Central Vermont Regional Planning Commission

MUNICIPAL PLAN REVIEW COMMITTEE

August 17th, 2026 at 4:30 pm

29 Main Street, Suite 4, Montpelier Vermont

Hybrid Meeting with Remote Participation via Zoom

https://us02web.zoom.us/j/85741258982?pwd=S1dQQVhCNXNRcXRYL0VlUitFV0hIdz09

Meeting ID: 857 4125 8982| Passcode: 770847. Dial in # 1 (301) 715- 8592

Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact Barbara Petrie at 802-229-0389 or petrie@cvregion.com at least 3 business days prior to the meeting for which services are requested.

AGENDA

I. **CALL TO ORDER** The meeting will be called to order and may include introductions.

II. **CHANGES TO THE AGENDA** The Committee may identify and discuss any changes to the agenda.

III. **PUBLIC COMMENTS** Time will be provided for members of the public to speak about items not on the agenda.

IV. **ELECTION OF OFFICERS** As per the draft Rules of Procedure, the Committee will consider electing a Chairperson and Vice-Chairperson at this first meeting following the annual appointment by the Board of Commissioners.

V. **PUBLIC HEARING**: APPROVAL OF THE 2026 AMENDMENT TO THE 2023 WAITSFIELD TOWN PLAN AND CONFIRMATION OF THE LOCAL PLANNING PROCESS As requested by the Town of Waitsfield the Municipal Plan Review Committee will open a public hearing to receive public comments on the 2026 Amendment to the 2023 Waitsfield Town Plan.

VI. **RECOMMENDATIONS TO THE CVRPC BOARD OF COMMISSIONERS**: A) CONFIRMATION OF THE TOWN OF WAITSFIELD MUNICIPAL PLANNING PROCESS; B) APPROVAL OF THE 2026 AMENDMENT TO THE 2023 WAITSFIELD TOWN PLAN At the close of the public hearing, the Committee will consider two recommendations to the Board: A) confirmation of the Town's planning process under 24 VSA §4350(a); and B) approval of the Town Plan per 24 V.S.A. § 4350(b).

VII. **PUBLIC HEARING:** APPROVAL OF THE 2026 EAST MONTPELIER TOWN PLAN, CONFIRMATION OF THE LOCAL PLANNING PROCESS; and ISSUANCE OF A POSITIVE DETERMINATION OF ENERGY COMPLIANCE As requested by the Town of East Montpelier the Committee will open a public hearing to receive public comments on the 2026 East Montpelier's Town Plan & Energy Plan.

VIII. **RECOMMENDATIONS TO THE CVRPC BOARD OF COMMISSIONERS**: A) CONFIRMATION OF THE TOWN OF EAST MONTPELIER MUNICIPAL PLANNING PROCESS; B) APPROVAL OF THE 2026 EAST MONTPELIER TOWN PLAN; C) ISSUANCE OF A POSITIVE DETERMINATION OF ENERGY COMPLIANCE At the close of the public hearing, the Committee will consider three recommendations to the Board: a) confirmation of the Town's planning process under 24 VSA §4350(a); b) approval of the Town Plan per 24 V.S.A. § 4350(b), and c) issuance of a positive determination of energy compliance as per 24 V.S.A. §4352.

IX. APPROVAL OF MINUTES

Draft minutes from the February 17, 2026 Committee meeting is included for consideration of approval.

X. ADJOURNMENT

If there is no additional business the Committee should consider a motion to adjourn.

Central Vermont Regional Planning Commission

MEMO

Date: August 5, 2026
To: Municipal Plan Review Committee
CC: Emma Hanson, Waitsfield Planning Commission Chair
From: Niki Sabado, Planner
Re: Waitsfield Town Plan Amendment Review to consider a recommendation for Regional Approval and Confirmation of Planning Process

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⌦ **ACTION REQUESTED:** At the meeting the Committee will hold a public hearing on the *2026 Waitsfield Town Plan Amendment.* Following the hearing the Committee will consider making **two** recommendations to the Board of Commissioners:

1. confirmation of the planning process under 24 VSA §4350(a); and
2. approval of the municipal plan per 24 V.S.A. § 4350(b)

Background

2018	CVRPC approves the 2017 Waitsfield Town Plan and confirms the Town planning process.
2023	East Montpelier adopts their Town Plan update. CVRPC approves the plan with the condition of amending the town plan before 2027 to include a childcare goal and supporting data.
July 2026	Waitsfield Planning Commission adopts the Town Plan amendment on July 7th, 2026.
August 2026	Waitsfield Selectboard is scheduled to hold hearing and potentially adopt the plan amendment on August 24th, 2026.
August 2026	CVRPC Municipal Plan Review Committee (MPRC) is scheduled to hold a public hearing on August 17th, 2026. CVRPC Hearing Notice is distributed and appeared in the paper on July 30th, 2026.
September 2026	Anticipate regional consideration and approval of the plan by the CVRPC.

2026 Waitsfield Town Plan Amendment

To view the amended section, please refer to link: Waitsfield Town Plan Amendment Chapter 7 Facilities and Services

If you would prefer hard copies of the Plan, please contact Barbara Petrie petrie@cvregion.com

The 2026 Waitsfield Town Plan Amendment is a statutory update to Chapter 7, Facilities and Services. This chapter has been updated to reflect the Town's progress toward meeting State Planning Goal 13: "To ensure the availability of safe and affordable childcare and to integrate childcare issues into the planning process, including childcare financing, infrastructure, business assistance for childcare providers, and childcare work force development."

Staff Review
Staff planner Niki Sabado reviewed the Town Plan for statutory requirements and completed the approval checklists.

CVRPC staff reviewed the Municipal Plan for the following items:

a) confirmation of the planning process under 24 VSA §4350(a);

☑ is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and

☑ is maintaining its efforts to provide local funds for municipal and regional planning purposes.

Staff findings: Staff find the Town of Waitsfield to be engaged in a continuing planning process and are making efforts to provide funds for planning purposes.

b) approval of the municipal plan per 24 V.S.A. § 4350(b);

☑ consistency with the State goals established in section §4302

Staff findings: Staff find the plan to be consistent with the State goals

☑ **compatibly with its regional plan**
Staff findings: Staff find the plan to be compatible with the regional plan.

☑ **compatibly with approved plans of other municipalities in the region**
Staff findings: Staff find the plan to be compatible with approved plans of other municipalities.

☑ **containing all the elements included in section 24 V.S.A. § 4382**
Staff findings and recommendation: Staff find the plan to contain all required elements.

References:

To review the Municipal Plan Review Tool, see attached: RPC Municipal Plan Review Tool_Waitsfield Amendment 2026

To view the Central Vermont Regional Plan visit: https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024_Effective-July-9-2024.pdf

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety please visit: https://legislature.vermont.gov/statutes/title/24

Process for holding a public hearing

Public hearings are a way for the public to provide input on proposed actions of the Municipal Plan Review Committee. They are not debates. Respondents from the committee and staff will try to answer any question without being defensive. If members or staff do not know an answer to a technical question, we will find one after the hearing and follow-up with a response.

1) The Chair will call the meeting to order and complete initial agenda items.
2) The Chair will call the hearing to order.
   a) The Chair will welcome the public and indicate that the purpose of tonight's hearing is to get input from the public for the regional review of the Montpelier Municipal Plan update.
   b) Testimony will be welcomed from the municipality, board and public. In-person members of the public will be called in the order they have signed in. Comments will then be welcomed from members of the public attending remotely in the order in which hands have been raised. Finally, any other members of the public will be given an opportunity to comment.
3) Once the public has been given an opportunity to be heard, and assuming no board members object, the Chair may adjourn the hearing.
4) The chair will then open committee discussion and entertain any motions.

Municipality: Waitsfield	Plan date:	Staff: Jon Ignatowski Niki Sabado	Date: April 19, 2023 August 2026 amendment

This form addresses the statutory requirements of the State of Vermont for town plans, as cited in the Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A Chapter 117 (the Act). It includes the 12 required elements found in § 4382 of the Act; the four planning process goals found in § 4302(b), the 14 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

FYI:
Act 171 Requirements (Forest Integrity): required for plans adopted after Jan 1, 2018
Act 174 Requirements (Energy)
CVRPC Housing Distrib. Requirements: removed Nov 2020
Don't forget Standards of Review section: new check boxes added

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of relevant statute are quoted at each question.

	Required Elements § 4382	Met	Not Met
1	Statement of Objectives, Policies, Programs	☒	☐
2	Land Use Plan and Map	☒	☐
3	Transportation Plan and Map	☒	☐
4	Utility and Facility Plan and Map	☒	☐
5	Rare Natural Resources/Historic Resources	☒	☐
6	Educational Facilities Plan and Map	☒	☐
7	Implementation Program	☒	☐
8	Compatibility Statement	☒	☐
9	Energy Plan	☒	☐
10	Housing Element	☒	☐
11	Economic Development Element	☒	☐
12	Flood Resiliency Plan	☒	☐

	State Planning Goals § 4302	Met	Not Met
1	Compact village centers	☒	☐
2	Economy	☒	☐
3	Education	☒	☐
4	Transportation	☒	☐
5	Natural and Historic Resources	☒	☐
6	Quality of air, water, wildlife, and land resources	☒	☐
7	Efficient use of Energy and Renewable Energy Resources	☒	☐
8	Recreation	☒	☐
9	Agriculture and Forest Industries	☒	☐
10	Use of Resources and Earth Extraction	☒	☐
11	Safe and Affordable Housing	☒	☐
12	Public Facilities and services	☒	☐
13	Child Care	☒	☐

14 Flood Resiliency ☐ ☐

MUNICIPAL PLAN REQUIRED ELEMENTS

Title 24 Chapter 117: Municipal and Regional Planning and Development
24 V.S.A. § 4382. The plan for a municipality

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

(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.

Met
Starting on pages: 1-6; 3-6, 4-11; 5-13; 6-4; 7-19; 8-11; 9-29; 10-7; 11-28; 12-20

Comments:

(2) A land use plan, which shall consist of a map and statement of present and prospective land uses, that:

(A) Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public, and semi-public uses, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

Met
Pages: 11-28 through 11-36 and 12-20 through 12-23
MAPS: 6,10,11
Land Use Plan √

Comments: The Land Use Plan can be found on page 12-1.

The land use map (map 11) includes five different districts: Forest & Conservation, Industrial, Moderate Density, Rural and Village.

The land uses listed in part (A) above are addressed in the following ways:

- Forests – Addressed in the "Forest and Conservation District", characterized by conserved lands, critical habitats and habitat crossings.
- Recreation – A use included in the "Forest and Conservation District".
- Agriculture – The preservation of farm land is the focus of the "Rural District".
- Residence – Residential development is supported in the Rural, Moderate Density and Village Districts. The Rural District promotes low density residential development, the Moderate Density District encourages new affordable and infill development, while the Village District supports residential development.
- Commerce – The Village District and Moderate Density District support commercial development.
- Industry – The Industry District encourages "light industrial, manufacturing and other compatible uses" that promote "well-paying, year-round employment."
- Public/semi-public uses – The Forest and Conservation District of the Future Land Use plan supports trails and recreational areas. Goal 12.E-11 encourages residential development that incorporates public-gathering places.
- Aquifer protection – Waitsfield has one of the largest identified aquifers in the state. While the Forest and Conservation district in the future land use map does not mention aquifer protections, the Forest Reserve Area zoning district protects water supply watersheds at higher elevations. Aquifer recharge areas are discussed on page 11-7.
- Wetland Protection – Wetlands are shown in Map 6, and their value is discussed in detail on page 11-17. Policy 11.L-46 advocates for no development in Class I and II wetlands in addition to the restoration and enhancement of wetlands.
- Maintenance of forest blocks, wildlife habitat, and habitat connectors – Forest Blocks and Wildlife Crossing are shown in Map 10. Wetlands, seer wintering areas, and productive forest lands are depicted in Map 6. Significant habitat areas are discussed in great detail starting on page 11-23.

(B) Land uses are clearly described and illustrated in Chapter 12 and in Map 11. Waitsfield's Land Use Plan established the present location, amount, intensity, and character of its determined land uses. Policies 12.E-6, 12.E-7, and 12.E-8 call for the appropriate timing/sequence of land development activities in relation to community facilities and services. However, it would be helpful if the Plan more clearly addressed the timing/sequencing around facilities and services.

(C) Waitsfield Village is a designated Village Center. The plan does not mention any intentions of including Irasville into the designated center program.

(D) Forest Blocks and Wildlife Crossing are shown in Map 10. Wetlands, seer wintering areas, and productive forest lands are depicted in Map 6. Significant habitat areas are discussed in great detail starting on page 11-23. The "Forest and Conservation District" is designed to protect conserved lands, critical habitats and habitat crossings. The Plan includes goal 12.E-12, which stated "Promote the

preservation of important natural resources, open space, scenic views and agricultural land in Waitsfield specifically in the Rural and Forest/Conservation Areas. Prevent the fragmentation of significant open lands and critical resources." Chapter 11 includes numerous goals and policies that minimize the fragmentation of forests and habitats.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;

Met
Pages: 8-1 through 8-16
MAP: No map
Transportation ☒

Comments: It is highly encouraged that the Waitsfield Planning Commission adopt a transportation map in the Town Plan that includes the elements described in Goal 3. While the Plan does include maps that show roads, there are other transportation resources in the Town do not appear to be mapped, such as:

- Public parking
- Public transit routes and stops
- Sidewalks
- The Mad River Path network, if applicable
- Bike lanes

Including this map would increase the alignment of the transportation chapter with State Planning Element #3, and the map could also be a great resource for the citizens of Waitsfield.

Although the Plan is lacking a map that includes all the aforementioned features, Waitsfield's Transportation Plan (Chapter 8) does discuss the relevant required features in satisfactory detail.

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

Met
Pages: 7-1 through 7-24
MAP: 8
Utility and Facility ☒

Comments: Waitsfield's utility and facility plan is contained in Chapter 7. The plan and maps show educational, recreational, and other public sites public sites. The plan also includes buildings and facilities such as the town office, the Joslin Memorial Library, the General Wait House, the Town Garage, Cemeteries, transmission liens, water and sewer service areas, solid waste removal, and policies regarding stormwater regulations. Waitsfield does not have a hospital or power generating plants. The goals and policies of Chapter 7 include recommendations for meeting future needs for community facilities and services.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

Met
Pages: 10-7 through 10-9
and 11-28 through 11-36

Comments: The following goals from the Plan satisfy this standard:

11.L-2 Protect identified natural resources through measures and programs that support, where appropriate, the sustainable use of those resources, including management of productive forests, agricultural use of prime agricultural soils, commercial and non-commercial recreational use of land and water and the generation of renewable energy.

11.L-3 Pursue land conservation projects in accordance with the overall policies of this plan.

11.L-5 Collaborate with and support the efforts of local, regional and statewide conservation organizations to protect open space in Waitsfield through voluntary programs (e.g. purchase or donation of fee title or development rights). Priorities for open space protection include: 11.L-5.a Productive agricultural land and working farms; 11.L-5.b Primary agricultural soils, including those not presently in production, unless such soils are located on parcels identified as appropriate areas for future development; 11.L-5.c High elevation land (above 1,500 feet) in the Northfield Mountain Range; 11.L-5.d Significant wildlife habitat (as defined in this chapter); 11.L-5.e Trail corridors, river access points and areas for dispersed recreation (e.g., hunting, hiking, biking and other non-motorized activities); 11.L-5.f Riparian lands, river corridors and floodplain; 11.L-5.g Identified scenic viewsheds; 11.L-5.h Undeveloped parcels adjacent to existing conserved lands; and 11.L-5.i Forest blocks and habitat connectors

11.L-17 Design local incentives to encourage the conservation of large, unfragmented parcels or clusters of parcels, with a particular emphasis on Tier 1 Forest Blocks.

11.L-21 Enact, incentivize and support measures to maintain intact forest blocks and habitat connectors through the town's land use regulations.

10.H-1 Identify, protect and preserve Waitsfield's cultural landscape and resources, including its traditional settlement pattern, historic built environment, and scenic features.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;

Met
Pages: 6-1 through 6-5
MAP 8
Educational Facility ☒

Comments: The educational facilities plan provides information about enrollment, the status of Waitsfield Elementary and Harwood Union High School, the costs of education, adult education, and goals and policies focused on maintaining high quality educational facilities and programs for all Waitsfield residents.

(7) A recommended program for the implementation of the objectives of the development plan;

Met
Pages: 13-4 to 13-6

Comments: Waitsfield's Town Plan includes a table that identifies the priority tasks that should be undertaken to implement the goals and policies of the plan in an eight-year time frame. The program also identifies which town board or staff is responsible for carrying out each task.

(8) A statement indicating how the plan relates to development trends and plans of adjacent municipalities, areas and the region developed under this title;

Met
Pages: 1-5

Comments: Waitsfield's plan includes the following statement:

"The policies set forth in this plan were crafted to ensure compatibility with the plans of neighboring towns, as required by state statute. Compatibility with neighboring towns is particularly important with regard to land use, where incompatible policies could result in conflicting development activities and land uses along town boundaries. Waitsfield's land use plan calls for agriculture, forestry, low- to moderate-density residential development and very limited non-residential uses along the boundaries of Moretown, Northfield, Warren, Fayston, and Duxbury. These uses and densities are similar to those allowed in adjacent towns along the boundary."

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

Met
Pages: 9-1 to 9-36

Comments: The Waitsfield Town Plan includes a very robust energy plan that includes all of the necessary elements specified above. Relevant policies include:

9.I-1 Encourage energy efficiency and conservation as primary considerations in new municipal construction projects, equipment purchases and operations. Life cycle costing shall be used by the Town in evaluating capital expenditures as appropriate.

9.I-2 Encourage, to the extent practical, the use of energy efficient municipal vehicles (e.g., electric, hybrid, bio-diesel).

9.I-3 Development should be directed toward designated growth centers and the water service area and discouraged in the least accessible areas of the community to minimize the need for new road infrastructure and reliance on the private automobile.

9.I-4 Support land use and conservation policies, such as Act 171, that encourage ongoing forest management to maintain a local source of fuel-wood.

9.I-6 Encourage small scale and appropriately sited development of renewable energy generation, including, but not necessarily limited to, solar panels, wind turbines and micro-hydro. Guidelines for the development of such resources should minimize: 9.I-6.a Undue adverse visual impacts on adjacent properties, scenic corridors and Mad River Valley viewsheds; 9.I-6.b Forest fragmentation, environmental degradation, and habitat disruption; 9.I-6.c Impacts to sediment transport and aquatic organisms' passage in streams; and 9.I-6.d Their use of land with prime agricultural soil.

9.I-19 New development shall be located and designed to reduce transportation energy demand, vehicle miles traveled, fossil fuel consumption, and greenhouse gas emissions. 9.I-19.a The Irasville Commercial, Waitsfield Village Residential, and Waitsfield Village Business districts, representing the Town's historic and designated growth areas, are targeted to accommodate the majority (more than 50%) of new development, including higher density mixed use, pedestrianfriendly residential and commercial development, to be supported by existing and planned infrastructure, sidewalks, and public transit services. Auto-dependent sprawl outside of these districts shall be avoided. 9.I-19.b New development outside of Village Districts will be concentrated [clustered] in locations (e.g., hamlets, industrial parks, PUDs) that can physically support energy efficient, pedestrian-oriented development to be served by common or shared parking areas and walkways, and accessed by existing or planned bike lanes, public paths or transit routes. 9.I-19.c Municipal and community facilities open to the public shall be located in designated village districts, within walking distance of the village center [or must be accessible by public transit]. 9.I-19.d Local employers should provide programs or incentives for ridesharing and public transit use, opportunities for telecommuting and teleconferencing and, where applicable, on-site employee housing, to reduce employee vehicle miles traveled.

If a municipality is seeking a *Determination of Energy Compliance* under Act 174, see standards contained within RPC PUC Municipal Determination Standards checklist.

(10) A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.

Met
Pages: 4-1 to 4-14

Comments: Chapter 4, housing, contains the following goals and policies to address low- and moderate-income persons' housing needs:

4.G-1 Encourage a variety of housing types to meet the needs of diverse social and economic groups particularly for Waitsfield residents of low and moderate income, individuals and families employed by local businesses and local residents with special needs and elders.

4.G-2 Plan for and accommodate Waitsfield's fair share of regional housing growth, including affordable housing development. Work with non-profit partners and stakeholders to locate, finance and construct new affordable housing.

4.G-3 Retain the Town's existing subsidized housing in perpetuity as affordable units. Support the development or redevelopment of new low-cost housing including subsidized units and other affordable housing, such as accessory dwellings to meet the needs of all residents.

4.G-18 Encourage partnerships with non-profit housing agencies to provide assistance with financing affordable housing projects

The housing plan includes the following policy on accessory dwelling units:

4.G-20 Promote accessory dwelling units (ADUs) as an option for affordable housing

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Met
Pages: 5-1 to 5-17

Comments: Chapter 5, Economic Development, discusses the labor force, employment, wages, tax receipts, the future economic outlook, agriculture, sustainable development, and municipal programs.

Policies that describe the location, type and scale of desired economic development: 5.I-2, 5.I-3, 5.I-4, 5.I-6, 5.I-8, 5.I-12,

The Plan includes a robust set of policies, projects, and programs to foster economic growth, as identified in Section 5.I Policies.

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Met
Pages: 11-18 to 11-22

Comments: The Waitsfield Town Plan discusses Floodplains and Flood Hazard Areas at length. The Plan references a Local Hazard Mitigation Plan that was adopted in May of 2017. Map 6 shows the location of the FEMA 100-Year Floodplain. Section 11.L includes policies regarding floodplain resilience (23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 42, 43, 44, 46).

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable

social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

(1) population characteristics and distribution, including income and employment;

(2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;

(3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

GOALS AND STANDARDS OF REVIEW

GOALS

24 VSA § 4302
(a) General purposes . . .

(b) It is also the intent of the legislature that municipalities, regional planning commissions and state agencies shall engage in a continuing planning process that will further the following goals:

(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.

(2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.

(3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.

(4) To encourage and assist municipalities to work creatively together to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

Goal 1:
To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

Consistent
Pages: 5-13 to 5-17, 7-19 to 7-24, 12-20 to 12-23

(A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.

(B) Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.

(C) Public investments, including construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

How has the Town Plan addressed this goal:

(A) The Plan achieves this goal through the follow policies:

- 12.E-1 Maintain the town's historic settlement pattern of compact growth centers surrounded by rural countryside in accordance with the land use plan and associated land use districts described in this chapter and depicted on the Future Land Use Map.
- 12.E-4 Encourage and promote infill opportunities in the Irasville, Village Business and Village Residential areas.
- Avoiding additional "frontage" lots which could reinforce a linear pattern of highway "strip development" (page 12-15).

(B) The Plan achieves this goal through the following policies:

- 5.I-1 Support the creation and expansion of businesses and industries, in appropriate locations, which pay a livable wage to local employees and incorporate sustainable business practices
- 5.I-2 Support sustainable economic development through a future land use plan that includes the following policies: 5.I-2.a Locating compact, mixed-use development and infill in the villages. 5.I-2.b Discouraging dispersed, automobile-dependent development outside the villages. 5.I-2.c Preserving open space, farmland, scenic and historic resources and critical environmental areas. 5.I-2.d Accommodating a variety of transportation modes. 5.I-2.e Supporting the reuse of vacant and underutilized properties. 5.I-2.f Promoting ways to enhance Waitsfield's identity that improve quality of life and attract more visitors. 5.I-2.g Accommodating businesses that support and enhance the character of Waitsfield.

