

Montgomery Planning Commission Minutes

Regular Meeting

Public Safety Building

January 9th 2024, 6:00 p.m.

Present: Peter Locher, Barry Kade, Joe Sherman, Alissa Hardy (remote), & Gwen (remote)

Guests: Emily Klofft, Regional Planning (Remote)

Meeting called to order at 6:21pm

1. Additions / Deletions to the Agenda

- a. Addition: Run over the budget request & review Peter's draft blurb for consideration in the town report. PC members received draft from Peter for review earlier today via email.

2. Approval of the December 12th 2023 Meeting Minutes

- a. Peter motioned to approve meeting minutes as written. Joe 2nd. Minutes approved 4-0

3. Continue Discussion of Town Plan Update

(For Current Draft of Town Plan - See Attachment A)

- a. Discussion of comments at the hearing
 - i. Details of Hearing can be found in minutes of hearing
 - ii. Generally no significant changes suggested
 - iii. Current Version (with minor typo corrections) was sent to the Selectboard. Feb 5th shall be the Selectboard Hearing date. Emily will not be at the Selectboard Hearing meeting, Emily will provide Gretta's contact information for any process questions that should arise.

- iv. Any other minor proposed changes must be brought to the Selectboard Hearing. At the completion of the Selectboard Hearing, the draft town plan w/ any proposed changes from the hearing, shall become effective immediately, at the select board approval. Any edits after adoptance need to go through the adoption process again.
- b. Minor changes the PC shall address at/ before the Selectboard Hearing:
 - i. Town Plan Cover Photo:
 - 1. Alissa & Peter to coordinate and select one over email, then will send it to Emily before hearing day.
 - ii. Elevation discrepancies were noted via email thread from Joe, the plan noting, Page 5, Chapter 2, Policies, intent to protect ridge lines 1000 ft and higher, & Page 45, Chapter 7, Land Use, Policies, ridge line protection 1600 ft and higher.
 - 1. Barry asked if 1600 ft elevation for Con 2 was a statute limitation. Emily noted 1600 ft may be a referenced elevation within Act 250 however, the intent to protect & identify ridgelines at 1000 ft elevation was intended as a placeholder for protecting ridgelines from extensive development.
 - 2. The intent of noting 1000ft & developing an inventory of notable ridgelines was to make enough of a platform for future ByLaw updates to protect ridgelines from development. The protection of undeveloped ridgelines shall minimize water erosion, protect wetlands and provide flooding mitigation throughout town.
 - 3. Barry suggests adding wording such as “inventory undeveloped scenic ridges of all elevations that should be protected.” Emily noted that changes should be proposed at the Selectboard hearing. Emily noted this could be considered a minor change, as it is simply discussing the establishment of an inventory of significant ridgelines in need of protection. A major change may be one that affects land rights or other similar criteria, Emily did not have the exact definitions handy.
 - 4. PC noted ridgeline protections are already established throughout a number of towns in Vermont. Especially in ski towns and areas

of mountainous slopes, areas of recreational tourism and those with interest in environmental, animal & rural protections.

- iii. PC also discussed the significance of public involvement. It is encouraged that people review the current draft and bring any comments to the Selectboard, as this is their last chance for edits. Joe noted it may be worth discussing methods of getting the public involved prior to the selectboard hearing. Such as adding a banner to the town website and providing paper copies of the draft plan at the Town offices. Alissa noted it may be too late for large spread public feedback as limited feedback can be achieved via Selectboard hearing. PC noted the significance of the Town plan, being it is the platform for future bylaw updates. Draft Town Plan is attached to these meeting minutes.

c. Action items - PC to suggest two minor changes:

- 1. Page 45 #4 change wording to say “4. Protect & limit development above 1,600 ft. in elevation”**
- 2. Page 45, #16 change wording to say “16. Inventory undeveloped scenic ridges, at all elevations, that should be protected”**
- 3. PC to select a Cover Photo for Town Plan**

4. Bylaw Modernization Grant(s) Updates

(Bylaw Modernization Recommendations from Regional Planning- See Attachment B)

- a. Emily shared the document noted as Attachment B on her screen, noting small changes she made to document since last version was reviewed by PC.
- b. Red text represents additions, that are not currently in the ByLaws, strike out are things that would be removed, and yellow things are already in the ByLaws to stay, only to be moved to new locations/ sections
- c. List of her updates include:
 - i. Allowing for smaller multi units without conditional review in the village and allowing larger multi units through conditional review and not through planned unit development.

- ii. Reducing some side and rear setback & adjusting dimensional standards. Shrinking the side yard set back from 10 feet to 7 feet in village one and 2 and the rear yard set back from 20 feet to 10 feet.
 - iii. The new height definition, which is 3 stories, but allowing for the taller ground story.
 - iv. Adding the street connectivity. Changing to meet the state regulations on accessory dwelling units, and altering the definitions for single and multi-unit.
 - v. Allowing for multiple uses & separating site plan review from conditional use. The goal to take out the part of conditional use that's focused on character of the area, but keep site plan review to focus on things like circulation, parking, loading, screening. Pedicular and pedestrian circulation between the site and the street, and site specific concerns. Allowing for multiple uses or multiple structures on one lot in the village one and village 2 subject to the relevant approval.
- d. Emily noted the definitions of dwelling units, accessory dwellings etc. are going to be an important item to nail down when getting back into the ByLaw updates. Effects of State statutes & grandfathering will need discussion when the definitions get ironed out too.
 - e. The Second by law modernization was approved for Montgomery. Emily is working on a draft of the contract for the next Selectboard meeting.
 - f. PC noted it would be great to use some of the grants to encourage unity and town wide support and input on the changes. Early meetings with groups in town would be ideal.

5. Additional item: Budget & PC 2023 review blurb

- a. Budget: Charlie looking for an update on match & secretary expense for 2024
- b. PC reviewed Peter's draft blurb email & suggested minor changes. Purpose of blurb is a big recap of what we have been up to for the year. Minor suggestions discussed, Peter to review 2nd draft of blurb.

6. Public comment

- a. None

7. Other Business

- a. None

8. Potential Items for next meeting agenda

- a. Secretary posting
- b. Selectboard Hearing review
- c. Emily - Kick off on new ByLaw Grant
- d. Next meeting may need to be rescheduled to meet quorum

PC motion to adjourn 8:06PM - 4-0 all in Favor. Meeting Adjourned.

ATTACHMENTS:

Attachment A: Draft Town Plan for SelectBoard Review

Attachment B: Re-cap of ByLaw Modernization suggestions posed from initial grant review

Placeholder- Cover Image(s)

Montgomery Town Plan 2024-2032

Draft Approved by PC 1/2/2024

Prepared by the Montgomery Planning Commission

Peter Locher, Chair

Alissa Hardy

Joe Sherman

Barry Kade

With the assistance of and mapping services by the Northwest Regional Planning Commission 75 Fairfield Street, St. Albans, VT 05478 (802) 524-5958

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Original document adopted May 1974

Amended and updated March 1987

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Amended and updated September 2000

Amended and updated September 2005

Amended and updated August 2010

Amended and updated February 2016

Amended and updated July 2018

Amended and updated [Add Adoption Date]

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Chapter 1: Introduction

Vision for the Future of Montgomery

Our vision is of a future for Montgomery that is vibrant, strong, and sustainable. Montgomery will preserve its unique character, history, and the natural environment that is the heart of the community. We envision a future with a strong economy and a vibrant Main Street, where residents and visitors can safely walk and bike. Residents, including seniors and young families will have access to the housing, infrastructure, and opportunities needed to live, work and thrive in Montgomery. We will protect our woodlands and water resources to preserve their health and productivity for future generations.

Purpose & Authority

A Town Plan is a vision for the future which is put together by the residents of the Town. The plan includes goals and objectives based on the Town's past and present. Through this collective effort, the plan is developed with the best interests of the Town as a whole in mind. A Town Plan helps Montgomery control its future by providing it with the means to plan for development and change. Additional reasons the Town has a Town Plan include:

- Providing additional information and data to guide decision-makers in developing new policies.
- Identifying areas where additional study is needed.
- Providing a foundation for developing a capital program and amending the zoning and subdivision bylaws.

The Town of Montgomery is authorized to prepare and adopt a Municipal Plan via Chapter 117, Title 24 of the V.S.A. Section 4382 of the Act dictates twelve required elements of the plan, summarized in the box to the right.

The plan must be updated and re-adopted every eight years and should be continually re-assessed to ensure it

Required Plan Elements

1. A statement of objectives, policies, and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.
2. A land use plan and map.
3. A transportation plan and map.
4. A utility and facility plan and map.
5. a statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources.
6. An educational facilities plan and map.
7. A recommended program for the implementation of the objectives of the development plan.
8. A statement indication how the plan relates to development trends and plans for adjacent municipalities, areas, and the region.
9. Energy plan.
10. Housing element
11. economic development element.
12. Flood resilience plan.

meets the needs of the community. Residents, community groups, or anyone with an interest in the Town are encouraged to provide input into this ever-continuing process to the Montgomery Town Planning Commission at any time.

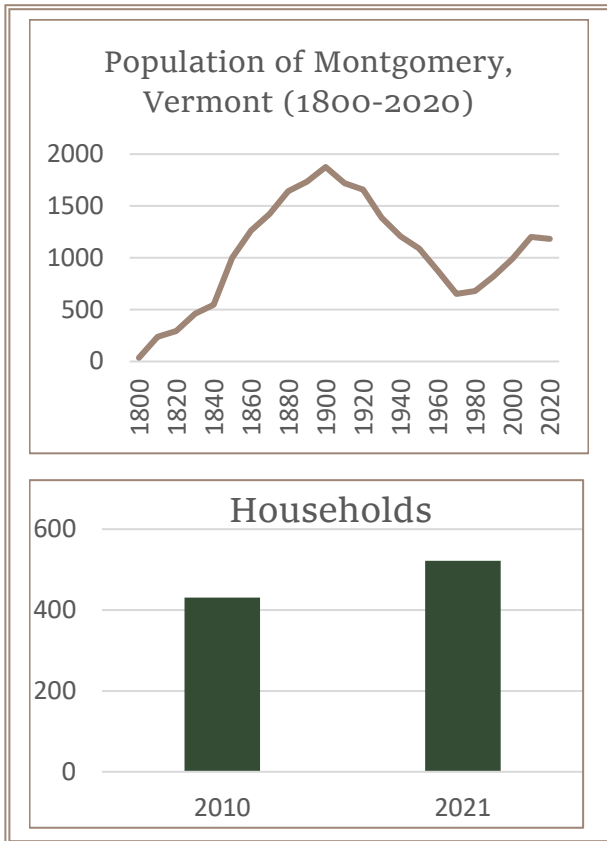
Planning Process

The first Montgomery Town Plan was adopted in 1974 and has since been amended seven times. The most recent revision began in 2023 and was funded by a Municipal Planning Grant. In June 2023, the Planning Commission held a community outreach event where more than 25 residents attended and provided input on their vision for the future of Montgomery. A summary of resident feedback from the event is included in Appendix B to this plan. These comments have influenced the goals and policies throughout this plan.

Community Profile

The Town of Montgomery is located in the northwestern part of the State of Vermont in Franklin County. It is bordered by the following seven towns: Richford, Enosburg, and Bakersfield, (all located in Franklin County); Belvidere and Eden (both located in Lamoille County – to the south of Franklin County); and finally, Lowell and Westfield (both located in Orleans County – to the east of Franklin County). Montgomery covers a total of 57 square miles – which includes the Trout River and numerous streams and brooks. This amounts to 8.2 percent of the total area of Franklin County.

Past, Present, and Future Population & Households

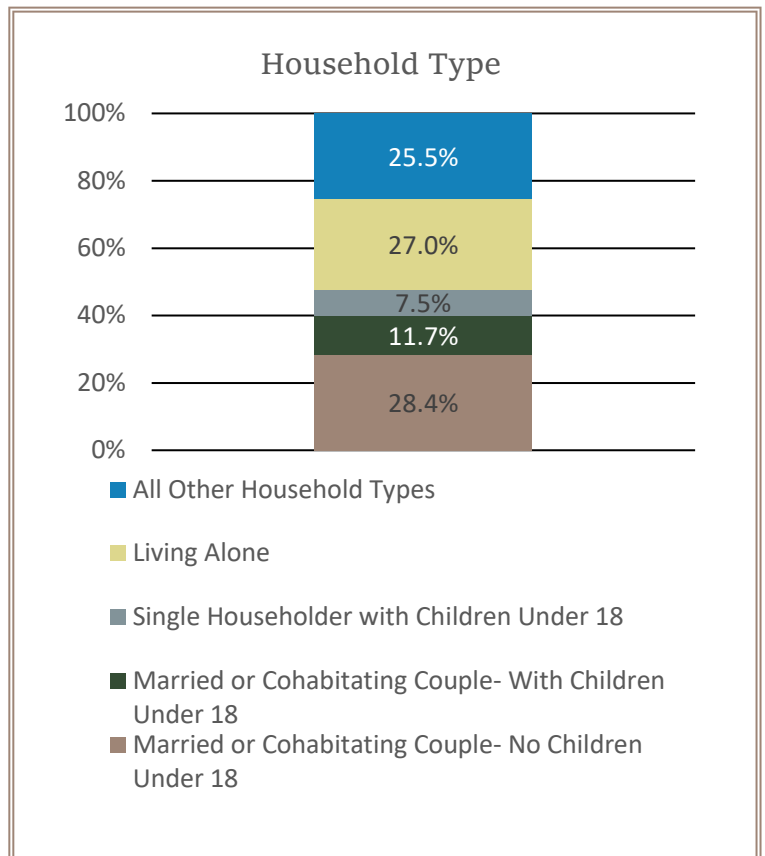


Source: U.S. Census, U.S. American Community Survey

Montgomery's population is aging. In 2010, roughly 10% of the population were seniors (65+), while in 2020 it was nearly 30%. As residents get older, the community will need to adapt to ensure their needs can be met. Around 14% of residents have a disability and among senior residents roughly ¼ of those age 65-74 have a disability and roughly 60% age 75 or older have a disability.

While Montgomery's population grew from 1970-2010, it stayed relatively stable from 2010 to 2020. This trend was also seen in Montgomery's neighboring communities. Population grows or shrinks based on the number of people migrating in or out of a community, and from the number of births and deaths of town residents. In Montgomery's case, the population appears to be decreasing primarily due to residents moving out of town. This does not account for any impacts of the COVID-19 pandemic on population.

While the population has remained stable, the number of households appears to be increasing, as there are more people living in one or two person households. In 2021, over ¼ of Montgomery residents lived alone, and just 19% were households with children under 18.



Source: U.S. American Community Survey

Chapter 2: Goals, Policies and Implementation

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 Vision 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 to best address the needs of the community. The Town should continue to encourage the involvement and input of residents addressing these goals, policies, and actions.

Archeological, Historic, and Scenic Resources

Goal 1: 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

1. Protect sites of potential archaeological and/or historical significance
2. Promote community growth that maintains the land use pattern developed throughout the Town's history – villages and hamlets separated by open agricultural and forest land, where appropriate for current environmental conditions
3. Promote the use of historic buildings for public purposes whenever feasible.
4. Preserve the scenic beauty and rural character of Montgomery's ridgelines, forests, open lands, roads, and waterways
5. Require new development to be located and designed in a manner that minimizes its impact on the town's identified scenic resources.
6. Limit clearing of existing vegetation on development sites
7. Encourage and promote the preservation and rehabilitation of historic public and private buildings

Natural Resources

Goal 1: To provide for the local growth that is compatible with the town's natural features including soils, landscape, water resources & wildlife

Goal 2: Encourage and foster a flood resilient community

Goal 3: Mitigate the risk and loss that results from flood events

Goal 4: Reduce damages to public infrastructure resulting from flood events through hazard mitigation planning and project implementation

Policies

1. Limit development in areas where soils have limited capacity to support structures or filter wastes, in sites where the slope is greater than 15%, and on ridgelines that are 1000' or more in elevation
2. Maintain natural vegetative cover to the greatest extent possible where development occurs in Conservation Districts (Conservation I and II)
3. Guide development away from productive agricultural or forest soils
4. 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
5. Protect groundwater quality by regulating uses that could introduce contaminants into the ground in the source water protection areas
6. Protect from development wildlife corridors, unique sensitive areas, and natural communities that, if developed, would demonstrably reduce the ecological function of habitat on the landscape scale
7. Development shall be designed and sited in a manner to limit the fragmentation of large blocks of contiguous forest to the greatest degree possible
8. Prohibit land development resulting in the loss of wetland and floodplain storage capacity
9. 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
10. Ensure the conservation and proper stewardship of significant natural communities and forestland
11. Avoid development and other encroachments – including fill, dredging, new structures, parking areas, infrastructure and utilities – within mapped river corridors
12. 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

13. Incorporate vegetated buffers from streams, rivers and ponds into Montgomery's zoning bylaws in order to better protect water quality
14. Encourage flood emergency preparedness and response planning
15. Where development already exists in vulnerable areas, measures shall be taken to protect people, buildings, and facilities to reduce future flooding risk
16. New development shall be planned for and encouraged in areas that are less vulnerable to future flooding events
17. 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
18. 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 1: To recognize the role of Montgomery's archaeological, historic, and scenic resources in shaping the town's present quality of life and future opportunities

Goal 2: Preserve the existing housing stock and discourage conversion from traditional long-term housing into short-term rentals

Policies

1. Ensure adequate housing options for people of all income levels, ages, household types, and preferences
2. 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
3. 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
4. Conserve, restore, and protect the vitality and quality of existing & previously existing neighborhoods & hamlets
5. Allow for innovative housing to promote low-cost, low-impact, consolidated, and resource efficient options
6. Accessory apartments are encouraged, as they provide needed income for the homeowner and needed small apartments for residents living alone
7. Affordable housing should minimize long-term living costs through high quality design, efficient construction, energy efficiency, and proximity to employment
8. 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)
9. Existing housing in the floodplain should be flood-proofed for the safety of the residents and the community as a whole

Economy

Goal 1: To foster a diverse and stable economy by supporting existing economic activities and providing opportunities for new environmentally sensitive ones

Policies

1. Support and encourage sustainable and diversified businesses that supply local and regional food needs
2. Encourage businesses that complement recreation opportunities within the town
3. Protect the vitality and importance of the villages as a community and regional asset
4. Encourage commercial development that supplies local needs for retail, business, and personal services
5. Encourage and develop resources for home occupations
6. Encourage Montgomery's growing arts community
7. Encourage businesses and industries that use the skills of the local labor force
8. Create an attractive, safe and friendly village environment that invites and supports safe pedestrian use, community events and an active lifestyle

Land Use

Goal 1: To maintain Montgomery's rural character and scenic resources by encouraging development to follow sustainable land use practices

Policies

1. Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses
2. Explore allowing for a greater density of development in and directly adjacent to existing neighborhoods or hamlets
3. Limit development on slopes greater than 15% and maintain natural vegetation on slopes
4. Protect scenic ridges by limiting development above 1,600 ft. in elevation
5. Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table
6. Protect public health, welfare, and safety by limiting development in the flood plain
7. Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks
8. Conserve productive lands by accommodating development in areas apart from most farming activity
9. Recognizing the community's susceptibility to flooding, new development shall conform strictly to floodplain regulations
10. Promote new development in areas of existing infrastructure, such as roads, power, and water
11. 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
12. 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
 13. Promote anti-sprawl initiatives as a measure to maintain the appropriate use of our land resources
 14. Promote the enrollment of productive farm and forestland in the current use value appraisal program.
 15. 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
 16. Inventory undeveloped scenic ridges that should be protected

Transportation

Goal 1: To develop a functional and connected transportation network

Policies

1. Protect the health, safety, and welfare of the traveling public
2. Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
3. Promote transportation activities that respect the natural environment
4. Maintain the scenic character of the Town's rural byways
5. Support public transit efforts of Green Mountain Transit to increase mobility and access of Town residents
6. Provide appropriate provisions for bicycle and pedestrian use on designated routes, including sidewalks, paths, widen shoulders, proper signage and pavement improvements
7. Maintain good quality, safe local roads and streets, sidewalks, bridges, and equipment needed for their maintenance
8. 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 1: To look ahead and predict future needs for public facilities based on community growth and change

Goal 2: To provide municipal services to meet the needs of local residents without undue or sudden impacts upon local property taxes

Goal 3: To provide public utilities to support concentrated commercial and light industrial development

Goal 4: To create a learning community that will provide tools for lifelong success

Policies

1. Promote efficient and functional use of existing municipal buildings and facilities
2. Provide sufficient space and facilities to carry out essential municipal functions
3. Provide a gathering place for the local population to address town business
4. Conserve Montgomery's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
5. Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
6. 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
7. Provide space for gatherings, functions, and events to provide educational, social, and civic opportunities to enhance community involvement and identity
8. Provide emergency services to protect the health, safety, and property of local residents
9. Provide library services to enable Montgomery residents access to information, resources, and opportunities for personal and community enrichment
10. Encourage safe and affordable childcare facilities in the community
11. Protect the public water supply by restricting inappropriate development in the source protection area
12. 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
13. 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
14. Provide appropriate facilities and infrastructure for a variety of academic, athletic, social, cultural and community activities
15. Broaden access to educational and vocational training opportunities for all ages
16. Ensure that both motorized and pedestrian access to school is safe and convenient
17. Support use of town lands, facilities, and resources for broad-based educational experiences

18. Encourage coordination and cooperation among municipal boards

Energy

Goal 1: Plan for increased electric demand with the support of Efficiency Vermont and local electric utilities

Goal 2: 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 3: Hold vehicle miles travelled 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 4: Focus growth within and adjacent to the villages

Policies

1. Montgomery supports energy conservation efforts and the efficient use of energy across all sectors
2. 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
3. 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.
4. 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 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
5. Montgomery supports the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps.
6. 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 timeframe: short (1-3 years), medium (4-8 years), and long (9+ years). The Planning Commission shall reevaluate this Implementation Plan each year to measure progress and to establish priorities of the coming year.

<i>Line</i>	<i>Implementation Action</i>	<i>Timing</i>	<i>Responsibility</i>
<i>ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES</i>			
1	Seek funding and resources to restore the Montgomery Grange.	Medium	Selectboard
<i>NATURAL RESOURCES</i>			
2	Consider requiring new development to maintain a naturally vegetated buffer strip between any development and the shoreline of streams and rivers with an average channel width of 10 feet or more	Short	Planning Commission
3	Conduct a 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	Medium	Conservation Commission
4	Provide educational materials and assistance in planning to prevent or minimize destruction of core habitat and wildlife connectivity areas	Ongoing	Town Clerk, Conservation Commission
5	Promote enrollment of private forest and/or agricultural land in the Use Value Appraisal program, as well as encourage the application of voluntary Conservation Easements on parcels of significant resource value	Ongoing	Selectboard, Town Clerk
6	Hold a community meeting to review the new mapped floodplain and river corridor areas once updated by FEMA.	Short/Medium	Planning Commission
7	Strengthen flood hazard bylaws to increase public safety and reduce future damage.	Long	Planning Commission
8	Maintain a current Local Emergency Operations Plan (LEOP) and Hazard Mitigation Plan	Ongoing	Selectboard, Fire Chief
9	Incorporate hazard mitigation measures when developing improvements or expansion to municipal infrastructure	Ongoing	Selectboard

10	Support river corridor and floodplain restoration efforts by watershed organizations, the state and others	Ongoing	Conservation Commission
11	Map specific ridgelines that should be conserved.	Short	Conservation Commission/Planning Commission
HOUSING			
12	Support Hazard Mitigation Grants and other applications providing funding for property owners to undertake flood-proofing or to buyout flood-prone properties	Ongoing	Selectboard
13	Support efforts to educate homeowners and renters about flood mitigation and flood safety	Ongoing	Selectboard
14	Identify potential locations for additional affordable and market rate housing and work with housing agency and private developers to support creation of housing	Medium	Planning Commission/Selectboard
15	The Town should work with housing agencies and others to investigate the development of senior housing in the village centers	Long	Selectboard
ECONOMY			
16	Maintain Village Center designations and encourage private landowners to utilize the financial incentives of the program	Ongoing	Planning Commission, Selectboard
LAND USE			
17	Examine zoning regulations that protect scenic ridgelines	Short-Medium	Planning Commission
18	Develop guidelines and criteria to identify land that is physically capable of supporting development	Medium	Planning Commission
19	Make inventories and maps of all protected natural resource areas readily available to all residents, landowners or their agents	Ongoing	Town Clerk, Conservation Commission
20	Identify additional areas for residential development adjacent to the existing villages to promote clustering of residential housing and preservation of open space & agricultural soils.	Short	Planning Commission
21	Support organizations that support long-term viability of agricultural and forestlands.	Ongoing	Selectboard, Conservation Commission
22	Consider applying for a Neighborhood Development Area (NDA) designation for areas around the Designated Village Area.	Short	Planning Commission, Selectboard

23	Examine ordinances and zoning regulations that regulate short-term rentals.	Short	Planning Commission, Selectboard
TRANSPORTATION			
24	Evaluate the safety and flow of traffic at the intersection of Route 118 and 242	Long	Selectboard
25	Evaluate options for pedestrian safety in Montgomery Village	Long	Planning Commission
26	Pursue funding to conduct a feasibility study on providing pedestrian access from Route 118 to the Public Works Building and Library	Long	Planning Commission
27	Study options for a multi-use path connecting Montgomery Village and Montgomery Center.	Long	Planning Commission
COMMUNITY FACILITIES AND SERVICES			
28	Expand the Public Safety Building to better support its function as a Town Office	Medium-Long	Selectboard
29	Promote the use of the schools for adult education and other community activities	Ongoing	Schoolboard
30	Develop a <i>Safe Routes To School Program</i> through partnerships among schools, local municipalities, parents and other community groups	Medium-Long	Selectboard, Schoolboard
31	Develop and expand the Jewett Estate for recreational, agricultural and community uses	Medium	Conservation Commission
32	Consider future uses for the land associated with the former Town Clerk's Office/Post Office.	Long	Selectboard
ENERGY			
33	Coordinate with weatherization programs to encourage residents to participate in available programs	Ongoing	Town-wide
34	Promote the use of the Residential and Commercial Building Energy Standards by distributing code information to permit applicants	Ongoing	Zoning Administrator
35	Create an Energy Committee and/or appoint an Energy Coordinator to coordinate energy-related planning and projects in Montgomery	Long	Selectboard
36	Investigate a revision to the zoning bylaw to incentivize, through the issuance of a bonus density, innovative design that promotes conservation, electricity generation, and compact development patterns	Short	Planning Commission
37	Conduct an energy audit of municipal buildings to identify weatherization retrofits and incorporate the recommendations into the municipal capital budget	Short	Selectboard

38	Investigate the use of wood heating for use in publicly owned facilities in Montgomery	Long	Selectboard
39	Promote and provide information about the GoVermont website, or a similar website targeted to Montgomery residents, which provides information about ride share, vanpool, and park-and-ride options	Short	Town Clerk
40	Study creation of public transit routes in Montgomery	Long	Planning Commission
41	Plan for and install electric vehicle charging infrastructure on municipal property	Ongoing	Selectboard
42	Review municipal road standards to ensure that they reflect the “complete streets” principles	Medium	Road Commissioner
43	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).	Short	Planning Commission
44	Investigate the installation of a municipal solar and/or wind net-metering facilities to off-set municipal electric use	Long	Selectboard
45	Investigate installation of a community-based renewable energy project	Long	Selectboard
46	Provide firefighters with training in fighting fires on structures that have solar panels installed	Ongoing	Fire Department

Chapter 3: Archeological, Historic, and Scenic Resources

Goal 1: 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

1. Protect sites of potential archaeological and/or historical significance
2. Promote community growth that maintains the land use pattern developed throughout the Town's history – villages and hamlets separated by open agricultural and forest land, where appropriate for current environmental conditions
3. Promote the use of historic buildings for public purposes whenever feasible
4. Preserve the scenic beauty and rural character of Montgomery's ridgelines, forests, open lands, roads, and waterways
5. Require new development to be located and designed in a manner that minimizes its impact on the town's identified scenic resources
6. Limit clearing of existing vegetation on development sites
7. Encourage and promote the preservation and rehabilitation of historic public and private buildings

Town History

Across Vermont, there are archaeological sites from prior to European colonization. Due to the lack of written records from prior to European settlement and these sites cultural importance to the Abenaki nation in Vermont, precontact archeological sites should be protected.

