is also made available to the community for wedding ceremonies and memorial services. The society was formed in 1974 and is open to all upon payment of the annual dues.

Montgomery Town Association

The mission of the MTA is to work toward preserving the former First Baptist Church building while simultaneously moving toward having the Church property converted to the general use and benefit of the community at large.

Montgomery Quilting Circle

Everything about quilts for quilt lovers of all ages, beginners to expert. Meet at the Public Safety Building Conference Room. Meet every second Thursday of the month at 6:30 p.m. Small fee per meeting.

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Riverwalk Community Garden

In the spring of 2010, at the request of community members, the Town Selectboard agreed to dedicate a portion of land at the bottom of West Hill to a community garden.

Several volunteers agreed to serve on the initial board and as of this writing plans are underway to develop 12 plots for local residents who wish to grow fresh vegetables. The plan is to be as organic as practicable.