(C) The Plan achieves this goal through the following policies:

- 7.K-2 Coordinate the provision of facilities and services with the land use and development goals and policies outlined in this plan, including the reinforcement of growth centers. To this end: 7.K-2.a Facilities that require regular access by the general public and are compatible with compact, mixed use development, such as municipal offices, post offices, community centers and fire stations, should be located in Waitsfield Village or Irasville; 7.K-2.b Facilities that do not require regular access by the general public, such as highway maintenance, or are not compatible with compact, mixed use

development, such as solid waste transfer facilities, shall be located in appropriate centralized, nonresidential locations, preferably in the Industrial District or Limited Business District.

(D) The Plan conforms to the nine "Smart Growth" principles listed in (24 V.S.A. § 2791).

If the goal is not relevant or attainable, how does the plan address why :

Goal 2:
To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Consistent
Pages: 5-1 to 5-17

How has the Town Plan addressed this goal :

Comments: Chapter 5, Economic Development, discusses the labor force, employment, wages, tax receipts, the future economic outlook, agriculture, sustainable development, and municipal programs.

The Plan includes a robust set of policies, projects, and programs to foster economic growth, as identified in Section 5.I Policies.

The Plan adopts the following goal: 5.H-1 A stable, diverse, and sustainable local economy that continually seeks to retain existing, as well as attract new, responsible businesses and employment opportunities that pay a livable wage.

The following policies further the intent of Goal 2:

5.I-1 Support the creation and expansion of businesses and industries, in appropriate locations, which pay a livable wage to local employees and incorporate sustainable business practices.

5.I-2 Support sustainable economic development through a future land use plan that includes the following policies: 5.I-2.a Locating compact, mixed-use development and infill in the villages. 5.I-2.b Discouraging dispersed, automobile-dependent development outside the villages. 5.I-2.c Preserving open space, farmland, scenic and historic resources and critical environmental areas. 5.I-2.d Accommodating a variety of transportation modes. 5.I-2.e Supporting the reuse of vacant and underutilized properties. 5.I-2.f Promoting ways to enhance Waitsfield's identity that improve quality of life and attract more visitors. 5.I-2.h Creating a range of quality housing opportunities and choices for a diversified population.

If the goal is not relevant or attainable, how does the plan address why :

Goal 3:
To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Consistent
Pages: 6-1 to 6-5

How has the Town Plan addressed this goal :

The following goals and policies from the Education Chapter further this goal:

6.G-1 The availability of high-quality educational facilities and programs to enable all Waitsfield residents, especially children and youth, to become competent, productive and responsible citizens.

6.H-1 Continue to provide sufficient and appropriate PK-12 school facilities to meet current and anticipated enrollments.

6.H-2 Support programs and efforts to strengthen the central role that the Waitsfield Elementary School plays in the community, including providing access to school facilities for community events and activities in a manner that does not interfere with the school's primary function of educating the Town's youth.

If the goal is not relevant or attainable, how does the plan address why :

The proposed Waitsfield Town Plan provides an overview of existing vocational training opportunities that are accessible to Waitsfield residents. The education chapter would be more aligned with the State's planning goals if a policy was included in section 6.H that commits Waitsfield to supporting efforts that connect Waitsfield residents to vocational training opportunities.

Goal 4:
To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

Consistent
Pages: 8-1 to 8-16

(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

How has the Town Plan addressed this goal :

All of the goals and actions established in the Transportation section of the Waitsfield Town Plan directly promote a safe, convenient, economic and energy efficient transportation systems. Proposed pedestrian infrastructure includes sidewalks, pedestrian paths, bicycle paths, and a walking path network. Safety is addressed through traffic calming measures such as raised pedestrian crossings, curb extensions and street trees. Energy efficient transportation measures includes supporting the continued operation of a dependable and affordable transit system linking Waitsfield Village and Irasville with the Mad River Valley ski area.

If the goal is not relevant or attainable, how does the plan address why :

Goal 5:
To identify, protect and preserve important natural and historic features of the Vermont landscape including:

Consistent
Pages: 10-7 to 10-9, 11-28 to 11-36

(A) significant natural and fragile areas;

(B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;

(C) significant scenic roads, waterways and views;

(D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas

How has the Town Plan addressed this goal:

(A) The Plan includes the following policies that address significant natural and fragile areas:

11.L-1 Identify important natural resources, including prime agricultural soils, forest resources (soils, products, habitat, forest blocks, habitat connectors), significant wildlife habitat, floodplains, river corridors, water resources and other natural resources described in this plan.

(B) The Plan includes the following policies that address outstanding water resources:

11.L-23 River corridors, flood plains, wetlands, and upland forest areas that attenuate and moderate flooding and erosion shall be protected and, where necessary and appropriate, restored.

11.L-24 Protect and enhance the quality of Waitsfield's surface waters through the maintenance and restoration of vegetated buffers in river corridors along all streams and rivers.

(C) The Plan includes the following policies that address scenic roads, waterways and views:

Collaborate with and support the efforts of local, regional and statewide conservation organizations to protect open space in Waitsfield through voluntary programs (e.g. purchase or donation of fee title or development rights). Priorities for open space protection include: 11.L-5.g Identified scenic viewsheds

10.J-2 Update land use regulations as needed to further protect Waitsfield's historic and scenic resources.

10.I-7 Protect and maintain those scenic features within the rights-of-way of designated scenic roads, including but not necessarily limited to road width, surfacing materials, bordering trees, walls and fences in accordance with an adopted municipal scenic road maintenance program.

(D) The Plan includes the following policies that address important historic structures, sites or districts:

10.I-2 Preserve the integrity of historic buildings to the extent feasible while allowing for on-going use and maintenance. Adaptive reuse shall be allowed where appropriate, including the re-use of historic barns, to preserve structures that no longer serve their original function.

10.J-1 Continue to inventory, catalogue and map Waitsfield's historic and scenic features.

If the goal is not relevant or attainable, how does the plan address why :

The Waitsfield Town Plan includes a comprehensive discussion of existing archaeological sites and archaeologically sensitive areas. Goal 10.H-1 and Tasks 10.J-1 & 2 of the Waitsfield Town Plan appear to generally include the principles of Goal 5, but it may be worth considering a specific policy that addresses the identification, protection and preservation of archaeological sites and archaeologically sensitive areas. Adopting such a policy would make the Cultural & Historic Resources Chapter more aligned with the State's planning goals.

Goal 6:
To maintain and improve the quality of air, water, wildlife and land resources.
(A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).
(B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.
(C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors

Consistent
Pages: 4-11 to 4-14, 11-28 to 11-36

How has the Town Plan addressed this goal :

(A) Waitsfield's Town Plan, including all goals, strategies and actions, is aligned with the principles established in 10 V.S.A. § 6086(a) (pages – the entire plan).
(B) Waitsfield's Town plan furthers the policies and actions related to 10 V.S.A. § 1253. Water resource protections are established in the Natural Resource chapter (pages 11-1 to 11-36). The following policies are pertinent:
- 11.L-22 Promote sustainable forest management through education and outreach to maintain or enhance water quality (see Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont), significant wildlife habitat (as defined in this chapter), scenic resources, and other forest values (e.g. carbon sequestration).
- 11.L-25 Design land subdivisions and land development to control stormwater runoff, increase infiltration and avoid adverse off-site impacts to water quality. Post-

development stormwater should infiltrate or flow off the property at similar rates and locations to pre-development conditions.

(C) Waitsfield's Town plan includes the following goals and policies that maintain and improve forest blocks and habitat connectors:

- 4.F-3 To ensure compliance with Act 171 by maintaining designated forest blocks and habitat corridors.
- 4.G-15 Encourage growth that conserves forest blocks and habitat connectors as specified by Act 171 through adherence to smart growth principles and the strategic development of hamlets or the creation of development overlays.
- 11.L-1 Identify important natural resources, including prime agricultural soils, forest resources (soils, products, habitat, forest blocks, habitat connectors), significant wildlife habitat, floodplains, river corridors, water resources and other natural resources described in this plan.
- 11.L-17 Design local incentives to encourage the conservation of large, unfragmented parcels or clusters of parcels, with a particular emphasis on Tier 1 Forest Blocks.

If the goal is not relevant or attainable, how does the plan address why :

Goal 7:
To encourage the efficient use of energy and the development of renewable energy resources.

(A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.

(B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b

Consistent
Pages: 9-1 to 9-36

How has the Town Plan addressed this goal :

Waitsfield's Energy Chapter is impressively detailed and comprehensive, and more than satisfies the criteria of Goal 7. The following goals and policies of the Plan illustrate this:

9.H-1 Promote sustainable development in Waitsfield by reinforcing traditional land use patterns and municipal development policies, maximizing energy conservation through weatherization of existing structures and appropriate siting of new development, encouraging appropriate development and use

of renewable energy resources, protecting natural and cultural resources, and offering transportation alternatives to the single-occupant vehicle.

9.H-3 Reduce municipal energy consumption and costs, community reliance on fossil fuels and foreign oil supplies, and greenhouse gas emissions that contribute to climate change – through increased energy and fuel efficiency, energy conservation, and active transition to alternative fuels and renewable energy sources.

9.H-6 Promote the future shift away from fossil fuel use for heating in residential and commercial buildings, including promoting energy efficient systems with new construction of businesses and homes

If the goal is not relevant or attainable, how does the plan address why :

Goal 8:
To maintain and enhance recreational opportunities for Vermont residents and visitors.

Consistent
Pages: 5-13 to 5-17, 7-19 to 7-24

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 8 through the following goals and policies:

5.I-3 Maintain and expand the local tourism industry by supporting efforts to protect the Town's historic and natural resources, and expanding recreational and cultural opportunities for residents and visitors.

7.K-9 Explore opportunities for the Town to acquire land for conservation, recreation, and community facilities. Priority should be given to parcels which provide multiple values to the community. 7.K-10 Manage undeveloped and semi-developed town-owned properties, including Scrag Mountain and Wu Ledges Town Forests, the Lareau Swimhole, and other conservation and recreation parcels for the protection of ecological resources and sustainable use.

7.K-12 Continue to work with the Mad River Valley Recreation District, Couples Club, and other organizations to ensure recreation fields remain viable and accessible to local residents and youth sports leagues.

7.K-13 Continue to encourage the efforts of VAST to provide an integrated network of winter recreation trails in a manner that does not adversely impact neighboring homeowners and the natural environment, and allow VAST trail use of Class 4 roads on a case-by-case basis to avoid conflict with other users of the road and neighboring residential properties.

7.K-14 Limit changes to the classification, maintenance, or use of Class 4 roads that would result in an increase of automobile use unless existing recreational uses are maintained or replaced or mitigated with comparable recreation opportunities. The upgrade and/or reclassification of Class 4 roads within the Forest Reserve District shall not be permitted to allow year-round vehicular access and land development.

If the goal is not relevant or attainable, how does the plan address why :

Consistent
Pages: 5-13 to 5-17, 7-19 to 7-24, 11-28 to 11-36, 12-20 to 12-23

Goal 9:
To encourage and strengthen agricultural and forest industries.

(A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged.

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 9 through the following goals and policies:

(A) Viability of agricultural and forest lands

11.L-5 Collaborate with and support the efforts of local, regional and statewide conservation organizations to protect open space in Waitsfield through voluntary programs (e.g. purchase or donation of fee title or development rights). Priorities for open space protection include: 11.L-5.a Productive agricultural land and working farms;

12.E-12 Promote the preservation of important natural resources, open space, scenic views and agricultural land in Waitsfield specifically in the Rural and Forest/Conservation Areas.

11.L-1 Identify important natural resources, including prime agricultural soils, forest resources (soils, products, habitat, forest blocks, habitat connectors), significant wildlife habitat, floodplains, river corridors, water resources and other natural resources described in this plan.

11.L-14 Design all land subdivisions above an elevation of 1,500 feet carefully to avoid, minimize or mitigate adverse impacts to significant wildlife habitat, productive forest land and forest blocks, scenic viewsheds, shallow soils, and headwater streams. Appropriate methods to avoid, minimize, or mitigate

such impacts include clustering development on the least sensitive portion of the site while retaining the bulk of the initial parcel as open space.

(B) Manufacturing and marketing of value-added agricultural products

5.I-10 Accommodate and facilitate development and successful operation of uses identified as crucial to reducing seasonality and increasing economic resilience, such as those identified in the June 2014 Mad River Valley – Economic Study, which include: Agriculture and associated support systems necessary for value-added agriculture, including certified slaughter, food processing or distribution, indoor cultivation, and agricultural research facilities as well as on- and off-premise sites for the sale of locally-produced or locally-processed products.

(C) Use of locally-grown products

5.I-4 Support strategies to improve the economic viability of agriculture and forestry, including maintaining and expanding economic incentives (e.g., use value appraisal), promoting access to local markets (e.g., continuation of farmers market, use of local farm products in local schools) and maintaining an adequate land base (e.g., through land conservation and land use regulations).

5.I-9 Support the continued incorporation of local agricultural products in the school lunch program.

(D) Sound forest and agricultural management practices

11.L-13 Minimize the fragmentation of prime agricultural soils through the town's land use regulations

11.L-22 Promote sustainable forest management through education and outreach to maintain or enhance water quality (see Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont), significant wildlife habitat (as defined in this chapter), scenic resources, and other forest values (e.g. carbon sequestration).

(E) Minimizing the impact of public investment

7.J-2 Facilities and services that reinforce the Town's land use, development, and natural resource protection goals and policies.

7.K-2 Coordinate the provision of facilities and services with the land use and development goals and policies outlined in this plan, including the reinforcement of growth centers.

If the goal is not relevant or attainable, how does the plan address why :

Goal 10:
To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Consistent
Pages: 11-28 to 11-29

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 10 through the following goals and policies:

11.K-1 The responsible stewardship and sustainable use of Waitsfield's natural resources in a manner that protects and enhances the town's and the broader Mad River Valley's environmental well-being.

11.L-10 Ensure that the extraction of finite earth resources, including sand and gravel, is conducted carefully to minimize adverse impacts on surrounding properties and the community at large, and to ensure restoration of the site upon completion of the extraction activity.

If the goal is not relevant or attainable, how does the plan address why :

Goal 11:
To ensure the availability of safe and affordable housing for all Vermonters.

Consistent
Pages: 4-11 to 4-14

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 11 through the following goals and policies:

(A) 4.G-21 Encourage rental housing projects that target households within the 50-100% Area Median Income (AMI) range. At least one third of units should serve 60% and lower AMI households (eligible for Low Income Housing Tax Credits).
4.G-22 Encourage senior rental housing projects. At least half of any development of senior housing projects should have rents no more than 30% of their income toward housing costs.
4.G-23 Allow subsidized housing developments that accommodate low income households.
4.G-24 Encourage affordable and energy-efficient housing.

(B) 4.G-8 Encourage higher density housing developments located within or close to a village area so that they are "walkable" and connected reasonably to an existing infrastructure network.
4.H-6 Identify and maintain an inventory of substandard rental housing and seek opportunities (financial or otherwise) for improvement
4.H-7 Enforce the Vermont Department of Health minimum health and safety standards as they apply to rental residential units.

(D) 4.G-20 Promote accessory dwelling units (ADUs) as an option for affordable housing.

If the goal is not relevant or attainable, how does the plan address why :

(C) The housing chapter of the Waitsfield Town Plan currently includes comprehensive and laudable policies for increasing housing opportunities and housing density. The CVRPC appreciates the commitments that the 2023 Waitsfield Town Plan has made towards addressing the housing needs of all citizens. Our comment is rather minor: the housing chapter would be more aligned with the State's planning goals if a policy similar to Part C of Goal 11 was adopted.

Goal 12:
To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

Consistent
Pages: 7-1 to 7-24

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

How has the Town Plan addressed this goal :

Waitsfield's Facilities and Services Chapter plans for an efficient system of public utilities that includes fire and police protection, emergency medical services, schools water supply, sewage, and solid waste disposal. The following policy from the Waitsfield Town Plan ensures that growth will not exceed the ability of community to provide facilities and services:

7.K-1 Plan facilities and services to accommodate anticipated future growth and to avoid unreasonable burdens on the Town's taxpayers. To this end: 7.K-1.a The scale, timing and location of development shall be controlled to ensure that the resulting demand for services and facilities does not exceed the municipality's ability to provide them; and 7.K-1.b In the absence of public facilities, the developer shall fund the cost of the facility(ies) needed to accommodate the new development unless the Town determines that the proposed development will provide community benefits which outweigh or offset the cost of the required facility(ies).

If the goal is not relevant or attainable, how does the plan address why :

Goal 13:
To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Consistent
Pages: 7-13 to 7-14, 7-20 to 7-21.

How has the Town Plan addressed this goal :

The chapter section 7.G Community Services includes new childcare section on 7-13 – 7-14 which identifies two registered childcare facilities in the town and funding mechanisms used to rehabilitate them.

A new goal 7.J-3 was added with expanded sub goals on pages 7-20 – 7-21 that include exploring local option taxes and other funding to keep tuition affordable; support for childcare providers and families; and streamlining permitting and designation areas for commercial childcare centers.

If the goal is not relevant or attainable, how does the plan address why:

Goal 14:
To encourage flood resilient communities.

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

Consistent
Pages: 11-28 to 11-36

How has the Town Plan addressed this goal:

The following policies from the Waitsfield Town Plan satisfy the criteria of Goal 14:

(A) 11.L-33 Prevent the development of critical facilities in the SFHA and river corridors.
(B) 11.L-23 River corridors, flood plains, wetlands, and upland forest areas that attenuate and moderate flooding and erosion shall be protected and, where necessary and appropriate, restored.
(C) 11.L-38 Promote hazard mitigation as a cost-effective measure to improve the town's resilience to flooding.
11.L-39 Continue on-going emergency preparedness and response planning.

If the goal is not relevant or attainable, how does the plan address why :

STANDARD OF REVIEW

24 V.S.A. § 4302(f)

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

> (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
>
> (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
>
> (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and
>
> (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

24 V.S.A. § 4350. Review and consultation regarding municipal planning effort

(a) A regional planning commission shall consult with its municipalities with respect to the municipalities' planning efforts, ascertaining the municipalities' needs as individual municipalities and as neighbors in a region, and identifying the assistance that ought to be provided by the regional planning commission. As a part of this consultation, the regional planning commission, after public notice, shall review the planning process of its member municipalities at least twice during an eight-year period, or more frequently on request of the municipality, and shall so confirm when a municipality:

> (1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
>
> (2) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

(b)(1) As part of the consultation process, the commission shall consider whether a municipality has adopted a plan. In order to obtain or retain confirmation of the planning process after January 1, 1996, a municipality must have an approved plan. A regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted. Each review shall include a public hearing which is noticed at least 15 days in advance by posting in the office of the municipal clerk and at least one public place within the municipality and by publication in a newspaper or newspapers of general publication in the region affected. The commission shall approve a plan if it finds that the plan:

(A) is consistent with the goals established in section 4302 of this title;

(B) is compatible with its regional plan;

(C) is compatible with approved plans of other municipalities in the region; and

(D) contains all the elements included in subdivisions 4382(a)(1)-(10) of this title.

The following are procedures for Regional Planning Commission review of town plans. The first procedure pertains to review of town plan re-adoptions and town plan amendments. The second is an alternate procedure for review of town plan amendments. For review of amendments, it is up to the discretion of the Regional Planning Commission as to which procedure will be used.

Town Plan Review & Approval Process

The following may be used for town plan re-adoption reviews as well as town plan amendment reviews

1. The regional planning commission (RPC) receives a request for town plan approval.
2. If the staff review reveals a flaw that would preclude RPC approval, the town will be notified. It is the town's option as to whether they want a final decision on the plan or if the plan should be withdrawn from the approval process.
3. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
4. The RPC's public hearing will be held before the RPC makes its final decision on the plan.
5. In all cases the RPC will take final action on the plan approval request within 60 days of its receipt.

Town Plan Amendment Review Process

This is an alternative procedure for town plan amendment reviews

1. The regional planning commission (RPC) receives a request to review an amendment to the town plan.
2. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.

3. The town will be notified whether or not the amendment may be approved within the context of the current regional approval of the town plan, or if the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval.
4. If the amendment constitutes a change to the plan that is beyond the scope of the current regional approval, the town will be given the option of submitting the amended plan for regional approval.

7. Facilities and Services

7.A Overview

A primary purpose of this plan is to identify services currently available to town residents, evaluate the effectiveness of the Town and other providers in delivering those services, anticipate future demands, and assess whether those demands can be met efficiently. Waitsfield residents enjoy a range of services and facilities, including an efficient municipal government, excellent emergency services, access to a variety of social, recreation and health care services, and state-of-the-art telecommunications infrastructure.

Despite the wide range of excellent services available, the Town faces several challenges regarding specific facilities and services. The lack of municipal water and wastewater hinders efforts to foster a compact settlement pattern, which can result in sprawl and a corresponding loss of the Town's rural character. Local government and education are largely dependent on property tax revenues to fund their operations and taxpayers are stressed by a growing tax burden. Continued growth in the community will require an ongoing assessment and upgrade of specific facilities.

7.B Town Government

Administration. Waitsfield is governed by a five-member Selectboard, which is responsible for preparing the Town's budget, setting policy, administering town finances and a variety of related duties. A full-time Town Administrator reports to the Selectboard and is responsible for the day-to-day management of town affairs. Town staff also includes a full-time appointed Town Clerk and a full-time appointed Treasurer. Currently, the Clerk and Treasurer serve as each other's assistants. A full-time Road Foreman reports to the Selectboard and manages a three-person road department. A full-time Planning and Zoning Administrator, who is hired by the Selectboard, reports to the Town Administrator.

Like most small communities, Waitsfield is heavily dependent upon volunteers to fulfill many governmental duties. Several dozen local residents are elected or appointed to serve on boards and committees, and to represent Waitsfield on regional organizations. This dedication and sense of duty helps define our community, and keeps local institutions open and accessible.

Planning and Zoning. Waitsfield has an active land use planning and community development program that dates back to the late 1960s. Most planning functions are carried out by a volunteer Planning Commission. A Development Review Board is responsible for reviewing

proposed projects in light of the Town's land use and subdivision regulations. With the formation of the Mad River Valley Planning District in the mid-1980s, the Planning Commission has been able to augment its planning capacity with professional assistance.

Conservation. The Conservation Commission is composed of up to nine appointed members, with lead responsibility for stewarding certain lands of the municipality which have natural resource, historic, educational, cultural, scientific, architectural, and/or archaeological values in which the public has an interest. Under its responsibilities to administer particular municipal lands, properties, and other rights, the commission is actively engaged in planning for the management of 793 acres of public land located on the slopes and ridgeline of the Northfield Range (Scrag Mountain Town Forest), alongside the Mad River (Wu Ledges Town Forest, Austin Parcel, Tardy Parcel) and alongside Brook Road (Woliner Parcel), plus easement monitoring on 25 acres adjacent to the Wu Ledges Town Forest (Lawton Parcel) and 10 acres behind the Valley Professional Center (Dowdell/Baked Beads parcel).