The Town of Montgomery was named after Captain Richmond Montgomery, a hero of the American Revolution. It was chartered on March 13, 1780. Montgomery is situated within the northern Green Mountains and is dominated by steep, forested mountain slopes drained by the Trout River and its tributaries. The first European settlers who moved to the Town of Montgomery settled along this area. Five small villages also referred to as hamlets, eventually formed along the river. These hamlets are known today as West Hill, Montgomery, Montgomery Center, Hutchins, and Hectorville.

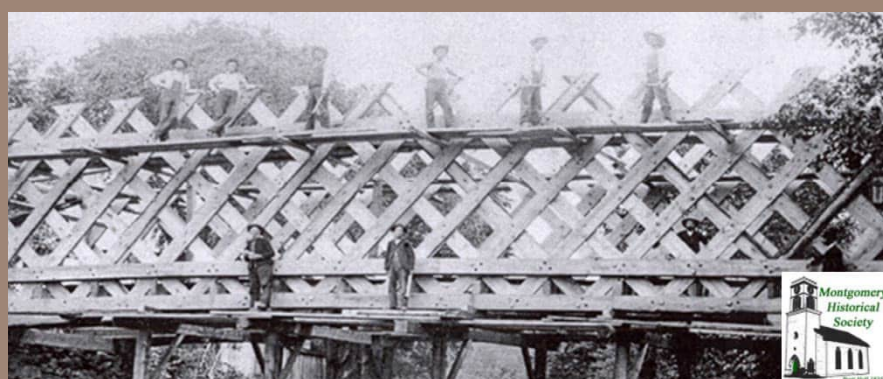
Spurred by abundant waterpower and surrounding raw materials, the population grew steadily until 1900. At this time, the population started to decline until the 1970's, when it slowly started to rebound, spurred by the development of ski areas. Early economic activity in Montgomery centered on farming, sugaring, logging, and small wood related industries. As these industries changed, so did Montgomery's population. Since 2000, Montgomery's economy has begun to grow again due to the development of recreation and tourist industries and more recently, with the expansion of remote work that has allowed new residents to move to Montgomery. More information about Montgomery's history can be found at the Montgomery Historical Society or in the book *Montgomery, Vermont: The history of a town* by W. R. Branthoover &

Sara Taylor. The Town is interested in expanding historical signage to better share the Town's history with residents and visitors.

Cultural and Historic Resources

Covered Bridges

Vermont regards its covered bridges as one of its most treasured landmarks. Montgomery has the most covered bridges of any Town in the State. The bridges were covered for two purposes: to protect them from the elements of nature and to preserve the wooden trusses used in their construction. Unfortunately, many of the states' covered bridges have succumbed to the forces of nature and also to neglect. It is vital that the State takes active measures to preserve these valuable landmarks.



Building of the Comstock Bridge. Credit: Montgomery Historical Society

<i>Historic Covered Bridges in Montgomery</i>				
<i>Name</i>	<i>Location</i>	<i>Type</i>	<i>Year Built</i>	<i>Crossing</i>
Fuller Bridge	South Richford Road Montgomery Village	Town Lattice	1890	Black Falls Brook and South Richford Road
Creamery Bridge	Creamery Bridge Road Montgomery Village	Town Lattice	1883	West Hill Brook and Creamery Bridge Road
Hectorville Bridge	Disassembled, and in storage	Town Lattice	1883	South Branch of the Trout River and the Gibou Road
Comstock Bridge	Comstock Road Montgomery Village	Town Lattice	1883	Trout River and Comstock Road
Hutchins Bridge	Hutchins Bridge Road Montgomery Center	Town Lattice	1883	South Branch of the Trout and Hutchins Bridge Road
Longley Bridge	Longley Bridge Road Montgomery Village	Town Lattice	1863	Trout River and Longley Bridge Road
<i>Source: Montgomery Historical Society</i>				

The Town of Montgomery has six covered bridges that are considered historic sites: Fuller (1890), Comstock (1883), Hectorville (1883), Longley (1863), Creamery (1883), and Hutchins (1883). The Fuller Covered Bridge is also known as Black Falls and the Creamery Covered Bridge is also known as West Hill or Crystal Springs. The Jewett brothers, Sheldon and Savannah, built all of Montgomery's covered bridges between 1860 and 1890. They operated a sawmill on West Hill which allowed them to mill the wood to

their specific requirements. The brothers used their trademark method to design the bridges, taking into account stress, wind and weight. First, the main bearing beams were positioned across the stream onto a pier foundation on either end. Then the lattice trusses were moved into position and the top beams tied. After this, the roof was secured. The Jewett brothers built bridges that have lasted for over a hundred years. All six of these bridges are listed on the National Register of Historic Places.

Historic Buildings

St. Bartholomew's Episcopal Church and the Black Lantern Inn are also listed on the National Register of Historic Places. The St. Bartholomew's Episcopal Church, also known as the Union Church, was built in 1835 at a cost of three thousand dollars. Membership thrived at the church until 1882 when, it started to decline. By 1920, the church was no longer being used on a regular basis and it began to deteriorate. On November 23, 1974, the Town of Montgomery formed the Montgomery Historical Society to save the historic building for future generations. The Society purchased the church from the Episcopal Diocese of Burlington for one dollar. The church was later renamed Pratt Hall in honor of one of the founders, Larry Pratt. All the necessary repair work that was done on the building was funded through community donations and fund-raising events. See Appendix A, Volunteer Community Organizations for more on the Montgomery Historical Society.



Black Lantern Inn. Credit: Mfwill, Wikimedia Commons

Smaller landscape features such as stone walls, old barns, outbuildings, corner stones, markers, trees, and old apple orchards and lilac bushes planted around former homesteads have historic value and importance, but these unfortunately often go unnoticed. These features say as much about the region's rural and agricultural heritage as many of its more readily recognized historic landmarks, but are often disturbed, removed, or demolished without any thought. Recognizing the need for more public education, the Vermont Department of Forests, Parks, and Recreation published *Stonewalls and Cellarholes: A Guide for Landowners on Historic Features and Landscapes in Vermont's Forests* in 1994. There are also a number of small abandoned graveyards in Montgomery. The Town should work to provide information to property owners on the location and preservation of these graveyards.

Cultural and historic resources are at risk of degradation through improper earth resource extraction. This includes the accidental destruction of buried archaeological sites and diminished scenic qualities that may limit the future use of disturbed sites. Noise, dust, and increased traffic on roads near extraction sites all compromise the rural character and sense of place the Town enjoys. Earth resource extraction should be carefully regulated to limit negative impacts.

Scenic Resources

Scenic highways and corridors link natural, cultural, and scenic resources to the historic landscape of the area. The visual character of Montgomery makes it an excellent place to live. Montgomery, should preserve scenic vistas. The scenic qualities of a forested ridgeline or hillside can be compromised by poorly planned development, such as inappropriate building placement, site design, and excessive clearing. The Town should encourage innovation in design and layout of development so that the visual impact can be minimized. The use of vegetative buffers and other screening methods should be encouraged to help reduce the visual impact of development in the town.

Montgomery shall take measures to ensure that its natural features are conserved. These natural areas include the Trout River and its tributaries, its mountains such as Burnt Mountain, Big Jay, and Little Jay, as well as farm and forest land. These natural features play a big role in drawing people to the area and they should not be compromised. The Town has identified a list of scenic resources that shall be protected in an Appendix to this plan.

BASE MAP

TOWN OF MONTGOMERY

LEGEND

Transportation Features

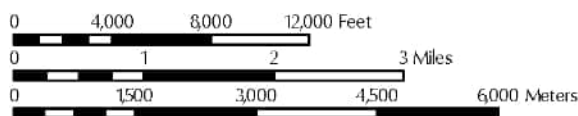
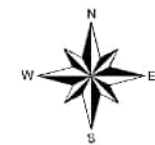
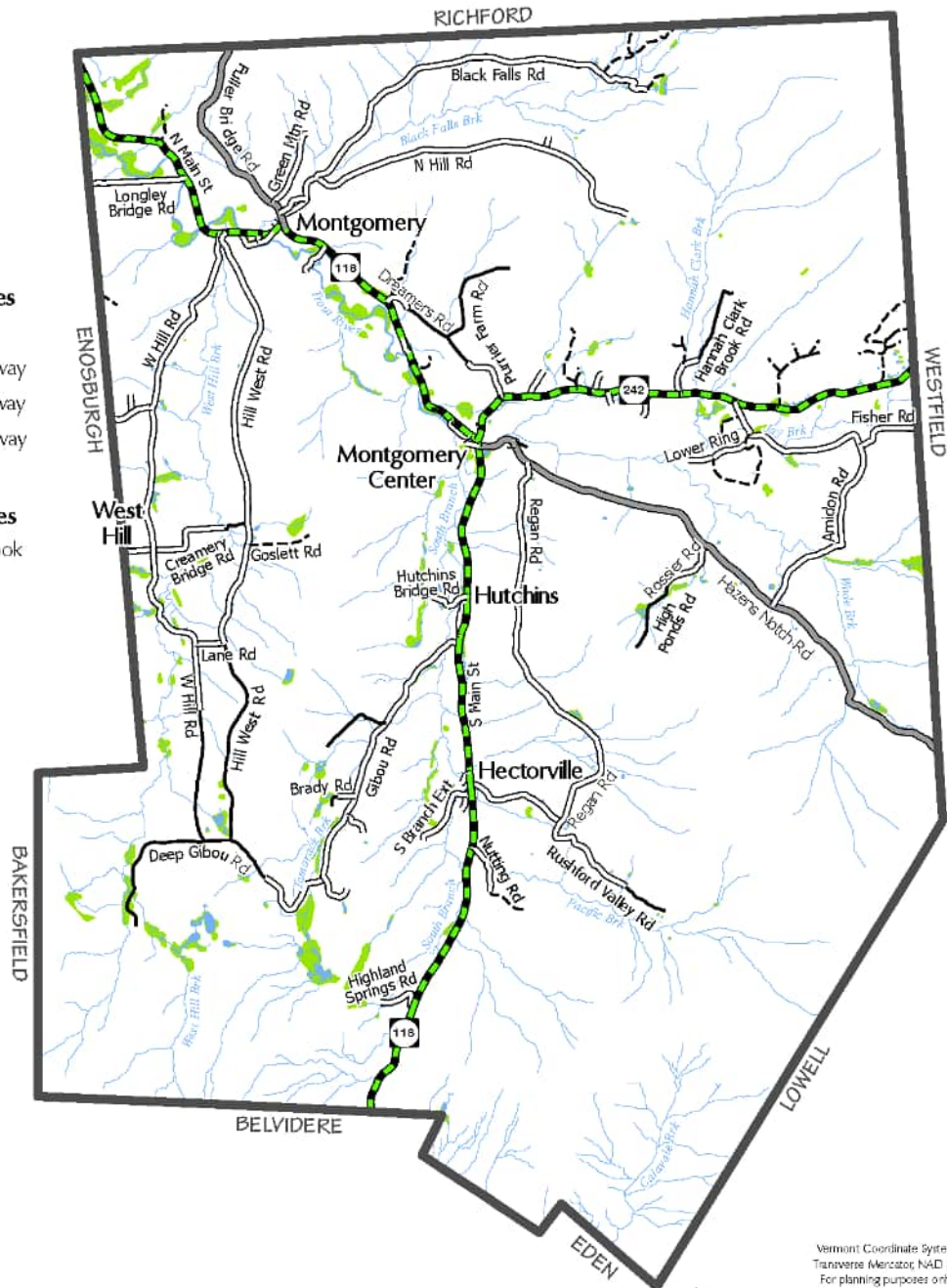
- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Surface Water Features

- River, Stream or Brook
- Pond
- Wetland

Other Feature

- Town Boundary



Data Sources: All map features derived from VCS digital coverages. North arrow on map refers to C101 North.

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



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February 2016

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Chapter 4: Natural Resources

Goal 1: to provide for the local growth that is compatible with the town's natural features including soils, landscape, water resources & wildlife

Goal 2: Encourage and foster a flood resilient community

Goal 3: Mitigate the risk to loss that results from flood events

Goal 4: Reduce damages to public infrastructure resulting from flood events through hazard mitigation planning and project implementation

Policies

1. Limit development in areas where soils have limited capacity to support structures or filter wastes, in sites where the slope is greater than 15%, and on ridgelines that are 1000' or more in elevation
2. Maintain natural vegetative cover to the greatest extent possible where development occurs in Conservation Districts (Conservation I and II)
3. Guide development away from productive agricultural or forest soils
4. 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
5. Protect groundwater quality by regulating uses that could introduce contaminants into the ground in the source water protection areas
6. Protect from development wildlife corridors, unique sensitive areas, and natural communities that, if developed, would demonstrably reduce the ecological function of habitat on the landscape scale
7. Development shall be designed and sited in a manner to limit the fragmentation of large blocks of contiguous forest to the greatest degree possible
8. Prohibit land development resulting in the loss of wetland and floodplain storage capacity
9. 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
10. Ensure the conservation and proper stewardship of significant natural communities and forestland
11. Avoid development and other encroachments – including fill, dredging, new structures, parking areas, infrastructure and utilities – within mapped river corridors
12. 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
13. Incorporate vegetated buffers from streams, rivers and ponds into Montgomery's zoning bylaws in order to better protect water quality
14. Encourage flood emergency preparedness and response planning

15. Where development already exists in vulnerable areas, measures shall be taken to protect people, buildings, and facilities to reduce future flooding risk
16. New development shall be planned for and encouraged in areas that are less vulnerable to future flooding events
17. 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
18. 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

Environment of Montgomery

Though once standing higher than the Rocky Mountains, Vermont's Green Mountains now stand around 4,000 feet. The Town of Montgomery is surrounded by steep, forested mountain slopes that are drained by the Trout River and its tributaries.

Biosphere

Montgomery lies at the intersection of two biophysical regions, the Champlain Valley and the Northern Green Mountains. Thousands of years ago, as the glaciers retreated to the north, the Champlain Valley was lying under the freshwater glacial Lake Vermont and then later the salt water of the Champlain Sea. The water had a profound impact on the soils found here today, with the retreat of the glacier leaving gravel and rocks in streambeds and clays and fine sediments in lake bottoms. As the glaciers retreated, salt water flowed in from the north, converting the lake to a smaller sea and depositing the sand we can find mixed in the soils today. The underlying bedrock is composed of carbonate-rich rock with some quartzite, which makes the soil very fertile. Over time, the ancient sea was replaced by the fresh water of Lake Champlain. Today, the Champlain Valley is low, warm, and comparatively dry.

In comparison, areas of higher elevation within the Champlain Valley were not flooded by either Lake Vermont or the Champlain Sea, but were scoured by the glaciers as they retreated north. This left the glacial till that the soils in these areas are made up of. Summer temperatures in the Northern Green Mountain biophysical region are often 20 degrees cooler than the Champlain Valley. The Northern Green Mountains have the shortest growing season, and the coldest winter temperatures in Vermont are found on northern slopes. Annual precipitation can also be much greater, receiving up to twice as much as in the Champlain Valley.

Topography

The majority of Montgomery's land area consists of upland areas (areas of 1,000 feet or more in elevation), including mountains, hilltops, and ridge lines. Many of these are highly visible from public vantage points and contribute significantly to the Montgomery's scenic beauty. These areas also include drainage divides, steep slopes, shallow soils, and exposed, fractured bedrock. These areas are important for upland drainage and groundwater recharge. They also support significant wildlife habitat, forestry, and outdoor recreation but they generally prevent all but low-density development.

<i>Slope Classification</i>	
0-3%	Generally suitable for most types of development but may require drainage
3-7%	Most desirable for development because these areas generally have the least restrictions
8-14%	Suitable for low-density development with particular attention given to erosion control, runoff, and septic design
15-25%	Unsuitable for most types of development and septic systems, construction costly, erosion and runoff problems likely
>25%	All development shall be prohibited

Slope is one of the most important factors that determine if the area is suitable for development. The Natural Resources Conservation Service provides general guidelines for assessing slope limitations and these are listed to the left. The slope of an area should be considered when deciding if the land is capable of supporting potential development.

Soils

Soils are the primary environmental factor that governs the use of land in rural areas. Four characteristics are of concern when doing land use planning: bearing capacity, erodibility,

drainage, and resource value. The Town's farms depends upon the availability of high-quality soils in large, adjoining parcels to allow for economical hay and field production.

The Natural Resources Conservation Service provides soil survey information; maps and a description of each type of soil can be found in the Soil Survey of Franklin County, Vermont and online on the NRCS's Web Soil Survey. The soil survey is a tool that can be used to inform decision making on agriculture, development and infrastructure,

The Town of Montgomery is home to soils that formed in glacial till in the Green Mountains and on uplands. The most common soil associations that are found in Montgomery are the Lyman-Marlow-Peru association and the Peru-Marlow association. These upland soils may create restrictions for development.

Primary agricultural soils, as defined by Vermont's Land Use and Development Law (Act 250), include soils which, based upon their chemical and physical properties, are considered especially suited for agricultural use. Because of their physical qualities, however, these soils are often also considered the best suited for development. These uses must be carefully balanced. Primary agricultural soils in Montgomery are primarily located along the lower-lying areas adjacent to Vermont 118.

TOPOGRAPHIC LIMITATIONS

TOWN OF MONTGOMERY

LEGEND

Topographic Features

-  1000 Foot Contour Line
-  Slopes 20%
-  Slopes 15%

Transportation Features

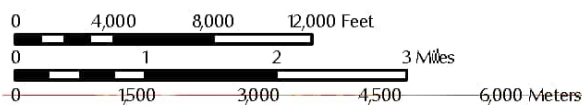
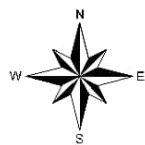
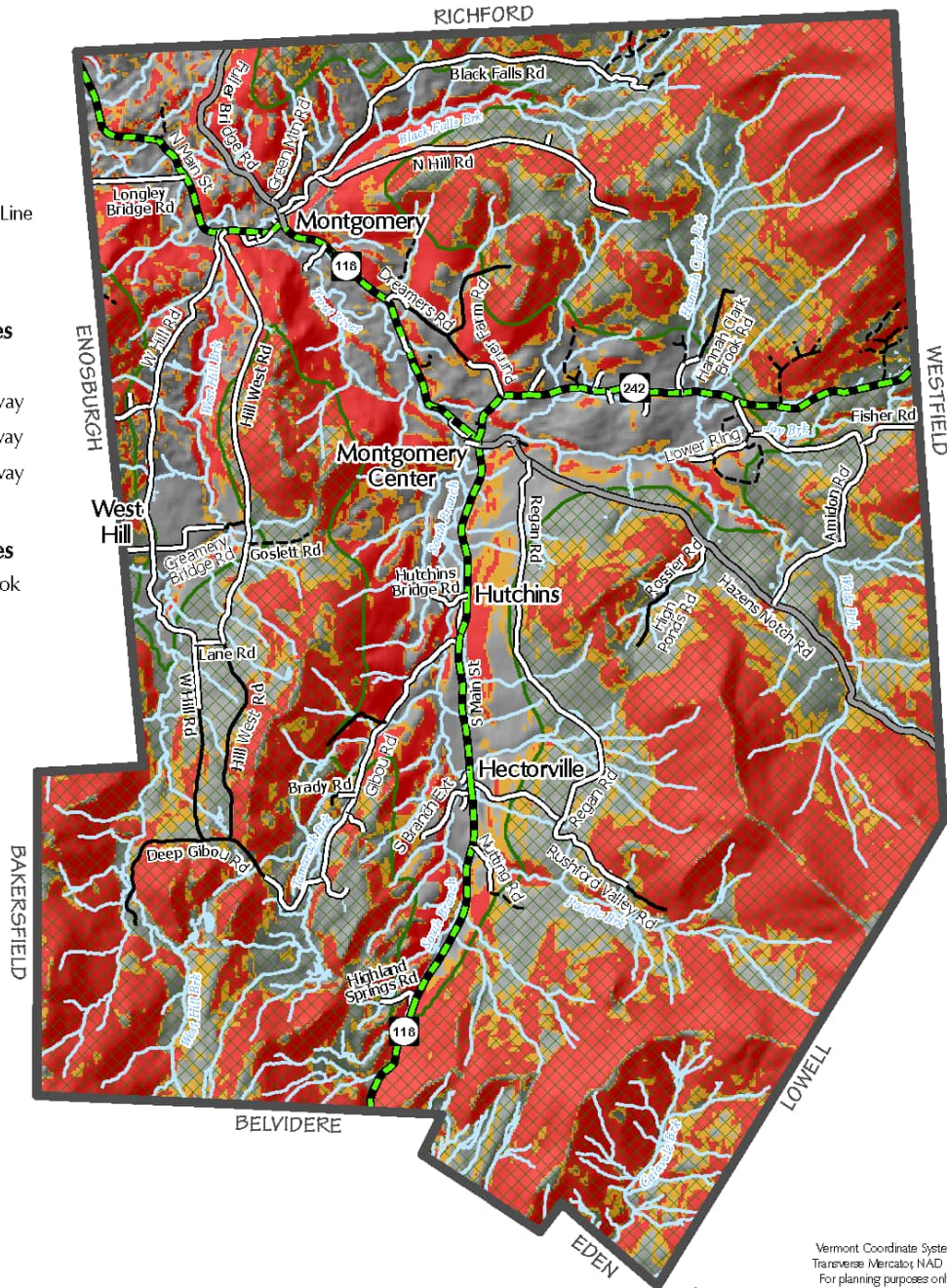
-  State Highway
-  Class 2 Town Highway
-  Class 3 Town Highway
-  Class 4 Town Highway
-  Private Road

Surface Water Features

-  River, Stream or Brook
-  Pond

Other Feature

-  Town Boundary



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

Vermont Coordinate System
Transverse Mercator NAD 83.
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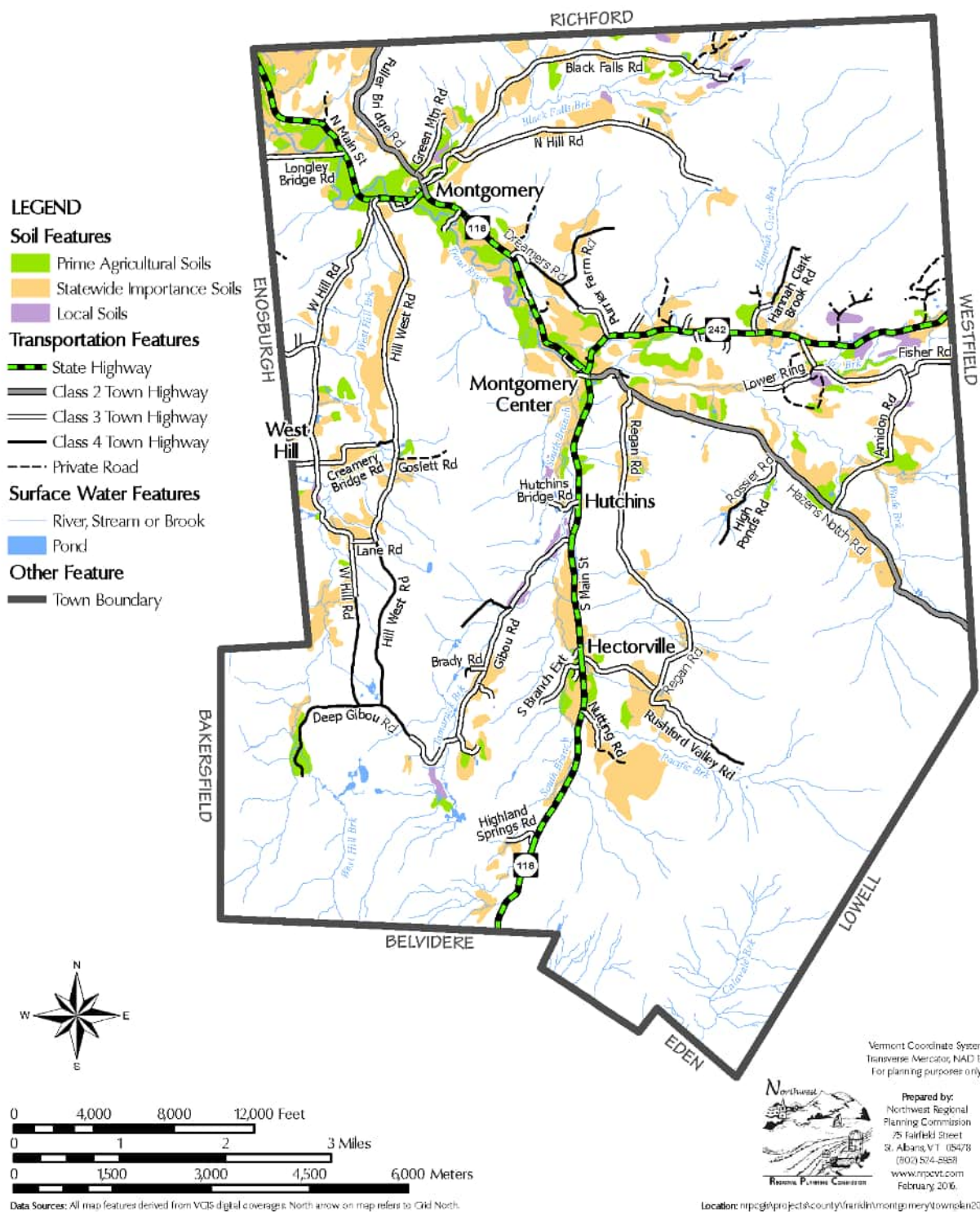


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February, 2016.

