

REPORT ON TOWN OF MONTGOMERY TOWN PLAN UPDATE

The Montgomery Planning Commission has been working to complete an update of the Montgomery Town Plan. This effort is part of a continuing planning process that guides the Town’s decisions for future growth. The planning process conforms to the State’s four planning goals of Chapter 117, Section 4302, which strive for a comprehensive planning process that includes *citizen participation*, the *consideration for the consequences of growth*, and *compatibility with surrounding municipalities and encouragement of municipalities to work creatively together to develop and implement plans*.

The current Montgomery Town Plan will expire on February 15, 2024. The plan update is a comprehensive re-write of the plan. The community vision has been rewritten to reflect public outreach and the vision developed by the Montgomery Thrives initiative. The plan was re-organized, shortened and an implementation table was added. Information about new town initiatives were added throughout the plan. By chapter, changes include:

Archeological, Historic and Scenic Resource	Minor changes to plan language
Natural Resources	Reorganized, added additional information on water resources and flooding risks, and added information on habitat blocks.
Housing	Overhauled housing data and included information on bylaw modernization efforts.
Economy	Updated economy data, expanded on workforce development section.
Land Use	Added “Under Review to Change for Village 2” as a land use designation area, added the river corridor overlay district
Transportation	Overhauled the section of bicycle and pedestrian section of the chapter to focus on connectivity and streetscape planning.
Community Facilities and Services	Updated information about all community facilities and wastewater infrastructure project.
Energy	Updated data and added a section on equity in energy planning.

The plan update does make two changes to the land use designations in Montgomery. 349.49 acres have been added to a new designation “Under Review to Change to Village 2 and a River Corridor Overlay has been added.

Under Review to Change to Village 2

The purpose of the district is to provide areas that may be appropriate for a greater density of residential development. The district is distinct from the existing Village 2 land use designation in

that for this land use area further study is necessary to ensure that denser residential development in this area is appropriate. The goal is to allow for additional land area for village-scale residential development away from the floodplain and other potential natural resource constraints.

The expected impact on the future land use of the municipality is a small expansion of village-scale neighborhood adjacent to Montgomery Center and Montgomery Village. This is consistent with the development pattern of concentrated centers surrounded by rural open space. These changes are not expected to significantly increase traffic, as the purpose of the district is to develop compact, well-designed development that meets complete streets principles. The expected impact on the tax base is small as the proposed areas will be compact and adjacent to existing maintained infrastructure and therefore will not require significant new municipal investments.

River Corridor Overlay

The purpose of this overlay land use planning area is to prevent unsafe development in areas prone to fluvial erosion along river and streambanks. The expected impact on future land use and traffic is limited as this area is already designated in the Montgomery Development Regulations. There is no expected impact on municipal infrastructure or facilities.

After considering alternative locations, uses, and impacts on other areas similarly designated, it has been determined that the areas under consideration are suitable for the proposed land use designation. The size and boundaries of the proposed change are appropriate for the proposed use, land capability, and existing development in the area.

The Montgomery Town Plan includes 11 Chapters and 3 Appendices: Chapter 1: Introduction, Chapter 2: Goals, Policies, and Implementation, Chapter 3: Archeological, Historic, and Scenic Resources, Chapter 4: Natural Resources, Chapter 5: Housing, Chapter 6: Economy, Chapter 7: Land Use, Chapter 8: Transportation, Chapter 9: Community Facilities and Services, Chapter 10: Energy, Chapter 11: Compatibility with Neighboring Municipalities, Appendix A: Volunteer Community Groups, Appendix B: Workshop Summary, Appendix C: Energy Plan Maps. These chapters are consistent with the 14 goals established in Chapter 117, Section 4302. These goals aim to: maintain the historic settlement pattern of compact village centers separated by rural countryside; provide a strong and diverse economy with rewarding job opportunities; broaden access to educational and vocational training opportunities for people of all ages; provide for safe, convenient, economic, and energy efficient transportation systems; to identify, protect, and preserve important natural and historic resources; to maintain and improve the quality of air, water, wildlife, and land resources; to encourage the efficient use of energy and development of renewable energy resources; to maintain and enhance recreational opportunities; to encourage and strengthen agricultural and forest industries; to provide for the wise and efficient use of natural resources; to ensure the availability of safe and affordable housing; to plan for, finance, and provide an efficient system of public facilities and services; and to ensure the availability of

safe and affordable childcare. The chapters also contain all 12 required elements for a municipal plan established in Title 24, Chapter 11, Section 4382.

Montgomery's Development Regulations are based on the information compiled and the goals expressed within the Town Plan. Montgomery Planning Commission members have spent many hours discussing and compiling this document and would sincerely like to receive your feedback.