In 2012, the Selectboard approved a long-term (10-15 year) management plan for the Scrag Mountain Town Forest. In 2015-16, the Commission spearheaded the first timber harvest and the establishment of a private sugaring license on portions of the Town lands. The Commission also initiated a "Scrag Forest Gateway Project" which resulted in the Town's purchase in 2017 of a 110-acre parcel to enhance public access to the Town Forest, recreational opportunities, and forestland protection. Revenues from the timber harvest and sugaring license are helping to support stewardship and management costs on the Town's Scrag Forest lands.

In 2015, the Selectboard approved a long-term (10-15 year) management plan for Wu Ledges Town Forest. The Commission has begun implementing enhancements to public access and is working toward establishing an official trail network in the Forest.

Other Volunteer Positions. A wide range of other functions are carried out by volunteers appointed or ratified by the Selectboard, including the Fire Warden, Tree Board, Constable, Road Commissioner, Energy Coordinator, Emergency Management Director, Emergency Management Coordinator, Health Officer, Mad River Recreation District, Dog Warden, and Green Up Coordinator. Other, more ceremonial, appointed positions include Fence Viewer, Weigher of Coal, and Inspector of Lumber.

Fiscal Condition. In Vermont, the principal mechanism for funding local government is the property tax. While certain types of outside assistance are available (including state highway aid, fees for services, miscellaneous special purpose grant programs), approximately 80 percent of Waitsfield's annual municipal budget is funded through the local property tax. The fact that non-tax revenues consistently make up around 20 percent Waitsfield's budget

is largely due to an aggressive effort on the part of town government to identify and secure alternative revenue sources, such as grants, to fund specific projects.

Table 7-1 shows annual municipal expenditures between 2004 and 2009. The Town has maintained a relatively stable budget for the past several years; approximately one-third of the budget is dedicated to road maintenance.

Table 7-1: Waitsfield Municipal Budget

	2011	2012	2013	2014	2015	2016	2017 (Projected)
EXPENSES							
Total Operating Budget Expenses	$1,104,231	$1,089,584	$1,210,673	$528,400	$1,196,062	$1,167,269	$1,306,899
Total Reserve Fund Allocations	$178,500	$230,500	$206,500	--	$169,000	$166,500	$201,000
Total Debt Expenses					$108,031	$273,767	$320,785
Total Capital & One-Time Expenses	$233,413	$144,517	$286,759	$90,212	$236,018	$318,957	$154,242
Special Article Expenses	--	--	$5,000	--	$7,500	$10,000	--
Total Expenses	$1,518,401	$1,464,601	$1,708,933	$618,612	$1,716,612	$1,936494	$1,981,926
REVENUES							
Total Operating Revenue	--	--	--	$78,490	$270,240	$325,426	$294,367
Total Debt Revenues	--	--	--	--	$17,347	$16,642	$21,266
Total Capital & One-Time Revenues	--	--	--	$2,744	$67,015	$286,322	$148,121
Special Articles Revenue	--	--	--	--	--	--	--
Total Revenues	$329,346	$308,314	$441,171	$81,234	$354,692	$628,389	$463,753
Tax Revenues	$1,077,503	$1,163,071	$1,219,424	0	$1,482,762	$1,297,563	$1,326,263

Source: Waitsfield Town Annual Reports

Capital Budget & Program. To limit fluctuations in town expenditures, thereby stabilizing tax rates, the Town has adopted a capital budget and program on an annual basis for more than 20 years. The capital budget and program is a planning tool to help the Town anticipate future capital expenditures and to schedule them so to avoid sharp increases in the tax rate during any one year. When combined with a capital reserve fund, the Town can spread capital costs over a number of years, further stabilizing the municipal budget. It is also a mechanism for considering capital expenditures in the context of this plan to ensure that $78,490 budget decisions are consistent with the Town's planning goals.

7.C Town Properties

The Town owns several properties used for a variety of civic, recreation, conservation, working forestland, and cultural purposes. The following is a partial list of town properties and a description of relevant considerations related to each.

Town Office. The Town Office was formerly located in the first floor of the Joslin Memorial Library. Limitations associated with that site and vulnerability to flooding, which occurred most recently during Tropical Storm Irene in August 2011, led to the determination that expansion of the library building would not be an option to accommodate new town office operations. The Town began actively planning for a new municipal facility in 2010. A Town Office Task Force, appointed that same year, hired Maclay Architects to evaluate the suitability of various sites in Waitsfield Village and Irasville.

Following more in-depth analysis and public input, the Selectboard accepted the Town Office Task Force's recommendation that the Town purchase an option for the site in Waitsfield Village owned by Wrenn Compere adjacent to the Flemer Field Community Green and occupied by a farmstand, to allow futher study as the preferred site for a new town office. An anonymous donor purchased the farmstand property specifically for the new Town Office site. The project was funded primarily from a CDBG-DR grant award in the amount of $873,200 and a Town Office bond in the amount of $650,000. The new two-story, 5,142 square foot building is fully ADA accessible. As part of a group net-metering arrangement with Green Mountain Power and the Town's solar array, the building will be completely net-zero in terms of energy consumption. The state-of-the-art facility was completed in July 2016 and operations began in the new building that same month.

Joslin Memorial Library. The Joslin Memorial Library, located in Waitsfield Village, is administered by a Board of Trustees. A private organization, Friends of the Joslin Library, provides support on a regular basis. A part time librarian maintains library hours Monday through Saturday. Library staff is supplemented by a dedicated group of volunteers who perform a variety of tasks. Without these volunteers, the high level of service library patrons have grown accustomed to would suffer.

The library houses over 9,700 books, supplemented by an interlibrary loan program with other libraries in the state. The library offers children's programs including a pre-school story hour, a Saturday reading program for school-aged children in addition to a summer program. The library also provides internet access, a large collection of audio book tapes, home book delivery for elderly and disabled residents and, also with support of a foundation grant, a newly expanded adult program. In addition to private fund-raising and income from various endowments, a large portion of the Library's operating costs are provided by the towns of Fayston and Waitsfield.

General Wait House. The historic General Wait House, the original home of Waitsfield's founder, Benjamin Wait, was purchased in 1995. Funded with the assistance of an enhancement grant from VTrans, a grant from the Vermont Housing Conservation Board, town funds, and private donations raised by the Waitsfield Historical Society, the building accommodates display space for the Historical Society, the Mad River Planning District office, the Friends of the Mad River office, the Mad River Path office, public rest rooms, community meeting space and office space for rent-paying tenants.



The main house was restored to serve the aforementioned functions; the attached barns were only stabilized and remain in need of restoration. The Waitsfield Historical Society made much progress in 2010 restoring the Carriage Barn for expanded display space for the Historical Society, and additional space for larger community meetings and functions than can be accommodated within the main house. In addition, the Carriage Barn roof was replaced in 2009. Federal stimulus funds in 2010 helped provide for the weatherization of the main house, including new insulation, installation of an energy efficient boiler, and new storm windows. Any future renovations should provide a worthwhile community service, improve the outward appearance of the building, and enhance the northern gateway to Waitsfield Village. The General Wait House should continue to manage and have a detailed upkeep and maintenance plan in order to properly care for this important community resource.

Town Garage. The Town's highway department, discussed in Chapter 8, is housed in a garage located off the Tremblay Road, near its intersection with North Road. Built in 1986 after a fire destroyed the previous garage, the garage is located on a 10.8-acre parcel. The current facility is barely adequate to meet current needs, and additional space will be needed in the near future. The current location can accommodate expansion as it becomes necessary. A

new solar array was constructed on-site in 2014 by Aegis Renewable Energy. The 102.3 kW DC ground mounted system includes 330 310-watt solar modules designed to produce 102,106 kWh per year off-setting the electricity needs of the Waitsfield Elementary School, Waitsfield-Fayston Fire Station, Town Garage, General Wait House, Joslin Memorial Library, the Town Office, and the metered lights at the Watisfield Village Covered Bridge.

Cemeteries. Waitsfield owns and maintains four cemeteries:

- Irasville Cemetery, on Route 100 in Irasville;
- Village/Mill Cemetery, on Bridge Street just east of Waitsfield Village;
- General Wait Cemetery, behind the fire station in Waitsfield Village; and
- Common Cemetery adjacent to Waits-field Common.

The Waitsfield Cemetery Commission is the body responsible for the maintenance and management of the cemeteries. The Town is fortunate that, due to decisions of current and past cemetery commissioners, Waitsfield has a perpetual care fund that is among the largest in Vermont. Although the Town has a cemetery endowment fund which provides funds for maintenance of the cemeteries, increased expenses and lack of growth in the fund may require additional funds or support from the Town at some point in the future.

Capacity exists in each of the cemeteries, although space is limited in all but the Common Cemetery (which was expanded with the purchase of nearly an acre in the early 1990s). Total remaining capacity, however, is approximately 521 spaces. The Cemetery Commission may need to seek expansion of existing cemeteries, consideration of the use of mausoleums, or an additional cemetery location as a last resort in order to provide for future burial needs.

Other Properties. In addition to the Waitsfield-Fayston Fire Department, which is discussed below, the Town owns several parcels used for conservation, recreation, and other community uses. These parcels are described in appropriate sections of this plan.

Public Parks/Spaces. The Selectboard accepted the donation by the Flemer family in 2009 of a 7-acre parcel of open common land on the north end of Waitsfield Village. A grant from the Trees for Local Communities Foundation and community partnerships resulted in the development of a fruit orchard in 2010 on the western boundary of the Flemer Field Community Green. There is also a small park adjacent to the Joslin Library, and the two undeveloped commons located at the intersections of the Common at Joslin Hill and East Roads. The Town acquired the former barber shop parcel on Bridge Street adjacent to the Big Eddy Covered Bridge in 2012 and was awarded a grant in 2014 to develop the small parcel into a public park (“Lovett Park”); site development was completed in July 2017. The so-called Munn Site is a 12-acre vacant parcel located on Route 100 by Kingsbury Road which was originally purchased for use as a centralized wastewater treatment plant. After a failed bond vote, the property has not been developed and remains open field down to the

Mad River. The Town-owned pond at Carroll Road and Main Street serves as common land in Irasville. The Town should consider ways it or additional lands could serve as a focal point for future pedestrian-oriented, village-style development in Irasville as called for in this plan.

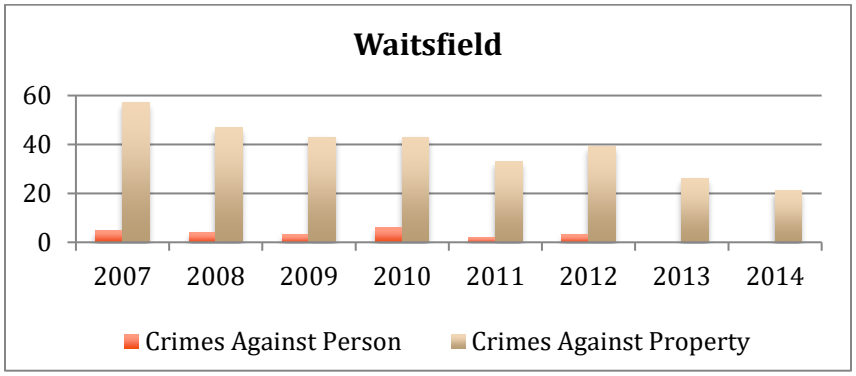
7.D Public Safety

Law Enforcement. The Vermont State Police are responsible for law enforcement in the Mad River Valley. The State Police operate out of the Middlesex Barracks located on Route 2 in Middlesex, and are primarily responsible for all law enforcement matters in our area, particularly major criminal investigations.

Waitsfield has contracted with the Washington County Sheriff 's Department for local police coverage for nearly two decades. The goals of this program are to enforce traffic safety and provide emergency response services in a cost-effective without the burden of a local police department.

Table 7-2 indicates the extent to which the number of crimes in Waitsfield has declined steadily in recent years and the predominance of property crimes (arson, bribery, burglary, embezzlement, vandalism, theft, and drug violations). Waitsfield's crime rate remains lower than state and county averages.

Table 7-2: Total Instances of Crime Reported in Waitsfield



Source: VT Dept. of Public Safety, Vermont Crime Information Center

Waitsfield-Fayston Fire Department. Fire protection services are currently provided by the Waitsfield-Fayston Volunteer Fire Department. The department covers both Waitsfield and Fayston and maintains a mutual assistance agreement with other nearby fire departments. Fayston funds 40 percent of the annual operating and capital costs of the department. This 60/40 split was determined by the approximate percentage of responses within each town. In addition to the funding agreement, many Fayston residents serve as volunteers. As both

towns grow, the breakdown of calls should be monitored to ensure that funding remains fairly allocated.

Presently, the department is staffed by 19 active volunteers and responds to around 98 incidents in a typical year. Over the past decade, the department has seen its average number of calls per year increase by 70 percent, while the number of personnel has decreased significantly. Volunteers are reimbursed a nominal fee for time spent on emergency responses; however, the bulk of time spent on administration, training and maintenance is voluntary.

In order to maintain the excellent level of service presently provided, the number of volunteers should be monitored and additional fire fighters actively recruited. In particular, it is important for the department to include volunteers that are in town and available to respond to emergencies during normal workday hours. Recruitment is done through advertising and events such as Labor Day at the Irasville Country Store.

Fires actually represent only a minor component of fire department calls and the department most frequently responds to motor vehicle accidents. Several calls are also related to malfunctioning heating systems that are resolved before a fire starts. In addition to emergency response, the department has emphasized fire prevention and education. The past performance of the fire department has been exceptional, and there is no reason to believe that performance will change in the coming years.

Table 7-3: Emergency Response Statistics

	2012	2013	2014	2015	2016
Waitsfield-Fayston Volunteer Fire Department					
Motor Vehicle Accident	31	25	47	29	24
Fire Alarm (smoke)	22	34	26	23	26
CO Detector	4	5	4	11	5
Power line emergency	8	6	11	8	4
Chimney Fire	4	4	2	4	4
Structure Fire	9	5	10	3	4
Ambulance Assist	3	3			4
Propane Leak/Gas Odor	2	1	7	2	2
Smoke Investigation		1			3
Kitchen Fire	1				
Car Fire		2	1	6	3
Equipment Fire			1		1
Wildland Fire		3	4	3	1
Unauthorized Burn					3
Brush Fire	4				
Dumpster Fire	1				
Flooding		2	1		1
Good Intent	4		15	9	
Elevator Emergency				2	
Appliance Fire/Malfunction	1	1	2	4	

Table 7-3: Emergency Response Statistics

Service Call	4				3
Waitsfield Calls	49	49	81	62	48
Fayston Calls	37	38	38	31	31
Buels Gore M/A			2	2	0
Granville M/A		1			
Middlesex M/A					1
Moretown M/A	9	2	12	11	6
Northfield M/A			1		
Warren M/A	3	4	3	0	2
Total Calls	**98**	**108**	**137**	**106**	**88**
Mad River Valley Ambulance Service					
Total Calls	**473**	**423**	**440**	**440**	**502**

Source: Waitsfield Town Annual Reports

Major equipment, which is maintained in the fire station located adjacent to the General Wait House in Waitsfield Village, includes a 2013 International tanker pumper, a 2003 1,000-gallon International pumper, a 1987 Ford pumper, and a 2000 Chevrolet van. A 1943 Ford Model A pumper is also maintained, which symbolizes the department's years of dedicated service to the community. Annual contributions to a reserve fund, in the average amount of $15,000, are made toward future equipment replacement.

Ambulance & Rescue Services. The Mad River Valley Ambulance Service is organized as a non-profit corporation and provides 24-hour service to residents and visitors of the Mad River Valley.

The service operates from a facility in Waitsfield Village, which was purchased in 2001. In addition to providing four garage bays, space is available for equipment storage, administrative offices, and meeting and training facilities. The facility has an emergency generator, base station radio and 25 pair phone cable so that it can operate as an emergency operations center during a disaster. Rescue equipment currently in use includes three fully equipped ambulances, a rescue/extraction vehicle (not used for transport) that carries heavy equipment, a "mass-accident" trailer, off-road rescue equipment, a dispatch radio and field radios, as well as a substantial amount of emergency medical equipment.

The service has grown considerably over the years to meet the needs of the growing community. Since its inception in 1971, the annual number of calls has increased by 81 percent. The service currently has a roster of 60 volunteers Valley-wide. The average first responder response time is 7 minutes, while the ambulance response time is less than 17 minutes. One reason for such a fast first responder time is the local dispatch service, which notifies volunteers in scattered locations around the Mad River Valley of a call. Since the late 1990s, E-911 emergency response service has been available in The Valley.

Emergency Shelter. The Town of Waitsfield has an approved Local Emergency Operations Plan that was adopted in March 2016. The Waitsfield Elementary School serves as the Town's primary emergency shelter and the Town Office is the Emergency Operations Center. The newly constructed town office has an elevator and backup power generation.

7.E Solid Waste

Efforts to reduce the amount of waste before it enters the waste stream and recycle the broadest range of waste in a cost-effective manner will become increasingly important as population increases.

Waitsfield is a member of the Mad River Resource Management Alliance ("MRRMA"). The alliance is a six-town district formed through an inter-local agreement in 1994. Other member towns are Duxbury, Fayston, Moretown, Warren and Waterbury. Northfield and Roxbury were added to the MRRMA in 2010. The alliance is responsible for the preparation, adoption, and regular update of a Solid Waste Implementation Plan, which is required under the state's solid waste law and is submitted to the Vermont Agency of Natural Resources for review and approval.

A representative and alternate from each town serves on the alliance board, which meets bi-monthly to set policy, determine programs and oversee the activities of a part-time administrator. A per capita assessment is charged to cover administrative and program costs.

Free or low-cost disposal of appliances, tires, electronic waste, and collected roadside trash is also provided in association with annual alliance-sponsored events such as Green Up Day, Household Hazardous Waste Collection Days, and tire collections. The alliance works with the Association of Vermont Recyclers, and is a member of the Northeast Resource Recovery Association, which helps market some recyclable commodities.

Hauling, recycling, and landfill services are provided under agreement with Earth Wise, Inc.. Trash collection services also are provided by other private haulers. A regional transfer facility, located in Waitsfield's Limited Business District and operated by Casella Waste Management, provides area residents with a convenient solid waste disposal site as well as a place to recycle materials. In 2012, the Vermont Legislature unanimously passed the Universal Recycling Law (Act 148), which effectively bans disposal of three major types of waste materials over the course of six years: "blue bin" recyclables by July 2015, leaf/yard debris and clean wood by July 2016, and food scraps by July 2020.

7.F Sewage Disposal & Water Supply

Municipal Wastewater Treatment. Currently, all of the Town's sewage disposal needs are addressed by individual on-site systems. Lacking a central wastewater collection and treatment facility, town officials have studied the feasibility of developing such a facility to serve the high-density portions of town, especially Irasville and Waitsfield Village.
In 1999, the Town secured funding from the Vermont Agency of Natural Resources' revolving fund to study the feasibility of developing a municipal wastewater disposal facility to serve Irasville and, possibly, Waitsfield Village. As a result of preliminary analysis, the Town purchased a 12.2-acre parcel (the Munn site) located south of Irasville for $126,000 in November, 2000 as a potential wastewater treatment site.

In 2008, a two-phase plan to provide a sewer system in Irasville and pipe the waste to Munn field for treatment was developed. The total two-phase system was estimated to cost approximately $12 million. With grants and users funding the bulk of the project, a bond vote was held in March 2008 to finance the balance of the Phase I cost of $5.7 million project but was defeated. The Selectboard deferred reconsideration of a municipal wastewater system while proceeding with the municipal water system, which was approved in November 2008 after being narrowly defeated in two prior votes.

In 2011, a plan for a town-sponsored loan program to finance privately-owned, shared, decentralized wastewater systems was developed as an alternative to a municipally-owned system. The same year, a wastewater study entitled "Assessment of Decentralized Wastewater Options: A Survey of Needs, Capacity, and Solutions for Historic Waitsfield Village and Irasville, Vermont" was completed. The townspeople voted at the 2012 Town Meeting to approve allowing the Town to bond up to $250,000 to develop this program and this amount was subsequently supplemented by $750,000. The wastewater loan program allowed property owners in the Town center to borrow funds to build or repair wastewater systems and pay off the loans over 20 years to the Town which in turn borrowed from the State of Vermont's revolving loan fund. Six property owners took advantage of this program through 2016 with the funding that was available.

On-Site Disposal. Shared wastewater options are continuing to be explored to serve designated growth areas in Irasville and Waitsfield Village as well as future designated residential hamlets; however, many properties in Waitsfield will continue to be served by on-site, in-ground disposal. In 2002 the Vermont Legislature amended the state's on-site septic rules to require all new development, regardless of lot size, to meet state septic system standards. This effectively eliminated the "10-acre loophole," which exempted lots greater than 10 acres from any design standards.

The new standards also allow for a number of alternative septic system designs which allow for the placement of septic systems on land that could not have met the previous standards. As a result of the rule changes, on-site disposal systems may now be located on hundreds of acres in Waitsfield previously unsuitable for on-site systems.

Water Supply. In 2008, Waitsfield voters approved the bonds for construction of a municipal water system to serve Irasville and Waitsfield village, and construction of this project began in 2010. The $7.6 million project will be paid for by $4.5 million in federal grants, connection fees, and a $3.014 million loan.

The municipal water system begins at the Reed Road wellhead and follows the Town's rights-of-way along Long Road, down Bushnell Road to a new storage tank constructed on the Town-owned former LeClair gravel pit site. From the tank, the transmission main follows a right-of-way to Tremblay Road, where it meets Route 100 and continues on to Waitsfield Village (including Old County Road), Irasville, and Eagles Resort. Hydrants and bollards provide fire protection along the route.

Outside the existing service territory for the new municipal water system, development will continue to rely on private wells.

7.G Community Services

Local Health Services. The Mad River Valley Health Center, Inc. (MRVHC) in Waitsfield is a non-profit community-owned facility leasing space to a variety of healthcare providers. The mission of the MRVHC is to provide a quality facility to ensure the availability of local health care to residents of the Mad River Valley, neighboring towns and visitors. The health center is governed by a community Board of Directors composed of individuals representing the towns of Warren, Waitsfield, Fayston, and Moretown. Healthcare providers at the health center include the Mad River Family Practice (owned by University of Vermont - Central Vermont Medical Center), a physical therapist, an alternative healthcare practice and mental health providers.

Other health care services available to local residents include:

- Ambulance. The Mad River Valley Ambulance Service provides 24-hour emergency response throughout the Mad River Valley.
- Dentist. Valley Dental Associates provides full service general dentistry.
- Hospitals. Hospitals serving Mad River Valley residents are University of Vermont - Central Vermont Medical Center in Berlin, Gifford Memorial in Randolph, Fletcher Allen Health Care/University of Vermont Medical Center in Burlington and the Dartmouth-Hitchcock Medical Center in Lebanon, New Hampshire.