Location: n:\projects\county\franklin\montgomery\townplan2015

AGRICULTURAL SOILS

TOWN OF MONTGOMERY



Earth Resources

Earth resources, including sand and gravel deposits, are critical regional resources, especially because of their use in road maintenance and construction. As Montgomery develops, more of its earth resources will be needed to meet its infrastructure needs. The extraction of these resources can cause a problem if they are located in rural areas where residential development is increasing. Improper or excessive extraction can damage cultural resources, natural resources, and scenic resources of the area. Extraction of earth resources should be carefully managed to avoid these outcomes.

Air Quality

Air quality is generally good in Vermont, especially in rural communities such as Montgomery. Motor vehicles are the largest source of air pollution in Vermont, which can create localized areas of poor air quality where traffic is congested. Air quality can also be impacted by weather patterns which carry pollutants, such as smoke, from other areas. All efforts should be made to maintain good air quality in Montgomery. The Town encourages local farms to use liquid manure injection to reduce the impact of fertilizers to local air quality.

Water Resources

Surface Waters

Montgomery's waters offer scenic beauty, recreational opportunities, and livelihood to the residents and visitors.

The Trout River, a tributary of the Missisquoi River, runs through Montgomery. It is one of the most valuable natural and cultural resources in the Town and is an important location for recreational activities. The Trout River, alongside the upper portion of the Missisquoi River, are the only rivers in the state who have received a "Wild and Scenic Rivers" designation from the National Parks Service. The designation recognizes the outstanding scenic, recreational and natural resource value of the river. This designation encourages river management that crosses political boundaries and promotes public participation in developing goals for river protection. In addition, it enables access to federal funding for projects to preserve the recreational, scenic, historic, cultural, natural, and geologic resources of these rivers. It should be noted that designation neither prohibits development nor gives the Federal government control over private property; recreation, agricultural practices, development and other uses are permissible in this designated area.

Maintaining the quality of the Trout River is of extreme importance. Not only does it affect the Town, but also it has the potential to directly affect the Missisquoi River Delta and consequently, Lake Champlain. The many streams which feed into the Trout River should also be protected.

In addition to its rivers and streams, Montgomery is home to swimming holes which offer great recreational opportunities for residents and visitors alike. Most swimming holes are located on private lands and are enjoyed only with permission of the property owner. Where possible, the Town should take steps to ensure continued access to swimming holes, such as negotiating land easements.

Ground Waters

Groundwater is the source of over 90% of the drinking water for rural areas in Vermont. It is replenished through rain and surface water that percolates down through the soil. Risks to groundwater are associated with human activity in the vicinity of the aquifer.

Groundwater is a critical resource that must be managed effectively. The Vermont Agency of Natural Resources identified the following as potential threats to groundwater resources: animal feedlots, fertilizer applications, irrigation practices, land application, landfills, material stockpiles, pesticide applications, pipelines and sewer lines, septic tanks, surface impoundments, and waste piles. As described in the Community Utilities section of the plan, Montgomery does have public water supply that should be protected.

Natural Springs

A number of Montgomery residents rely on natural springs as a water source. Springs are especially susceptible to contamination from surrounding land uses. The Town encourages cooperation with private landowners to protect these water sources. The Town could consider adopting a spring overlay protection district to prevent development that would negatively impact these natural springs.

Wetlands

Wetlands are areas of land where soils are saturated with surface or groundwater frequently enough to support specific types of vegetation that require these conditions for growth and reproduction. Vermont's wetlands have been well documented as serving critical ecological and socio-economic functions. In the Town of Montgomery, there are 607 acres of wetlands, which is roughly 1.7% of the total land cover in Town.

Given the importance of wetland systems, they shall be protected by restricting development, including roads and driveways and by maintaining and/or establishing undisturbed, naturally vegetated buffers around their edges.

Flood Resiliency

Floodplain

Floodplains, lands adjacent to watercourses, are periodically inundated by heavy rains or during spring thaws. Their soils are porous and can absorb considerable water before reaching flood stage. Floodplains make excellent agricultural land but are poorly suited for development. FEMA has developed maps of floodplains in Montgomery, these maps are expected to be updated in 2023. Montgomery has 550 acres of mapped floodplain, which is roughly 1.5%

Wetland Functions

- Flood Control: wetlands associated with streams slow flood waters, provide flood storage, and reduce peak flood levels;
- Shoreline Anchoring: wetlands provide erosion control;
- Water Quality: wetlands process heavy metals, pesticides, and other toxic substances and they remove nutrients from run-off water (i.e. agricultural run-off);
- Habitat: wetlands provide habitat for a wide variety of plants and animals including a high number of threatened or endangered species;
- Socio-Economic Value: wetlands are utilized by humans for their recreational, scenic, historic, educational, and cultural values.

of the community's total land area. Like many towns in Vermont, Montgomery's villages are partially in the floodplain and are therefore very vulnerable to increased flooding.

River Corridors

About two-thirds of Vermont's flood-related losses occur outside the mapped floodplains,. A mapped floodplain assumes that a river channel does not change position or scour down and build up with material. However, river channels move and change their meander path frequently due to erosion of the bank and sediment deposition. The River Corridor represents the likely area where a river could move over time. The Vermont Agency of Natural Resources has developed maps of river & stream corridors across the state.

History of Flooding

Floods of large magnitude have occurred in Montgomery on a more frequent basis since the 1970s. The flood of 1997 was the worst flood recorded in Montgomery's history and resulted in the collapse of the Route 118 Bridge over the Trout River. Minor flooding occurs nearly every spring particularly along the Trout River, as the result of ice jams and melting snow. While the minor events do not have the same town-wide impact as the larger declared disasters, reoccurring events impact the town's capital budgeting. Spring flooding in 2013 damaged a section of Regan Road necessitating improvements of less than \$50,000 and in 2014 damages along roadways in town were approximately \$120,000. The Town of Montgomery Hazard Mitigation Plan contains further information on flood resiliency and all hazard mitigation.

Impacts of Development

Human development can have a major negative impact on flooding risks. Undeveloped wetlands serve as natural storage for floodwaters, slowing the release of water downstream. When developed, this critical function is lost. Development on ridgelines is another concern. Montgomery's ridgelines typically set the pace of our smaller streams which feed tributaries and rivers. Anything that affects their flow, momentum or velocity is amplified downstream (without mitigation). This makes ridgelines the most sensitive and important waterbodies to reducing additional flood impacts – because everything is downstream from them. There is a general understanding that development increases runoff (velocity). Vermont is undergoing climate pattern shifts where the intensity of our rainfall has increased, making the land/soils that these first order streams drain to that much more important to reducing downstream effects, which have proven to be a concern for Montgomery.

Historic development activities such as deepening river channels and removing vegetation from rivers has increased the speed of rivers during flood events and increased risks of erosion. Development in the floodplain or river corridor decreases the area available for floodwater and puts that development at high risk. Attempts to protect development by raising buildings with fill can also result in worse floods downstream.

Currently there are 103 structures within the FEMA-mapped floodplain in Montgomery, which represent 14% of all structures in the community. Sixty-nine percent of these structures are residential dwellings. Owners of buildings within the designated SFHA are required to carry flood insurance to get a federally backed mortgage. According to FEMA's National Flood Insurance Program as of March 31, 2014, the Town

of Montgomery had only 31 flood insurance policies in force. The cost of flood insurance can be prohibitively expensive for many residents and business owners.

In recent years, the Town has worked to identify and up-size critical culverts to reduce the severity of flooding and its impacts on infrastructure, improving bridges and working with UVM and NOAA to examine the possibility of monitoring the Trout River.

Montgomery's adopted Flood Hazard Bylaw adheres to the minimum development standards allowed by the National Flood Insurance Program (NFIP). Montgomery also follows all four minimum measures communities should take to reduce flood-related risks and prepare for emergencies which are:

1. Adopt the most current Town Road and Bridge Standards (see VTrans Orange Book: Handbook for Local Officials).
2. Adopt flood regulations that meet the minimum standards for enrollment in the National Flood Insurance Program.
3. Annually adopt and maintain a Local Emergency Operations Plan (LEOP).
4. Adopt a FEMA-approved Local Hazard Mitigation Plan.

As a result of these actions, Montgomery is eligible for the smallest local match requirements (12.5%) for repairs to municipal infrastructure after a declared disaster.

To further protect the community against flooding risks, Montgomery should review the standards for land development in the floodplain to ensure public safety and reducing future risk to infrastructure and investment.

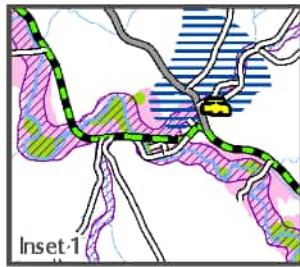
Potential strategies to be considered include:

- Prohibition on New Development – this would prohibit new structures in the Flood Hazard Overlay District.
- Increasing Standards – Communities can choose to increase the requirements for new developments in the floodplain while still allowing all or most forms of development. For example:
 - Limit the amount of fill or impervious surface.
 - Require structures be elevated such that the lowest floor (including basement) is at least two (2) feet above the base flood elevation. This requirement also can result in major reductions to flood insurance premiums.
- Consider regulations to preserve upstream wetlands.

More information on disaster planning and priority infrastructure improvements can be found in the Montgomery Local Hazard Mitigation Plan.

WATER RESOURCES

TOWN OF MONTGOMERY



LEGEND

Water Resource Features

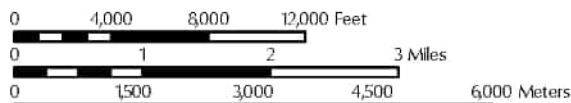
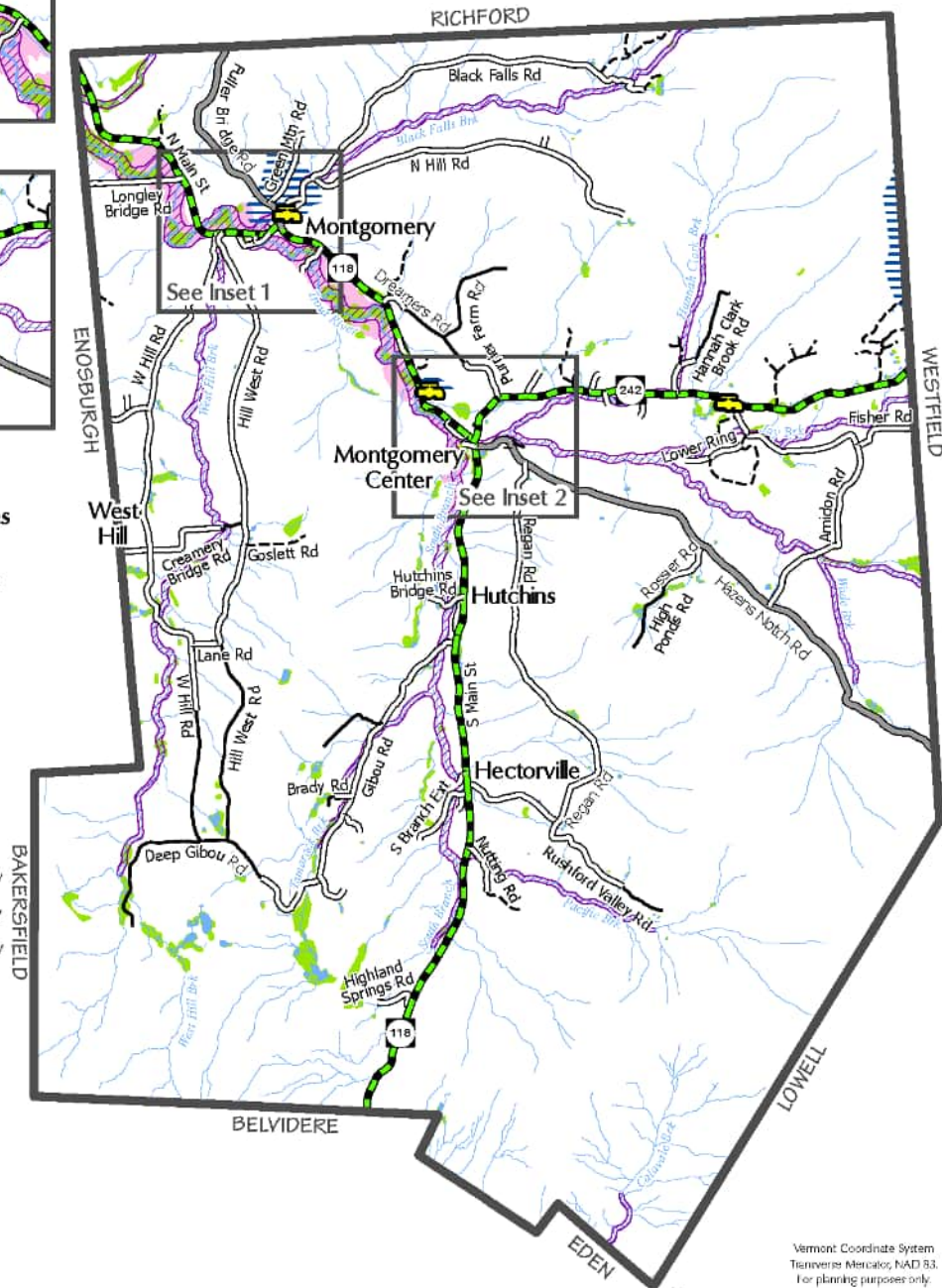
- Water Source
- River, Stream or Brook
- Pond
- Wetland
- 100 Year Flood Zone
- River Corridor
- Groundwater Source Protection Area

Transportation Features

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

Other Feature

- Town Boundary



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February 2016

Location: nrc.org/projects/courtesy/franklin/montgomery/townplan2016

Forest Resources & Animal Species

Approximately 84 percent of the Town is covered in forest land. These forest lands and associated habitat are part of the important “Cold Hollow to Canada” habitat connection between northern New York and forests in Maine & Canada. Preserving these connections that allow the movement, migration, and dispersal of animals and plants is crucial in maintaining biological diversity, and the long-term viability of breeding populations in the face of climate and habitat change.

Significant Wildlife Habitat & Rare Species

Montgomery's residents are fortunate to share the community with a variety of animal species that depend on a variety of habitat types – and connectivity between habitats – for their survival. Maintaining viable populations of native wildlife is an important goal of Town residents. To achieve this, residents and local officials should understand the habitat needs of different species, where those habitats are found in the community, and how land use and human activity can best be guided so that the function of important habitat is not diminished.

Invasive Species

Invasive species are plants and animals which are not native to Vermont and have negative effects to the economy, environment or health. Two invasive species are of particular concern in Montgomery, Japanese Knotweed and Poison Parsnip. Knotweed has spread throughout Montgomery, especially along roadways and river/stream banks. Poison Parsnip is just beginning to encroach into Montgomery from neighboring communities. All efforts should be made to reduce the spread of these species. State and local road crews should ensure that maintenance efforts do not unintentionally spread these species. Private landowners can learn more about managing invasive species at <http://vtfishandwildlife.com/learn-more/landowner-resources/liep-invasive-species-program>.

Deer Yards

Deer wintering areas provide critical habitat for white tail deer and other species. These areas of hemlock, spruce, fir, cedar, and pine species provide shelter from deep snows, and they also permit easier winter travel. The combination of elevation, vegetation, and solar aspect significantly increases the survival rates of deer populations and also impact the landscape, ecology, and recreation. The U.S. Fish and Wildlife Service have targeted these areas for protection.

There is an extensive amount of deer wintering areas identified in the heavily forested areas of the Town. Large, contiguous wintering areas exist along the Trout River. Careful management of these areas is of extreme importance in order for the species to thrive.

Black Bear Habitat

Black bear prefer mountainous and forested landscapes just like those found on the slopes of the Green Mountains. The location of most bear habitat is in eastern portion of Franklin County; the entire Town of Montgomery has been identified as potential habitat. Black bear have a large home range and because of this, their survival rate decreases when larger areas of forest are divided into smaller areas due to development. In addition to needing large blocks of un-fragmented forests, bears are especially

dependent on concentrated stands of mast producing trees that provide concentrated fruit or nut production.

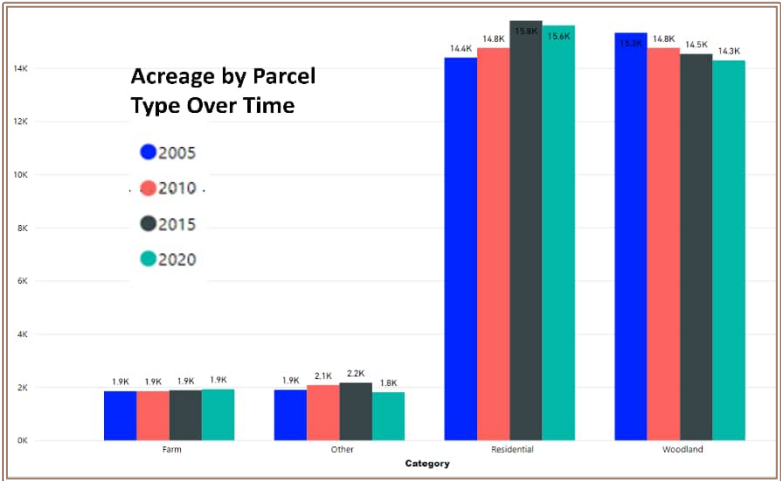
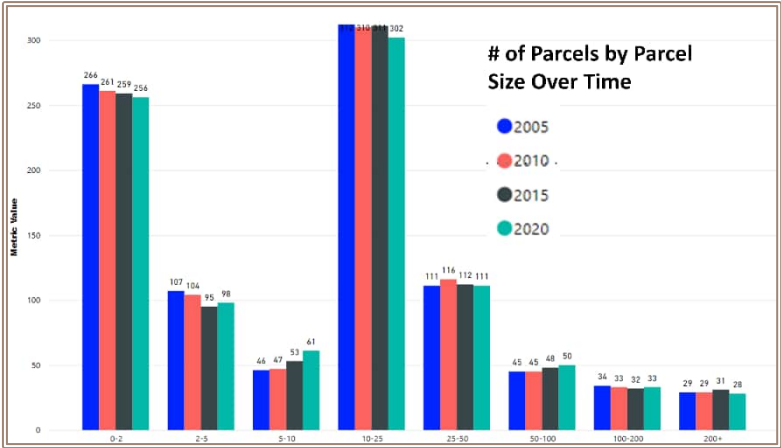
Both deer wintering areas and productive/seasonal bear habitat cover Montgomery's landscape. The Town should encourage the management of these habitats—where they occur—in a manner that does not threaten the ability of the habitat to support these desired species.

Threatened and endangered species are protected by Vermont’s Endangered Species Law (10 V.S.A. section 5401 et. seq.). The Vermont Non-Game and Natural Areas Program maintains an inventory of the locations of rare, threatened or endangered plants, animals and natural communities. The precise locations are made available to town planners, although they are not published or made available to the general public. Endangered and threatened species are presently mapped in town in areas associated with the high elevation natural communities of the upper elevations of Jay Peak and along the town borders with Lowell and Bakersfield. Subsequent additions to the Non-Game and Natural Areas inventory should inform planning and development decisions in Town to conserve or otherwise protect those species and the habitats necessary for their continued survival.

Habitat Blocks & Corridors

As noted throughout this section, ability to travel across blocks of core habitat within a landscape is critical for the health of wildlife populations. Conservation of and continued management of these forest lands is an important community goal. Forest land and its traditional uses (timber extraction, wildlife habitat, recreation, scenic resources, etc.) help define the rural character of the Town. The majority of Montgomery’s land are high priority habitat blocks at a statewide level, with the most important blocks being the southeast corner of Town. While portions of this land are conserved through the Atlas Timberland Partnership, other portions remain in private ownership. Similarly, a portion of the southwest corner of Montgomery is conserved, but other areas in the habitat block are not.

Even low densities of development lead to the fragmentation of these habitat blocks. Forest fragmentation affects water quality, fish and wildlife populations, and the biological health and diversity of the forest



Source: Vermont Natural Resources Council, Grand List

itself. When many small habitat losses occur over time, the combined effect may be as dramatic as one large loss. Fragmentation results primarily from the construction of roads and associated development and can result in a disruption in animal travel, promote the invasion of exotic vegetation, expose interior forest habitat, and create more conflict points between people and wildlife.

There is some evidence of development pressure leading to forest fragmentation in Montgomery. According to analysis of the Grand List conducted by the Vermont Natural Resources Council, the number of acres in undeveloped woodlands parcels has decreased 6.8% from 2005 to 2020. However, the number of large parcels, 50 acres or greater has stayed similar. This suggests that residents are developing low density residential or seasonal uses on existing parcels, but that these parcels are generally not being subdivided for more intensive development. Identifying and working to conserve large undeveloped habitat areas should be a priority for the Town. Where development impacts habitat areas, development should be sited on the edge of the forest and include the shortest road or driveway feasible to limit impacts.

Outdoor Recreation

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

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

The **Hazen's Notch Association** maintains about 40 miles of trails on over 2,000 acres. These trails are used in summer and fall for hiking and in winter for cross-country skiing and snowshoeing. The Association acts both as a local land trust for the Town of Montgomery, as well as a stewardship partner with other regional and statewide land trusts.

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

The **Long Trail** extends the length of the State of Vermont from Massachusetts to Canada and briefly passes through Montgomery. The local chapter of the Green Mountain Club maintains hiking trails associated with this trail. Hiking is possible throughout the Town and there are many trails for people to enjoy.

Catamount Trail. The 300-mile Catamount Trail is a winter-use cross-country ski trail that passes through Montgomery as it traverses the length of Vermont from Massachusetts to Canada.

The Towns of Jay and Westfield, located to the east of Montgomery, are home to the **Jay Peak Ski Area** (elevation 3862 feet) which offers downhill skiing, cross-country skiing, and snowboarding. Jay Peak Resort owns approximately 2,600 acres; of which 1,500 acres will remain forever wild by Jay Peak's choice and 1,100 of which is to be used for some type of development based on the Jay Peak Master Plan.

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

Currently, the Recreation Board manages the Town's formal recreational activities. They work with other volunteer groups in town to provide and maintain recreational facilities for use by the entire town.

Wildlife recreation includes activities such as hunting, fishing, trapping, and wildlife viewing. The Vermont Department of Fish and Wildlife administers Avery's Gore, located in the southern part of the Town. It contains a total of 259 acres and has many different types of game available for hunting, including black bear, deer, wild turkey, gray squirrel, rabbit/hare, partridge, and woodcock. Potential users of the area are responsible for making themselves familiar with all rules, regulations, and restrictions before they can hunt or fish.

Outdoor recreation activities include skating, downhill skiing, cross-country skiing, snowmobiling, snowshoeing, hiking, swimming, mountain biking, and road biking. Within the borders of Montgomery, there exists Little Jay (elevation 3180 feet) and Big Jay (elevation 3780 feet). There are several natural swimming holes in Montgomery. The Trout River, with its Wild & Scenic designation, is a major resource for fishing & paddling, although work is needed to restore water quality.