- Urgent Care. University of Vermont - Central Vermont Medical Center operates several ExpressCare facilities locally: two in Berlin, and one in Waterbury Center. The walk-in care clinics are open 7 days per week for adults and children with minor illnesses or injuries who are unable to get an immediate appointment with their primary care doctor. No appointment is necessary.
- Pharmacy. Kinney Drugs is a community pharmacy with full prescription drug services and an on-site pharmacist.
- Central Vermont Home Health and Hospice. Home health care services which include therapy (physical, speech, occupational) and), counseling, and consoling the elderly; homemaker service (meals, shopping, housekeeping); Hospice consoling and counseling the terminally ill and their families; and child birthing classes.
- Vermont Department of Health. Well Child Clinic (preschool immunization), WIC Programs (prenatal and preschool nutritional programs).
- Washington County Mental Health. 24-hour emergency service, out-patient clinic, substance abuse programs, job placement, day and hospital-based programs, day hospital and resident programs.
- Evergreen Place. Evergreen Place is located at 5305 Main Street, Route 100 in Irasville, and is one of Downstreet Housing & Community Development's subsidized rental apartments in which the rent charged is equal to 30 percent of the household's adjusted income. Evergreen Place offers 17 one-bedroom apartments and one two-bedroom apartment for seniors.



~~Day Care. Presently, only two home child care operators are registered in the Town – a reduction from past years, when as a many as five home child care services were registered in Waitsfield. Currently, six licensed facilities operate in Waitsfield, including the after-school program which uses the elementary school. It is not known how adequately child care needs are now being served.~~

Childcare. Ensuring accessible, affordable, quality childcare is important to sound economic development. Recognizing the reality that most families lead lives that require full or at least part-time childcare outside of their homes, childcare is seen as a critical community need. Accessible, affordable and quality childcare in the area affects parents' ability to enter the workforce, be productive while at work, and remain employed. In addition, the childcare industry itself contributes to the local economy through the jobs it sustains, the revenues childcare workers take in, and the taxes they pay.

Waitsfield currently has only two registered childcare facilities: Neck of the Woods (NOW) and the Spring Hill School.

Spring Hill School – founded in 1985 - is a licensed nonprofit school, which offers a morning preschool program and afternoon program of early care and education. In 2024, the Town allocated $4,500 of ARPA funds to the school to rehab the school's outdoor learning space and aging equipment.

Neck of the Woods - a licensed nonprofit preschool and childcare program- was established in 2020 at the outset of the pandemic. NOW currently runs full-time early childhood programs for infants through preschool at the main campus in Waitsfield. NOW also runs the after-school enrichment program at the Moretown Elementary School and summer camps for pre-school through 12-year-old children. In NOW's main building, current enrollment consists of 70 children and will continue to expand as renovations are completed to the second floor of the building. Upon completion of the renovations in the fall of 2026, the building will have capacity for up to 100 children. In 2024, the Town allocated $25,000 of ARPA funds to NOW to build a commercial kitchen and cafeteria to become a Head Start Program. This program offers free childcare to low-income families that meet eligibility requirements and allows eligible families to choose from a wide array of child development and family support services at no cost.

The Town's commitment to childcare was also demonstrated through an additional 2024 ARPA allocation of $25,000 to the now defunct Waitsfield Children's Center (WCC). The money was allocated for the design of an updated water system to accommodate more children. The WCC program had operated for nearly 50 years until fiscal realities led to its closure in July of 2024. However, Neck of the Woods was able to accommodate all of the staff and families who'd been at the Waitsfield Children's Center. The Town then shifted the remaining funds from WCC to Neck of the Woods.

The Town of Waitsfield has also historically waived zoning fees for all childcare centers.

Senior Services. The Mad River Valley Senior Citizens Inc. is a non-profit corporation which operates to coordinate and provide services for the elderly population of Fayston, Moretown, Warren and Waitsfield. Funding is provided through a combination of local, state, and federal grant funds and donated time and energy of Valley residents. The most important program provided to seniors is the operation of the Senior Center and the senior meals program, both of which operate out of Evergreen Place.

Social Services. Most social services are provided by state government through a variety of programs coordinated through the Agency of Human Services. In addition to state programs, all of which are delivered from offices located elsewhere in Washington County outside the Mad River Valley, several private non-profit organizations provide varying types

and levels of assistance to local residents. Several of these Central Vermont ("CV") service providers receive annual appropriations from the Town.

- Circle
- CV Adult Basic Education
- Capstone Community Action Council
- CV Council on Aging
- CV Economic Development Corp.
- CV Home Health & Hospice
- Family Center of Washington County
- Good Beginnings of CV
- Green Up VT
- Green Mountain Transit Agency
- MRV Health Center
- MRV Senior Citizens
- Northern VT RC&D Council
- People's Health & Wellness Clinic
- Retired Senior Volunteer Program
- Sexual Assault Crisis Team
- VT Center for Independent Living
- Washington County Youth Services

In addition, the following two organizations are located within the Mad River Valley and provide assistance exclusively to Valley residents:

- Valley Community Fund, a non-profit organization serving residents of the Mad River Valley. Funded entirely through contributions, the Community Fund provides financial assistance to local residents experiencing financial hardship.
- Mad River Valley Food Shelf, coordinated by the Valley Clergy Council, distributes donated food and groceries to Valley residents in need of such assistance.

Cultural Organizations. Mad River Valley residents enjoy access to a wide range of homegrown cultural resources and events. While not directly supported by the Town on a regular basis, the following organizations provide a variety of performances and exhibits:

- Vermont Festival of the Arts, which, in cooperation with the Mad River Valley Chamber of Commerce sponsors an annual arts festival.



- Valley Players, a theater group operating out of the Odd Fellows Hall in Waitsfield Village.
- Green Mountain Cultural Center, which sponsors a variety of exhibitions, performances and classes in the restored round barn in Waitsfield.
- Mad River Chorale, a local chorus group.
- Phantom Theater, an experimental theater group based in a restored Warren barn.
- Skinner Barn, which hosts a variety of performances and events in a restored barn on the Common Road.
- Waitsfield Farmers Market, which not only provides a direct market for local farmers, cooks, artisans and crafts people, but also provides an opportunity for local residents and visitors to congregate and socialize.
- Yestermorrow Design/Build School, which has hosted public events and lectures for the local community since 1990.
- Madsonian Museum of Industrial Design.
- Big Picture Café and Theater.

In addition, several individual artists and businesses support a strong community arts culture. Artists studios, which often include display space, are located throughout town, although several are concentrated in Waitsfield Village. Musicians regularly perform at Mad Mountain Tavern, Shepherd's Pub, and the Big Picture Theater, which also functions as the Mad River Valley's only movie theater.

Community Center. A community center could serve as a gathering place and central recreation facility for The Valley's youth. It could also serve as a multigenerational facility that could serve as a recreational, social and cultural resource for a broad cross section of the community.

7.H Communications & Media

Waitsfield is served by both traditional and more modern forms of communication that inform the community and connect residents with each other and the wider world. In fact, most Mad River Valley residents have access to high-quality, modern telecommunications technologies.

Newspapers. *The Valley Reporter*, a weekly newspaper since 1971, is the Town's official newspaper for public warnings, notices, and announcements. Waitsfield also receives limited local coverage in the Times-Argus, central Vermont's daily paper based in Barre.

Other state and national papers are available through local outlets. Traditional newspapers have been largely replaced by online news media and statewide coverage.

Telephone Service. Waitsfield Telecom, Waitsfield's local, privately owned telephone company, was founded in 1904. In 1994 the company expanded to include GTE's former Central Champlain Valley service area, forming Waitsfield/Champlain Valley Telecom (WCVT). The company now has 72 employees and almost 5,000 access lines in the Mad River Valley.

Wireless Services. Because of local topography, cellular phone service remains spotty in certain areas in the Mad River Valley. New towers have been installed at Mad River Glen, Mt. Ellen, and in Fayston to improve service by the two largest providers, AT&T and Verizon Wireless.

Radio, Television & Cable. Because of the mountainous terrain, Waitsfield residents without cable or satellite service get limited radio and television reception. Waitsfield Cable, owned and operated by Waitsfield Telecom, has been serving the Mad River Valley since 1980. The company currently offers within its service area, for monthly fees, cable television, digital cable and radio, and pay-per-view options. Mad River Valley Television ("MRVTV"; Channels 44 & 45) is the Valley's designated public access station. MRVTV, on the air since 2000, provides community access to local airwaves and coverage of local government, school and community events. The station is managed by a board of directors, and maintains a studio and production equipment for use by community groups and individuals.

Town residents outside the cable service area have access to other wireless television services for the price of dish installation and a monthly service fee.

Internet & Web Services. Internet service is provided by Green Mountain Access, which was founded in 1997 as an affiliate of Waitsfield Telecom and has grown from a local ISP to a statewide company that offers many of the latest internet technologies. Residential internet services currently offered in town include dial-up access, high speed digital service lines (DSLs), roaming access, and web hosting. Local businesses, in addition, may also have access to dedicated (ISDN and T1) lines, frame relay services for higher speed service. Satellite providers also offer internet service.

Waitsfield Elementary School has access to on-line services and resources through K12net, an extension of Vermont's GOVnet, which supports local and distance learning programs. The Joslin Library also provides public access. The Town of Waitsfield has an official website that provides a wealth of information about town government, local businesses, community groups, and more.

7.I Recreation

The Mad River Valley offers a rich variety of recreation opportunities to year-round residents, seasonal home owners and visitors. A brief inventory of available facilities includes:

- Two major downhill ski areas;
- Two cross country skiing facilities;
- An 18-hole golf course;
- More than 60 tennis courts;
- An airport offering gliding;
- Several riding stables;
- Biking and mountain biking;
- A clean river system suitable for fishing, paddling, and swimming (the Mad River has been identified as one of Vermont's premier swimming resources) with many sites open to public access;
- Miles of trails, footpaths and old logging roads, including the Mad River Greenway in Waitsfield;
- Ball fields located at the privately owned Couples Club; and
- Several community recreation fields owned by the Recreation District in Mad River Park.



Public Facilities. Public recreation facilities in Waitsfield are limited, although in recent years the Town has expanded the number and type of facilities available. Existing facilities include:

- Ball fields and recreation facilities located at the Waitsfield Elementary School, which are available for public use during non-school hours and the summertime.
- Scrag Town Forest, consisting of 750 acres acquired by the Town (see Chapter 11). The forest offers back country pedestrian recreation opportunities. Access was enhanced in 2011-2012 with the creation of a small parking area and trail access at the end of Bowen Road and it was expanded and enhanced again in 2017 through the Scrag Town Forest Gateway Project.
- Wu Ledges Town Forest: 125 acres of conserved woodland, offering trails leading to an outstanding scenic vista from a rock outcropping that overlooks the Mad River and its confluence with the Mill Brook. A small parking area for these lands has been established at the end of Hastings Road, and the Conservation Commission is continuing efforts to identify and establish other access points.

- The Lareau Swimhole Park, constructed with the assistance of a VTrans enhancement grant in 2003, in addition to two adjacent parcels (former Austin and former Tardy properties) that provide less formal access to the Mad River.
- Lovett Park next to the Big Eddy Covered Bridge which serves as a public river/swimming access point.
- 7.3 acres at the Flemer Field Community Green off of Route 100 (the old polo fields) and the community orchard project that was planted in 2010.

Private Not-for-Profit Facilities. Another facility open to the public is the Couples Club, an eight-acre multi-purpose field located in the floodplain of the Mad River in Irasville which offers two baseball fields, a small pavilion and river access. The property is managed by the Couples Club, a private organization, and is exempted from property taxes by the Town on an annual basis. The Valley Little League has entered into a long-term lease with the Couples Club to ensure it will remain available for youth baseball.
The Skatium, an outdoor skating facility is located in Irasville and maintained by a not-for-profit organization. The Skatium has artificial ice and a Zamboni, but is susceptible to weather conditions due to the lack of a cover. The Skatium organization has identified enclosing the facility as a priority, which should be encouraged concurrent with efforts to improve the area's appearance, especially during non-winter months.

Trails. The Mad River Path system is an extremely popular path along the Mad River, recently expanded by the Mad River Path Association (a non-profit, membership-based organization) to include connections and trails elsewhere in the Mad River Valley. The Greenway is maintained through a partnership between the Mad River Path Association and landowners. Similar partnerships maintain a village path network and increasingly in uplands such as the Fayston Town Forest and other Town and private lands throughout the Valley. This network could form the core of what could eventually be a single pathway linking Irasville with Warren Village to the south and the Fayston Elementary School to the west, and linking Waitsfield Village with Moretown Village and Harwood Union Middle and High School to the north.

Some additional trails exist on the Scrag Mountain and Wu Ledges Town Forests, and the Conservation Commission is working with partners including the Mad River Path Association and the Mad River Riders to expand the official trail networks on those lands.

The Town would benefit from developing a Town trail system, starting with the Path connecting Irasville and downtown Waitsfield, where there is copious public engagement with important Valley businesses that support dining, shopping, and entertainment. New investment in these areas could increase opportunities for walking, biking, and public enjoyment of commercial areas in close proximity to each other and to natural resource areas including open space, natural wetlands, the Mad River, and wildlife habitat. It is crucial for the Town, in cooperation with its nonprofit partners, to continue improving

walkability and non-motorized access throughout Waitsfield, consistent with this Plan and the growth of the region's recreation economy.

An assortment of additional easements and license agreements for trails and paths around town have been made, although an extensive, integrated network has not been completed. Through continued partnerships with the Path Association and landowners, such a network could be developed in the future. In addition to trails, Class 4 Roads which are not maintained for year-round travel, as well as Town roads in year-round use, also provide popular recreational opportunities, especially in the Forest Reserve District, and could be included in the Mad River Path system. The Town and the Mad River Path Association should work with other recreation organizations to provide public information about the Town and Valley trails systems, to interpret and maintain trails throughout the Valley, and to adopt consistent, informative signage for residents and visitors.

Several miles of winter trails for skiers and snow-machines are maintained by the Vermont Association of Snow Travelers (VAST) on private land in Waitsfield and surrounding towns. Part of an extensive statewide network, the local trails are maintained by the local VAST chapter—the Mad River Ridge Runners.

Recreation Programs and Planning. The Town, together with Fayston and Warren, formed the Mad River Valley Recreation District in 1993. The purpose of the Recreation District is to support local recreation facilities and programs, and to identify and pursue opportunities to expand existing facilities or create new facilities. The District has provided funds to improve the Couples Club fields in addition to providing support to other private non-profit recreation organizations such as the Skatium. In 2017, they acquired 10 acres at the Mad River Park to construct an 80-space parking area and permanently secure several recreation fields for youth and adult sports. This area will continue supporting Valley-wide youth recreation opportunities and could be connected to the Mad River Path system with a trail around the Park.

7.J Goals

7.J-1 A full range of community services and facilities appropriate for a small town that are provided in a cost effective and environmentally sound manner without creating an undue burden on local taxpayers.

7.J-2 Facilities and services that reinforce the Town's land use, development, and natural resource protection goals and policies.

7.J-3 Continue to support existing childcare facilities to ensure all families have access to high-quality childcare by:

- Exploring allocating local option taxes or using municipal funds for childcare capacity grants or direct operational support to keep tuition affordable.
- Partner on housing initiatives for childcare providers who often struggle to find affordable housing near work.
- Partner with organizations to connect families with available local services.
- Streamline permitting for home-based childcare and designate areas for commercial childcare centers in town plans.

7.K Policies

7.K-1 Plan facilities and services to accommodate anticipated future growth and to avoid unreasonable burdens on the Town's taxpayers. To this end:

7.K-1.a The scale, timing and location of development shall be controlled to ensure that the resulting demand for services and facilities does not exceed the municipality's ability to provide them; and

7.K-1.b In the absence of public facilities, the developer shall fund the cost of the facility(ies) needed to accommodate the new development unless the Town determines that the proposed development will provide community benefits which outweigh or offset the cost of the required facility(ies).

7.K-2 Coordinate the provision of facilities and services with the land use and development goals and policies outlined in this plan, including the reinforcement of growth centers. To this end:

7.K-2.a Facilities that require regular access by the general public and are compatible with compact, mixed use development, such as municipal offices, post offices, community centers and fire stations, should be located in Waitsfield Village or Irasville;

7.K-2.b Facilities that do not require regular access by the general public, such as highway maintenance, or are not compatible with compact, mixed use development, such as solid waste transfer facilities, shall be located in appropriate centralized, nonresidential locations, preferably in the Industrial District or Limited Business District.

7.K-3 Provide services and facilities in an efficient and cost-effective manner while ensuring a high level of service. To this end:

7.K-3.a Capital expenditures will be programmed to avoid sharp fluctuations in the property tax rate;

7.K-3.b Alternatives to the property tax to fund local services and facilities (including user fees, state/federal grants and loans, impact fees and negotiated exactions, special taxing districts, private foundations and assistance from non-governmental and/or local option taxes) will be used wherever practical, providing they do not place an additional burden on residents of limited financial means or undermine other policies of this plan;

7.K-3.c Wherever practical, services and facilities to address Valley-wide growth and development will be provided in conjunction with neighboring towns.

7.K-3.d Statewide efforts to restructure state educational funding to reduce the reliance on the local property tax are strongly supported.

7.K-4 Recognize the importance of making the most effective and efficient use of existing services, structures and facilities and utilities before expanding capacity or constructing new buildings or facilities. In the event a new building(s) is required, it shall be designed to reflect the community's historic and architectural heritage, a strong sense of permanence, and to serve as a symbol of civic pride.

7.K-5 Continue to use the General Wait House primarily for civic, community and cultural purposes, including public rest rooms, community meeting space, cultural activities, celebration of community history and heritage, and public information. To that end, restoration of the attached barns for one or more of these purposes is encouraged.

7.K-6 Maintain town funded emergency services, including fire and police protection, in a manner that continues their current level of service as the community grows. Explore opportunities to coordinate increased law enforcement services and efforts with other towns in the Mad River Valley.

7.K-7 Develop municipal wastewater systems to serve the Town center areas of Irasville and Waitsfield Village, in order to meet current needs as well as allow for additional growth in residential and commercial properties. Once constructed, the system capacity shall:

7.K-7.a Be allocated in accordance with the land use, housing, and economic development policies of this plan; and

7.K-7.b Be managed, together with the operation of the facility, to ensure maximum protection of water quality in the Mad River and its tributaries.

7.K-8 Continue to maintain a municipal water system.

7.K-9 Explore opportunities for the Town to acquire land for conservation, recreation, and community facilities. Priority should be given to parcels which provide multiple values to the community.

7.K-10 Manage undeveloped and semi-developed town-owned properties, including Scrag Mountain and Wu Ledges Town Forests, the Lareau Swimhole, and other conservation and recreation parcels for the protection of ecological resources and sustainable use.

7.K-11 Support the efforts of trail organizations to create a network of walking and bicycling paths in the Mad River Valley, including extending the Mad River Greenway to link Waitsfield Village with Moretown Village to the north, and with Warren Village to the south. To this end, the Town will:

- 7.K-11.a Hold easements on segments of the path right-of-way;
- 7.K-11.b Encourage inclusion of trails and pedestrian connections as part of local development review processes; and
- 7.K-11.c Incorporating path segments into management plans for town-owned land.
- 7.K-11.d Encourage and support information about trail networks, including safe, planned use of Town roads for walking and biking in the Valley-wide trails system.

7.K-12 Continue to work with the Mad River Valley Recreation District, Couples Club, and other organizations to ensure recreation fields remain viable and accessible to local residents and youth sports leagues.

7.K-13 Continue to encourage the efforts of VAST to provide an integrated network of winter recreation trails in a manner that does not adversely impact neighboring homeowners and the natural environment, and allow VAST trail use of Class 4 roads on a case-by-case basis to avoid conflict with other users of the road and neighboring residential properties.

7.K-14 Limit changes to the classification, maintenance, or use of Class 4 roads that would result in an increase of automobile use unless existing recreational uses are maintained or replaced or mitigated with comparable recreation opportunities. The upgrade and/or reclassification of Class 4 roads within the Forest Reserve District shall not be permitted to allow year-round vehicular access and land development.

7.K-15 Manage town cemeteries, and expand if needed, to ensure that burial opportunities will exist for the foreseeable future.

7.K-16 Continue to participate as a member of the Mad River Valley-Waterbury Solid Waste Alliance, including the alliance's efforts to reduce waste generation and provide environmentally sound waste disposal opportunities.

7.K-17 Encourage continued operation of the Valley Transfer Station in its present location, and encourage a privately-operated bottle redemption center in conjunction with the Transfer Station, or at a separate location in Irasville or Waitsfield Village.

7.K-18 Encourage public and private social service providers, including state, regional and local agencies and nongovernmental organizations, to continue providing services to local residents. To this end, the Town will continue to consider funding such organizations on an annual basis, and will support efforts to improve local delivery of such services through partnerships with local organizations.

7.K-19 Support the development and operation of a multigenerational community center within Irasville or Waitsfield Village.

7.K-20 Encourage the Mad River Valley Health Center to continue to meet the needs of local residents.

7.K-21 Integrate wireless telecommunications facilities (e.g. cellular) into the existing built environment.

7.K-22 Support the expansion of telecommunication service in the community, including broadband Internet access, and efforts to ensure greater public access.

7.K-23 Continue to work with and provide support to community arts and cultural organizations.

7.K-24 Support and continue to help fund Mad River Valley Television's (Channels 44 and 45) efforts to broadcast meetings of public interest.

7.K-25 Keep the Munn Field property in town ownership as a potential shared wastewater facility resource.

7.K-26 Encourage the creation of recreation facilities that foster fitness and well-being (e.g. fitness courses) in a manner that is integrated throughout the community.

7.L Tasks

7.L-1 Continue to work cooperatively with neighboring towns and the region on issues of mutual concern, and explore additional opportunities to share facilities and services with neighboring towns. [Town Administrator, Selectboard, Town Boards and Commissions]

7.L-2 Continue to support shared, privately-owned wastewater system framework to serve Irasville and Waitsfield Village. [Town Administrator, Selectboard, Study Committee]

7.L-3 Revise the Waitsfield Subdivision Regulations to include updated facility and infrastructure standards, including those related to stormwater runoff, wastewater disposal, impact on community services and facilities, and trails, sidewalks and pathways. [Planning Commission]

7.L-4 Prepare maps for the Irasville Village District depicting options for future public improvements, including roads, sidewalks, paths and park areas, and a town green/common. [Planning Commission]

7.L-5 Explore the adoption of stormwater regulations and other recommendations as a result of Ridges to Rivers study. [Planning Commission]

7.L-6 Assess the feasibility of on-going maintenance and renovation of Wait House. [Selectboard, Waitsfield Historic Society*]

Central Vermont Regional Planning Commission

MEMO

Date: August 5, 2026
To: Municipal Plan Review Committee
CC: Ben McCall, East Montpelier Planning Commission Chair
From: Niki Sabado, Planner
Re: East Montpelier Town Plan Review to consider a recommendation for Regional Approval and Confirmation of Planning Process

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⌦ **ACTION REQUESTED:** At the meeting the Committee will hold a public hearing on the *2026 East Montpelier Town Plan.* Following the hearing the Committee will consider making **two** recommendations to the Board of Commissioners:

1. confirmation of the planning process under 24 VSA §4350(a); and
2. approval of the municipal plan per 24 V.S.A. § 4350(b)

Background

2018	East Montpelier Town Plan local adoption. CVRPC Board regionally approves the 2018 Moretown Town Plan and confirms Town planning process.
2022	East Montpelier adopts an amendment to their Town Plan. CVRPC approves the plan.
January 2026	East Montpelier Planning Commission holds public hearing on the Town Plan.
April 2026	East Montpelier Selectboard adopts the plan.
July 2026	East Montpelier requests regional approval of the 2026 East Montpelier Town Plan.
August 2026	CVRPC Municipal Plan Review Committee (MPRC) is scheduled to hold a public hearing on August 17th, 2026. CVRPC Hearing Notice is distributed and appeared in the paper on July 30th, 2026.
September 2026	Anticipate regional consideration and approval of the plan by the CVRPC.

2026 East Montpelier Town Plan

To view the plan, please refer to link: 2026 East Montpelier Town Plan

If you would prefer hard copies of the Plan, please contact Barbara Petrie petrie@cvregion.com

The *2026 East Montpelier Town Plan* is a comprehensive long-range plan for the Town. It states objectives and policies to guide growth and development and is intended as a framework upon which to base future actions and regulatory bylaws. The Planning Commission has amended the Plan to ensure that it follows statutory requirements and to reflect global changes since the Plan was last adopted in 2018. The Plan contains updates to the text of each chapter, including data and maps, as well as the goals, objectives, and strategies for each section.

Staff Review
Staff planner Niki Sabado reviewed the Town Plan for statutory requirements and completed the approval checklists.

CVRPC staff reviewed the Municipal Plan for the following items:

a) confirmation of the planning process under 24 VSA §4350(a);

☑ is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and

☑ is maintaining its efforts to provide local funds for municipal and regional planning purposes.

Staff findings: Staff find the Town of East Montpelier to be engaged in a continuing planning process and are making efforts to provide funds for planning purposes.

b) approval of the municipal plan per 24 V.S.A. § 4350(b);

☑ consistency with the State goals established in section §4302

Staff findings: Staff find the plan to be consistent with the State goals

☑ **compatibly with its regional plan**
Staff findings: Staff find the plan to be compatible with the regional plan.

☑ **compatibly with approved plans of other municipalities in the region**
Staff findings: Staff find the plan to be compatible with approved plans of other municipalities.

☑ **containing all the elements included in section 24 V.S.A. § 4382**
Staff findings and recommendation: Staff find the plan to contain all required elements.

References:
To review the Municipal Plan Review Tool, see attached: RPC Municipal Plan Review Tool_East Montpelier

To view the Central Vermont Regional Plan visit: https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024_Effective-July-9-2024.pdf

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety please visit: https://legislature.vermont.gov/statutes/title/24

Process for holding a public hearing
Public hearings are a way for the public to provide input on proposed actions of the Municipal Plan Review Committee. They are not debates. Respondents from the committee and staff will try to answer any question without being defensive. If members or staff do not know an answer to a technical question, we will find one after the hearing and follow-up with a response.

1) The Chair will call the meeting to order and complete initial agenda items.
2) The Chair will call the hearing to order.
   a) The Chair will welcome the public and indicate that the purpose of tonight's hearing is to get input from the public for the regional review of the Montpelier Municipal Plan update.
   b) Testimony will be welcomed from the municipality, board and public. In-person members of the public will be called in the order they have signed in. Comments will then be welcomed from members of the public attending remotely in the order in which hands have been raised. Finally, any other members of the public will be given an opportunity to comment.
3) Once the public has been given an opportunity to be heard, and assuming no board members object, the Chair may adjourn the hearing.
4) The chair will then open committee discussion and entertain any motions.

Municipality: East Montpelier	Plan date: 1/15/2026	Staff: NS	Date: July 2026

FYI:
Act 171 Requirements (Forest Integrity): required for plans adopted after Jan 1, 2018
Act 174 Requirements (Energy)
Act 181 Requirements (Housing & Land Use)
Act 121 Requirements (Flood Safety Act)
Act 47 (Home Act – Housing regulations)
Act 179 (Housing element)
Don't forget Standards of Review section: new check boxes added

This form addresses the statutory requirements of the State of Vermont for town plans, as cited in the **VERMONT MUNICIPAL AND REGIONAL PLANNING AND DEVELOPMENT ACT, TITLE 24 V.S.A CHAPTER 117 (THE ACT).** It includes the 12 required elements found in § 4382 of the Act; the four planning process goals found in § 4302(b), the 14 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of relevant statute are quoted at each question.

	Required Elements § 4382	Met	Not Met
1	Statement of Objectives, Policies, Programs	☒	☐
2	Land Use Plan and Map	☒	☐
3	Transportation Plan and Map	☒	☐
4	Utility and Facility Plan and Map	☒	☐
5	Rare Natural Resources/Historic Resources	☒	☐
6	Educational Facilities Plan and Map	☒	☐
7	Implementation Program	☒	☐
8	Compatibility Statement	☒	☐
9	Energy Plan	☒	☐
10	Housing Element	☒	☐
11	Economic Development Element	☒	☐
12	Flood Resiliency Plan	☒	☐

	State Planning Goals § 4302	Met	Not Met
1	Compact village centers	☒	☐
2	Economy	☒	☐
3	Education	☒	☐
4	Transportation	☒	☐
5	Natural and Historic Resources	☒	☐
6	Quality of air, water, wildlife, and land resources	☒	☐

7	Efficient use of Energy and Renewable Energy Resources	☒	☐
8	Recreation	☒	☐
9	Agriculture and Forest Industries	☒	☐
10	Use of Resources and Earth Extraction	☒	☐
11	Safe and Affordable Housing	☒	☐
12	Public Facilities and services	☒	☐
13	Child Care	☒	☐
14	Flood Resiliency	☒	☐
15	Environmental Justice	☒	☐

MUNICIPAL PLAN REQUIRED ELEMENTS:

24 V.S.A. § 4382. The plan for a municipality

(a) A plan for a municipality shall be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

Choose an item.
Regional Plan Compatibility Tool ☐

Comments: after completing Regional Plan Review Compatibility tool

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.

Comments: Objectives, policies and programs are generally identified in the Executive Summary (p 1) and Chapter 1 (pp 2-5). Land development and environmental protection goals are outlined throughout Chapter 9 and 10; and goals relating to public services and facilities are listed throughout Chapter 5 and 6.

(2) A LAND USE PLAN,
which shall consist of a map and statement of present and prospective land uses, that:

(A) Indicates those **areas proposed for forests, recreation, agriculture** (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public, and semi-public uses, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration

Pages: 118-119, 145, 164-168, 187-189

Choose an item.
Pages: 194, 199, 202, 204
Land Use Plan Map(s) ∨

for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.
(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary **community facilities and services.**
(C) Identifies those areas, if any, **proposed for designation under chapter 76A** of this title (designated centers) **and** for status under 10 V.S.A. §§ 6033 (Regional plan future land use map review) and 6034 (Tier 1A area status), together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.
(D) Indicates those areas that are important as **forest blocks and habitat connectors** and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

Comments:

The formal land use plan is established in Chapter 10. Existing Local Land Use Regulations and Planning Considerations are described on p 164-68. And land use objectives are addressed pp 187-89.

The Town explains the zoning districts on p 165. And has the following:

- Action 10.1.1 "Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the Town Plan".

(A) Map 12 on page 202 shows future land use map
(B) Map 14 on page 204 shows zoning districts
(C) The town's commitment to maintaining the Village Center Designation for East Montpelier Village's historic core (see Land Use) will allow owners of historic commercial properties in the designated village center to access tax credits for renovations of these buildings (p 118).
- Action 7.1.2 "Maintain village center designation for the historic village core and promote the associated benefits" (p 119).

Action 7.2.2 “Maintain village center designation in North Montpelier” (p 119).
(D) Goal 9.7 “Protect forest integrity” and Action 9.7.1 “Review and update Land Use and Development Regulations to promote protection of priority forest blocks and riparian wildlife connectivity” (p 145).

Map 9 on page 199 shows priority forest blocks and habitat connectors

Map 4 on page 194 - Wetlands, Waterways and Flood Hazard Areas - identifies special flood hazard area, river corridor, wetlands, and important water bodies.

Recommendation: It is recommended that East Montpelier envision the future for each district. The districts, as written, capture the current character, but could also benefit from a vision for how these districts should develop over the next 10, 20, 30 years.

(3) A TRANSPORTATION PLAN,
consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;

Choose an item.
Pages: 40, 70-71, 74-75, 77, 172, 195 (Map)
Transportation Map ☒

Comments:
Transit routes and other facilities: GMT and RCT transportation access, as well as access for medical services; Ride Share options and park and ride location at Routes 2 & 14; Go! Vermont regional commuter program (p 74)
“Sidewalks and a signalized crosswalk, installed in 2015, have improved pedestrian connectivity in the northern end of East Montpelier Village. Additional sidewalks extending from the new VT 14 bridge, linking critical points in the village core as well as bike lanes on US 2 will further enhance multimodal mobility….” (p 75)
Priority projects are identified in **“**Goal 6.1: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character”, Action 6.1.2 (p 77) and actions described in “Goal 4.6: Maintain and expand the existing trail system to create connected loops and links to villages and population centers.” P 172
Scenic Roads are identified on page 70-1 - Center Road and residential roads
Bike infrastructure includes: trails at Sparrow Farm trail (maintained by MAMBA) and trails at County and Cummings Road (maintained by

Onion River Nordic), and a bridge across the Winooski built in 2022 by the CVTA, and there are plans to build a trail connecting it to the Upper Village. (p 40) There are also plans throughout goal 6.1 to include bicycle infrastructure in planning future road improvement projects.

(4) A UTILITY AND FACILITY PLAN,
consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

Choose an item.
Pages: 67, 190 (facilities map), 196 (utilities map), Utility and Facility Map ☒

Comments:
Chapter 6 Infrastructure includes water and sewer and waste services and telecommunications infrastructure.
Chapter 5 under the flood resilience/hazard mitigation section, there are specific actions around meeting future needs for facilities and services through:

- Action 5.8.5 "Pursue funding and implement mitigation projects for emerging risks as the nature and likelihood of those risks becomes more clear". And,
- Action 5.8.7 "Ensure town participation in related regional planning, education and funding opportunities as offered by CVRPC and other entities" (p 67).

Implementation charts Chapter 11 outline the priority of need and method of financing for community facilities and services.

Recommendation: Include specific costs, resources, and timing for financing in a capital improvement plan.

(**5)** A statement of policies on the **PRESERVATION OF RARE AND IRREPLACEABLE NATURAL AREAS, SCENIC AND HISTORIC FEATURES AND RESOURCES;**

Choose an item.
Pages: 43,47, 191 (trails map), 192 (historic sites map) Optional Natural/ scenic/ historic Map ☒

Comments:

Goal 4.8 “Preserve the town’s historic structures and cemeteries for future generations to enjoy” (p 47).

Historic Features and Resources: “There have been some town-sponsored efforts to encourage preservation of historic resources,” specifically, historic schoolhouses. “Most of the historical ephemera owned by the Historical Society are kept in the Town Office vault, but some are kept at the homes of Historical Society members due to lack of sufficient storage space at the Town Office building” (p 43).
Scenic Resources: Chapter 9 focuses on Scenic Resources, the attributes of which are discussed on p 152. Scenic views along public roads are identified on page p 156 (table), as well as scenic locations and historic features.
Related goals: Goal 9.13: Protect East Montpelier’s significant views and Goal 10.5: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values
Rare and significant natural communities have been identified on page 144 under significant natural communities section.

(6) AN EDUCATIONAL FACILITIES PLAN
consisting of a map and statement of present and projected uses and the local public school system;

Choose an item.
Pages: 21, 46-47, 190 (facilities map)
Educational Facility Map ☒

Comments:
Public Services Chapter 5 identifies and provides information on the current schools in the area (pp 46-7).
Government Chapter 3 states, “In 2019 the school districts of the 5 towns feeding into U-32 Middle/High School and the district for U-32 were merged into a new union school district - the Washington Central Unified Union School District (WCUUSD). This district is a form of regional government. Each of the towns has three members on the school board, but the members are elected by the electorate of the entire district, and all board members are responsible for representing the interests of the entire district” (p 21).

(7) A recommended program for the **IMPLEMENTATION OF THE OBJECTIVES OF THE DEVELOPMENT PLAN;**

Choose an item.
Pages: 1, 169-189
Optional Capital Projects Map ☐

Comments:
Priority goals identified on p. 1 Executive Summary include: water system, zoning bylaws revision, housing needs assessment, revise zoning districts:

- Action 6.12.2: Ensure that the water supply system for East Montpelier Village acquires sufficient capacity to serve current and future customers and meets firefighting needs.
- Action 7.3.1: "Review and update the East Montpelier Land Use and Development Regulations to ensure that commercial and industrial areas are appropriate and adequate to encourage appropriate business growth."
- Action 8.1.4: "Consider conducting a housing needs assessment and developing a housing action plan for the town."
- Action 10.1.1: "Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the Town Plan".
- Action 10.1.2: "Review and update site plan review, parking and design standards in the East Montpelier Land Use and Development Regulations."
- Action 10.1.3: "Update the East Montpelier Land Use and Development Regulations to make it easier to permit Planned Unit Developments."

Implementation plans are found in chapter 11 beginning on p. 169.

(8) A statement indicating how the plan relates to **DEVELOPMENT TRENDS AND PLANS OF ADJACENT MUNICIPALITIES,**
areas and the region developed under this title;

Choose an item.
Pages: 12-13
Optional Compatibility Map
☐

Comments:
(P 12) About East Montpelier chapter 2 states, "A large number of government service organizations and private not-for-profit groups operate on a regional basis, increasing the interdependence of East Montpelier with its neighbors."
Compatibility statement Chapter 2 (p 13) includes compatibility with other plans, regional plan, and compatibility with municipal plans and the eight adjacent neighbors/communities. Also noted under future challenges and opportunities section, proximity to Montpelier and Barres is an asset with access to "urban goods, jobs, and services" and states increasing density in East Mont. villages is a way to accommodate their share of growth while retaining rural character.

(**9) AN ENERGY PLAN,**
including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

Choose an item.
Pages: 89, 91-103, 105-107, 167-168, 205 (existing energy infrastructure map), 206 (potential renewable energy siting map)
Optional Energy/ Infrastructure Map ☒

Comments:
Chapter 6, Section E "Energy and Energy Conservation" (beginning on p 89) identifies sites that are preferred for larger scale renewable energy generation, as well as sites that are unsuitable due to natural or cultural landscape constraints. This section also analyzes East Montpelier's current energy use and generation, and energy targets and pathways (pp 91-102).

The energy plan includes detailed municipal data on energy consumption data, transportation status, heating use, electricity use, energy generation and renewable electricity generation. The plan also included detailed siting standards (pp 105-107) with preferred, potentially suitable and prohibited energy generation siting.

A statement of policy on development of renewable energy resources is not directly made but the plan describes pathways to support the goal of 90% renewable energy by 2050 (p 96) and describes renewable electricity targets with accompanying data on pp 101-102.

Although not a direct statement of policy, a statement that "recommends strategies to site new renewable energy facilities in a manner that aligns with the town's desire to promote smart growth and preserve land with natural and scenic character" is found on p 103.

The following goals support energy conservation and land use
Goal 10.1 (p 167) "Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages".
Goal 10.6 (p 168) "Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation".

If a municipality is seeking a ***Determination of Energy Compliance*** under Act 174, see standards contained within RPC PUC Municipal Determination Standards checklist.

(10) A HOUSING ELEMENT
that shall include a recommended program for public and private actions to address housing needs and targets as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The housing element shall also include an analysis of any regulatory, labor, and physical constraints preventing the development, redevelopment, or rehabilitation of sufficient housing to meet the housing needs and targets, and a description of what actions the municipality may take to accommodate the projected housing needs. The program shall use data on year-round and seasonal dwellings and include specific actions to address the housing needs of persons with low income and persons with moderate income and account for permitted residential development as described in section 4412 of this title. Progress toward the construction of the housing units identified as needed to meet projected housing targets shall be documented within the housing element and updated as appropriate when the plan is amended or readopted according to section 4385 or 4387 of this title, as the case may be.

Choose an item.
Pages: 31, 123-125, 127
Optional Housing Density/ Distribution Map
☐

Comments:

Physical constraints for housing are defined as lack of infrastructure and affordability. An increase in short-term rentals and second homes have also affected the housing shortage in the town (p 123). Home Share VT is identified on page 124 as an option for affordable housing/room rental by connecting homeowners with extra rooms to someone who needs affordable housing. Multi housing planning is described on page 125 and envisioned in the East Montpelier Village Master Plan. The town updated their land use regulations in 2022 to allow additional density for PUDs.

Chapter 8 housing (p 124) contains data and describes in detail the significant problem of housing and affordability and the lack of critical infrastructure; State-wide programs such as VHIP are discussed on page 125. Chapter 4 Section B “Community Health” (p 31) discusses the need for diverse housing options, particularly energy-efficient and affordable for families and seniors.
The plan includes Goal 8.1 “Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing” (p 127).

The housing chapter states that a challenge contributing to low housing stock is that approximately 50% of the land in town is conserved or in current use but various actions have been taken to promote more affordable housing and is listed on page 126.

Recommendation: In future town plan updates, you will need to document progress toward the construction of housing units identified as needed per new statute (Act 179).

(11) AN ECONOMIC DEVELOPMENT ELEMENT
that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Choose an item.
Pages: 117-120
Optional Economic/ Employment Map ☐

Comments:

Chapter 7 Economic Development identifies employment and wages, and future economic development potential (pp 117-119). Revitalization of North Montpelier Village is a current planning goal.

There are goals identified to encourage smart commercial growth around the East Montpelier Village that is compatible with residential uses and scalable, community focused commercial enterprises in North Montpelier (p 119-120).

(12)(A) A FLOOD RESILIENCE PLAN
that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments. **These strategies shall include adoption and implementation of the State Flood Hazard Area Standards.**

Choose an item.
Pages: 61-67, 175, 194 (wetlands, waterways and flood hazard areas map)
Flood Hazard/River Corridor Map* ☒

*(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Comments:
Chapter 5 Public Services, Section D, Hazard Mitigation and Flood Resilience (pp 61-67).

Implementation Chapter 11 includes Policy 5.8 "East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference" and Action 5.8.1 "Implement the projects identified in the Hazard Mitigation Plan" (p 175).

(A)(i) Map 4 shows the town's waterways and flood hazard areas (p 62).
(A)(ii) Steps taken to reduce flood impacts is located on page 65
(B) The town has an updated (2025) Local Hazard Mitigation Plan.
Studies: Annual Local Emergency Operations Plan (LEOP) identifies high-risk populations in the event of a disaster, and the Emergency Preparedness Committee has focused on community response to vulnerable populations.

(b) The *maps* called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.
(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

(1) population characteristics and distribution, including income and employment;

(2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;

(3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

Comments:

(b) Zoning districts map (p 204) and zoning overlay districts map (p 207). Future land use map on page 202.
(c)(1) Population size trends and higher than average educational level are identified on p. 8, and high median income relative to neighboring communities are identified as possible barriers to housing.

(c)(2) Regional projection of housing needs found on page 122.
Housing costs and affordability section begins on p. 124 and covers demographics, gaps in available housing stock, challenges in finding housing, and identifies existing remedies in financing (VHIP) and affordable housing (Sandy Pines mobile home park) programs to help increase homeownership.
(c)(3) Pp 159-164 describes land use classifications.

REQUIRED AND OPTIONAL MAPS CHECKLIST:

Element #/ (Goal #)	Required by statute	Page #	Notes / Description
2/(1) **Land Use Map / Future Land Use Map**: Present/prospective agriculture, forests, residential, commercial, industrial, open space, etc.). Growth areas, density, and relationship to infrastructure and services.	Required	202 (flu), 204 (zoning)	Future land use map uses the following land use classifications: resource, designated village center, industrial and rural.
3/(4)**Transportation Map:** Existing and proposed roads, paths, public transit, bike routes, and other circulation facilities	Required	195	
4/(12) **Utilities & Facilities Map:** Water, wastewater, stormwater, solid waste, energy, parks, public safety, libraries, recreation, etc.	Required	196	
6/(3) **Educational Facilities Map:** Educational facilities and school service areas; may be combined with utilities/facilities map.	Required -may combine with Utilities/ Facilities	190	Identifies facilities on separate map from utilities
12/(14) **Flood Hazard/River Corridor Map** (Flood Resilience): Flood hazard and fluvial erosion hazard areas, protected floodplains, wetlands, upland forests	Required -Can use LHMP maps	194	Map includes special flood hazard area, river corridor, wetlands, and waterways.
5/(5) **Natural Resource / Habitat Map:** Significant natural, scenic, or historic resources; forest blocks; wildlife corridors; water resources	Required	199	Map includes priority forest blocks and habitat connectors as well as riparian wildlife connectivity and highest priority wildlife crossings.
(8) **Capital Projects Map** (Implementation Program): Planned public improvements and phasing (e.g., infrastructure extensions and major capital investments)	Optional		
9/(7) **Energy Resource / Infrastructure Map** (Energy Plan): Renewable generation sites, transmission lines, district energy facilities, and conservation areas	Optional / Recommended	205, 206	Existing energy infrastructure (p 205) Potential renewable energy siting (p 206)
10/(11) **Housing Assessment / Density Map** (Housing element): Housing distribution, affordability, and targets based on regional housing needs	Optional / Recommended		
(11) **Economic Development Map** (Economic Development): Commercial zones, industrial parks, enterprise or redevelopment areas, and employment centers	Optional / Recommended		
(12) **Regional Context Map** (Compatibility Statement): Municipal boundaries, adjacent town plans, regional growth areas, and cross-jurisdictional resources	Optional		

STATE PLANNING GOALS:

24 V.S.A. § 4302 — Purposes; [State planning] goals

(a) General purposes . . .

(b) It is also the intent of the legislature that municipalities, regional planning commissions and state agencies shall engage in a continuing planning process that will further the following goals:

(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.

(2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.

(3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.

(4) To encourage and assist municipalities to work creatively together to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

GOAL 1: HISTORIC SETTLEMENT PATTERN*

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.*

(A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

(B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.

(C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

*See also (A)(B)#2 Land Use Plan above, (C) #4 Utility and Facility Plan, and (D) #8 Implementation Program above

Choose an item.
Pages: 26, 56, 85, 160, 162, 202,

How has the Town Plan addressed this goal:
(A) Identifies growth areas in their villages on page 160 and in Gallison Hill (p 162). The Future Land Use Map (p 202) identifies possible growth areas – Gallison Hill and North Montpelier.
(B) refer to (A)
(C) EMFD combined their emergency operations in a new facility operated with Calais and other surrounding towns which allowed expanse of the ambulance services offered (p. 56) They also support Plainfield and Marshfield. A new firetruck was purchased in 2023 and a new ambulance in 2024.
Goal 3.4: Maintain and improve core municipal facilities and services in a fiscally responsible and sustainable manner.
Action 3.4.1: Utilize the capital plan and budget process to ensure that on-going and proposed capital projects are appropriately planned and financed.
Action 3.4.2: Pursue relevant grant opportunities to assist with funding needed town projects. (p. 26)
(D) Goals 6.9 and 6.10 direct future development efforts to areas where water and sewer could be more readily expanded (p.85)

If the goal is not relevant or attainable, how does the plan address why:

GOAL 2: STRONG AND DIVERSE ECONOMY
To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Choose an item.
Pages: 115, 119-120
Optional

How has the Town Plan addressed this goal:

Chapter 7 Economic Development (beginning on page 115).
Goals and actions to support village-scale growth and supportive and compatible uses with agriculture enterprises are identified pages 119-120.
There is also a goal around zoning bylaws to promote commercial and industrial business uses in appropriate locations.