CRITICAL AREAS

TOWN OF MONTGOMERY

LEGEND

Critical Area Features

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

Habitat Blocks by Acreage

- 5,000 - 10,000
- 10,000 - 30,000
- 30,000 - 50,000

Transportation Features

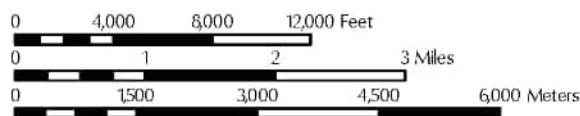
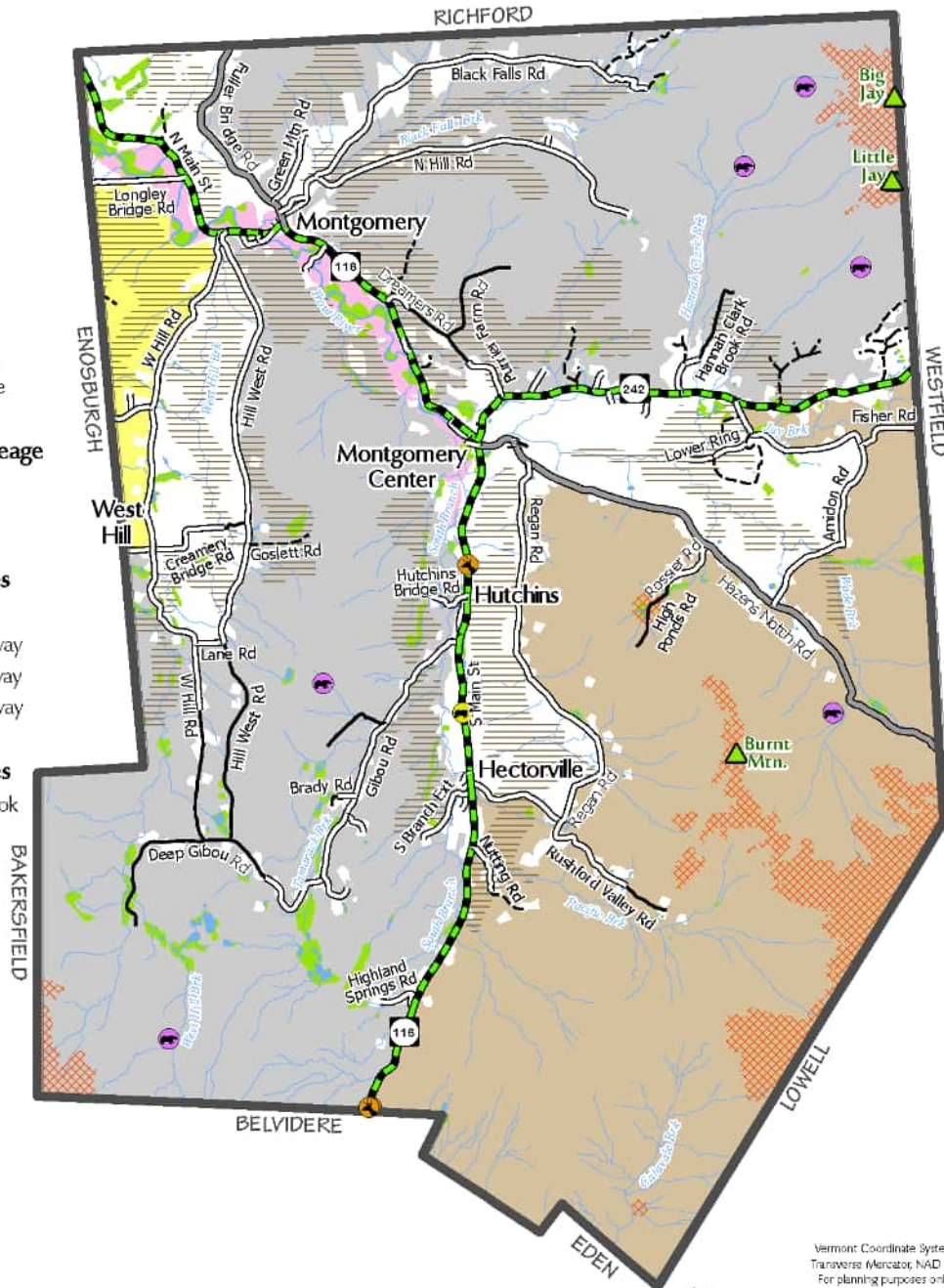
- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Surface Water Features

- River, Stream or Brook
- Pond

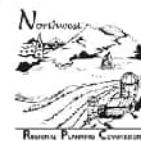
Other Feature

- Town Boundary



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

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



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February 2016

Location: n:\projects\county\franklin\montgomery\townplan\2016

Chapter 5: Housing

Goal 1: To recognize the role of Montgomery's archaeological, historic, and scenic resources in shaping the town's present quality of life and future opportunities

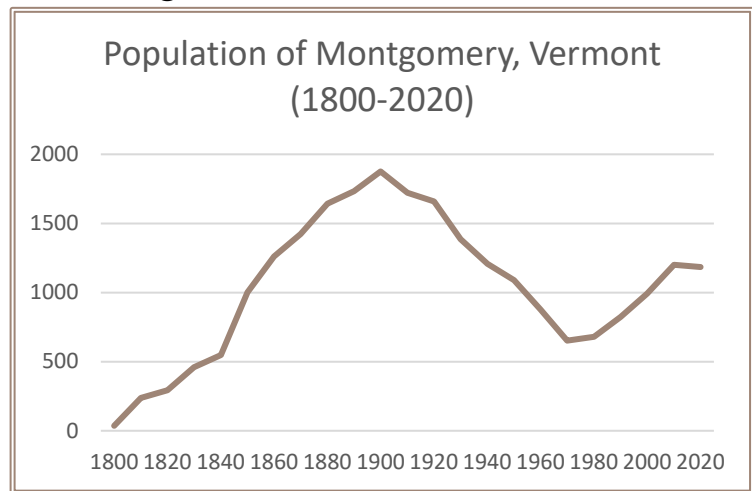
Goal 2: Preserve the existing housing stock and discourage conversion from traditional long-term housing into short-term rentals

Policies

1. Ensure adequate housing options for people of all income levels, ages, household types, and preferences
2. 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
3. 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
4. Conserve, restore, and protect the vitality and quality of existing & previously existing neighborhoods & hamlets
5. Allow for innovative housing to promote low-cost, low-impact, consolidated, and resource efficient options
6. Accessory apartments are encouraged, as they provide needed income for the homeowner and needed small apartments for residents living alone
7. Affordable housing should minimize long-term living costs through high quality design, efficient construction, energy efficiency, and proximity to employment
8. 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)
9. Existing housing in the floodplain should be flood-proofed for the safety of the residents and the community as a whole

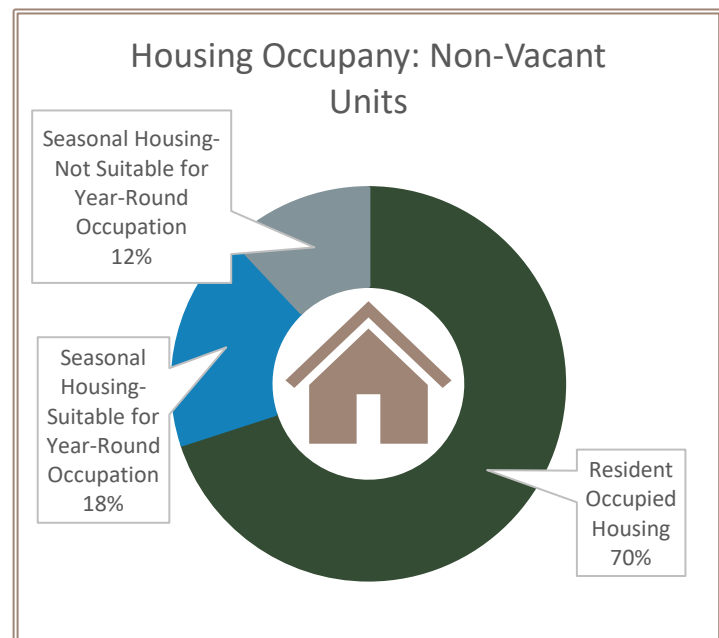
Change in Population, Households, and Housing Units

Over the last 10 years population in Montgomery has been relatively stable. However, the number of households has increased 21% in the last 10 years, with 522 households in 2021. The number of households is increasing despite a flat population because household sizes are getting smaller. Just 19% of households have children under 18. The number of senior residents has increased from roughly 10% in 2010 to roughly 30% in 2020.



Source: U.S. Census

According to the 2022 Grand List, there are 636 residential properties in Montgomery suitable for year-round occupation, while there are 85 units that are only suitable for seasonal use. According to the American Community Survey, 30% of all units are used seasonally. This suggests that there is substantial overlap in the market for seasonal and year-round homes, and that increased demand for seasonal homes could reduce the availability of year-round housing.



Source: U.S. Community Survey, Grand List

In recent years, the number of properties rented out for short-term rentals has increased. Currently, no list or registry of short-term rentals exists, making it difficult to quantify the number or potential impacts. The Town plans to continue to monitor the impact of short-term rentals on the housing market & economy of Montgomery.

The number of residential properties serving as the primary residence for Montgomery residents (homestead rate) is 61% of all residential properties, which is slightly higher than it was in 2013. Therefore, there is no evidence that demand for seasonal or short-term rentals is affecting the number of homeowners. It is more difficult to understand whether short-term rentals are affecting the long-term rental market as there is not data on the exact number of rental properties in Montgomery.

Housing Options & Availability

Housing Availability

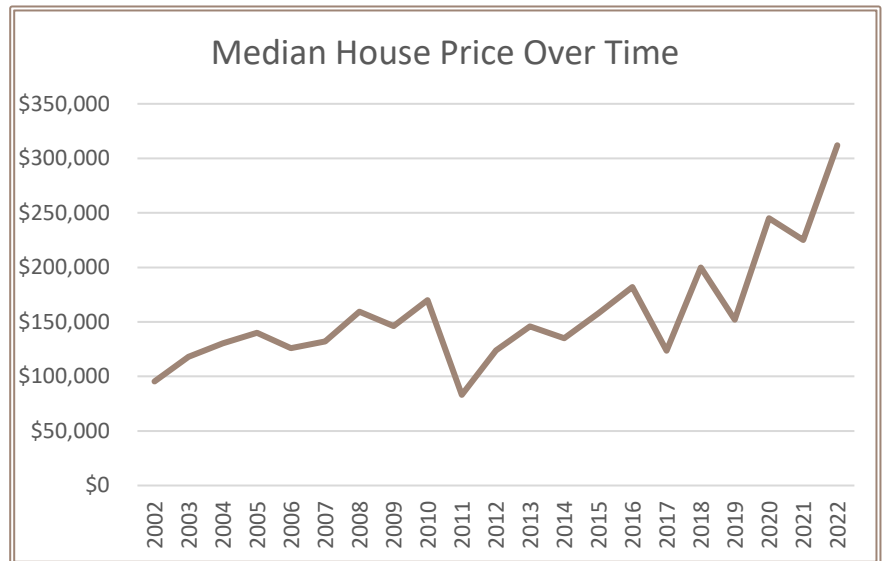
On a State and regional scale, availability of both housing for sale and rental housing has decreased. For houses for sale in Franklin County, the average number of days on the market has decreased by 50% from 2016 to 2022, pointing to a competitive market. Statewide, rental vacancies are 3.2%, which is below the healthy rate of 5% to 10%.

The price of the average home for sale in Montgomery has increased over 100% in the last four years. Currently, similar increases have not been seen in data on the price of rental housing.

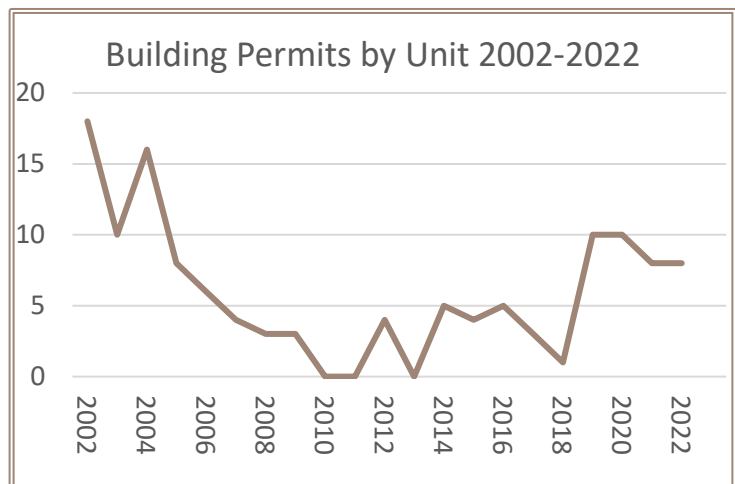
The increased demand for housing appears to be having an impact on housing development. From the economic recession in 2008 to 2018, very few residential units were permitted in Montgomery. In the last four years, that number has increased, although it is still far lower than the number permitted in the early 2000s.

Affordable Housing Needs

The demand for affordable housing is something that needs to be addressed in all communities. According to Vermont Statute, rental housing is considered affordable when a household earning not more than 80 percent of the county median income or the metropolitan statistical area's median (MSA) income, if it applies, pays no more than 30% of their income on housing, while owner-occupied housing is considered affordable when a household making not more than the county or MSA median income, pays no more than 30% of their income on housing. All municipalities in Franklin County are part of the Burlington-South Burlington Metropolitan Statistical Area; however, the figures for median income do not paint an accurate picture for many of the municipalities within Franklin County, including Montgomery. The 2021 median household income for the Burlington-South Burlington MSA was \$79,246, while it was \$68,476 in Franklin County. For this reason, the Northwest Regional Planning Commission has used the county median household income to compute affordability statistics.



Source: *Housingdata.org- Property Tax Transfer Records*

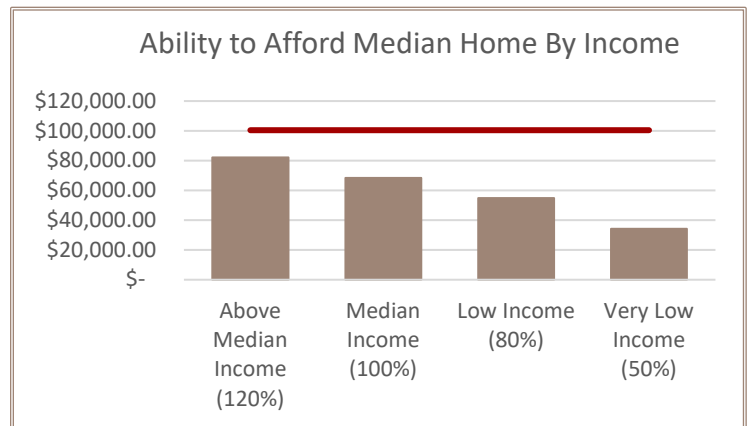


Source: *U.S. Census Building Permit Survey*

The *regional affordability* compares the median cost of housing locally to the regional or county median income. *This allows the community to see how affordable the housing is to the average household in the region.*

Homeownership

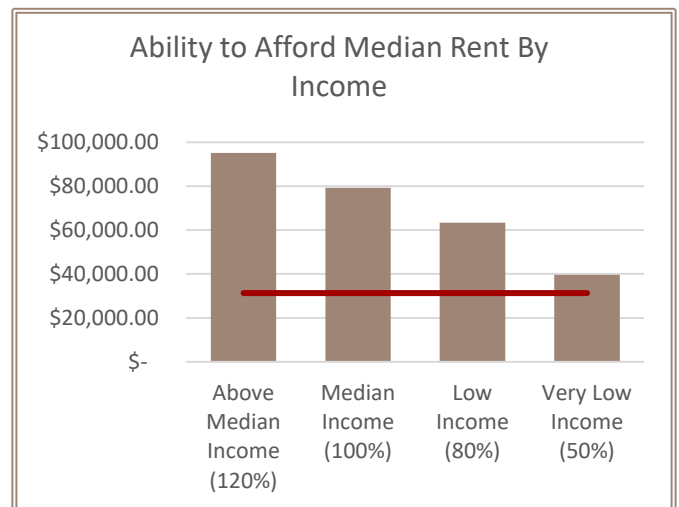
A household would need an annual income of \$100,425 to afford the median house in Montgomery. Homeownership is therefore unaffordable to households making the county median income, and even many households making above the median income. Of current Montgomery homeowners, 43% are paying more than 30% of their income on housing costs.



Source: U.S. Census American Community Survey

Rentals

A household would need to earn \$31,320 to afford the average rent in Montgomery, therefore renting is generally an affordable option for county residents. However, it is important to note that this data may be flawed and that limited rental housing is available in Town. Of current Montgomery residents, 88% of renters are paying more than 30% of their income on rent & utilities.



Source: U.S. Census American Community Survey

Specialized Housing Options

Communities also need to account for providing housing to individuals and families with special housing needs such as senior residents, families with children in poverty, and disabled individuals. Different measures will be needed to accommodate these groups ranging from modifications to existing housing stock (for accessibility), while others need assisted living arrangements or financial assistance. If these housing options are not available, it may force some residents to relocate outside of Montgomery as they age or need additional levels of care.

The following is a list of population groups with special needs and an evaluation of how well their needs are being met in Montgomery.

Seniors - Currently, the Town of Montgomery does not have specific independent or assisted living housing for senior citizens. As of the 2020 US Census, 30.5% of the Town residents are age 65 and older. Supporting the development of senior housing is a high priority for the Town. Senior housing allows more residents to age in their community, rather than needing to leave for larger communities.

Persons with Disabilities – Roughly 1/3 of Montgomery residents have some form of disability, including roughly 6% with an ambulatory disability. The existing housing stock in Montgomery is older and often not accessible. The needs of these residents need to be considered as a part of future housing development.

Families in Poverty – Currently, 13% of Montgomery families are considered to be below the poverty level. With high levels of cost burden for existing residents, the Town should take actions to ensure that there are opportunities for all incomes to find safe and adequate housing.

Options to Increase Housing Variety and Affordability

Increasing the availability and affordability of housing in Montgomery is critical to supporting the many existing residents who are cost-burdened, younger residents and renters looking to become homeowners, and new residents looking to move to Montgomery for employment opportunities.

Municipal regulations can have an impact on the types of housing available and the potential for more affordable housing. For instance, regulations that allow for a smaller lot size reduce the land cost of new development, which can support more affordable homes.

The Town is in the process of reviewing its zoning regulations to identify opportunities to allow for a variety of housing types, especially in the core Village areas, while providing standards to maintain the character of the area and ensure adequacy of services. The goal is to accommodate a diversity of housing types and development near existing services with flexible standards that allow for development within village settings. Other forms of housing development that can be economically and structurally viable for affordable units are planned unit developments and other forms of cluster housing, accessory apartments, and multi-unit housing. Mobile homes also are an important source of affordable housing. Vermont land use law does not allow municipalities to discriminate against or segregate mobile homes. Mobile homes in a town can provide an opportunity for those who cannot afford conventional housing.

Public infrastructure contributes to the availability of low-cost housing. In particular, shared sewer and water connections allow for higher densities and lower land costs by minimizing the amount of land that is necessary to accommodate new development. Affordable housing developers often depend on these public facilities to reduce building costs. The expense of drilling wells and designing individual septic systems significantly increases the price the developers require for their efforts. The Town is working on efforts to expand sewer access in the village areas, more information is available in Chapter 9.

Montgomery can also promote housing variety and affordability by promoting programs such as HomeShare Vermont. HomeShare Vermont assists elders and persons with disabilities to live independently in their own home by bringing them together with persons who are seeking affordable housing and/or caregiving opportunities. Montgomery also supports efforts from non-profit housing developers to develop appropriately sized senior and affordable housing in the village areas.

Chapter 6: Economy

Goal 1: To foster a diverse and stable economy by supporting existing economic activities and providing opportunities for new environmentally sensitive ones

Policies

1. Support and encourage sustainable and diversified businesses that supply local and regional food needs
2. Encourage businesses that complement recreation opportunities within the town
3. Protect the vitality and importance of the villages as a community and regional asset
4. Encourage commercial development that supplies local needs for retail, business, and personal services
5. Encourage and develop resources for home occupations
6. Encourage Montgomery's growing arts community
7. Encourage businesses and industries that use the skills of the local labor force
8. Create an attractive, safe and friendly village environment that invites and supports safe pedestrian use, community events and an active lifestyle

Economic planning can assist in providing jobs that match with the skills and aims of local residents, a more balanced tax base to meet community needs, the protection of important economic resources, and the provision of services and products to support the local community. Poorly planned economic development can negatively affect the local environment, strain municipal services, cause dislocations of businesses and labor, and adversely impact community character.

Montgomery has many assets that can strengthen its role in the regional economy. Each of the two Village Centers serve as hubs of culture, community, and commerce and offer unique opportunities for residents and local businesses. These Village Centers contain most of the Town's important civic structures, iconic businesses, and historic landmarks such as the Black Lantern, Pratt Hall, and the Baptist Church. Montgomery contains several publicly accessible open spaces and recreation opportunities such as the Recreation Center with pavilion and fields, River Walk Park, community gardens and the village green. Montgomery also offers striking views of Green Mountains and a quality K-6 education system. These factors enhance the quality of life in Montgomery and provide a solid foundation for future economic development.

Data on Commute, Income, Employment, Business and Poverty

The majority of workers in Montgomery commute outside the Town for work, with just 5% working for Montgomery businesses and 11.3% working from home. Montgomery residents are about as educated as the state average, with 93.5% of residents having at least high school degree or GED and 37.3% having at least a bachelor's degree. The top three industries that Montgomery residents work in are tourism/hospitality/ restaurant industry, manufacturing and professional services jobs.

Roughly 5% of Montgomery's residents are unemployed, compared to 2.1% in Vermont overall. The average income reported on a Montgomery tax return is \$58,843; for households with children the average income is \$66,006. Compared to the state average of \$81,960, incomes in Montgomery are generally lower. Poverty has decreased in Montgomery over the last 9 years, from 19.9% in 2012 to 14.9% in 2021.

Agriculture & Forestry

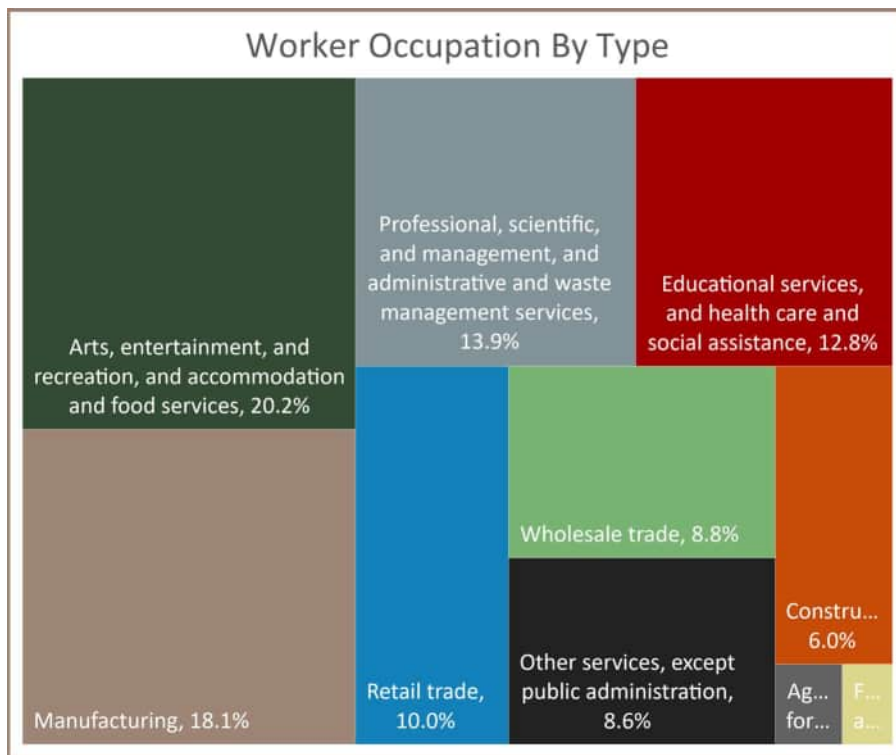
In the past 20 years, the State's agricultural economy has experienced both consolidation and diversification. To remain profitable, the average Vermont dairy farm has become larger

which leads to a decrease in the number of farms while the amount of land being farmed may increase. This increase in large farm activity has led to environmental and health concerns at the local and State level. The available statistics also point to an increasing number of small farms that are diversifying the region's agricultural economy, which for more than a century has been largely focused on milk production. In recent years, the amount of land used for farming in Montgomery appears to be relatively stable with 5% of land being used for farming in 2013 and 6% being used for farming in 2022.

There are no operating dairy farms remaining in Montgomery. There are several farms that raise and sell heifers, beef and/or pork in Montgomery. There are numerous vegetable producers and other hobby and small commercial producers. Several hobby beekeepers help keep local crops pollinated. Maple sugaring operations have increased in recent years, with more trees tapped. The Town encourages maple sugar producers to use increased tubing to avoid the need for heavy maple trucks on dirt roads where possible.

The Town should encourage efforts that support its agricultural base, including the protection of primary agricultural soils, diversified agriculture, and support of tax abatement programs such as the Use Value Appraisal Program or Current Use.

Roughly 84% of Montgomery's land area is forest land. Well-managed forestry activities can support forest health while providing an economic benefit to the Town.



Source: American Community Survey

Grey Box: Agriculture, forestry, fishing and hunting, and mining (.9%)

Yellow box: Finance and insurance, and real estate and rental and leasing (.7%)

Local Businesses

Role of Tourism

Montgomery's location close to Jay Peak Resort, as well as its many outdoor recreation and historic sites, make it a popular destination for tourism. Tourism supports many local businesses such as inns, restaurants and retail stores.

Jay Peak Resort: The Towns of Jay and Westfield, located to the east of Montgomery, are home to the **Jay Peak Ski Area** (elevation 3861 feet) which offers downhill skiing, cross-country skiing, and snowboarding. Although located in Jay, the Jay Peak Ski Area brings in more potential tourists to their town and its bordering neighbors like Montgomery. Since 2005, Jay Peak has built an 18-hole golf course, an indoor ice rink, and an indoor waterpark. A four-season operation is vital to Jay Peak's future and will have a very positive impact on all of its neighboring communities as they provide more year-round employment for its staff, many of whom reside in or around Montgomery.

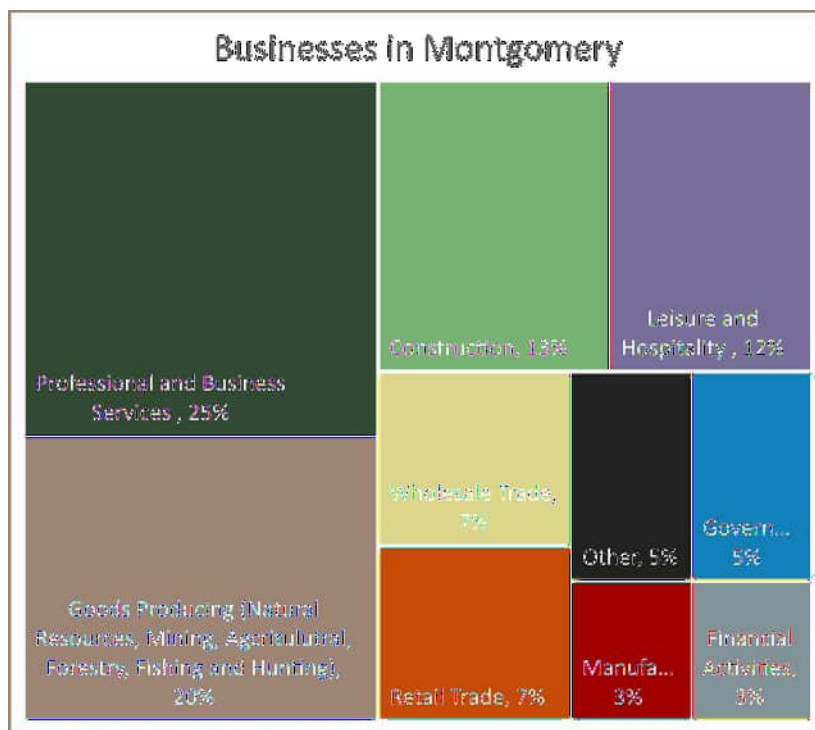
Historic & Cultural Tourism. Historic and cultural tourism promotes responsible travel to sites and activities that educate the community and visitors by connecting us to our history and culture. Activities in Montgomery include historic sites, agricultural tours, cultural events, performing arts center, and festivals. Covered bridges are an attraction that draws tourists to the Region and to the Town. The covered bridge is viewed as a treasured landmark in the State of Vermont for they represent each town's history and an appreciation of their cultural heritage. Currently, there are six covered bridges in the Town of Montgomery, all of which can be found on the National Register of Historic Places (one is disassembled pending restoration). A description of these can be found in Chapter 3: Archaeological, Historic, and Scenic Resources.

Ecotourism. Montgomery is located near the Long Trail and the skiing and snowshoeing Catamount Trail, along with many other local hiking and outdoor recreation opportunities. The Trout River's designation as a Wild & Scenic River is another asset to recreation tourism in the Town. There is potential in Montgomery to promote ecotourism or nature-based tourism destination that acts as a tool for both education and community development and promotes the available outdoor recreation and rural serene environment. Ecotourism activities could include nature-based tours and attractions, wildlife viewing, and outdoor recreational activities such as swimming holes, hiking, boating, fishing and winter sports.

According to the 2011 US Fish and Wildlife Service survey, \$704.4 million was spent in 2011 on fish and wildlife-based recreational activities in Vermont which includes activities such as wildlife observation, bird watching, fishing, and hunting, and fall foliage touring. Given the impact of these activities on the Vermont economy, conservation and protection of important wildlife habitat should be considered an economic development strategy as well as a natural resource conservation strategy. These types of tourism support the Town's goals to maintain the natural environment, history, and cultural heritage of the area.

Types of Local Businesses

To complement the rural character of the Town and agrarian economy, small commercial enterprises, home occupations and light industry, in appropriate locations, should be encouraged. The largest types of businesses in Montgomery are professional and business services, goods producing industries, and construction businesses. Small home-based businesses are common in Montgomery, and roughly 13.2% of residents report self-employment income. These businesses provide jobs, tax revenues, lodging, dining, and other services for Montgomery's residents.