If the goal is not relevant or attainable, how does the plan address why:

GOAL 3: EDUCATIONAL AND VOCATIONAL TRAINING*
To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Choose an item.
Pages: 46-50

*See also #6 Education and Facility Plan above

How has the Town Plan addressed this goal:

Public Services Chapter 5 (pp 46-50).
Explains public school transportation, Washington Central Unified Union District, independent schools, and adult education opportunities. Chapter 5 Section A describes educational and vocational training opportunities.

If the goal is not relevant or attainable, how does the plan address why:

GOAL 4: ENERGY EFFICIENT TRANSPORTATION*

To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

Choose an item.
Pages: 77, 176, 189

*See also #3 Transportation Plan above

How has the Town Plan addressed this goal:

- Goal 10.6 "Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation" (p 189).
- Action 6.1.1 "Ensure that all state transportation projects meet the goals of this plan including accommodating pedestrian and bicycle use and protecting the character of the roadside (p 77).
- Goal 6.4 "Expand public transit and ridesharing" (p 176).

If the goal is not relevant or attainable, how does the plan address why:

GOAL 5: NATURAL AND HISTORIC FEATURES*

To identify, protect and preserve important natural and historic features* of the Vermont landscape including:

(A) significant natural and fragile areas;

(B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;

(C) significant scenic roads, waterways and views;

Choose an item.
Pages: 27, 42, 130, 144 157, 194, 200

(D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas

*See also policy statement on Preservation Of Rare And Irreplaceable Natural Areas, Scenic And Historic Features And Resources above

How has the Town Plan addressed this goal:
(A) Rare and significant natural communities have been identified on page 144 under significant natural communities section. Map 10 (p 200) identifies significant natural and scenic resources.
(B) Chapter 9 Section B provides descriptions and status. Map 4, p 194 - Wetlands, Waterways and Flood Hazard Areas identifies special flood hazard area, river corridor, wetlands, and important water bodies.
(C) Goal 9.13 "Protect East Montpelier's significant views" (p 157).
(D) Chapter 4, Section E Historic Resources- P 42 identifies structures listed on the National Register of Historic Places and discusses identification of archaeological sites

P 27, Chapter 4, discusses town-sponsored efforts to encourage preservation of historic resources.

If the goal is not relevant or attainable, how does the plan address why:

GOAL 6: AIR, WATER., WILDLIFE & LAND RESOURCES*
To maintain and improve the quality of air, water, wildlife and land resources.

Choose an item.
Pages: 133-134, 143-144, 167-168

(A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).
(B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.
(C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors
* See also #5 Important Natural And Historic Features above

How has the Town Plan addressed this goal:
(A) FLU Map identifies priority conservation (resource) areas. Zoning districts reflect the goals and policies of the town plan. (p. 167-168) While there are no sources of sand and gravel in town, an Act 250 license would be required in addition to a Conditional use Permit in the 5 zoning districts in which it is allowed. Goal 9.6: Any new or expanded earth resources extraction operations will be developed to minimize

impacts on the environment and community. LESA system (Land Evaluation and Site Assessment) identified agricultural and timber production areas, leading to conservation efforts for highest priority areas.
(B) Chapter 9, p 133-134 discusses water quality, clean water programs, downstream effects and state water quality standards administered and monitored by DEC. The plan elaborates on protecting wetlands and waterways and the use of "Low Impact Development (LID) techniques during construction to minimize offsite impacts".
(C) Chapter 9, p. 143 identifies locations of the highest priority forest blocks: "in the northern part of town and connect with similar contiguous forest blocks in Middlesex and Calais. The Longmeadow Hill area, in the northwest corner of town, provides habitat for a variety of wildlife species and is part of regionally-connected wildlife corridors suitable to animal species needing wide ranges." "Most of the priority areas important for forest integrity in East Montpelier are privately owned. As shown on Map 9, the majority of the priority and highest priority interior and connectivity forest blocks are conserved or enrolled in the state's Current Use program. Efforts to protect forest integrity will require both regulatory approaches and non-regulatory approaches" p. 144

If the goal is not relevant or attainable, how does the plan address why:

GOAL 7: ENERGY AND RENEWABLE RESOURCES*

Choose an item.
Pages: 44, 89, 96

To encourage the efficient use of energy and the development of renewable energy resources.

(A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.
(B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b

*See #9 Energy Plan above

How has the Town Plan addressed this goal:
(A) Building - Action 4.8.4 "Encourage property owners within the designated Village Center to take advantage of available tax credits for improvements to historic buildings" (p 44).

Siting – statement by the Selectboard to "Ensure that the Town Plan qualifies as an Enhanced Energy Plan under Act 174, so that the town receives "substantial deference" in renewable energy siting decisions by the Vermont Public Utility Commission" (p 89).
Renewable energy – Although the plan does not define a specific strategy for the use and development of renewable energy resources, there is an action 10.5.2 "Consider how conservation projects contribute to accomplishing other town goals—such as recreation, housing or renewable energy generation—when evaluating support from the town's Conservation Fund action" (p 208).
(B) State energy plans – Section E: Energy and Energy Conservation, refers to Vermont Energy Dashboard and Vermont Comprehensive Energy Plan and states "This plan supports the dual goals of meeting the state energy and climate goals, while also protecting the town's valued natural and scenic resources" (p 96).

If the goal is not relevant or attainable, how does the plan address why:

GOAL 8: RECREATIONAL OPPORTUNITIES
To maintain and enhance recreational opportunities for Vermont residents and visitors.

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

Choose an item.
Pages: 12, 34-35, 37, 38, 112, 160

How has the Town Plan addressed this goal:
Future recreation potential identifies Winooski river walk and East Montpelier Senior Center (P 38).
(A) Chapter 10 states that the overarching goal for the town is to maintain the rural nature and outdoor recreation opportunities while promoting future growth in identified growth areas (p 160). Chapter 4, identifies importance of trail system in East Montpelier and that "many of these trails are permanently protected" (p 112).
(B) Page 12 in *About East Montpelier* chapter 2 states, "The open land supports a wide variety of outdoor recreational opportunities for the larger community which include: the town trail system; a section of the Cross Vermont Trail; a network of Nordic ski, mountain bike, and snowmobile trails; the town forest; and a pond for swimming."
Community Resources, Chapter 4: Page 34-35 identifies an inventory of outdoor recreational properties within East Montpelier.

Page 37 has information on hunting, fishing and foraging opportunities and water recreation locations.

If the goal is not relevant or attainable, how does the plan address why:

GOAL 9: AGRICULTURAL AND FOREST INDUSTRIES*

To encourage and strengthen agricultural and forest industries.

(A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged.

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

*See #2 Future Land Use above

Choose an item.
Pages: 26, 116, 139, 142, 147-149, 150

How has the Town Plan addressed this goal:

(A) Strategies LESA system (Land Evaluation and Site Assessment) identified agricultural and timber production areas, leading to conservation efforts to protect the highest priority areas. The town also has a Conservation Fund (p 147-148).
(B) Agriculture and Forest: Fontaine's sawmill is a local commercial sawmill producing lumber for local trades. Also, sugarbushes and Christmas tree farms (p 142).
A list of agricultural enterprises including information that two dairy farms remain in town are found on page 149.
(C) Locally-grown food: Local agricultural resources include: produce, meat, dairy and syrup (p 116) and are marketed at "farmers markets, farm stores, community-supported agriculture (CSA) programs (pp 148-149); also distributing farm products to restaurants, stores, schools, and other institutions" (p 150).
(D) Forest Management Processes: P 139 Chapter 9 – Goal, policy, and action 9.6, 9.6.1. Goal 9.6 "Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community". Policy 9.6 "Earth resource extraction facilities shall not be located within villages or defined growth areas".
(E) Public investment: "In 2024, there were 109 parcels of qualifying agricultural and managed forest land and farm buildings in the state's

Current Use appraisal program" (p.26) **Action 3.4.2**: Pursue relevant grant opportunities to assist with funding needed town projects.

If the goal is not relevant or attainable, how does the plan address why:

GOAL 10: EXTRACTION OF RESOURCES/AESTHETIC QUALITIES*

Choose an item.
Pages: 139

To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

*See #2 Future Land Use and #5 Natural Resources above

How has the Town Plan addressed this goal:

Chapter 9 – Goal 9.6 "Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community" and Policy 9.6: *"Earth resource extraction facilities shall not be located within villages or defined growth areas"* (p 139).

If the goal is not relevant or attainable, how does the plan address why:

GOAL 11: SAFE AND AFFORDABLE HOUSING*

Choose an item.
Pages: 127

To ensure the availability of safe and affordable housing for all Vermonters.

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multifamily and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory dwelling units within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

*See #10 Housing Element above

How has the Town Plan addressed this goal:

The housing chapter addresses the difficulty in developing housing in E Mont due to 50% of land in current use or conserved. However, the chapter addresses the need for more affordable housing choices and identifies several actions being taken.

(A) Goal 8.1 "Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing" (p 127).
(B) Goal 8.2 "Concentrate new residential development in East Montpelier Village, North Montpelier Village, and identified growth areas, outside of the floodplain and river corridor" (p 127).
(C) Action 8.1.7 "Promote recent changes to zoning such as the increased density in the village, streamlining of PUD regulations, loosening of regulations related to duplexes, ADUs, and multifamily housing throughout town (p 127).
(D) Same as C.

If the goal is not relevant or attainable, how does the plan address why:

GOAL 12: PUBLIC FACILITIES AND SERVICES*

To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

*See also Utility/Facility Plan above

Choose an item.
Pages:56, 59, 60, 85

How has the Town Plan addressed this goal:
(A) EMFD combined their emergency operations in a new facility operated with Calais and other surrounding towns, which allowed expansion of the ambulance services offered (p. 56). EMFD also supports Plainfield and Marshfield. A new firetruck was purchased in 2023, and a new ambulance in 2024 (p. 59). Goals 6.9 and 6.10 direct future development efforts to areas where water and sewer could be more readily expanded (p.85).
(B) Goal 5.5 is "Maintain adequate fire and emergency response capabilities," and 5.6 is "Maintain an effective Local Emergency Operations Plan." 5.7 is "Goal 5.7: Promote emergency awareness and fire prevention." (p 60).

If the goal is not relevant or attainable, how does the plan address why:

East Montpelier Village faces a challenge with the privately-owned Crystal Springs Water Systems water supply that is insufficient to meet peak demand and firefighting needs (p 59). A feasibility study on how to remedy the situation was commissioned in 2012 and recommendations were made (p. 87). There is an Action 9.5.2 "Research possible expansion of the Crystal Springs water system through the addition of new wells" (p 138).

GOAL 13: SAFE AND AFFORDABLE CHILD CARE

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Choose an item.
Pages: 53

How has the Town Plan addressed this goal:

Chapter 5 (p 53) includes description of the Town having several child care services and registered and licensed home care providers. The section also explains long-term programs available to families with young children.

If the goal is not relevant or attainable, how does the plan address why:

GOAL 14: FLOOD RESILIENT COMMUNITIES.*

To encourage flood resilient communities.

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion and **should meet or exceed the statewide minimum flood hazard area standards established by rule by the Agency of Natural Resources**

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

Choose an item.
Pages: 20, 56, 63, 127, 135

*See also #12 Flood Resiliency Plan above

How has the Town Plan addressed this goal:
(A) Goal 8.2: Concentrate new residential development in East Montpelier Village, North Montpelier Village, and identified growth areas, outside of the floodplain and river corridor (p 127).
(B) Goal 9.3: Ensure Town policies, including the *Land Use and Development Regulations,* promote water quality protection.
(C) "The Emergency Preparedness Committee does emergency planning and works to make the community more resilient in the face of disasters. It works to bolster community-level readiness and to help identify resources for the town" (p 20).
East Montpelier and Calais successfully bonded a $2.1M new Emergency Services Facility (ESF) in 2009. "The Emergency Services Facility in the village provides a state-of-the-art Emergency Operation Center (EOC) for East Montpelier, Calais, and surrounding communities during major emergencies." (p.56)
"East Montpelier has a Hazard Mitigation Plan which was updated in 2019 and 2025. (p. 63).

If the goal is not relevant or attainable, how does the plan address why:

GOAL 15: ENVIRONMENTAL JUSTICE
To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72 (Environmental Justice).

Choose an item.
Pages: 23, 90

The Town Plan addresses socio-economic equity with a discussion of the state school taxation formula (p. 23). There is also a goal in the Energy Committer section for the Selectboard to "Support equitable and inclusive access to clean energy and energy efficiency for all town residents, to reduce the town's environmental impact while advancing affordability and well-being" and "Develop and implement community outreach and education projects that support the Town Plan's energy goals and actions, including connecting town residents and businesses with resources for incentives and technical assistance" (p 90).

Recommendation: Integrate the above energy goals into the entire town plan to encourage outreach and equitable and inclusive access to all facets of planning, not just energy.

STANDARD OF REVIEW:

24 V.S.A. § 4302(F): STANDARD OF REVIEW

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

(A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
(C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and
(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

24 V.S.A. § 4350. Review and consultation regarding municipal planning effort

(a) A regional planning commission shall consult with its municipalities with respect to the municipalities' planning efforts, ascertaining the municipalities' needs as individual municipalities and as neighbors in a region, and identifying the assistance that ought to be provided by the regional planning commission. As a part of this consultation, the regional planning commission, after public notice, shall review the planning process of its member municipalities at least twice during an eight-year period, or more frequently on request of the municipality, and shall so confirm when a municipality:

(1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and

(2) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

(b)(1) As part of the consultation process, the commission shall consider whether a municipality has adopted a plan. In order to obtain or retain confirmation of the planning process after January 1, 1996, a municipality must have an approved plan. A regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted. Each review shall include a public hearing which is noticed at least 15 days in advance by posting in the office of the municipal clerk and at least one public place within the municipality and by publication in a newspaper or newspapers of general publication in the region affected. The commission shall approve a plan if it finds that the plan:

(A) is consistent with the goals established in section 4302 of this title;

(B) is compatible with its regional plan;

(C) is compatible with approved plans of other municipalities in the region; and

(D) contains all the elements included in subdivisions 4382(a)(1)-(10) of this title.

PROCEDURES FOR ADOPTION

The following are procedures for Regional Planning Commission review of town plans. The first procedure pertains to review of town plan re-adoptions and town plan amendments. The second is an alternate procedure for review of town plan amendments. For review of amendments, it is up to the discretion of the Regional Planning Commission as to which procedure will be used.

Town Plan Review & Approval Process

The following may be used for town plan re-adoption reviews as well as town plan amendment reviews

1. The regional planning commission (RPC) receives a request for town plan approval.
2. If the staff review reveals a flaw that would preclude RPC approval, the town will be notified. It is the town's option as to whether they want a final decision on the plan or if the plan should be withdrawn from the approval process.
3. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
4. The RPC's public hearing will be held before the RPC makes its final decision on the plan.
5. In all cases the RPC will take final action on the plan approval request within 60 days of its receipt.

Town Plan Amendment Review Process

This is an alternative procedure for town plan amendment reviews

1. The regional planning commission (RPC) receives a request to review an amendment to the town plan.
2. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
3. The town will be notified whether or not the amendment may be approved within the context of the current regional approval of the town plan, or if the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval.
4. If the amendment constitutes a change to the plan that is beyond the scope of the current regional approval, the town will be given the option of submitting the amended plan for regional approval.

2026 EAST MONTPELIER TOWN PLAN



East Montpelier Center Pastoral Views (Janet MacLeod)

Draft as of: December 15, 2025

For Planning Commission Public Hearing on January 15, 2026
For mailing to neighboring municipalities and others per 24 V.S.A. § 4384(e)



Sibley Road (Rob Ryan)

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Available at: http://eastmontpeliervt.org/documents/planning-zoning-documents/

East Montpelier Village Master Plan

East Montpelier Hazard Mitigation Plan

ACKNOWLEDGMENTS

The East Montpelier Planning Commission would like to acknowledge and thank the many individuals and organizations that have provided assistance and input on the 2026 East Montpelier Town Plan.

Zach Sullivan, who served as Planning Commission Chair from 2021 through 2025, played a critical role in launching the process to prepare this town plan, and contributed extensively to the document before stepping down to focus on his work on the school board. **Ben McCall**, who became Chair in 2025, along with **Clarice Cutler**, who became Vice-Chair in 2025, served as project coordinators and chief editors for this plan in its final stages. The **Central Vermont Regional Planning Commission** provided technical assistance, data updates, maps and document review. Special thanks are also due to the **Energy Committee** (Ben McCall, Emily Levin, Andy Shapiro, Dan Costin, Austin Cate, and Stephen Miracle) for developing the section on Energy and Energy Conservation to serve as an Enhanced Energy Plan under Act 174. The Planning Commission is also grateful for the contributions of **Zoe Christiansen**, who served on the Commission through mid-2025.

Many people provided input to the *2026 East Montpelier Town Plan*, in the form of information, data, text, comments and edits. Many attended working meetings or public hearings to discuss specific topics of interest. The Planning Commission would like to thank all of those individuals for their contributions.

2025 East Montpelier Planning Commission Members

Ben McCall, Chair	Celina Barton	(vacancy)
Clarice Cutler, Vice Chair	Renée Carpenter	Glenn Weyant
Kim Watson, Corresponding Secretary	Alex Rob	Erica Zimmerman

EXECUTIVE SUMMARY

The *2026 East Montpelier Town Plan* is both a framework and a policy statement for guiding future land use, infrastructure, and community decisions within the town. This plan provides historical context, documents and analyzes present conditions, and identifies goals for the town's future.

The plan presents a long-term (10-20 year) vision of the future, but it is expected that this vision will be re-examined periodically. Vermont's Planning Act requires that municipal plans be reviewed, updated, and re-adopted every eight years. Municipal planning is an ongoing and continuous process, as conditions, goals, and progress are continually re-evaluated.

This plan is a revision of the 2018 town plan. Information has been updated and a new section on Brownfields has been developed. The Energy and Energy Conservation section has been substantially updated to qualify as an enhanced energy plan under Act 174. All maps have been updated or created to reflect new data and meet the needs of the plan.

The *2026 East Montpelier Town Plan* identifies specific goals and actions to translate community values into measurable outcomes. These objectives are designed to inform local and state permitting processes – including Act 250 and Sections 248 and 248a – ensuring that East Montpelier's priorities are recognized in state-level decisions. Goals, policies, and actions are identified at the end of each relevant section and compiled in Chapter 11: Implementation.

Successful plan implementation requires establishing priorities. The six **top priority actions** identified in this plan are:

- ✔ **Action 6.12.2**: Ensure that the water supply system for East Montpelier Village acquires sufficient capacity to serve current and future customers and meets firefighting needs.
- ✔ **Action 7.3.1**: Review and update the *East Montpelier Land Use and Development Regulations* to ensure that commercial and industrial areas are appropriate and adequate to encourage appropriate business growth.
- ✔ **Action 8.1.4**: Consider conducting a housing needs assessment and developing a housing action plan for the town.
- ✔ **Action 10.1.1**: Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the town plan.
- ✔ **Action 10.1.2**: Review and update site plan review, parking, and design standards in the *East Montpelier Land Use and Development Regulations.*
- ✔ **Action 10.1.3**: Update the *East Montpelier Land Use and Development Regulations* to make it easier to permit Planned Unit Developments.

Beyond these, this plan identifies an additional 57 high-priority actions and 78 moderate-priority actions. Chapter 11 provides information on responsibility, resources, and timeline for each action. As actions are completed and new challenges emerge, priorities will be revisited – reinforcing the plan as a dynamic tool for continuous improvement, and adaptive progress.

Chapter 1
INTRODUCTION

The *2026 East Montpelier Town Plan* reflects who we are as a community (our values and goals for the future), provides general direction, and recommends actions that will enable residents to realize their expectations for the quality of life in their community. It chronicles a bit of our history, describes our present resources, and envisions our future as a town.

Purpose of the Town Plan

The *2026 East Montpelier Town Plan* is a policy statement for guiding future land use and community decisions within the town. This plan provides historical context, documents and analyzes present conditions, and identifies goals for the town's future.

Vermont's Planning Act, 24 V.S.A. Chapter 117, authorizes the preparation and adoption of municipal plans. The Act specifies the contents of municipal plans, as well as the process for their development. The *2026 East Montpelier Town Plan* was developed to meet these statutory requirements.

The plan addresses a number of issues that will impact the quality and character of life in the future. Included are discussions of population growth and characteristics, town government and finance, community resources, public services, infrastructure, economic development, housing, transportation, energy, natural and scenic resources, and land use.

The plan presents a long-term (10-20 year) vision of the future, but it is expected that this vision will be re-examined periodically. Vermont's Planning Act requires that municipal plans be reviewed, updated, and re-adopted every eight years. Municipal planning is an on-going and continual process, as conditions, goals and progress are re-evaluated.

In addition to the statutory purpose, this plan is intended to serve a number of local purposes, including:

- Providing a comprehensive source of current data about the town for use by town officials, residents, businesses, and potential residents and businesses;
- Serving as a basis for a capital budget and program to guide infrastructure developments in the town;
- Providing a description of the town's development objectives for use in the State's Act 250 land use permitting process and the State Public Utility Commission's Section 248 and 248a permitting process;
- Providing a basis for updating the town's *Land Use and Development Regulations*; and
- Providing a common basis for discussions about the town's future.

Land Use Planning and Zoning Process

Land use planning in East Montpelier currently involves a number of town officials, as detailed in the Town Government section of this plan. Briefly, the elected Planning Commission develops and periodically updates the town plan and the town's *Land Use and Development Regulations* (zoning bylaws and subdivision regulations). The Planning Commission may also undertake other planning activities, including studies and plans. In recent years, the Planning Commission has obtained several municipal planning grants to undertake zoning bylaw updates and a village master plan.

The Selectboard is empowered to adopt the Town Plan, zoning bylaws, and subdivision regulations. They may also grant tax incentives to encourage business development or the preservation of farms and forests.

The Zoning Administrator's role is to issue zoning permits and enforce the zoning bylaws. The *Land Use and Development Regulations* specify when zoning permits are required, whether the Zoning Administrator can issue a permit administratively, or whether the development application or subdivision must be reviewed by the appointed Development Review Board. The Development Review Board reviews applications for conditional uses, commercial site plans, and planned unit developments. If the Zoning Administrator denies a permit, the applicant can appeal to the Development Review Board.

The Selectboard has appointed other committees to address a range of concerns affecting townspeople, such as the Capital Improvement Committee, Conservation Fund Advisory Committee, Forest Committee, East Montpelier Village Committee, Resilient Roads Committee, and Energy Committee. These and other committees can make recommendations to the Selectboard and/or Planning Commission.

Major Progress Since the 2018 Town Plan

- ✔ The town completed the sidewalk project in East Montpelier Village.
- ✔ The southern section of County Road was repaved and several culverts were replaced and upsized. Towne Hill was also replaced along with many culverts on the west side of town.
- ✔ The Local Hazard Mitigation Plan was adopted by the town and approved by FEMA.
- ✔ The use of Australian ballot and mail in voting was expanded in response to the Coronavirus pandemic.
- ✔ Zoning updates and amendments were approved to complete the implementation of the 2017 East Montpelier Village Master Plan.
- ✔ Additional zoning updates were made to reduce setbacks and to update accessory dwelling unit and mobile home park requirements.

- ✔ The Planning Commission submitted a successful application to designate North Montpelier as a Village Center by the State of Vermont.
- ✔ A section was added to the town plan governing cell tower placement.
- ✔ Reconstituted the Energy Committee to create a robust energy plan as specified in Act 174 to outline the town's role in meeting state-wide energy goals.
- ✔ The town repaired the significant damage to roads and infrastructure caused by flooding in July of 2023 and 2024.
- ✔ The town used $762,740 in American Rescue Plan funding to improve IT infrastructure in the town office, digitize land records, purchase a fire engine chassis and a dump truck, and support the efforts of CV Fiber among other projects.
- ✔ The Town Garage project was approved and construction began in the summer of 2025.
- ✔ The town sold the LaPerle property in East Montpelier Village to a private company.
- ✔ The Resilient Roads Committee led a multi-year response to the invasive Emerald Ash Borer that will kill the majority of the ash trees in the town.
- ✔ Completion of several sections of the Cross VT Trail including 4.1 miles of trail and a pedestrian bridge on the Winooski River below U-32.

Creating the 2026 Town Plan

In preparation for developing the 2026 Town Plan, the Planning Commission met with Central Vermont Regional Planning Commission staff in January 2025 to review the strengths and weaknesses of the 2018 Town Plan, as well as new statutory requirements. The Planning Commission decided to update the 2018 Town Plan, rather than start from scratch developing a new plan.

The Planning Commission reviewed and updated each section of the plan and developed new sections as needed. Numerous knowledgeable individuals, town officials, and members of various committees assisted with information for the updates. The Energy Committee independently redrafted the section on Energy and Energy Conservation, which was subsequently edited by the Planning Commission. The Regional Planning Commission provided census and other data updates as well as new and updated maps.

Because the Planning Commission did not have sufficient time to fully develop the entirety of the desired updates to the 2018 plan, it decided to proceed with a partially-updated plan for 2026, and then immediately begin work on a fully-updated plan, targeted for adoption in 2027.

A draft of the 2026 East Montpelier Town Plan was presented for public comment at a public forum in November 2025. At the Planning Commission's request, the Regional Planning Commission provided an informal review of the draft plan.

After incorporating edits based on comments, the Planning Commission held a public hearing on the revised draft plan in January 2026. Comments made at the hearing and those submitted in writing were reviewed, and incorporated into the plan as deemed appropriate by the Planning Commission. The Planning Commission approved submission of the revised plan to the Selectboard in January 2026.

The Selectboard held a first public hearing on March 2, 2026, and several recommended changes were incorporated into the final version of the Town Plan. On April 6, 2026, the Selectboard held a second public hearing and adopted the *2026 East Montpelier Town Plan*. The Selectboard has requested formal approval of the plan by the Central Vermont Regional Planning Commission. The 2026 East Montpelier Town Plan will expire in June 2032.

Chapter 2
ABOUT EAST MONTPELIER

A. OUR TOWN

History

The land we now call Montpelier and East Montpelier holds a history deeply rooted in connection and resilience. For countless generations, the Abenaki people, the original stewards of this land, lived in balance with its rivers, forests, and fertile soils. They traveled the Winooski River, fishing its waters and cultivating the surrounding fields.

Later, European settlers arrived, bringing with them a new vision of land use and community. The area transformed from a place of Indigenous fishing and farming into a rural settlement shaped by agriculture and industry.

Abenaki Roots

The land we now call East Montpelier carries the memory of the Abenaki, the first documented inhabitants of this region. The Winooski River served as a vital travel route through what is now central Vermont, providing a pathway for movement and a rich source of fish for sustenance. In East Montpelier, evidence reveals an Abenaki fishing and farming settlement along the Winooski, at the mouth of the Kingsbury Branch, with another site further downriver. While the histories of many Central Vermont communities point to evidence of transient uses of the land, settlements found in East Montpelier specifically also showed evidence of cornfields, indicating past cultivation and implying more permanent settlements. When European settlers arrived in the late 1780s, they noted trees in these fields — trees that suggested the land had been uncultivated for three to four decades.

The Chartering of Montpelier

In 1781, the Independent Republic of Vermont granted 23,040 acres to Colonel Timothy Bigelow and his associates, marking the creation of Montpelier. This land grant, authorized by Vermont's fledgling General Assembly, was notable as the first of its kind. The fee for this land, "four hundred and eighty pounds," was to be paid in "hard money" or Continental currency, a reflection of the economic conditions of the Revolutionary era.

> *"In General Assembly" this committee reported, "Saturday, October 21, 1780." "That, in our opinion the following tract, viz.: Lying east of and adjoining Middlesex, on Onion River, and*

partly north of Berlin, containing 23,040 acres, be granted by the Assembly, unto Col. Timothy Bigelow and Company by the name of Montpelier. Signed, Paul Spooner, Chairman."

The same date as above the Assembly concurred with the recommendation of the report, and requested the governor and council to fix the price of compensation and issue a charter. This they at once complied with, and "stated the fees at four hundred and eighty pounds for the s'd land," to be paid by Col. Bigelow or his attorney, in hard money, or its equivalent in Continental currency, on the execution of the charter of incorporation on before the 20th day of January next. Probably because the fees were not paid the first charter was not issued until August 14, 1781. This was the first grant recommended by the committee, and the first authorized by the General Assembly of Vermont.

—Washington County Gazetteer, Hamilton Child, 1889

Early Settlement and Growth

Surveying began in 1787 when Parley Davis, one of the first European settlers, arrived under the leadership of his uncle, Colonel Jacob Davis. Parley built a home in what is now East Montpelier Center – a structure that still stands, connecting today's residents to the area's earliest days of European Settlement.

By 1800, the population had grown to 890, and over the next four decades, it surged to 3,725 as settlers established farms on fertile high plains. This population included residents of both the current town of East Montpelier as well as the area that would split off to become Montpelier in the future. Villages emerged along the Winooski River and its tributaries, taking advantage of waterpower to run gristmills, sawmills, and other small industries.

Division and Identity: The Birth of East Montpelier

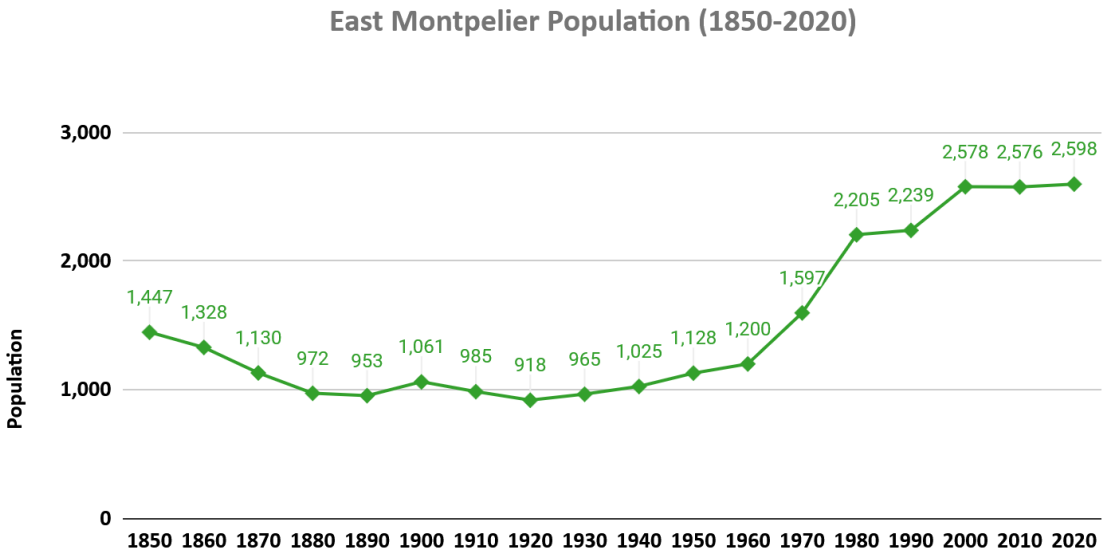
In 1848, tensions between rural farmers and the commercial center of Montpelier culminated in the town's division. Concerned that rural governance would stifle urban growth, residents of Montpelier Village petitioned to create a separate municipality. On November 9, 1848, East Montpelier was officially formed—without the consent of its future residents.

Industry and Innovation

The mid-19th century saw increasing industry in East Montpelier. Colonel Nathaniel Davis established a woolen mill in North Montpelier in 1838, while villages boasted tanneries, brickyards, and blacksmith shops. By 1840, there were over 3,500 sheep and 1,100 dairy cows on more than 150 farms.

The Montpelier and Wells River Railroad, introduced in the 1870s, revolutionized life in East Montpelier. Farmers could ship products further, merchants could import goods from distant markets, and residents could travel more freely, connecting this rural town to the broader world. A granite shed in East Montpelier, built by Julius Wheelock in the 1890s, processed stone hauled

from Adamant's quarry until around 1930.



Source: US Census

Shifting Populations and Landscapes

Like much of Vermont, East Montpelier experienced significant population declines as western migration and urban job opportunities drew residents away. From 1850 to 1890, the town's population dropped by 34%. Despite this, industries like the woolen mill in North Montpelier provided economic stability, and the 1890s brought modest growth as migration slowed.

The early 20th century marked further change. By 1920, the population had reached a low of 918. The Great Depression of the 1930s slowed the exodus, making rural life more appealing. After World War II, East Montpelier experienced rapid growth, doubling its population between 1950 and 1980 as new residents, many working outside the town, sought the tranquility of rural Vermont.

These shifts produced a population which is generally wealthier and more highly educated than the surrounding community - 56% of the population over 25 has at least a bachelor's degree vs. 47% in Washington County (with 75% of the difference driven by people with at least master's degrees), and median household income is nearly $88,500 vs. just shy of $80,000 in the county. This has led to concerns about whether the town is becoming inaccessible to those who are not of means, particularly in the availability of housing.

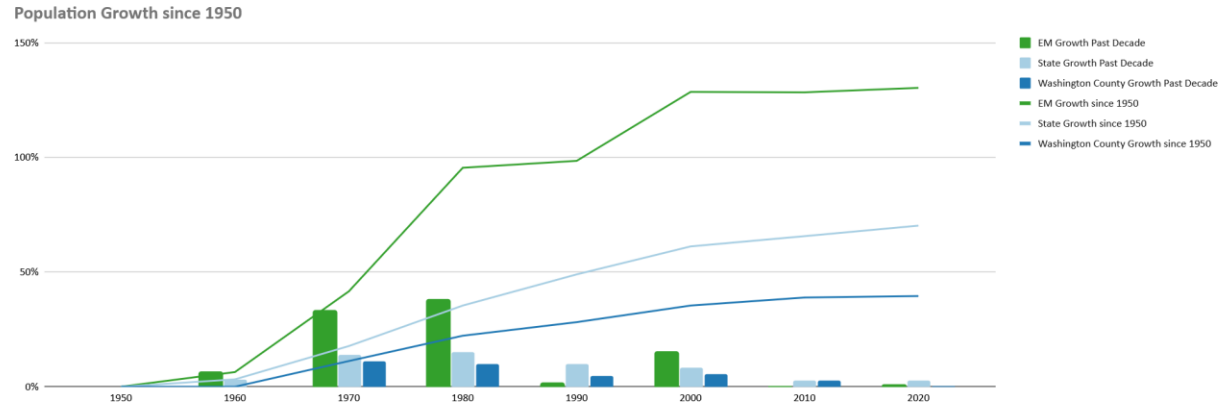
A Legacy of Resilience

Today, East Montpelier's history lives on in its architecture, its landscapes, and the stories of its people. From the gambrel-roof barns built in the early 20th century to the remnants of its industrial past, the town reflects a spirit of adaptation and resilience.

As noted in Hamilton Child's Gazetteer (1889), East Montpelier has always been defined by its connection to the land and its people's ability to "build, adapt, and endure." This enduring legacy continues to shape the community, inspiring future generations to honor its past while embracing new possibilities.

Current Status

Following rapid growth in the 1960s and 1970s, population growth in the town has slowed, and the population has remained essentially unchanged since the 2000 census. In 2020, the town had an estimated population of 2,598.

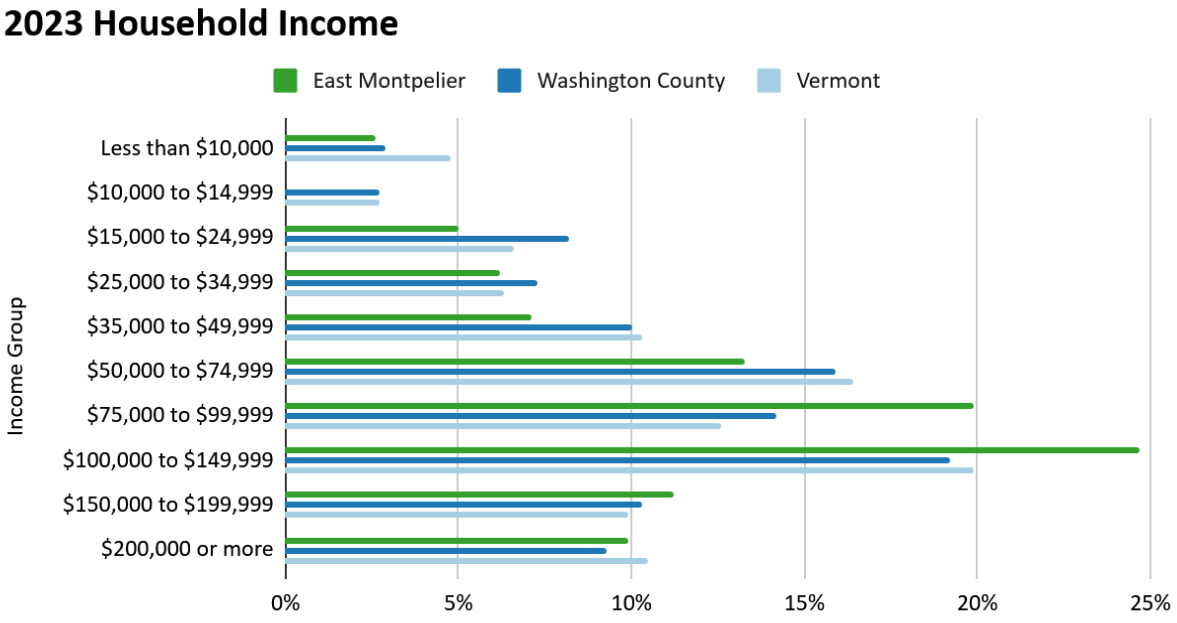


Washington County's population reflects similar trends, although the town has generally grown faster than the rest of the county. From 2000 to 2015, East Montpelier's population increased by 34 people (or 1.3%), while the population of Washington County decreased by 0.7%.

Like the rest of Vermont, the town's population is becoming older. The percentage of school-age children is declining, while the percentage of adults over age 65 is growing. In 1970, the median age was 26.9 years, in 2000 it was 40.8 years, and in 2023 it was 47.1 years. While the town's estimated median age has remained stable since the writing of the last town plan (2015 demographic estimates), the percentage over age 65 has continued to increase and is now greater than the percentage under age 18. (ACS 2023 5-year estimates, S0101) The decrease in school-age children creates school enrollment and finance challenges for our educational system. The increase in people over 65 creates challenges in providing senior housing and social services for an aging population.

Located near the two population and employment centers of Barre and Montpelier, East Montpelier provides only about 2.2 percent of the jobs in the region, according to data available for 2015. By comparison, Montpelier provides 28.8 percent and Barre City provides 16.0 percent of the region's jobs. (Source: ACS 2011-2015). The largest recent change in where people work came about following the Covid-19 pandemic: The ACS 2023 5-year estimate shows 19.2% of the working population primarily working from home, while the 2019 estimate only showed 12% working from home (S0801).

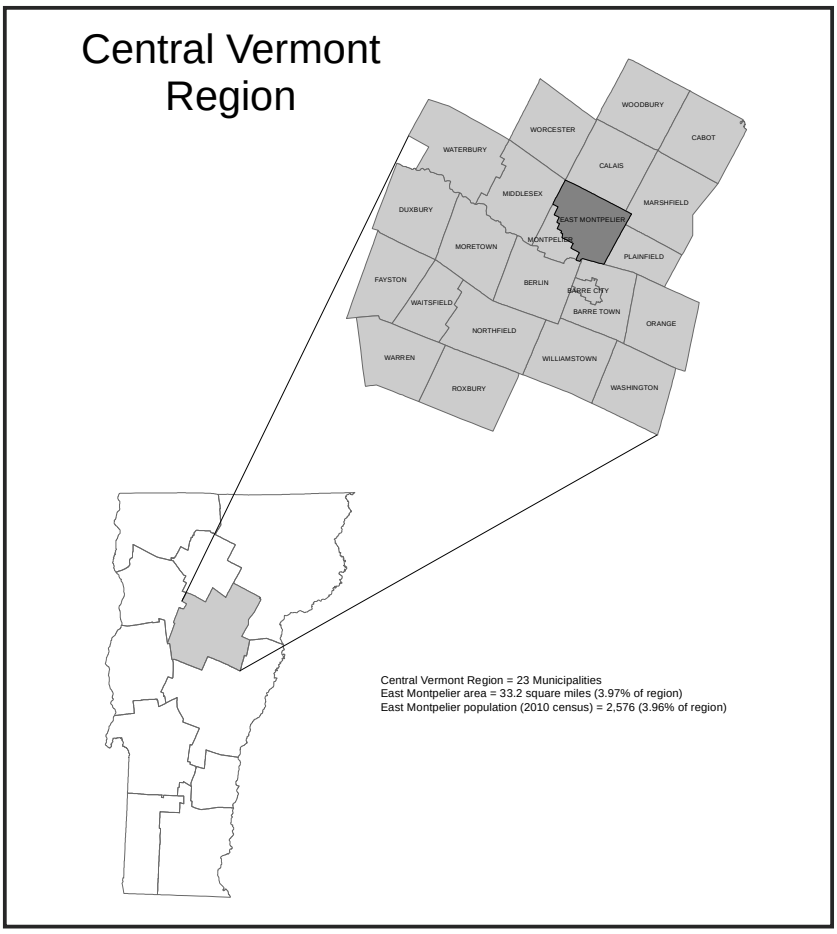
A comparison of income distribution for the town and county is shown in the accompanying graph. For the five-year estimate ending in 2023, the median household income in East Montpelier was $88,447, compared to $79,853 for Washington County and $81,211 for the state. For the same period, 130 town residents were living at or below 125% of the federal poverty level (ACS Table S1701). Median income in East Montpelier has increased 33% since 2015, while general inflation has cumulatively increased prices by 28% in that period, and the number of people living in poverty in the town has decreased.



Source: 023 ACS 5 Year Estimates (Table S1901)

B. EAST MONTPELIER'S RELATIONSHIP TO THE LARGER REGION

History



During early settlement, many families in East Montpelier were largely self-sufficient. What they could not raise or make themselves, they purchased at one of the village stores or mills. Contact with other towns was limited, and regional services were virtually nonexistent. Until 1965, East Montpelier, like all towns in Vermont, had its own representative to the state legislature. Since then, it has shared a representative with an adjoining town, currently Middlesex. One of the few areas in which regional interaction did occur was education. In 1910, the town joined a supervisory union with Calais and Woodbury. Today, East Montpelier belongs to a five-town school district. The county government was and still is largely concerned with legal issues—providing sheriffs and the court system.

Current Status

East Montpelier recognizes its part in the larger community, made up of neighboring towns and the State of Vermont. The more urbanized population centers of Montpelier and Barre, and the business districts of Berlin, provide most of the area's job opportunities, shopping, restaurants, commercial services, sports facilities, health centers, social services, and cultural activities. Proximity to the state capital is also a significant source of employment, with 19.9% of workers

employed in any level of government (ACS 2023 5-year estimates, S2406). Town residents also travel to Burlington—the state's largest urban area—for work, shopping, recreation, and other activities.

Like the other towns lying outside these larger population centers, East Montpelier is primarily a rural residential community contributing its well-educated labor force and an important segment of consumer demand to the surrounding region. With its farms, open spaces, forestlands, and trails, East Montpelier also serves as a recreational resource for the more urban areas in the region. The town remains committed to maintaining options for a full spectrum of activity, however, and maintains commercial zoning along the Route 2 corridor and an industrial zone between Routes 2 and 14 south of East Montpelier Village, as well as several areas designated for increased residential development.

East Montpelier Village provides space for a share of the region's residential growth. Undeveloped land in East Montpelier helps maintain the area's agriculture, forests, natural and wildlife resources, and scenic beauty. The open land supports a wide variety of outdoor recreational opportunities for the larger community, which include: the town trail system; a section of the Cross Vermont Trail; a network of Nordic ski, mountain bike, and snowmobile trails; the town forest; and a pond for swimming.

Regional Governmental and Service Organizations

A large number of government service organizations and private not-for-profit groups operate on a regional basis, increasing the interdependence of East Montpelier with its neighbors. This includes regional governmental bodies such as the school district, the solid waste district, the regional planning commission, and the Wrightsville Beach Recreation District. The vast majority of social services are also provided on a regional basis, and those based in East Montpelier, such as the Twin Valley Senior Center and the Central Vermont Humane Society, serve those from other towns as well.

The town supports many of these regional organizations financially, and a list of private groups that have received some direct support from annual appropriations approved by the town's voters can be found in each of the annual Town Reports. In addition, many town residents support these organizations by volunteering their services and through private donations. Town residents benefit from many services in nearby towns, including the Kellogg-Hubbard Library in Montpelier, the Central Vermont Medical Center in Berlin, and Central Vermont Home Health and Hospice, based in Barre.

State Representation

Washington County towns elect three state senators, furthering the mutual interests of the neighboring towns. East Montpelier and Middlesex form a legislative district with one state representative.

Compatibility with Other Plans

Vermont statute requires that town plans be compatible with approved plans of other municipalities and with the regional plan. For a plan to be compatible with another, it "will not significantly reduce the desired effect of the implementation of the other plan" (24 V.S.A § 4302(f)(2)).

East Montpelier's Planning Commission has reviewed the current Central Vermont Regional Plan and municipal plans of our surrounding communities to assess the compatibility of East Montpelier's town plan with these other plans. The results of this review are summarized below.

Regional Plan

The Central Vermont Regional Planning Commission (CVRPC) readopted the Central Vermont Regional Plan in 2024. This plan is scheduled for an update in 2026. The regional plan was developed to be compatible with municipal plans throughout the region.

Our review indicates that this town plan is compatible with the Regional Plan.