Challenges to Economic Development

Certain infrastructure limitations have created challenges to economic development in Montgomery. Many of these challenges are discussed in other chapters of the plan but are referred to here as they relate to economic development.

Source: American Community Survey

Red Box: Manufacturing (3%)

Blue Box: Government (5%)

Workforce Development

A strong economy relies on a skilled workforce. Montgomery should support educational opportunities for residents of all ages to provide residents opportunities. A strong workforce also requires available and affordable housing opportunities. Strategies for supporting workforce housing are discussed in Chapter 5.

Village Streetscape

Improvements to the village streetscapes could help in attracting future development and businesses to the village centers, encourage tourism, and enhance livability for its residents. While each village has a sidewalk system, the current infrastructure is narrow and is often blocked by parked cars. The Town has completed an initial streetscape study and is examining options for moving forward with streetscape improvements. More information can be found in Chapter 8.

Sewer

The lack of a public sewage disposal facility can inhibit development of the Village Centers. However, certain commercial uses, such as office and retail stores, require significantly less wastewater capacity than residential uses, making commercial use of existing structures on small village lots a viable option for village redevelopment. The Town is currently planning a community wastewater system, more information can be found in Chapter 8.

Telecommunications

Most modern businesses, including home-based businesses, rely on high-speed (broadband) internet access and cellular service which are unavailable in parts of Town. Expanding internet access and cellular service throughout the community should be an economic development priority for the Town. The Town is a member of the Northwest Vermont Communications Union District (Northwest Fiberworx), a municipal organization working on expanding fiber internet to the Northwest region. More information on telecommunications can be found in Chapter 8.

Chapter 7: Land Use

Goal 1: To maintain Montgomery's rural character and scenic resources by encouraging development to follow sustainable land use practices

Policies

1. Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses
2. Explore allowing for a greater density of development in and directly adjacent to existing neighborhoods or hamlets
3. Limit development on slopes greater than 15% and maintain natural vegetation on slopes
4. Protect scenic ridges by limiting development above 1,600 ft. in elevation
5. Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table
6. Protect public health, welfare, and safety by limiting development in the flood plain
7. Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks
8. Conserve productive lands by accommodating development in areas apart from most farming activity
9. Recognizing the community's susceptibility to flooding, new development shall conform strictly to floodplain regulations
10. Promote new development in areas of existing infrastructure, such as roads, power, and water
11. 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
12. 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
13. Promote anti-sprawl initiatives as a measure to maintain the appropriate use of our land resources
14. Promote the enrollment of productive farm and forestland in the current use value appraisal program
15. 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
16. Inventory undeveloped scenic ridges that should be protected

Montgomery is wooded, hilly, and well suited for forestry. Forested areas are beneficial for both the economic livelihood of the rural communities and for the natural habitat they provide. Uses of land, such as wildlife habitat and watershed protection, provide substantial benefits to society, ranging from the economic returns arising from tourism to the benefits of water purification and flood control. The natural environment and community of Montgomery also make it a desirable place to live and visit. This can lead to new development, which if not planned for, can create negative impacts on Montgomery's

natural areas. Land use planning will ensure the Town can continue to be an excellent place to live and visit while preserving its most important natural resources.

Current Land Use

Montgomery's total land area is 57 square miles or 36,436 acres. The majority of land cover in the Town is comprised of forest land (approximately 84 percent) with agriculture the second dominant land cover (less than 10 percent).

The Town of Montgomery has two unique village areas: Montgomery Center and Montgomery Village. Both are considered assets to the Town. The Center and the Village need to be promoted and preserved. Historic preservation, economic development, and the adaptive reuse of existing structures should be encouraged. The majority of residential homes are located in these two villages.

The two major routes in the Town are Route 118 and Route 242. Most of the development in Town occurs along the two routes, including residential development, agriculture, and communication & utility lines.

According to data from the property tax records, the amount of undeveloped woodlands and farmland has stayed roughly the same over the past nine years. However, the number of properties developed for seasonal use has increased significantly.

Category	Appraised Value of Category		% of Total		Total Acreage		% of Total	
	2013	2022	2014	2022	2013	2022	2013	2022
Residential	\$ 101,936,600	\$ 134,252,800	73.5%	67.9%	13788.27	11,833.4	38.0%	31.6%
Mobile Home	\$ 1,725,300	\$ 1,930,800	1.2%	1.0%	252.45	227.2	0.7%	0.6%
Seasonal	\$ 3,184,300	\$ 14,966,000	2.3%	7.6%	1135.29	3,890.7	3.1%	10.4%
Commercial*	\$ 2,714,900	\$ 18,059,200	2.0%	9.1%	233.86	354.3	0.6%	0.9%
Industrial	\$ -	\$ -	0.0%	0.0%	0	0	0.0%	0.0%
Utilities	\$ 2,764,100	\$ 4,492,300	2.0%	2.3%	2.81	0.6	0.0%	0.0%
Farm	\$ 3,051,400	\$ 5,431,800	2.2%	2.7%	1874.59	2,292.2	5.2%	6.1%
Woodland	\$ 10,447,200	\$ 12,370,900	7.5%	6.3%	16630.9	16,856.5	45.8%	45.0%
Misc.	\$ 2,358,100	\$ 5,583,400	1.7%	2.8%	1515.98	2,041.2	4.2%	5.4%
Other*	\$ 10,448,600	\$ 531,100	7.5%	0.3%	879.2	0.3	2.4%	0.0%
Total	\$ 138,630,500	\$ 197,618,300	100%	100%	36313.35	37,496.3	100%	100%

** In 2013 Grand List, municipal properties were listed as other, while in 2022 they were listed as commercial.*

LAND USE/LAND COVER

TOWN OF MONTGOMERY

LEGEND

Land Use/Land Cover Features

- Built Up (residential, commercial, industrial or other urban)
- Open Land (brush, transitional, or barren)
- Agricultural (row crop, hay/pasture or other agricultural practice)
- Forested (broad leaf, coniferous, deciduous or mixed)
- Wetland (includes forested wetland)

Transportation Features

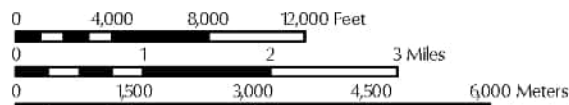
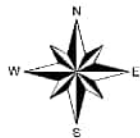
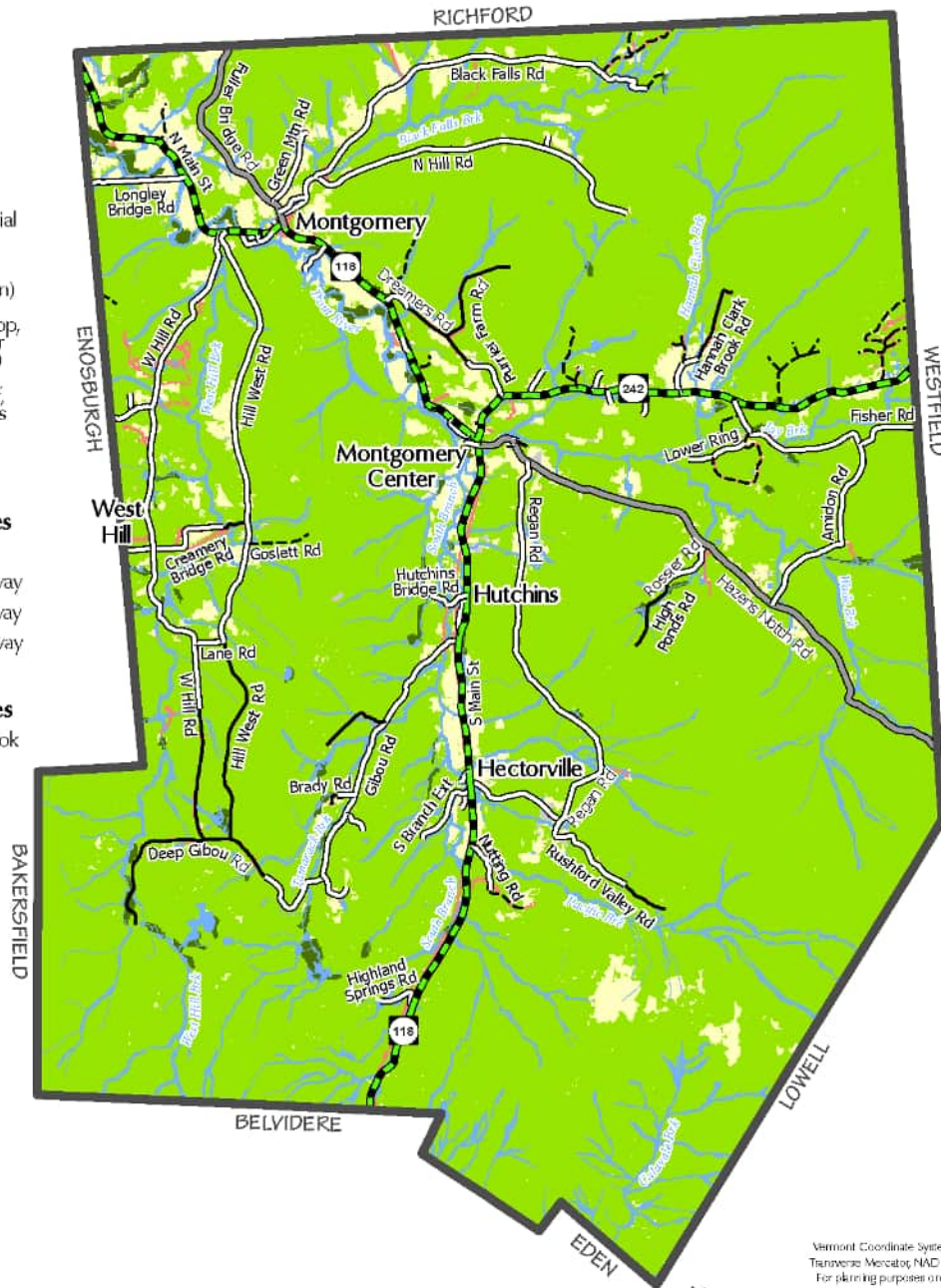
- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Surface Water Features

- River, Stream or Brook
- Pond

Other Feature

- Town Boundary



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

Vermont Coordinate System
Transverse Mercator NAD 83
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February 2016

Location: nrcpn/projects/county/franklin/montgomery/townplan2016

Constraints to Development

Areas with steep slopes (15% or greater), shallow soils, high water table, or within the floodplain are poorly suited for development. These site conditions may entail high maintenance costs, and pose a burden to municipal taxpayers as well as hazards to public health and safety. Development in these areas may also compromise the quality and quantity of ground and surface waters and other natural resources, and therefore should be restricted.

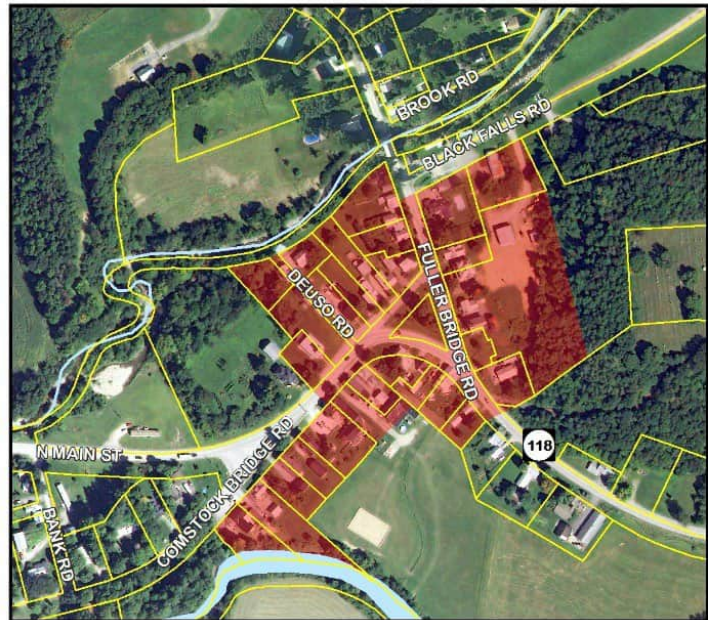
Village Center Designations

Montgomery received Village Center Designations for both villages in Montgomery in 2003. The purpose of the designation is to support revitalization of the existing traditional village centers. This designation is one tool to encourage investment in the villages that will lead to enhancing the livability by expanding access to employment, housing, education and schools, services, public facilities, and other basic needs. Supporting our villages also aligns with the statewide planning goals of encouraging compact development and maintaining the historic settlement pattern as stated in 24 V.S.A. § 4302.

Benefits available for designated village centers are:

- Up to 20% Vermont income tax credit for substantial rehabilitation of certified historic buildings;
- Up to 50% Vermont Income Tax credit for code improvements to commercial buildings;
- Priority consideration for all grants through the state's Municipal Planning Grant Program, and the Consolidated Plan for HUD funding including the Community Development Block Grant Program (CDBG);
- The State Buildings Department will give consideration and priority to designated village center locations when leasing or constructing buildings, in consultation with the community;
- A special assessment district in a designated village center may use funds for operating costs in addition to capital expenses.

Montgomery Village



Montgomery Center



Future Land Use

While Montgomery is not currently experiencing a large growth in population, data shows there is continuous demand for new housing units, with an average of seven units per year permitted over the last five years. This development pressure could lead to sprawl, which is defined as “a regional land use pattern of scattered, low-density, single use development...it is land consuming, auto dependent, energy and resource intensive, economically exclusive, and is initially some distance from existing infrastructure” (source: The History of Sprawl in Chittenden County). Growth can occur without sprawl by redeveloping existing village centers and developing new compact growth centers. Recognizing that the two current village areas contain significant wastewater limitations, the Town is working on developing a community wastewater system. Additionally, the Town may want to consider designating additional areas adjacent to the Villages that are appropriate for more intense development.

In addition to changes in the development regulations, the Town is considering applying for a Neighborhood Development Area (NDA) designation. An NDA designation would provide benefits for developing village neighborhood housing such as multi-unit housing.

The community recognizes the value of working lands to the regional farm and forest products economy and to the local and regional community’s ability to conserve and provide stewardship for its cultural heritage and natural resource of fish, wildlife, plants, ecological systems. Therefore, the town will explore all reasonable and feasible opportunities to support and protect working lands that are greater than 25 acres and meet any of the following criteria – (i) enrolled in the Vermont Current Use program; (ii) owned by persons willing to consider the sale and application of a conservation easement; (iii) are being managed in accordance with a forest management plan that has been reviewed and approved by a professional forester, wildlife biologist, or other appropriate and related professional; or (iv) owned by persons willing to consider other non-regulatory mechanisms that promote sustainable forest management or seek to otherwise conserve the lands.

Proposed Land Use Districts

The development of the Proposed Land Use Districts are based on existing land use patterns, traffic patterns, the intensity of proposed uses, physical constraints of the land, the community's vision, and several long range planning goals and objectives. To further the goals, policies, and recommendations set forth in this Plan, the following five (5) land use districts and two (2) overlay districts have been developed as shown on the Proposed Land Use Map.

Village Districts (Village I and Village II). The Village Districts encompass the historic village areas of each of Montgomery’s Village Centers – Montgomery Village and Montgomery Center. The Districts are intended to further growth and economic development in keeping with Montgomery’s traditional village character. Consistent with the historic development pattern, development is allowed at higher densities and intensities in the village areas. Historic buildings are a significant contributor to village character and are encouraged to be preserved and adapted for re-use. New development should be consistent in siting and scale with the surrounding historic structures in the Villages. Enhancing the pedestrian friendly streetscape is a high priority in the village areas.

The Village 1 District is used for mixed use development consistent with village character along the main corridors, including single and multi-family residential, commercial and public uses. The District provides access to municipal and community services, including water supply. Enhancing the pedestrian friendly streetscape is a high priority in the Village 1 District. The Village II District encompasses areas of Montgomery Village and Montgomery Center outside the mixed use core. The density of development remains consistent with the Village I District; however, uses transition to primarily residential. Enhancing pedestrian accessibility is also important in the Village II District.

Under Review to Change to Village II: The areas shown as shaded in purple in the future land use map are areas currently located in rural residential zoning district that may be appropriate for denser residential development consistent with the current Village II district. The Town will consider natural resources and existing character in further refining which areas are appropriate for future land use at the scale of the Village II District.

Rural Residential District. The Rural Residential District provides for rural residential and business land uses at lower densities than the village centers to preserve the traditional working landscape and to maintain Montgomery's rural character. Rural residential, small-scale commercial and light industrial land uses are balanced with the natural landscape of forests, rivers and streams, meadowlands and agricultural fields. Home-based occupations and industries are common throughout the Rural Residential District. The Rural Residential District encompasses the areas outside of the village centers along Class 3 town roads and state highways (excluding those portions of Rt. 58 east of Amadon Road) and including those lands comprising smaller forest blocks in Town where natural resource concerns are not a primary concern (as in the Conservation I & II Districts).

Conservation I District. The purpose of the Conservation I District is to preserve the ecological, cultural and economic value and function of forest blocks and the natural resources they encompass as detailed in this Plan. These include:

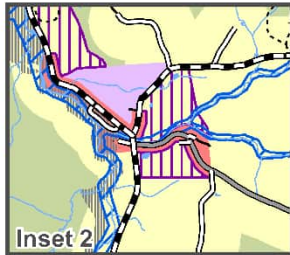
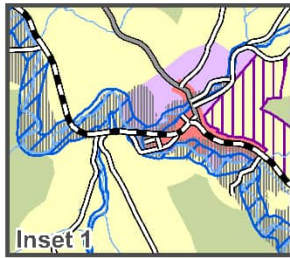
- To maintain healthy, viable populations of native wildlife;
- To support active forest management as a means of supporting the local wood products industry;
- To enhance outdoor recreation valued by residents and visitors alike;
- To provide for the protection of source waters which feed rivers and streams, including important aquatic habitats; and
- To maintain the aesthetics associated with the agricultural and forested landscape.

Conservation II District. The Conservation II District consists of forest blocks at 1,600 feet in elevation and above. Placing restrictions on development is essential due to the sensitive resources located there, including wildlife habitat, steep slopes, shallow soils, headwaters, and the potential for development to affect erosion or flood hazards downstream. Protection of these areas also serves the ecological, cultural, and economic benefits associated with the rural character as described above.

Hazard Area Overlay. The purpose of this overlay district is to prevent increases in flooding caused by development in flood hazard areas, to minimize future public and private losses due to flood, and to promote public health, safety, and general welfare. This includes all areas in Montgomery identified as areas of special flood hazard on the National Flood Insurance maps located at the Town Office building.

River Corridor Area Overlay. The River Corridor consists of a floodplain corridor, including the stream and land adjacent to the stream, the dimensions of which are determined using physical relations between the channel width and the meander belt width. It identifies an area where stream processes may occur that enable the stream to re-establish and maintain a stable slope and dimensions over time. A stable stream slope occurs when a channel reaches a certain length. This length is accommodated by a corridor of floodplain area described as the meander belt. The River Corridor is a calculated belt width-based corridor where erosion is minimized when stream equilibrium conditions are achieved. River Corridor area boundaries attempt to capture lands most vulnerable to fluvial erosion in the near term and indicate the type, magnitude, and frequency of fluvial adjustments anticipated during flood events. The area can be mapped, and is based on quality-assured fluvial geomorphic data (i.e., data that describe the physical form and process of a riverine system).

DRAFT FUTURE LAND USE TOWN OF MONTGOMERY



LEGEND

Future Land Use Districts

- Village 1
- Village 2
- Under Review to change to Village 2
- Conservation 1
- Conservation 2
- Rural/Residential
- 100 Year Flood Zone Overlay
- River Corridor Overlay

Transportation Features

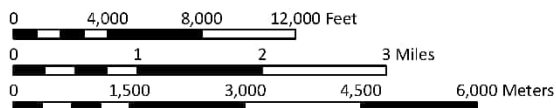
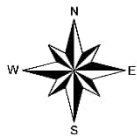
- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Surface Water Features

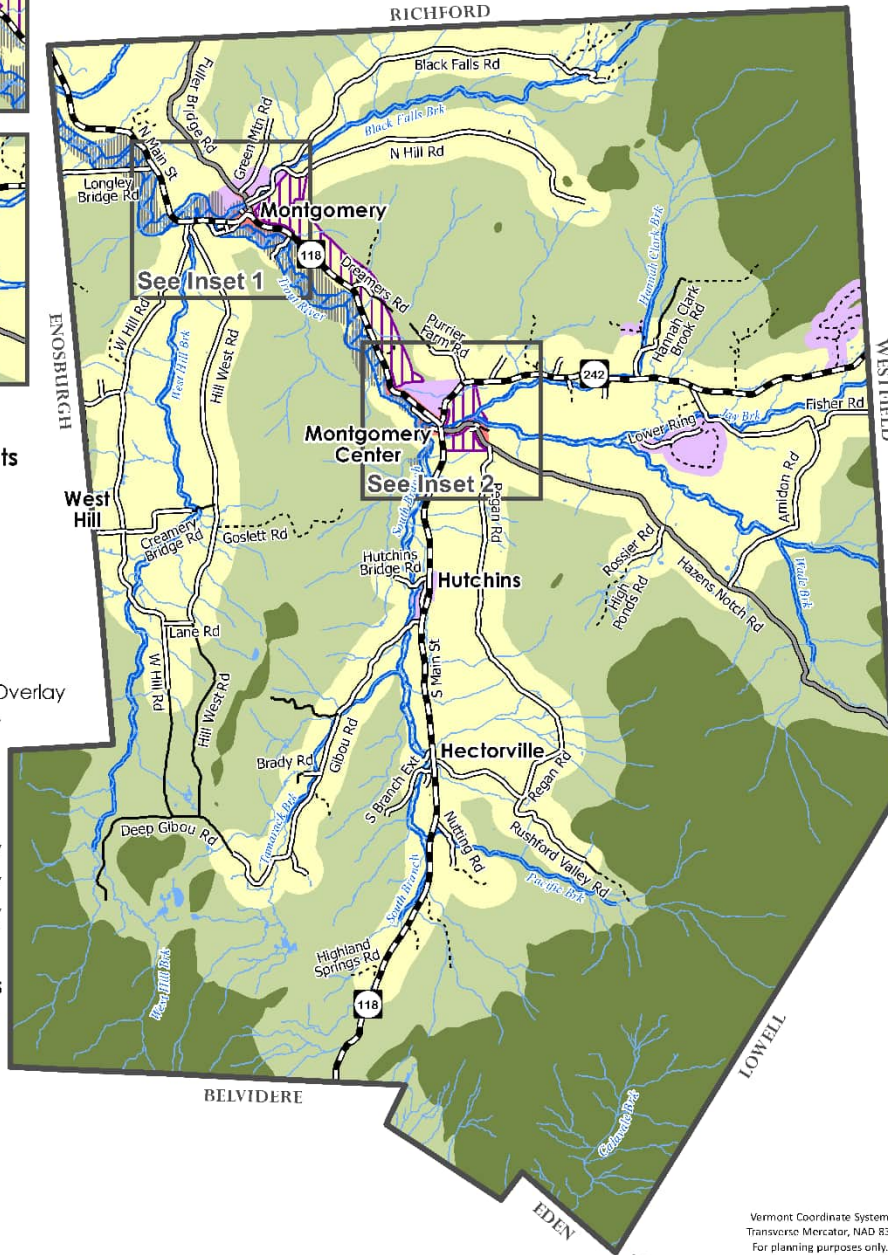
- River, Stream or Brook
- Pond

Other Feature

- Town Boundary



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October - 2023

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

Chapter 8: Transportation

Goal 1: To develop a functional and connected transportation network

Policies

1. Protect the health, safety, and welfare of the traveling public
2. Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
3. Promote transportation activities that respect the natural environment
4. Maintain the scenic character of the Town's rural byways
5. Support public transit efforts of Green Mountain Transit to increase mobility and access of Town residents
6. Provide appropriate provisions for bicycle and pedestrian use on designated routes, including sidewalks, paths, widening shoulders, proper signage and pavement improvements
7. Maintain good quality, safe local roads and streets, sidewalks, bridges, and equipment needed for their maintenance
8. 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

Public Roads & Bridges

Town Highway System

The Transportation System Map shows the state and local highways the Town and has approximately 49 miles of local roads and 14 miles of State Highway along Route 118 and 242. Vermont classifies roads into four categories based on level of importance and use. Class 2 and 3 town roads receive state funds for their upkeep while Class 4 roads do not. Under its current Class 4 Town Road policy the Town provides only minimal summer maintenance to Class 4 town roads. The Town should consider adopting policies to allow for Class 4 roads to be upgraded to Class 3 where appropriate or to support cooperative maintenance agreements.

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

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

<i>Miles of Road</i>	
Class 1	<i>See below</i>
Class 2	6.68
Class 3	34.87
Class 4	7.44
VT 118 (Class 1)	10.50
VT 242 (Class 1)	3.82

Average Annual Daily Traffic (AADT) Counts				
Route	Road Segment	2022 AADT	2012 AADT	Change
TH-2 (VT 58)	From the intersection with VT 118- to the intersection with Amidon Rd	581	-	-
V118	From the Belvidere Town Line- to the intersection with Hutchins Bridge Rd	723	590	22.5%
V118	From the intersection with W Hill Rd-to the Enosburgh Town Line	2205	1600	37.8%
V242	From the intersection with VT 118-to Westfield Town Line	1257	1300	-3.3%
<i>Source: Vtrans AADT Route Log 2022, 2012</i>				

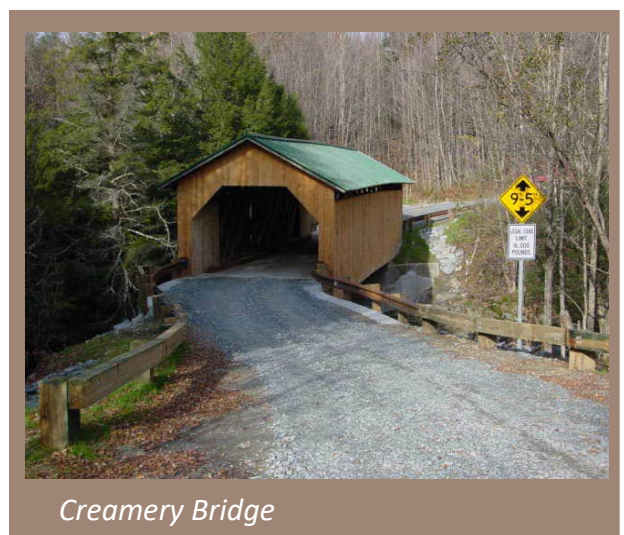
The intersection of VT 118 and VT 242 in Montgomery Center is a major safety concern. Traffic speed and limited sightlines create dangerous traffic conditions. This area includes two steep hills that contain the entrances to a church, the Public Safety Building and Library, as well as homes. Access management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

State and Town Bridges

Montgomery has seven State bridges and fourteen Town bridges, six of which are covered and considered historic sites. The covered bridges

draw considerable tourist attention and add to the scenic beauty of the area.

The Vermont Agency of Transportation inspects all state highway bridges and town highway bridges that are 20 feet in length or longer every two years unless the bridge condition warrants more frequent inspection. The bridge components of deck, superstructure, substructure, and channel conditions are evaluated, and each bridge component is ranked on a scale of zero to nine, with nine indicating an excellent condition and zero a failed condition. A bridge with a rating of four or lower in any of the bridge components is reported as being structurally deficient. There are no bridges over 20' in Montgomery that are structurally deficient. There is 1 span of less than 20' considered structurally deficient, a state-owned span over VT 118.



Creamery Bridge

Maintenance

In addition to the 49 miles of local highways, the Town is responsible for maintaining a network of bridges and culverts that assist in the conveyance of stormwater runoff and ensure the safe passage of motorists, pedestrians, and other travelers. General maintenance of the local transportation network is the responsibility of the Town Highway Department. The Town Highway Department has 3 employees. A new Public Works building was built in 2010 with 5 bays and accommodates space for the Highway Department as well as houses the Water Department truck.

Town Highway Department Equipment

- 2016 International Truck
- 2022 International CV550 Truck
- 2012 John Deere Loader 524K
- 2008 International Truck
- 2005 Cat Grader 140
- 1976 John Deere
Tractor/Mower/Broom

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

Pedestrian & Bicycle Facilities

Existing Pedestrian & Bicycle Facilities

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

Connectivity Between the Villages

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

Village Streetscape Planning

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

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

The current project will focus on addressing parking issues in the Center, adding a new sidewalk and bike lane from the Recreation Center to the Montgomery Town Hall (the Grange), reducing the lane width to 11 feet and adding a crosswalk. Due to the limitations of parking and not having local control, the intersection of VT 242 and VT 118 will not be directly addressed by this project. This project remains an important priority for the Town and the Town should continue to look for opportunities to address these issues.

In the longer term, the Town would also like to consider possible connections from the Library to downtown, either in the form of an recreation path or sidewalks. Additionally, there is a need to consider improvements to bicycle and pedestrian infrastructure in Montgomery Village, particularly the curve before the Black Lantern Inn.

Transit, Air, and Rail Facilities

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

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

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

TRANSPORTATION SYSTEM

TOWN OF MONTGOMERY

LEGEND

Highway Features

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

Road Surface Features

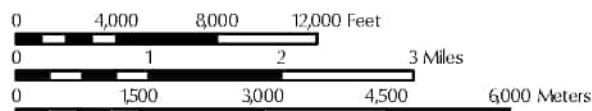
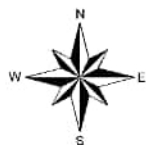
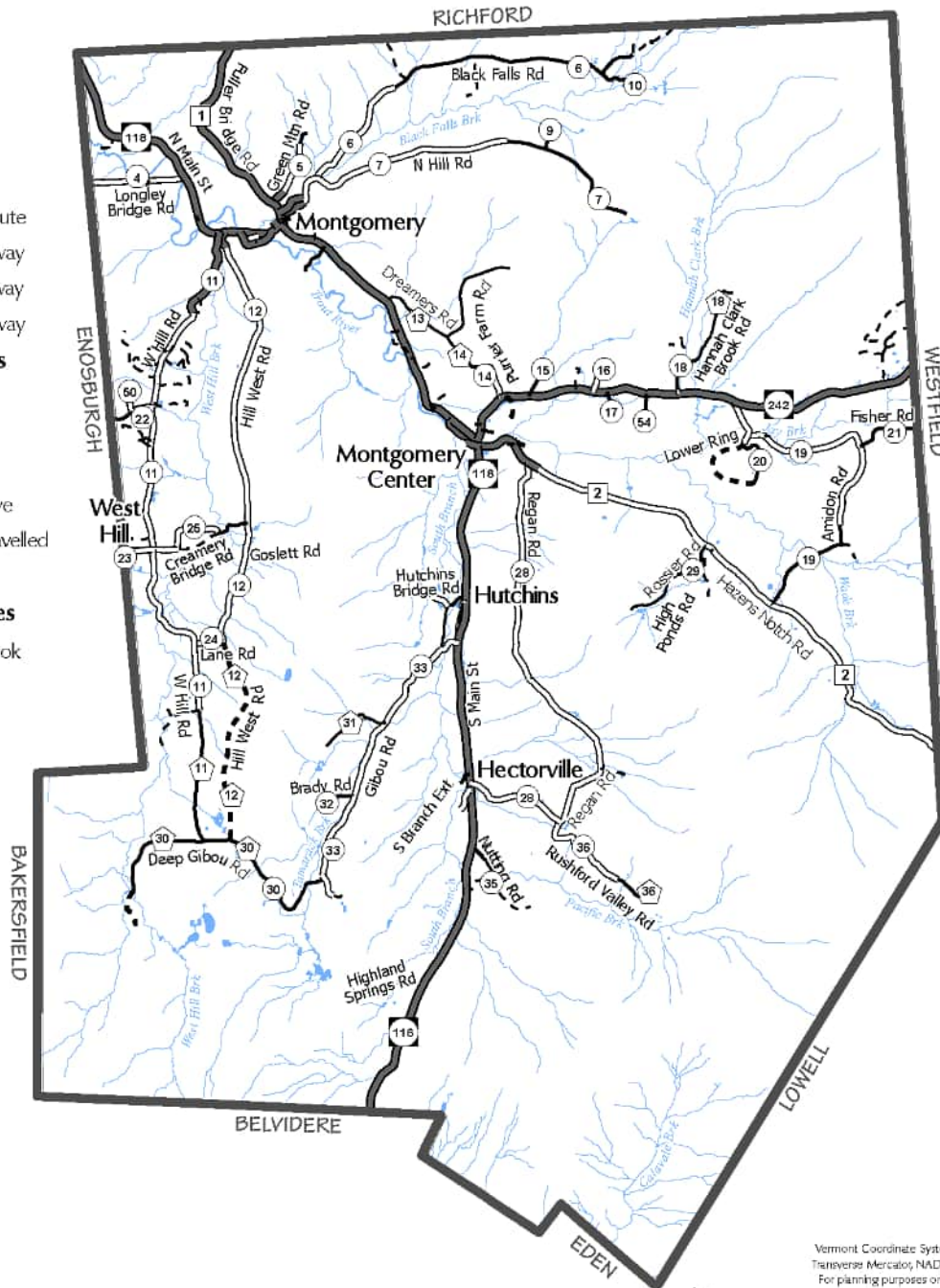
-  Surfaced
-  Gravel
-  Soil or Graded
-  Unimproved/Primitive
-  Impassable or Untravelled
-  Unknown

Surface Water Features

-  River, Stream or Brook
-  Pond

Other Feature

-  Town Boundary



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Chapter 9: Community Facilities and Services

Goal 1: To look ahead and predict future needs for public facilities based on community growth and change

Goal 2: To provide municipal services to meet the needs of local residents without undue or sudden impacts upon local property taxes

Goal 3: To provide public utilities to support concentrated commercial, and light industrial development

Goal 4: To create a learning community that will provide tools for lifelong success

Policies

1. Promote efficient and functional use of existing municipal buildings and facilities
2. Provide sufficient space and facilities to carry out essential municipal functions
3. Provide a gathering place for the local population to address town business
4. Conserve Montgomery's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
5. Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
6. 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
7. Provide space for gatherings, functions, and events to provide educational, social, and civic opportunities to enhance community involvement and identity
8. Provide emergency services to protect the health, safety, and property of local residents
9. Provide library services to enable Montgomery residents access to information, resources, and opportunities for personal and community enrichment
10. Encourage safe and affordable childcare facilities in the community
11. Protect the public water supply by restricting inappropriate development in the Source Protection Area
12. 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
13. 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
14. Provide appropriate facilities and infrastructure for a variety of academic, athletic, social, cultural and community activities
15. Broaden access to educational and vocational training opportunities for all ages
16. Ensure that both motorized and pedestrian access to school is safe and convenient

17. Support use of town lands, facilities, and resources for broad-based educational experiences
18. Encourage coordination and cooperation among municipal boards

Community Facilities

Public Buildings

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

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

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

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

The **Fire Department** has three large bays for trucks and equipment. There is also a kitchen, conference room, small first aid room, electrical room, utility room, and ample bathrooms.

The **Library** consists of one large room and a storage room, a portion of which has been modified for a children's area. The library Board of Trustees would like to pursue an expansion project to provide additional space for the growing collection of books, audios and videos; additional computers; a reading room for adults; and a larger children's area.

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

The **Jewett Estate**, a parcel of approximately 34 acres in the village, was gifted to the town in 2001, under the generous foresight of Gardon Jewett. The gift of this land came with a covenant, restricting the use of the land for, "recreational, agricultural and community use only." It soon became one of the most crucial parcels of land for the Montgomery Community – when the water source for the town was drilled in 2004 with capacity and flow to support its residents and how they decide to utilize such an important resource. This well has a ground water protection area.

The property is divided in half topographically a portion is a terrace or higher grade landform and the rest is classified as a floodplain. It provides Black Falls Brook and the Trout River confluence an opportunity to breath, expand and deposit sediment. Montgomery is exploring and gathering information to see if this confluent area could offer additional flood mitigation. This floodplain is mapped as a 100 year floodplain as delineated by FEMA's criteria and along the Trout River and Black Falls Brook. It also contains a 2.4 acre class 2 wetland in the northwest to central portion of the floodplain field.

In May 2023, the Montgomery community enabled by the Conservation Commission, planted over 200 fruit and nut trees for the next generation, an additional effort to honor the Jewett family's gift. This was also an intentional step towards a local healthy community produced food source as well as an ecologically balanced and sustainable co-creation with this land. *Planned* next steps include: flood modelling, identifying opportunities for flood capacity, recreation trail with wildlife viewing area, additional agricultural creation, as well as community supported agricultural and ecological workshops to enhance land-community relationships as topics arise.

Recreation Facilities

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

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

Currently, the Recreation Board manages the Town's formal recreational activities. They work with other volunteer groups in Town to provide and maintain recreational facilities for use by the entire Town. For

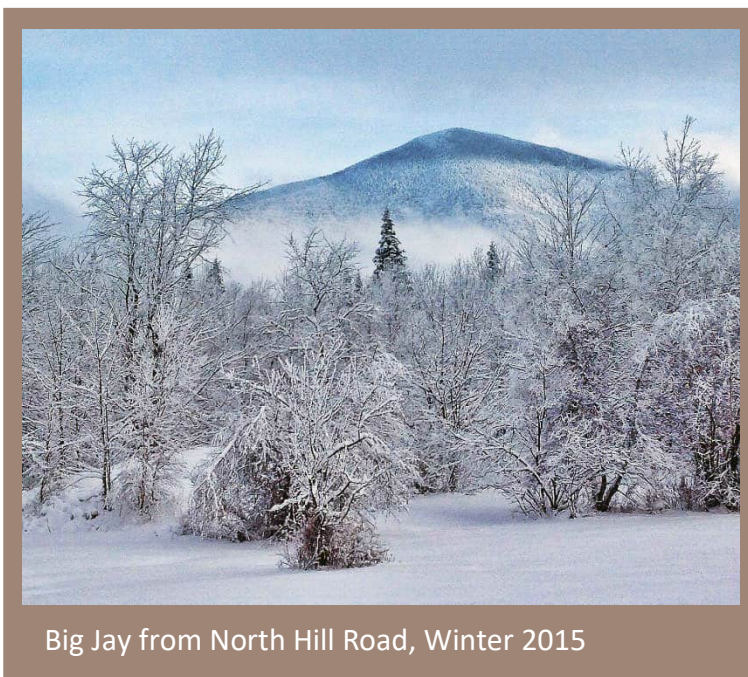
the purpose of this Plan, recreation is divided into three equally important categories: sport recreation, wildlife recreation, and other outdoor recreation.

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

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

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

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



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

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

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

The Towns of Jay and Westfield, located to the east of Montgomery, are home to the **Jay Peak Ski Area** (elevation 3861 feet) which offers downhill skiing, cross-country skiing, and snowboarding. Jay Peak is an important asset to the area because of the amount of tourism activity that goes on at it. Although located in Jay, the Jay Peak Ski Area brings in more potential tourists to their town and its bordering neighbors like Montgomery. Jay Peak owns approximately 2,600 acres; of which 1,500 acres will remain forever wild by Jay Peak's choice and 1,100 of which is to be used for some type of development based on the Jay Peak Master Plan. Presently, Jay Peak has built an 18-hole golf course, an indoor ice rink, and an indoor waterpark since 2005. A four-season operation is vital to Jay Peak's future and will have a very positive impact on all of its neighboring communities as they provide more year round employment for its staff, many of whom reside in or around Montgomery. Hiking is possible throughout the Town and there are many trails for people to enjoy.

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

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

Community Services

Police, Fire, and Rescue

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

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

Town Fire and Rescue Equipment

- 2010 Pumper
- 2020 Freightliner 4-WD Tanker Pumper
- 2020 International Fire Truck (Tanker)
- Rescue Truck (1995 International Ambulance)

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

Library

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

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

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

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

Municipal Website

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

Solid Waste Disposal

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

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

Water & Wastewater

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

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

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

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

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

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

Telecommunications

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

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

Telecommunication towers and related infrastructure require careful consideration. These structures tend to be located in highly visible locations such as on mountaintops and ridgelines. The need for

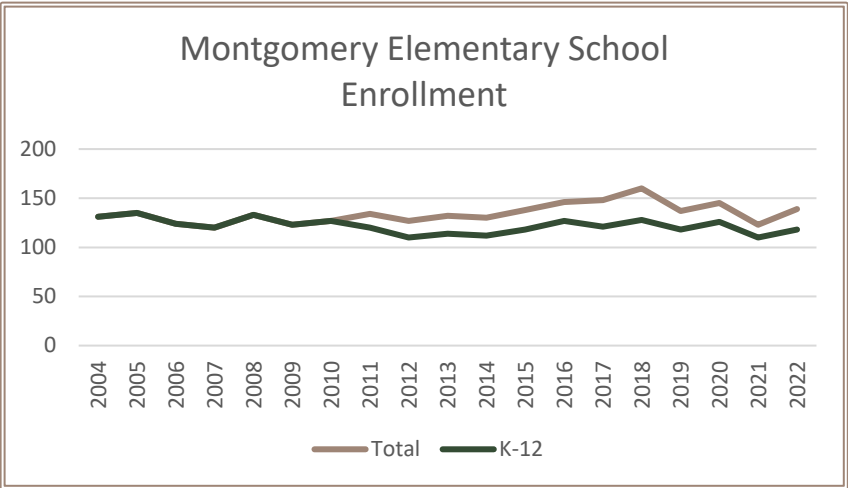
additional facilities is projected to increase dramatically in the coming years. Proper siting of telecommunications towers is necessary to protect the Town’s historic character, rural nature, and aesthetic beauty. New telecommunications towers shall not have a negative impact on the scenic resources identified in Chapter 3.

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

Education & Childcare

Elementary School

Montgomery Elementary School, located on School Drive, is the sole public school facility in town. The school houses pre-kindergarten through eighth grade, and was built in 1992-1993 with an official capacity of 125 students. An addition was built during the 2005-06 school year, increasing the capacity to 185. The building has eleven classrooms, one science lab, and space for one-on-one instruction. The State Education



Department calculates that the Franklin Northeast Supervisory Union, of which Montgomery's is a member, spends \$9,672 per Equalized Pupil, lower than the statewide average of \$15,521.

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

Source: Vermont Agency of Education Enrollment Data

Data for the high school choices of Montgomery students is not available. Across the four-town school district consisting of Sheldon, Berkshire, Bakersfield and Montgomery, the most common high school choices were Enosburg Falls Middle/High School, BFA St. Albans and Richford Jr-Sr High School.

In the Fall of 2022, 139 students were enrolled in the Elementary School. The student population has stayed fairly constant over the past two decades. The pupil to classroom teacher ratio for 2022 was 10.6:1. The Montgomery Elementary School has Internet access, and all of its classrooms are equipped with it.

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

Other Educational Opportunities

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

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

Childcare

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

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

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

Data on other options, such as out-of-town childcare providers, family care providers, and un-registered childcare homes, are not available. On a county-level, Let's Grow Kids estimates that as many as 74% of infants, 54% of toddlers and 57% of preschoolers that likely need care do not have access to regulated programs. Therefore, it is likely that many Montgomery families face challenges in accessing childcare. The Town encourages the development of home-based and center childcare facilities.

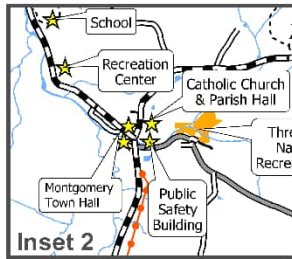
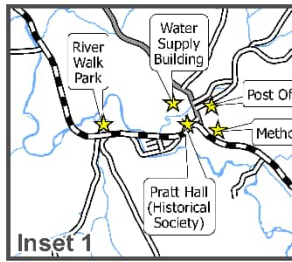
Youth Activities

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

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

FACILITIES & SERVICES

TOWN OF MONTGOMERY



LEGEND

Facilities & Services Features

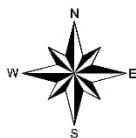
- ★ Facility
- Electric Transmission Line
- State Forest
- Town Forest
- Wildlife Management Area
- Natural Recreation Area
- Atlas Timberlands Partnership
- The Nature Conservancy
- Vt River Conservancy Easement

Transportation Features

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

Other Feature

- Town Boundary

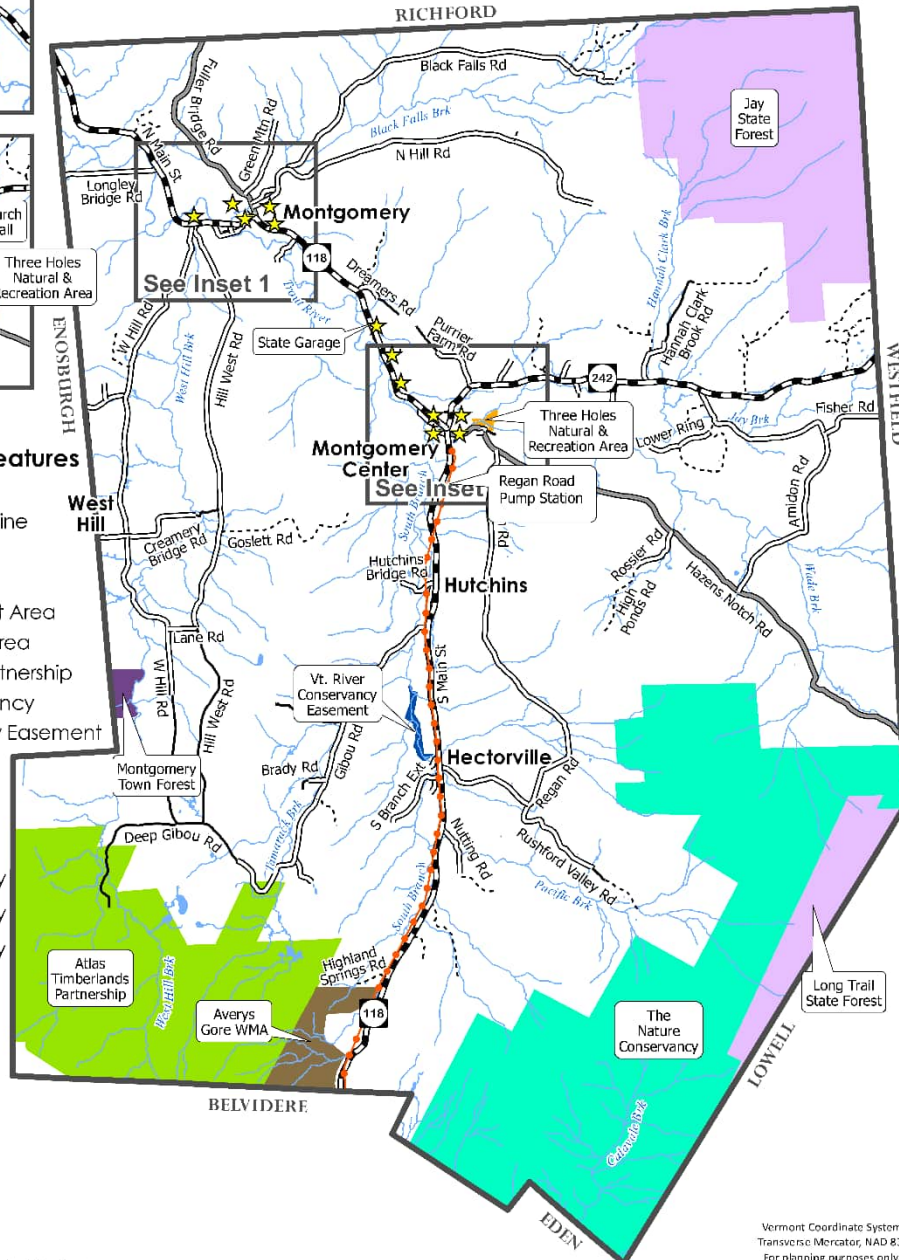


0 4,000 8,000 12,000 Feet

0 1 2 3 Miles

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

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



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



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

Chapter 10: Energy

Goal 1: Plan for increased electric demand with the support of Efficiency Vermont and local electric utilities

Goal 2: 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 3: Hold vehicle miles travelled 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 4: Focus growth within and adjacent to the villages

Policies

1. Montgomery supports energy conservation efforts and the efficient use of energy across all sectors
2. 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
3. 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
4. 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
5. Montgomery supports the conversion of fossil fuel heating to advanced wood heating systems or electric heat pumps
6. 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 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 Utility Commission 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 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).

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

10.1 Current Residential Energy Use for Heating

Fuel Source	Households (ACS 2016-2021)	% of Households	Municipal BTU (in Billions)
<i>Natural Gas</i>	0	0.0%	0
<i>Propane</i>	200	38.3%	21
<i>Electricity</i>	9	1.7%	1
<i>Fuel Oil</i>	115	22.0%	13
<i>Coal</i>	0	0.0%	0
<i>Wood</i>	197	37.7%	26
<i>Solar</i>	0	0.0%	0
<i>Other</i>	1	0.2%	0
<i>No Fuel</i>	0	0.0%	0
Total	522	100.0%	61

10.2- Current Commercial Thermal Energy Use

Commercial Establishments in Montgomery (VT DOL)	62
Estimated Yearly Thermal Energy BTUs per Commercial Establishment (in Billions) (VT DPS)	.725
Total Yearly Thermal Energy BTUs by Commercial Establishments in Montgomery (in Billions)	45

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

Transportation

Table 10.3 contains an estimate of transportation energy use in Montgomery. It's estimated that Montgomery residents drive approximately 10.6 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 2016, however increased vehicle fuel efficiency has resulted in lower total energy use. According 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.

Electricity Use

Montgomery electricity use has increased from 2014 to 2021 (see chart). It is difficult to determine whether electricity use is increasing as the result of increased use of electricity for thermal and transportation uses or because of inefficiencies.

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

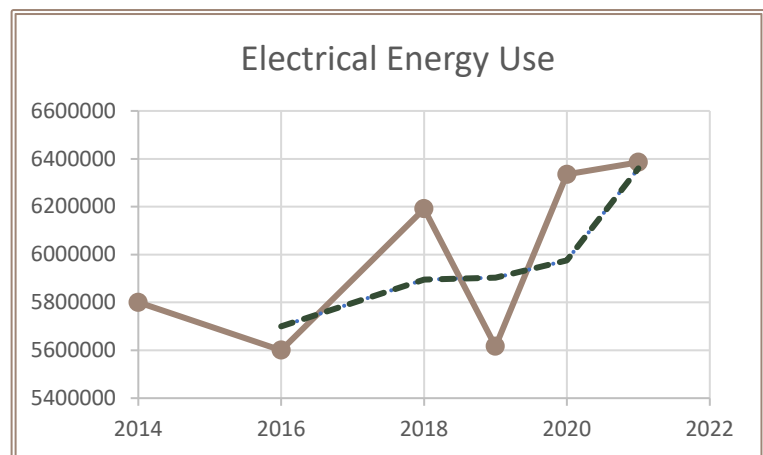
Energy Generation

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).

Table 10.4 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 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 C shows the electricity transmission and three-phase distribution infrastructure in Montgomery.

10.3- Current Transportation Energy Use

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



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-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.

10.4- Existing Renewable Electricity Generation		
Generation Type	MW	MWh
<i>Solar</i>	0.21	255.8
<i>Wind</i>	0.00	0.00
<i>Hydro</i>	0.00	0.00
<i>Biomass</i>	0.00	0.00
<i>Other</i>	0.00	0.00
Total Existing Generation	0.21	255.8

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).

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

Tables 10.5, 10.6 and 10.7 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).

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 from fossil fuels 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

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

need to advance and evolve to meet this target.

Targets for electricity use are more complex to interpret. Electricity use is targeted to double by 2050 (Table 10.7). 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.

10.7- Electricity Targets			
Electricity Targets	2025	2035	2050
<i>Electricity Use Growth (Efficiency and Conservation in BTUs)</i>	25.2%	48.3%	100.7%

10.8- Renewable Electricity Generation Targets			
Electricity Targets	2025	2035	2050
<i>Electricity Use Growth (Efficiency and Conservation in BTUs)</i>	25.2%	48.3%	100.7%

Table 10.8 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 significantly larger than the current generation capacity (255.8 MWh) within the Town of Montgomery.

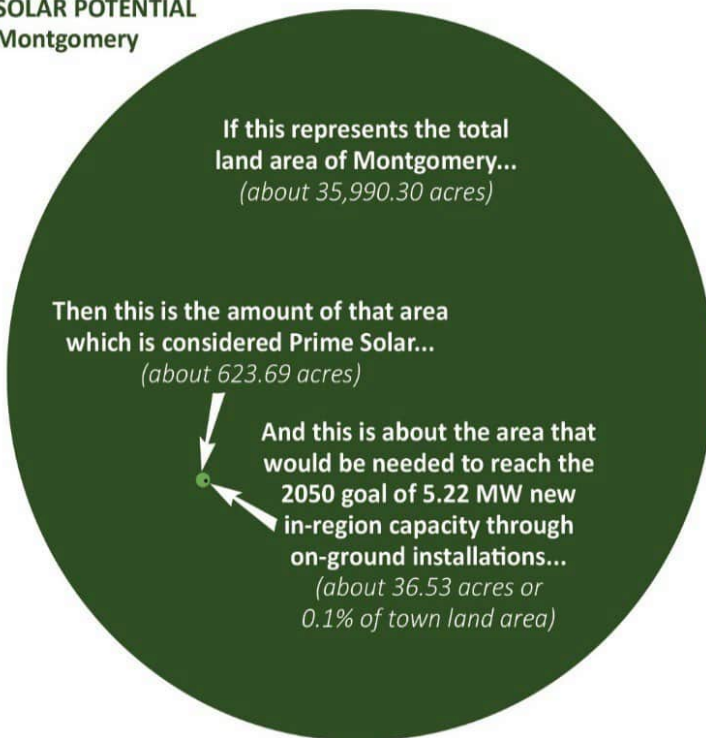
Montgomery has sufficient land and access to renewable electricity sources to meet the above generation targets. Based on mapping and calculations completed by NRPC, Montgomery has access to the generation capacity outlined in Table 10.9. This generation capacity was calculated using the “base” layers for solar and wind. For an explanation of what constitutes a “base” layer, please see the mapping subsection below.

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).

10.9- Renewable Electricity Generation Potential		
Resource	MW	MWh
<i>Rooftop Solar</i>	1	715
<i>Ground-Mounted Solar</i>	231	282,738
<i>Wind</i>	38	117,451
<i>Hydro</i>	0	0
<i>Biomass and Methane</i>	0	0
<i>Other</i>	0	0
Total Renewable Generation Potential	269	400,904

Solar Electricity Generation Potential in Montgomery

SOLAR POTENTIAL Montgomery



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 resulting estimated generation capacity is .58 MW of solar generation. This would account for a little more than 10% to the approximately 5.22 MW from solar generation needed to hit the overall generation targets.

Mapping Energy Resources and Constraints

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 C.

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.

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.

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. Solar should not be built in areas where traffic sightlines would be impeded.

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 active dam sites, there is one small defunct dam.. 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 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 disproportionality 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.

Chapter 11: Compatibility with Neighboring Municipalities

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

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

Compatibility with Richford

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

Compatibility with Enosburgh

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

Compatibility with Bakersfield

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

Compatibility with Westfield

The Alpine Haven residential area spans the Town of Montgomery and Westfield. Westfield includes the area as part of its Recreational-Residential district, while Montgomery includes its portion of the area in its Village 2 designation. Montgomery's Village 2 District is slightly smaller in size but calls for more dense development than the Recreational-Residential District. However, these areas are broadly compatible. The remainder of the land on the Westfield-Montgomery border is designated as Rural-Agricultural District in Westfield and a mix of Rural Residential, Conservation 1 and Conservation 2 in Montgomery. These uses are compatible, as all focus on preserving open space and allowing only rural densities of development.

Compatibility with Lowell

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

Compatibility with Eden

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

Compatibility with Belvidere

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

Compatibility with the Regional Plan

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

Montgomery is adjacent to the regions of the Lamoille County Planning Commission and the Northeastern Vermont Development Association. The Lamoille County Planning Commission's Regional Plan future land use map designates the area adjacent to Montgomery as Working Lands – Forest State Forest, with a small portion along Vermont 118 being designated as Rural and Working Land. These planning areas call for protection of open-space and limited development that is consistent with the Town of Montgomery's land use planning on the border of the region. The Northeastern Vermont Development Association's future land use map designates the area adjacent to Montgomery as Rural areas suitable only for low-density growth outside of village areas, which is compatible with the Town's land use planning efforts.

Appendix A: Volunteer Community Groups

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 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 Cares for Our Seniors

Montgomery Cares for Our Seniors is a community organization that offers a monthly community luncheon and brings in guest speakers.

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 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 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.

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.

Appendix B: Workshop Summary

The Town Planning Commission held a public outreach event on the Town Plan on June 20 at the Montgomery Recreation Center Pavilion. The outreach event was advertised online at the Town website & on Front Porch Forum. Flyers were distributed through the Elementary School, at a senior lunch, and posted at locations across town. Roughly 25 residents attended the outreach event. A full list of resident comments is included as an attachment. Common themes are summarized below.

Land Use

Some residents identified the village areas as areas to increase density of affordable housing, although others noted that commercial building height should be capped at 2-3 stories. Zoning enforcement & limitations on short-term rentals were discussed.

Transportation

The Montgomery Center intersection of VT 118 and VT 242 was identified as a major safety concern. The current streetscape project was not able to fully address the needs of this intersection because any change would have impacts on parking for local businesses. Many residents pointed to the need for a bicycle and walking path or lane from Montgomery Center to Montgomery Village. Other areas identified were the need to protect and define the existing bike path by the Recreation Center and adding a bike path from the Library to the Riverwalk. Transit from Montgomery to Jay Peak was also mentioned.

Municipal & Community Facilities & Services

Many residents noted that there was a need for more community & youth spaces, such as a theater camp, skate park, outdoor recreation equipment, and a community orchard. Several residents mentioned using the opportunity of streetscape improvements to bury utilities in the villages. Other resources that were needed or discussed were a food shelf, mental health & healthcare providers. There were several comments about adding to town staff capacity, particularly someone who could apply for grants.

Natural & Historic Resources

There were several comments about access to natural resources for recreation, including preserving or formalizing hiking access & access to swimming holes and brooks. Protecting the Trout River and associated watershed were a key priority for many residents, including ensuring flood resiliency. Protecting forest areas as part of the “Cold Hollow to Canada” wildlife corridor was also an important priority. Residents noted that springs on private property used by members of the public should be protected.

Energy & Climate Resilience

There was interest in a municipal solar project. Several comments addressed the vulnerability of Montgomery Village to flooding and the need to preserve floodplain and wetlands.

Housing

Many residents identified the need for senior housing in the villages, particularly Montgomery Center. Affordable housing was also identified as a need in the centers.

Economic Development

There was interest in food co-ops and a professional kitchen space that would allow for microbusinesses.

Appendix C: Energy Plan Maps

<i>Solar, Wind and Biomass Maps - Known Constraints</i>		
Constraint	Description	Source
Confirmed and unconfirmed vernal pools	There is a 600-foot buffer around confirmed or unconfirmed vernal pools.	ANR
State Significant Natural Communities and Rare, Threatened, and Endangered Species	Rankings S1 through S3 were used as constraints. These include all of the rare and uncommon rankings within the file. For more information on the specific rankings, explore the methodology for the shapefile.	VCGI
River corridors	Only mapped River Corridors were mapped. Does not include 50 foot buffer for streams with a drainage area less than 2 square miles.	VCGI
National wilderness areas		VCGI
FEMA Floodways		VCGI/NRPC
Class 1 and Class 2 Wetlands		VCGI
Designated Downtowns, Designated Growth Centers, and Designated Village Centers	These areas are the center of dense, traditional development in the region. This constraint does not apply to roof-mounted solar within such designated areas. The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan.	NRPC
FEMA Flood Insurance Rate Map (FIRM) special flood hazard areas	Special flood hazard areas as digitized by the NRPC were used (just the 100-year flood plain -500-year floodplain not mapped). The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan.	NRPC
Ground and surface waters drinking protection areas	Buffered Source Protection Areas (SPAs) are designated by the Vermont Department of Environmental Conservation (DEC). SPA boundaries are approximate but are conservative enough to capture the areas most susceptible to contamination. The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan.	ANR

Vermont Conservation Design Highest Priority Forest Blocks	The lands and waters identified here are the areas of the state that are of highest priority for maintaining ecological integrity. Together, these lands comprise a connected landscape of large and intact forested habitat, healthy aquatic and riparian systems, and a full range of physical features (bedrock, soils, elevation, slope, and aspect) on which plant and animal natural communities depend. The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan. (Source: ANR)	ANR
Public water sources	A 200-foot buffer is used around public drinking water wellheads. The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan.	ANR
National Natural Landmark – Chazy Fossil Reef	The Chazy Fossil Reef in Isle La Motte has been designated a National Natural Landmark by the US Department of Interior.	NRPC
Municipal Conservation Land Use Areas	Conservation Land Use Districts, as designated in municipal plans, that include strict language that strongly deters or prohibits development have been included as a regional known constraint. The inclusion of this resource as a regional constraint is consistent with the goals and policies of the Northwest Regional Plan. The Montgomery Conservation District II is included in this category.	NRPC
Protected lands	This constraint includes public lands held by agencies with conservation or natural resource oriented missions, municipal natural resource holdings (ex. Town forests), public boating and fishing access areas, public and private educational institution holdings with natural resource uses and protections, publicly owned rights on private lands, parcels owned in fee by non-profit organizations dedicated to conserving land or resources,	VCGI

	and private parcels with conservation easements held by non-profit organizations.	
Deer wintering areas	Deer wintering habitat as identified by the Vermont Agency of Natural Resources.	ANR
Hydric soils	Hydric soils as identified by the US Department of Agriculture.	VCGI
Agricultural soils	Local, statewide, and prime agricultural soils are considered.	VCGI
Act 250 Agricultural Soil Mitigation Areas	Sites conserved as a condition of an Act 250 permit.	VCGI
Class 3 wetlands	Class 3 wetlands in the region have been identified have been included as a Regional Possible Constraint. The inclusion of this resource as a regional constraint is consistent with goals and policies of the Northwest Regional Plan.	ANR
Municipal Conservation Land Use Areas	Conservation Land Use Districts, as designated in municipal plans, that include strict language that deters, but does not prohibit development, have been included as a regional possible constraint. The Montgomery Conservation District I is included in this category.	NRPC
<i>Hydro Map - Known Constraints</i>		
<i>Constraint</i>	<i>Description</i>	<i>Source</i>
National scenic and recreational rivers	Upper Missisquoi and Trout Rivers.	BCRC/NRPC
<i>Hydro Map - Possible Constraints</i>		
<i>Constraint</i>	<i>Description</i>	<i>Source</i>
"303d" list of stressed waters		ANR
Impaired waters		ANR
State Significant Natural Communities and Rare, Threatened, and Endangered Species	Rankings S1 through S3 were used as constraints. These include all of the rare and uncommon rankings within the file. For more information on the specific rankings, explore the methodology for the shapefile.	VCGI

Table 10.12 - Montgomery Electricity Generators

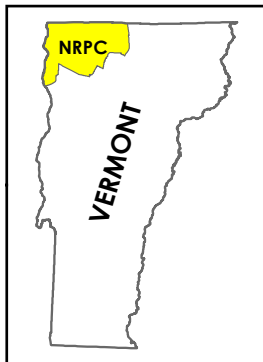
Category	Sub Category	Name	Address	CPG Number	Electricity Type	Utility	Capacity kW
Solar	Ground-mounted PV	Andre LaBier	219 Rossier Rd	2611	Net Metered	Vermont Electric Coop	8.2
Solar	Ground-mounted PV	Arnold & Linda Mercy	2637 South Main Street		Net Metered	Vermont Electric Coop	7.6
Solar	Roof-Mounted PV	Curt & Lisa Perry	1325 Regan Rd	3248	Net Metered	Vermont Electric Coop	4
Solar	Ground-mounted PV	Jacob Racusin	2812 Black Falls Road	372	Net Metered	Vermont Electric Coop	1.3
Solar	Ground-mounted PV: Tracker	Kevin Sorin	854 Rushford Valley Rd		Net Metered	Vermont Electric Coop	12
Solar	Roof-Mounted PV	Sarah Cushing	1427 Regan Road	812	Net Metered	Vermont Electric Coop	3.2
Solar	Ground-mounted PV	Scott & Sharon Perry	3592 Hazens Notch Rd	3801	Net Metered	Vermont Electric Coop	9
Solar	Roof-Mounted PV	Suzanne Pelletier	169 Fuller St	3709	Net Metered	Vermont Electric Coop	4.6
Solar	Roof-Mounted PV	Justin Dennis	3376 Mountain Rd	7170	Net Metered	Vermont Electric Coop	8
Solar	Roof-Mounted PV	Titus & Jane Presler	2534 Hill West Rd	6981	Net Metered	Vermont Electric Coop	5
Solar	Roof-Mounted PV	Titus Presler & Michelle Schaap	2060 N Main Street	7291	Net Metered	Vermont Electric Coop	6

Utility Service Areas

Montgomery, Vermont Act 174

The Energy Development Improvement Act of 2016

This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. This may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. The maps do **NOT** take the place of site-specific investigation for a proposed facility and cannot be used of as "siting maps."



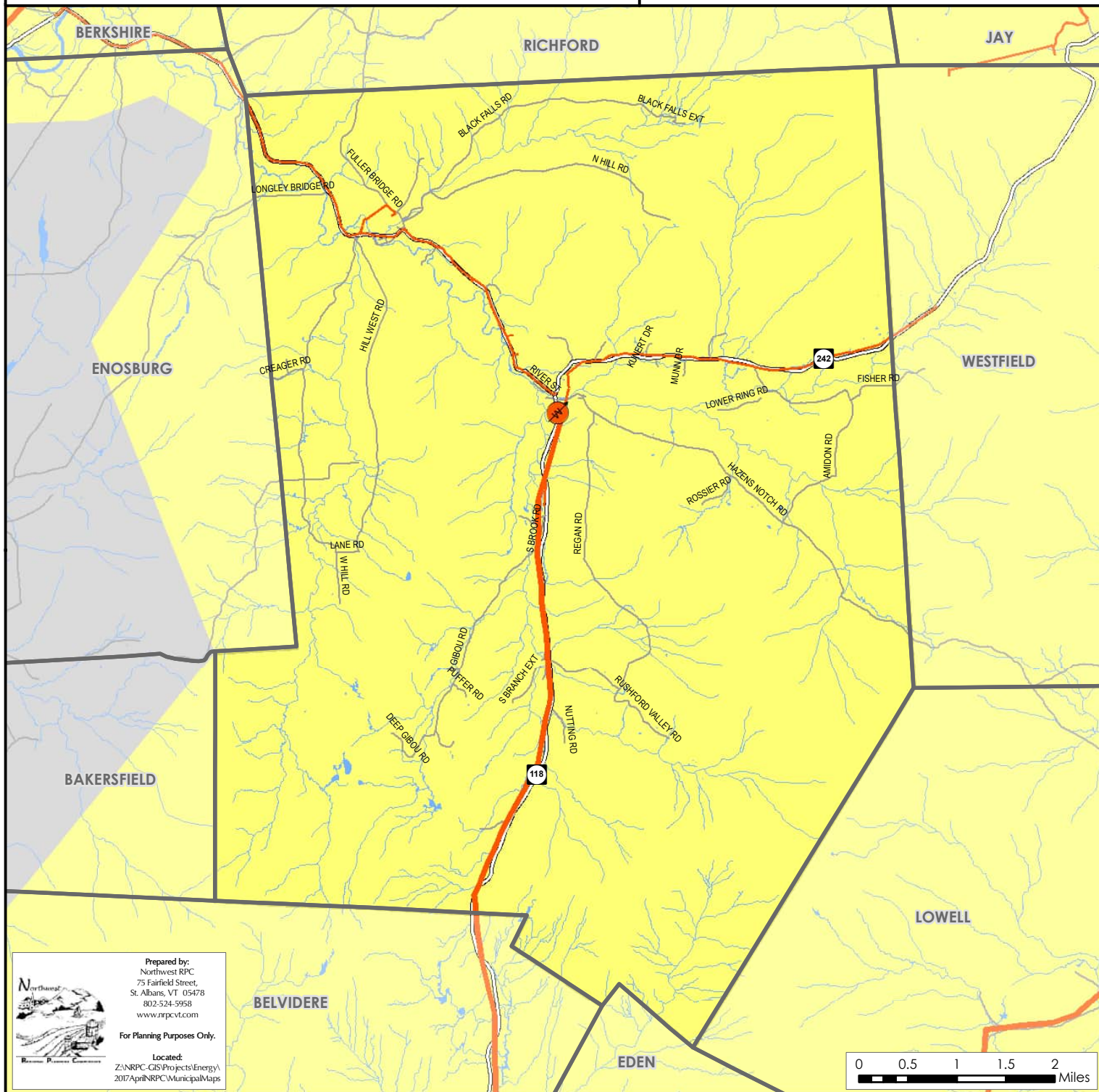
Legend

Utility Service Area Features

- | | |
|--------------------------|--------------------|
| Green Mountain Power | Substation |
| Swanton Village Electric | 3 Phase Power Line |
| Vermont Electric Co-op | Transmission Line |
| Enosburg Falls Electric | |

Sources: VCGI

Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



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Located:
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2017 April\NRPC\Municipal Maps

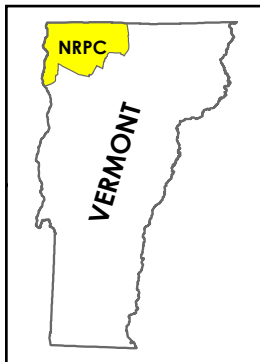
Transmission & 3 Phase Power Infrastructure

Montgomery, Vermont

Act 174

The Energy Development Improvement Act of 2016

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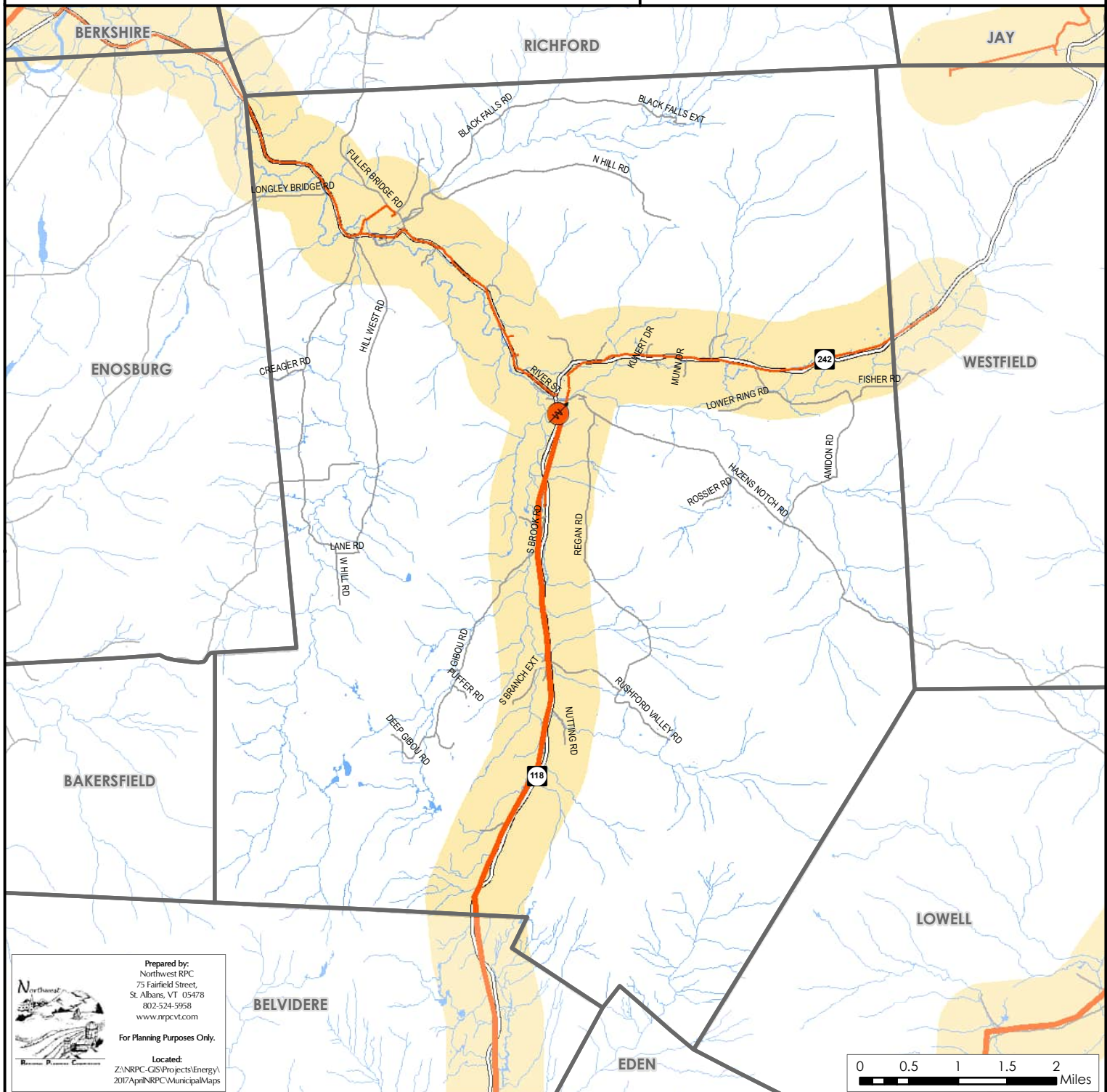


Legend

- Substation
- 3 Phase Power Line
- Transmission Line
- 1/2 Mile Buffer (3 Phase Power Line & Transmission Line)

Sources: VCGI

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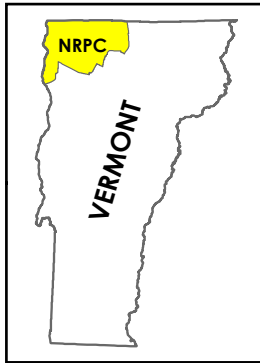
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Existing Generation Facilities

Montgomery, Vermont Act 174 The Energy Development Improvement Act of 2016

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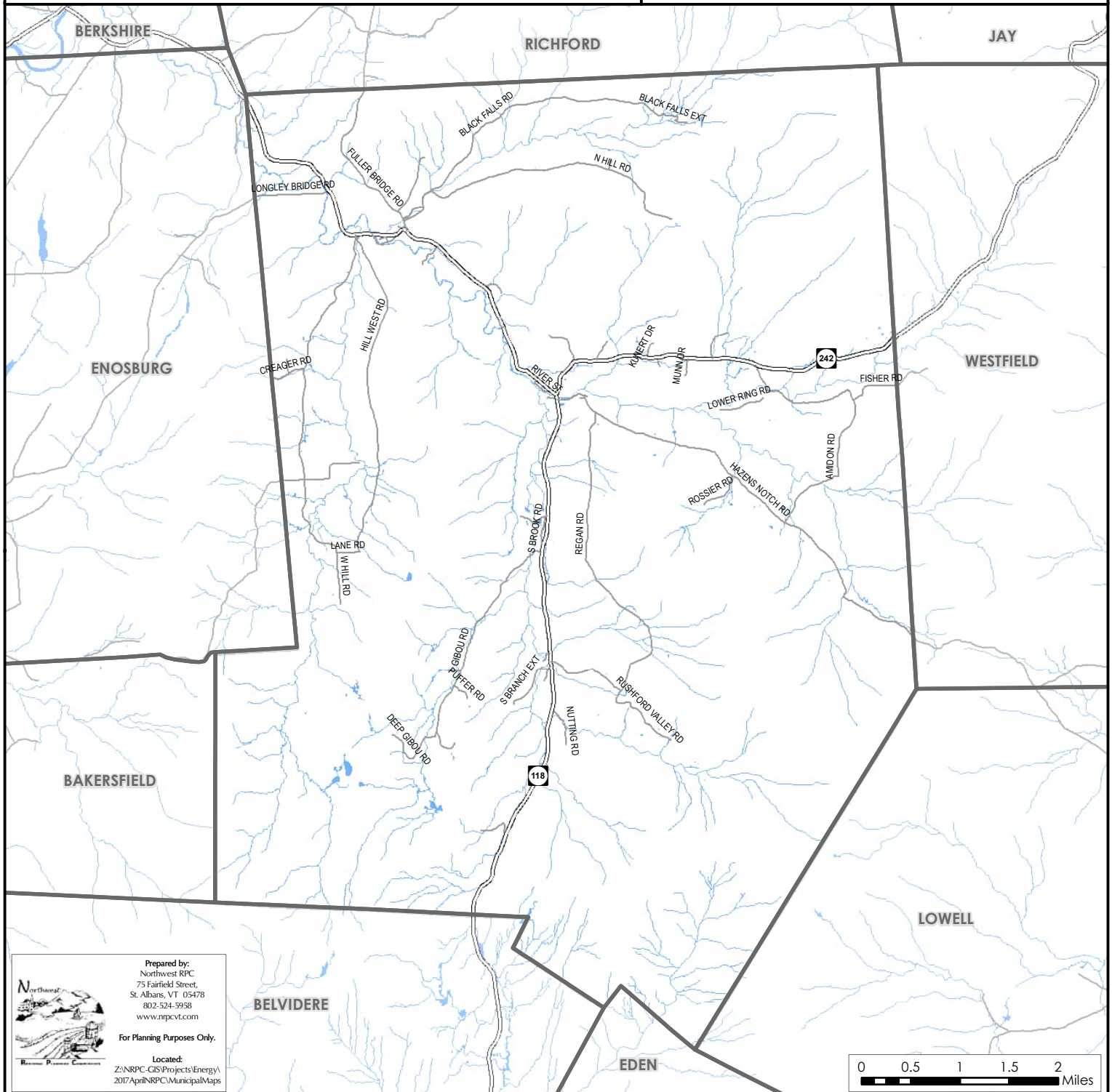
Legend

- ★ Biomass Facility
- Hydro Facility
- Solar Facility
- ▲ Wind Facility

Note: Only generators 15kW are shown on the map. A full list of all generators is available.

Sources: VCGI

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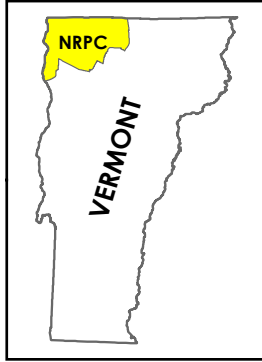
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2017 April\NRPC-Municipal Maps

Solar

Montgomery, Vermont Act 174 The Energy Development Improvement Act of 2016

This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. This may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. The maps do **NOT** take the place of site-specific investigation for a proposed facility and cannot be used of as "siting maps."



Legend



Substation

3 Phase Power Line

Transmission Line

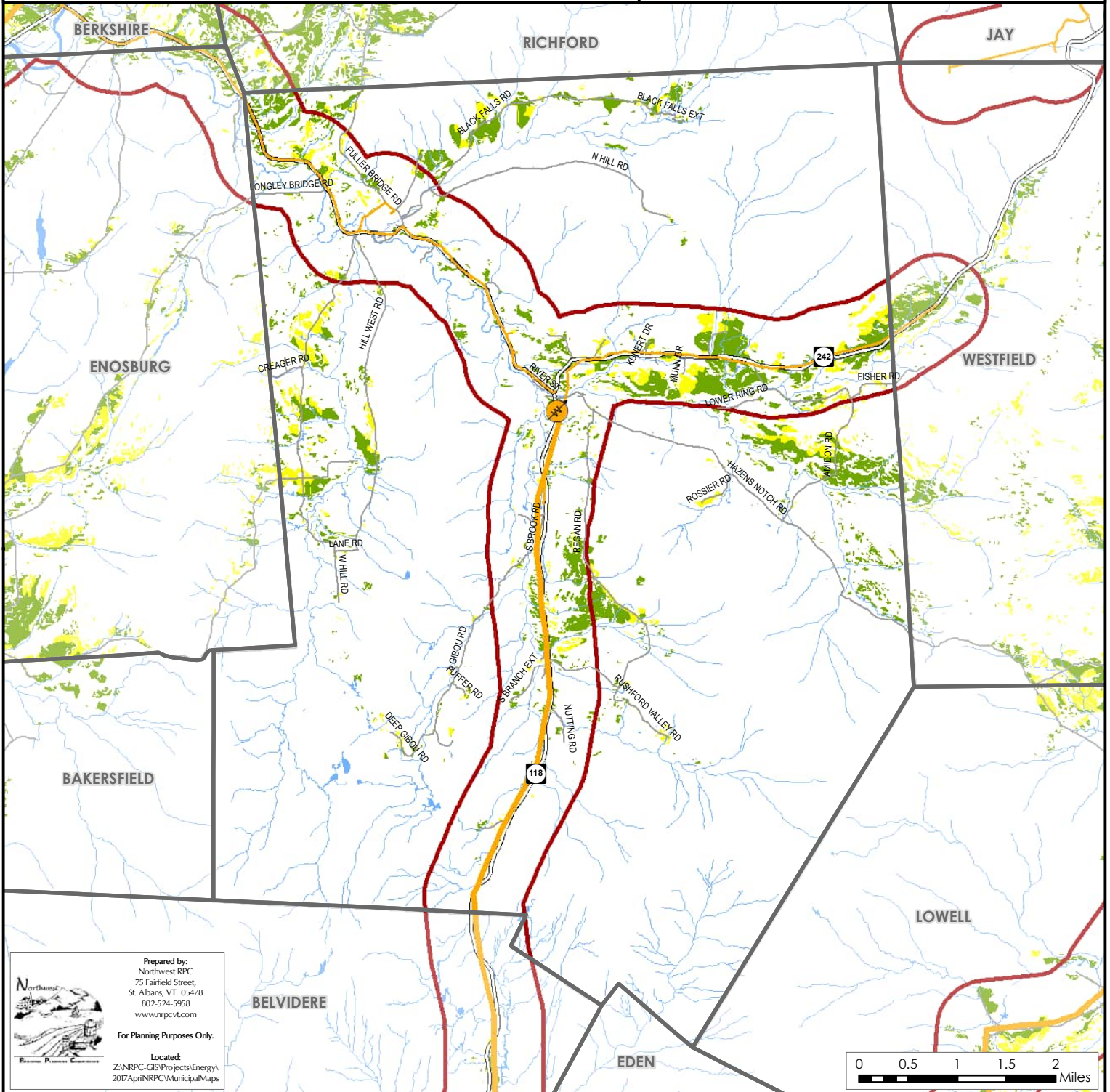
1/2 Mile Buffer (3 Phase Power Line & Transmission Line)

Prime Solar/No Known Constraints

Base Solar/Possible Constraints

Sources: VCGI

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Montgomery, Vermont
Act 174
The Energy Development
Improvement Act of 2016



Transmission Line

Areas of high wind potential and no known constraints.
Darker areas have higher wind speeds.

Areas of high wind potential and a presence of possible constraints.
Darker areas have higher wind speeds.

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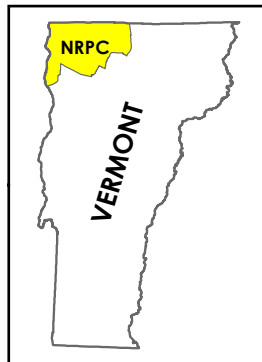
Woody Biomass

Montgomery, Vermont

Act 174

The Energy Development Improvement Act of 2016

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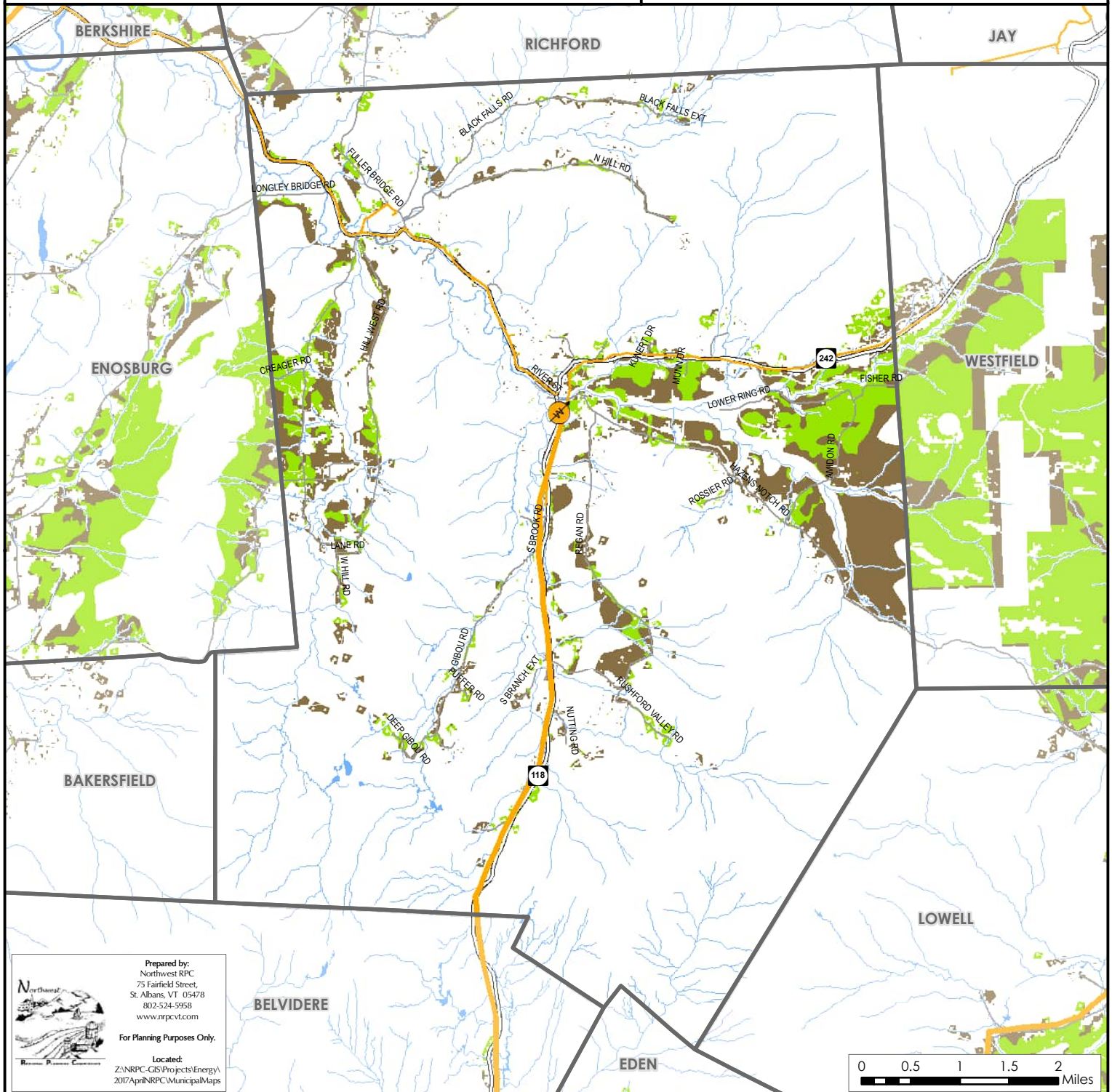


Legend

- Biomass System
- Cow Power
- Substation
- 3 Phase Power Line
- Transmission Line
- Prime Woody Biomass/No Known Constraints
- Base Woody Biomass/Possible Constraints

Sources: VCGI

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Hydro

Montgomery, Vermont Act 174 The Energy Development Improvement Act of 2016

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Legend

- Substation
- 3 Phase Power Line
- Transmission Line
- Designated Outstanding Resource Water
- Known Constraint - Designated National Wild & Scenic River
- Possible Constraint - Stressed or Impaired Water
- Possible Constraint - RINAs

Sources: VCGI

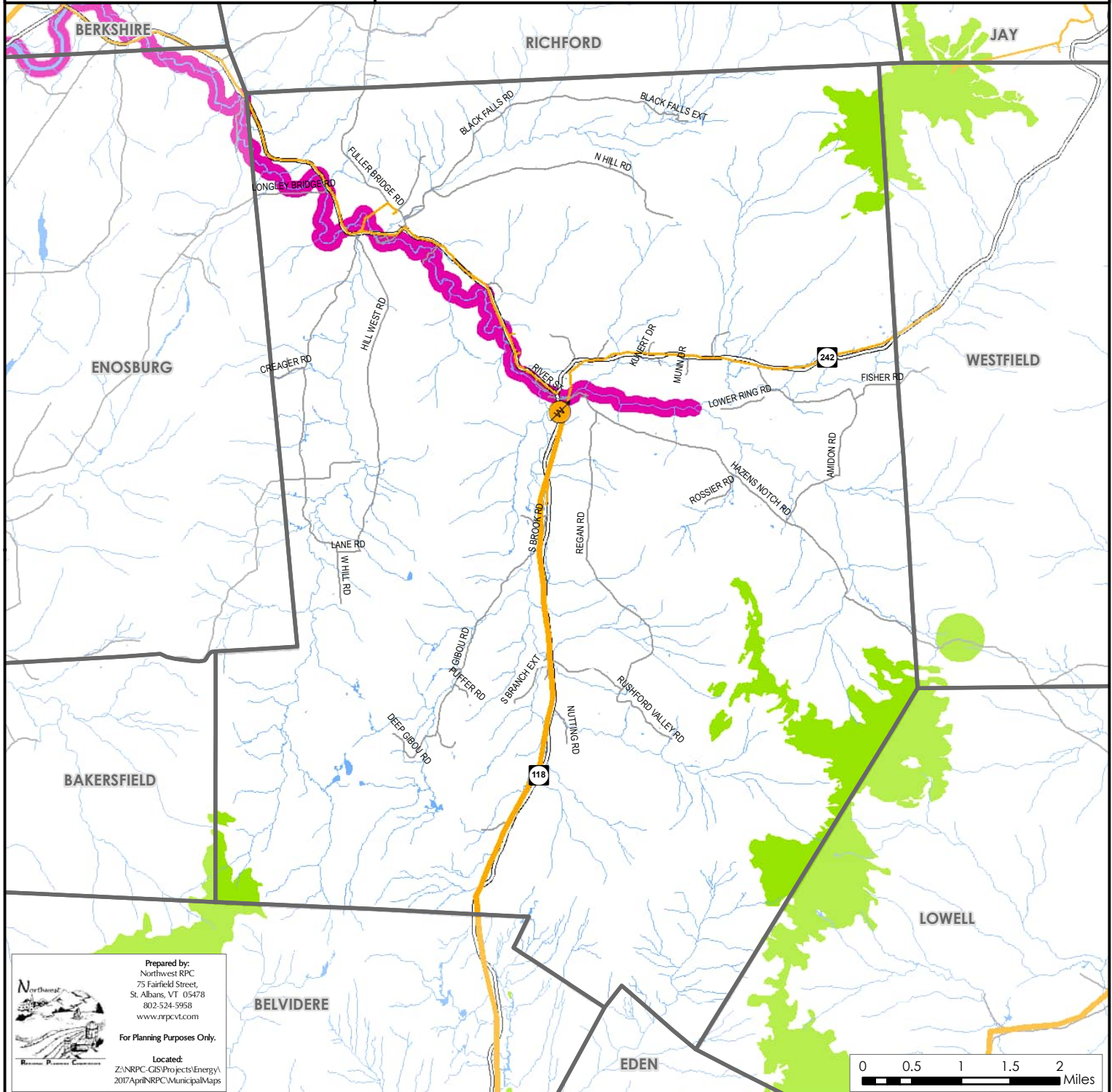
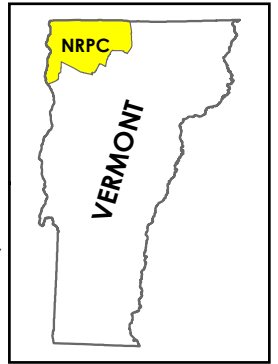
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Potential Hydroelectric Facility

- < 50 kW Capacity
- > 50 kW Capacity
- High Hazard with < 50 kW Capacity
- High Hazard with > 50 kW Capacity

Operating Hydroelectric Facility

- Dam not on National Wild and Scenic River
- Dam on National Wild and Scenic River



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Montgomery Bylaw Modernization

Notes and Proposed Changes for Review at 01.09.2024 Meeting

<i>Type</i>	<i>Notes on Standards</i>	<i>Bylaw Section</i>
Review Standard	Allow smaller multi-units without conditional review. Allow 5+ multi-units without requiring PUD.	4
Setbacks	PC was interested in reducing side and rear setbacks.	4.3(A)
Uses/Structures per lot	Allow Multiple Uses/Structures Per Lot in Village Districts	4.3(C), 4.3(D)
Height	In the Village 1 District no structure shall exceed 3 stories. Any ground story exceeding 20 feet and any upper story exceeding 12 feet shall be considered two stories for the purposes of this section. In all other districts, no structure shall exceed thirty-five feet.	4.3(F)
Type of Review	Separate site plan from conditional use review.	5
Connectivity	Add street connectivity into subdivision standards.	6.10
ADU Regulations	Update to meet state minimum standards.	7.1
Definitions	Use language of units instead of families, separate small and large multi-unit.	9

~~Cross-out text is old language removed~~

Red text is new proposed language

Section 4- Use Table

P (Permitted Use), C (Conditional Use), /S (Site Plan Review)
E (Exempt, No Zoning Permit Required), X (Prohibited)
*Allowable land uses and development in the
Hazard Area Overlay District uses are listed in Table 8.*

	Village I	Village II	Rural Residential	Conv. I	Conv. II
Residential Uses					
Dwelling, Accessory (Section 7.1)	P	P	P	P	X
Dwelling, Multi-Family Dwelling, Small Multi-Unit	P/S	P/S	C/S	X	X
Dwelling, Large Multi-Unit	C/S	C/S	C/S	X	X
Dwelling, Single Family Unit	P	P	P	C	X
Dwelling, Two Unit	P	P	P	✗ C	X
Bed & Breakfast	P	C/S	C/S	X	X
Home Business (Section 7.6(A))	C/S	C/S	C/S	C/S	X
Home Occupation (Section 7.6(B))	E	E	E	C	X
Camp	P	P	P	C	C
Commercial Uses					
Agribusiness	C/S	C/S	C/S	X	X
Business Services, Personal and Professional	P	C/S	C/S	X	X
Campground (Section 7.2)	X	X	C/S	C/S	X
Earth Resource Extraction (Section 7.3)	X	X	C/S	C/S	X

P (Permitted Use), C (Conditional Use), /S (Site Plan Review)
E (Exempt, No Zoning Permit Required), X (Prohibited)
*Allowable land uses and development in the
Hazard Area Overlay District uses are listed in Table 8.*

	Village I	Village II	Rural Residential	Conv. I	Conv. II
Family Child Care Home or Facility (Section 7.4)	P	P	P	C/S	X
Fuel/Service Station	C/S	C/S	X	X	X

[All other existing commercial conditional uses would also become C/S]

Section 4.3 Density and Dimensional Standards for Lots and Structures

A) Subdivision Lot Standards.

- 1) Lot Size.** Lots shall comply with the minimum lot size requirements in Table 4(B).
- 2) Frontage.** Lots shall either comply with the minimum frontage requirements in Table 4(B), or have been approved by the DRB as an access by right-of way in accordance with Section 6.10. Lots which abut more than one street shall, at minimum, meet the required lot frontage requirement on one street and the meet the required lot depth requirement on the other street.
- 3) Public Purpose Exemption.** The only exception is for lots acquired for a public purpose, which are exempt from the minimum lot size and frontage requirements.

Table 4(B) Dimensional Standards for Structures and Lots

	V 1	V 2	Rural Res.	Conv. I	Conv. II
Minimum Lot Area	10,000 SF	10,000 SF	4 AC	10 AC	30 AC
Frontage¹	75 feet	75 feet	300 feet	300 feet	400 feet
Lot Depth	75 feet	75 feet	200 feet	300 feet	300 feet
Setback, Front Yard	10' from R/W	10' from R/W	25' from R/W	50' from R/W	50' from R/W

Setback, Side Yard	10' from P/L 7' from P/L	10' from P/L 7' from P/L	50' from P/L	50' from P/L	100' from P/L
Setback, Rear Yard	20' from P/L 10' from P/L	20' from P/L 10' from P/L	50' from P/L	50' from P/L	100' from P/L

In all districts, any lot 10 Acres and larger shall have a minimum frontage of 300 feet.

Note: Driveways and fences are exempt from District setback requirements; see Section 6.10 and Section 6.4.

B) Setbacks. The setbacks for each District are those allowed as a permitted use. In each District a lesser setback may be approved by the DRB as a waiver, pursuant 24 V.S.A. Section 4414(8) upon a finding that:

- 1) The proposed setback will not unreasonably interfere with a neighboring property's privacy and quiet enjoyment; and
- 2) A reduced setback is necessary for the project because of geographic conditions of the lot; and
- 3) A reduced setback is in keeping with the purpose of the District as defined in these bylaws and the Town Plan.

C) Principal Buildings on Lots.

- 1) **Rural Residential, Conservation I and Conservation II Districts.** There shall be only one principal building on a lot, unless approved by the DRB as a PUD.
- 2) **Village I and Village II.** There is no restriction on the number of principal structures per lot, provided that the minimum review process for each structure is followed and that all applicable bylaw standards are met. When additional principal structures are proposed and where at least one of the structures (existing or proposed) requires DRB approval, review and approval of all uses and structures shall be coordinated.

D) Principal Uses on Lots.

- 1) **Rural Residential, Conservation I and Conservation II Districts.** There shall only be one principal use on a lot, except that the DRB may approve as a conditional use more than one principal use within one principal building if all uses are allowed within the District.
- 2) **Village I and Village II.** There is no restriction on the number of principal uses per lot, provided that the minimum review process for each use is followed and that all applicable bylaw standards are met. When additional principal uses are proposed and where at least one of the structures (existing or proposed) requires DRB approval, review and approval of all uses and structures shall be coordinated.

F. Structure Height

In the Village 1 District no structure shall exceed 3 stories. Any ground story exceeding 20 feet and any upper story exceeding 12 feet shall be considered two stories for the purposes of this section. In all other districts, no structure shall exceed thirty-five feet

above ground level, except for chimneys, antenna structures, windmills with blades less than twenty (20) feet in diameter, and rooftop solar collectors less than ten (10) feet above the roof line which are mounted on complying structures. Height will be measured as the vertical distance from the mean level of the finished grade of the building to the ridge-line or deck-line of the roof (Figure 4(B)). Under conditional use review, the DRB may authorize other exceptions as long as they are unoccupied, such as steeples and cupolas, which do not disrupt the surroundings nor create a hazard.

Article 5: Development Regulations

Section 5.1: Conditional Use Approval

A) Applicability. The following uses require conditional use approval from the DRB:

- 1) Initiating a new use that is listed in Table 4(A) as conditional (C).
- 2) Changing an existing use to a different use that is listed as conditional (C) in Table 4(A) (Pg. 24-25).
- 3) Expanding or modifying an existing conditional use so that it no longer conforms to its existing conditional use approval. (Alterations or minor changes to an existing conditional use permit, that are not a “change of use” may be permitted by the ZA as a permitted use under these regulations).
- 4) Nonconformities (in some cases, see Section 6.6)
- 5) Access by right of way to lots without frontage on a public road or waters (see Section 6.10(D)).
- 6) Any excavation or fill involving 100 or more cubic yards of material, or which the ZA determines may cause a change in the rate or direction of drainage to the detriment of neighboring properties (See Section 6.2).
- 7) Exceptions to the maximum height regulation (See Section 4.3(F)).
- 8) The approval of more than one principal use within one principal building (See Section 4.3(C)).
- 9) Any other land development that requires conditional use approval according to these Regulations.

B) Purpose. Conditional use approval requires compliance with standards addressing the impact of proposed land uses on adjacent properties, the neighborhood or district in which the project is located, and the community at large. Standards and conditions emphasize considerations to identify, avoid, and/or mitigate off-site impacts of a proposed project. ~~Conditional use approval also considers a building's and site design's consistency with the purpose and character of the district within which it is located. Standards and conditions emphasize those considerations related to internal layout of the site, its physical design and appearance as viewed from off site, and the functional integration of the site with surrounding properties and uses.~~

C) Application Requirements. A complete application for conditional use approval shall include all the information requested on the Montgomery DRB Project Application Form, the requirements in Table 5, and the application fee.

D) Public Notice and Issuance Requirements. The DRB shall issue a written decision following a duly noticed public hearing according to Section 2.4 and 2.5.

E) Review Standards. The DRB may grant conditional use approval only upon finding that the proposed development shall not result in an undue adverse effect on any of the following:

1) The capacity of existing or planned community facilities. The DRB shall consider the demand for community services and facilities resulting from the proposed development, and determine whether that demand will exceed the existing or planned capacity of existing facilities or services. In making such a determination, the DRB will consider any capital program or budget in effect at the time of application.

2) The character of the neighborhood area or district affected. The DRB shall consider the location, scale, type, density, and intensity of the proposed development in relation to the character of area likely to be affected by the proposed development, as defined by the purpose(s) of the zoning district(s) within which the project is located and specifically stated policies and standards of the Montgomery Town Plan.

3) Traffic on roads and highways in the vicinity. The DRB shall consider the projected impact of traffic resulting from the proposed development on the capacity, safety, efficiency and use of affected roads, bridges, and intersections. A traffic impact study may be required.

4) Maximum safety of vehicular and pedestrian circulation between the site and the street network. Particular attention shall be given to visibility at intersections, to traffic flow and control, to pedestrian safety and convenience, and to access in case of emergency.

5) Adequacy of circulation, parking, and loading facilities. Particular consideration shall be given to the effect of noise, glare or odors on adjoining properties and state and town highways. Adequacy of provisions for erosion control, runoff, refuse removal, service areas, and snow removal shall be considered.

6) Conformance with applicable General Regulations and Specific Standards in Article 6 and 7.

7) Other Town bylaws in effect. No development shall be approved in violation of existing municipal bylaws and ordinances.

- 8) **The utilization of renewable energy resources.** The DRB shall consider whether the proposed development will interfere with the sustainable use of renewable energy resources, including the existing and future availability of and access to such resources on adjoining properties.

Example of Site Plan Review Section

A) Applicability

- 1) Initiating a new use that is listed in Table 4(A) as requiring site plan review (C/S or P/S).
- 2) Changing an existing use to a different use that is listed as requiring site plan review (C/S or P/S) in Table 4(A) (Pg. 24-25).
- 3) Expanding or modifying an existing use that requires site plan review so that it no longer conforms to its existing site plan approval. (Alterations or minor changes to an existing conditional use permit, that are not a “change of use” may be permitted by the ZA as a permitted use under these regulations).
- 4) Any other land development that requires site plan review approval according to these Regulations.

- B) Site Plan Review Process.** A complete application for site plan review shall be filed with the Zoning Administrator. The Zoning Administrator shall schedule a hearing with the DRB at the next available date but not sooner than fifteen (15) days.

- C) Application Requirements.** A complete application for conditional use approval shall include all the information requested on the Montgomery DRB Project Application Form, the requirements in Table 5, and the application fee.

- D) Public Notice and Issuance Requirements.** The DRB shall issue a written decision following a duly noticed public hearing according to Section 2.4 and 2.5.

- E) Standards.** Site plan review applications shall meet the following standards:

- 1) **Adequacy of circulation, parking, and loading facilities.** Particular consideration shall be given to the effect of noise, glare or odors on adjoining properties and state and town highways. Adequacy of provisions for erosion control, runoff, refuse removal, service areas, and snow removal shall be considered.
- 2) **Screening:** Adequacy of landscaping and screening (see Section 6.5)
- 3) **Maximum safety of vehicular and pedestrian circulation between the site and the street network.** Particular attention shall be given to visibility at intersections, to traffic flow and control, to pedestrian safety and convenience, and to access in case of emergency.

Section 6.10: Roads, Driveways and Access Requirements

E) **Road Connectivity**. New public and private roads shall comply with the following standards to further a pedestrian friendly network of roads:

- 1) Road Network. New public and private roads shall generally be laid out in a grid pattern by being either parallel or perpendicular to the closest intersecting state highway. Intersections with other roads, driveways or other rights-of-way shall create right angles (approximate). The DRB may waive this requirement to accommodate topographic or physical limitations beyond the property owner's control. The waiver shall be the minimum necessary to accommodate the limitation.
- 2) Road Length. New public or private road rights-of-way shall not be longer than 1,400 feet before connecting to another public or private road, connecting with a future public or private road according to a town approved master plan or official map, or as an alternative, meeting an adjacent property boundary with the intent of connecting to a new road when such adjacent property is developed. New roads in the Village 1 and Village 2 District designed to be permanent "dead ends" shall be discouraged.

Section 7.1: Accessory Dwelling Units

A) Accessory dwelling units shall comply with the following standards:

- 1) The property shall have sufficient wastewater capacity (State approved);
- 2) The unit shall not exceed either 30 percent of the total habitable floor area of the single unit dwelling or 900 square feet, whichever is greater; and
- 3) Applicable setback, coverage, and parking requirements specified in these Regulations shall be met.

Article 9: Definitions

Dwelling Unit: ~~Buildings or part thereof used as living quarters for one family...~~ A distinct unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation. The terms "dwelling unit", "single unit dwelling", "two unit dwelling", "accessory dwelling" or "dwelling group" shall not include a motel, hotel, boarding house, tourist home or similar structure or use

Dwelling, Accessory: An accessory dwelling unit is ~~an efficiency, one- apartment, or accessory structure, bedroom~~ **a distinct unit** that is clearly subordinate to a single-family **unit** dwelling and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. The owner may occupy either unit. **See Section 7.1.**

Dwelling, Single-Unit: ~~Detached building designed and used as living quarters by one household.~~ **A structure containing one dwelling unit. Mobile homes and modular or pre-fabricated housing meeting this definition shall be considered single-unit dwellings.**

Dwelling, Two-Unit: ~~Building designed and used as living quarters by two families living independently of each other.~~ **A structure containing two dwelling units.**

Dwelling, Small Multi-Unit: ~~Building designed and used as living quarters by three or four families living independently of each other.~~ **A structure containing 3 or 4 dwelling units, including units that are located one over the other and units in a row separated (townhouses and rowhouses).**

Dwelling, Large Multi-Unit: **A structure containing 5 or more dwelling units, including units that are located one over the other and units in a row separated (townhouses and rowhouses).**