Adjacent Municipal Plans

East Montpelier has eight adjacent communities as neighbors. Each of their adopted plans was reviewed to determine whether this town plan is compatible with our neighbors' plans.

As of this writing, the Calais town plan has expired; a draft plan, which is currently under revision, has not been reviewed for compatibility.

Adjacent Municipal Plans

Barre Town Plan, adopted September 2020
Berlin Town Plan, adopted August 2018
Calais Town Plan, expired February 2024
Marshfield Town Plan, adopted August 2018
Middlesex Town Plan, adopted September 2019
Montpelier City Plan, adopted July 2025
Plainfield Town Plan, adopted April 2021
Worcester Town Plan, adopted December 2023

No major conflicts or adverse impacts were identified that would "significantly reduce the desired effect of the implementation of the other plan." A draft copy of the *2026 East Montpelier Town Plan* has been provided to the Planning Commissions of each of the adjacent communities to allow them an opportunity to review this plan and provide comments. Comments received from neighboring communities have been incorporated into this plan.

Future Challenges and Opportunities

Town residents responding to the 2011 Town Survey identified East Montpelier's proximity to Montpelier and Barre as an asset. Our location allows us access to urban goods, jobs, and services while living in a rural community, making East Montpelier a highly desirable place to live. Both Montpelier and Barre have worked hard to become centers of diverse housing opportunities as well as business centers. Increasing density in the village is a way to accommodate our share of growth, including affordable housing, while retaining our rural character.

Goals and Actions

- **Goal 2.1**: Participate in regional organizations and activities.
  - ✔ **Action 2.1.1**: Maintain active representation and participation on boards and commissions of regional organizations.

- **Goal 2.2**: Cooperate with neighboring communities to ensure plan compatibility and to address mutual opportunities and challenges.
  - ✔ **Action 2.2.1**: Consult with planning officials of adjacent towns to identify and resolve potential conflicts and to address opportunities for cooperation.

Chapter 3
TOWN GOVERNMENT AND FINANCE

A. TOWN GOVERNMENT

History

The first Montpelier Town Meeting was held on March 29, 1791, where 27 residents elected a moderator, town clerk, three selectmen, a treasurer, a tax collector, listers, and a fence viewer. From that time until 1849, what we now know as East Montpelier was part of the Town of Montpelier. In 1848, residents of the Village of Montpelier became concerned that the subordination of village affairs to rural town government would curtail development in the commercial center and seat of state government. As a result, a group of village residents petitioned the legislature to set off the village and adjoining area into a new town, effectively splitting the town into what is now the City of Montpelier and the Town of East Montpelier. On November 9, 1848, sixteen days after they introduced a bill into the legislature, the Town of East Montpelier was officially created, without the consent of the people who would become East Montpelier residents.

Current Status

The town conducts a municipal election on the first Tuesday in March, which consists of a ballot vote on the town budget, funding articles, and the election of town officials, and a town meeting to decide on smaller funding articles. A public forum is held before Town Meeting to discuss warned items. Town Meeting is also sometimes used to discuss significant upcoming projects for the town, potential changes to town government or the addition of new committees, and to address items of concern in town. The school district's vote to approve a budget and elect officers is typically held concurrently with the town's election, but this is technically a separate election, as is the vote on the Central Vermont Career Center's budget. In presidential primary years, the primary will also be held on this election day, meaning that technically, there are four separate elections being conducted simultaneously.

While the town had switched to a hybrid format in which some items continued to be voted on at Town Meeting while others were voted on by Australian Ballot long before the Covid-19 pandemic, that event brought significant changes to East Montpelier's election norms. The increase in voting by mail has been sustained, and the town has voted annually to mail ballots to

all registered voters for each town meeting day election. New legislation requires the state to mail ballots for the November general elections. Ballots are not automatically mailed to all voters for other elections, but are made available for early voting at the town clerk's office, and voters can also request that the town clerk mail them a ballot for other elections.

Town offices are located in a former two-room schoolhouse in the East Montpelier Village. The offices were renovated and made ADA accessible in 1988. The building now includes office space for town employees and provides well-utilized meeting spaces. The town is considering whether the office still meets the town's needs. The basement is currently unusable due to the risk of flooding, making adequate storage space a significant problem. The town purchased the 48-acre Old Laperle Farm property in 2016 with the intent of developing part for affordable and/or senior housing and to hold property in the village that could be used to build a new town office. While the attempts to develop the land for housing were unsuccessful and much of the parcel was sold off, the town has retained a small portion of the land to potentially build a new town office on in the future.

In 2010, the Selectboard approved the creation of East Montpelier Fire District #1. The fire district encompassed an area roughly based on the location of properties served by the privately-owned Crystal Springs Water Company, including most of East Montpelier Village. The fire district was created with the expectation of purchasing and operating the Crystal Springs system. Negotiations were unsuccessful, however, and the Fire District dissolved by merging with the town in 2017.

Town Officials

Many talented and committed people have come forward to serve as town officials, almost all volunteers. The town encourages broad participation in government to ensure diverse representation, facilitate quorums, and avoid conflicts of interest. Meetings of town boards and committees are open to the public, and minutes of the proceedings are on file at the Town Administrator's Office and on the website.

Structure of Town Government

The **Selectboard** is the town's elected legislative body and is ultimately responsible for the town's operations. It consists of five members, three members serving for three-year terms and two members serving two-year terms. It enacts ordinances, regulations, and policies, and is responsible for overall management of the town, including town property and personnel, annual planning for maintenance of town roads, the annual town budget, and appointing most non-elected local officials. Selectboard members receive an annual stipend.

The **Town Administrator** is appointed by and answers to the Selectboard. The Town Administrator assists the Selectboard, collaborates with the treasurer to prepare and monitor the annual budget and Capital Plan for the Selectboard, provides grant and loan administration, town

policies, and ordinances, and assists with road issues, risk management, procurement, personnel matters, and system administration.

The Selectboard has hiring, reappointment, and firing authority over all town employees, but the town administrator is responsible for day-to-day management of the town's other employees. These include the following:

- The **Town Clerk**, appointed for a one-year term, takes minutes at town meetings; records, preserves, and certifies public records of the town; presides over all elections; issues marriage, dog, hunting, and fishing licenses; and maintains the list of registered voters.
- The **Town Treasurer**, appointed for a one-year term, collects current taxes, prepares the budget, and maintains the accounts for all the financial activity of the town.
- The **Zoning Administrator** (ZA), recommended by the Planning Commission and appointed by the Selectboard for a one-year term, issues zoning permits and enforces the zoning bylaws. The ZA is the E911 Coordinator. The ZA works as a liaison with the State Wastewater Program that issues permits for on-site wastewater treatment and serves as the de facto flood plain manager.
- The **Collector of Delinquent Taxes**, appointed for a one-year term, handles all aspects of delinquent property tax collection.
- The **Road Foreman** oversees a three-member crew and assists the Selectboard in effectively using town Highway Funds to maintain safe and traversable roads.
- The **Municipal Coordinator** provides support to the Town Administrator and serves as Assistant Clerk and Assistant Treasurer.

The Road Foreman, Zoning Administrator, and Municipal Coordinator are paid on an hourly basis. The other positions are salaried. All positions receive benefits under the town's personnel policy.

Other appointed officials include the **Constable, Town Tree Warden, Town Services Officer, Town Health Officer, Town Attorney, Forest Fire Warden, Emergency Management Coordinator, Green Up Day Coordinator, Acting Zoning Administrator, Animal Control Officer**, and **Assistant Animal Control Officer**. The health officer and animal control officers receive annual stipends. The acting Zoning Administrator is paid on an hourly basis and works on an as-needed basis.

Other Elected Officials

The town has a number of other elected officials, though that number has been reduced in recent years. The town charter that was adopted in 2014 and amended in 2017 made the town clerk, treasurer, and collector of delinquent taxes appointed positions rather than elected ones. The town constable was also changed from an elected position to an appointed one in 2023 following a vote at the 2022 Town Meeting. In addition to shifting oversight of these positions from the voters at large to the Selectboard, this has allowed for these positions to be filled by people who

are not residents (and not registered voters) of East Montpelier, which has expanded the talent pool available.

- Each of three **Listers** serves a three-year term, with one term expiring each year. The town expects to change these to appointed positions in the near future, with appointments lasting one year. The Listers are responsible for the valuation of all taxable property in town. The Listers are paid on an hourly basis.
- The **Planning Commission** is a board of nine members, each serving a three-year term; three members are elected each year. The Planning Commission is responsible for the development of the Town Plan, drafting town zoning bylaws, and effectively guiding East Montpelier's growth patterns. Zoning bylaws conform to our town plan and state land use and development statutes to standardize the permitting process. While the Planning Commission can act independently of the Selectboard, its primary bodies of work - the Town Plan and the zoning bylaws - must be approved by the Selectboard. Since 2012, Planning Commission members have received an annual stipend.
- Three **Auditors** are elected for three-year terms, one term expiring each year. The auditors review the financial records of the town and report their findings in the form of an annual Town Report, which is distributed to the legal voters of the town at least ten days before the Town Meeting held each year in March. The Auditors are paid on an hourly basis.
- Voters annually elect a **Town Moderator** to run the Annual and Special Town Meetings.
- Ten **Justices of the Peace** sit on the board of civil authority and the board of tax abatement, among other duties, including administering oaths and solemnizing marriages when required.

Boards made up of other officials

Two boards are made up of officials who are elected or appointed to other roles, and who serve on these boards as part of the duties of their primary positions:

- The **Board of Civil Authority,** made up of the Town Clerk, Selectboard, and Justices of the Peace, is responsible for elections, the voter checklist, and appeals from property tax assessment grievance decisions. Its members also serve on the Town Board for the Abatement of Taxes.
- The **Board for the Abatement of Taxes**, responsible for hearing property tax abatement requests, is made up of the Board of Civil Authority, the Listers, and the Town Treasurer.

Appointed Committees and Boards

Groups appointed by the Selectboard carry out specialized work for the town, but in most cases, they do not have final decision-making authority and recommend actions to the Selectboard for final approval. The most significant exception to this is the Development Review Board (DRB),

which has a quasi-judicial role in the zoning process and is able to rule directly on the questions of permitting and zoning that are brought before it by the Zoning Administrator.

- The **East Montpelier Charter Committee** was first discussed at Town Meeting in 2013 when the Selectboard sought volunteers to explore strategies to make the town's government more efficient. After further outreach through Front Porch Forum and other postings, the Selectboard, on April 15, 2013, appointed eleven volunteers to serve on the Charter Committee. The committee was charged with researching specific areas of town government that might benefit from changes that could be accomplished through a charter, such as changing some town officers from being elected to being appointed. A town charter, approved by the town voters and by the legislature, is necessary for a town to deviate from state law, which calls for certain positions to be elected. The first Town Charter was approved by the voters and by the legislature in 2014. The charter was amended by the same process in 2017. The charter calls for the Town Clerk, Town Treasurer, and Collector of Delinquent Taxes to be appointed, and abolishes several obsolete offices. Charter Committee documents are available on the town website.
- In 2010, the town formed a **Development Review Board** (DRB) to consolidate onto one board the various permitting activities of the Zoning Board of Adjustment (ZBA) and the Planning Commission. The ZBA was abolished, allowing the Planning Commission to focus on the vision of the future of the town, and leaving the DRB to handle the quasi-judicial aspects of the zoning process. The DRB consists of nine members appointed by the Selectboard, each serving staggered three-year terms. Three members of the Planning Commission are appointed to the DRB, and the remaining Planning Commission members serve as alternate members of the DRB, available to fill in when regular DRB members are absent.
- The **Capital Improvement Committee** (CIC) develops a Capital Improvement Plan to ensure that capital expenditures are identified and planned in advance so that associated costs are predicted for the budget, thereby stabilizing financial impacts on the taxpayers. Annually, the CIC presents a revised capital plan to the Selectboard to assist in budget development and project planning.
- The **Conservation Fund Advisory Committee** reviews proposals to conserve land involving allocations from the Town's Conservation Fund. Such projects may involve local funding to purchase development rights from local landowners in order to preserve our open, scenic, and agricultural land. This has also been used to invest in the town trail system. The Committee reviews projects to ensure they are consistent with the conservation and economic interests of the town.
- Each year, a number of organizations and service agencies ask for funding from Vermont towns. Rather than deliberate on individual requests at Town Meeting, East Montpelier established a **Funding Request Study Committee** to review all applications and make recommendations, which are then published in the Town Report and voted on at Town Meeting.

- The **Recreation Board** maintains the recreation field and concessions at EMES. They sponsor activities for town residents, including basketball, soccer, softball, and lacrosse programs for children.
- The **Energy Committee** leads in creating the parts of the Town Plan which make up the town's Enhanced Energy Plan, and works towards the fulfillment of the goals and actions laid out in that plan. The energy planning work runs through the Planning Commission as it is part of the Town Plan, while the work on the goals and actions is independent.
- The **Town Forest Committee** oversees the maintenance of the Town Forest and other town-owned forests. It also assists the town with roadside cutting issues and provides guidance to the schools on tree maintenance.
- In 2019, the town voted to create a **Conservation Commission**. Members of that committee were never appointed, and the COVID-19 pandemic interrupted this work.
- The **Resilient Roads** committee was created in 2017 to inventory roadside vegetation and make recommendations around the management of stormwater runoff, wildlife habitat, and planning around roadsides. In recent years, its mission has shifted to overseeing the roadside ash tree management program following the arrival of the Emerald Ash Borer in Vermont.
- Care and management of the town's cemeteries fall to the **Cemetery Committee**. This committee was an elected body until 2019, when its responsibilities were transferred to the Selectboard and members were appointed. Annual activities include the cleaning and repair of broken stones, fence repair, painting, mowing, and signage.
- The **Emergency Preparedness Committee** does emergency planning and works to make the community more resilient in the face of disasters. It works to bolster community-level readiness and to help identify resources for the town.

In addition, ad hoc committees are formed to meet specific needs. The East Montpelier Village Committee was given official status in 2013 and was involved in gaining village center designation, creating the village master plan, and working on the village sidewalk project. It has been dormant in more recent years. The Old Laperle Farm Committee was created in 2016 to help the town decide how to use a parcel of land that the town had purchased adjacent to the village center.

Local citizens are appointed to represent the town on the **Central Vermont Regional Planning Commission** and its **Transportation Advisory Committee, Central Vermont Solid Waste Management District, Four Corners Schoolhouse Association**, and **Wrightsville Beach Recreation District**.

Regional and State Government Affecting the Town

East Montpelier is also represented and impacted by additional levels of government at the regional and state levels. In the statehouse, the town is represented by one state representative,

who also represents Middlesex, and by three senators, who represent a district primarily made up of Washington County, but which also includes a small part of Orange County and the town of Stowe, in Lamoille County. County government has minimal impact on the town, though the town has at times contracted with the Washington County Sheriff's Department for law enforcement coverage.

In 2019, the school districts of the 5 towns feeding into U-32 Middle/High School and the district for U-32 were merged into a new union school district - the Washington Central Unified Union School District (WCUUSD). This district is a form of regional government. Each of the towns has three members on the school board, but the members are elected by the electorate of the entire district, and all board members are responsible for representing the interests of the entire district.

Goals and Actions

- **Goal 3.1**: Ensure that the town government effectively represents the interests of townspeople.
  - ✔ **Action 3.1.1**: Encourage residents to participate in town government and activities.
  - ✔ **Action 3.1.2**: Maintain regular communication among town officials, committees, and the public.

- **Goal 3.2**: Ensure that the town government responds to the increased complexity of the issues it faces.
  - ✔ **Action 3.2.1**: Evaluate the evolving requirements of local government and the most appropriate structure of staffing to meet these needs.
  - ✔ **Action 3.2.2**: Appoint members to the Conservation Commission.

- **Goal 3.3**: Keep the Town Offices in East Montpelier Village.
  - ✔ **Action 3.3.1**: If a new Town Office building is needed, it should be located in East Montpelier Village.

B. TOWN FINANCE

History

For more than 250 years, East Montpelier has taxed its residents to finance road building and maintenance, public cemeteries, administration, and, until the financial responsibility was taken over by the state in 1967, support of the poor. Responsibility for funding the schools rested largely with the town's eleven school districts.

The town initially taxed improved real property and personal property, including livestock, watches, and furniture, as well as "polls" (a person's earning capacity), and "faculties" (his or her trade or profession distinct from farming). Highway taxes were paid through labor on the roads; the state required each man to work on the roads four days in the spring and fall of each year or pay the equivalent in cash.

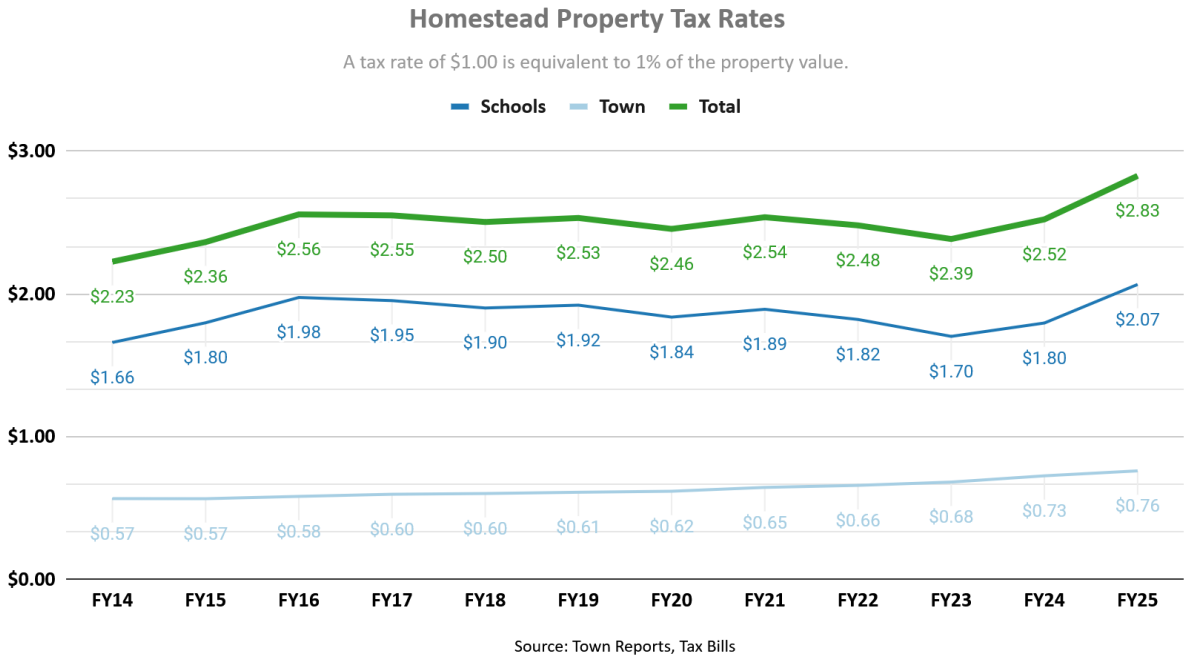
During the nineteenth century, taxes remained relatively stable, with "poor expense" the greatest burden except during the Civil War, when the town went into debt to pay war bounties. With little increase in population for nearly a century, the town's grand list did not grow significantly until 1950, but taxes increased progressively except during the Great Depression of the 1930s. In 1935, a high level of delinquent taxes forced the town to issue bonds to finance its indebtedness.

From 1950-2000, the grand list expanded significantly as the population more than doubled, increasing 129 percent. In 2009, the town was required by the state to conduct a town-wide reappraisal of property values. To complete the reappraisal, the town contracted with an independent assessor firm in Vermont. The grand list of property for taxation increased 82%, growing from $156,330,100 to $284,162,550 in 2010, while the homestead tax rate decreased 43%, from $2.94 to $1.69. While these shifts were huge on paper, they had a small impact on the dollar value of taxes: a property that had its appraised value increased by 83% and its tax rate cut by 43% would have seen an increase in total taxes paid following the reappraisal of 3.74% (which includes the impact of any spending increase between 2009 and 2010).

The town is now due for another reappraisal, with state estimates placing the appraised value of property in town at around 62% of actual value as of December 2024, suggesting that listed property values could increase by over 60% if they were reappraised today. Because of the significant increase in property values statewide since the beginning of the pandemic, there are now many towns due for reappraisal at the same time. East Montpelier has contracted with NEMRC to have this work completed in 2028.

Current Status

Property taxes continue to be the largest source of revenue to cover the town's municipal and school expenses. For fiscal year 2025 (FY25), the homestead tax rate is $2.83 or 2.83% of the total assessed value. That means a property valued at $100,000 will have a tax bill of $2,830.



Source: Town Reports, Tax Bills

In FY23 (the most recent year available), the town tax bills total just over $7.365 million, 71 percent of which funds our schools. Details of tax income and expenditures are in the annual Town Report. The school tax rate has historically shown more change than the town rate, so the share of tax revenue going to the schools ranges from 70 to 75% of total property tax revenue.

School Taxes

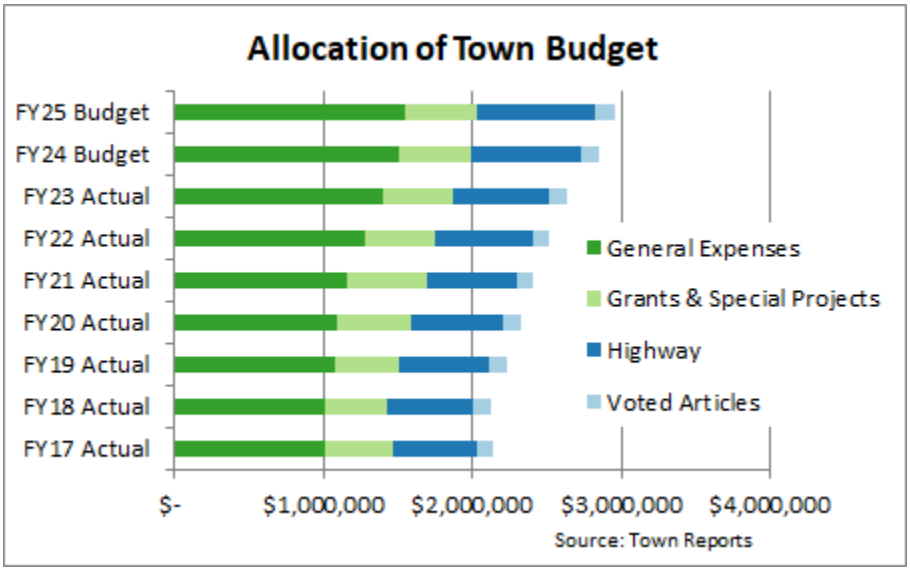
Act 60 of 1997 (The Equal Educational Opportunity Act) created a statewide system of school funding. This law was passed to bring Vermont's school funding system into compliance with the Vermont Supreme Court decision in the *Brigham vs. State of Vermont* case, which held that Vermont's previous system was unconstitutional because students from wealthier towns were able to receive more resources for their education than those from towns with fewer resources. The system has been modified several times since, but the fundamental mechanics are still in use. School taxes are collected by the towns, but distributed by the state in a manner that is meant to assure that each school district is taxed proportionately to its spending per pupil, with pupil counts weighted to account for factors such as poverty, English Language Learners, and rurality in an effort to ensure fair distribution of resources. Because this requires that all property be assessed in a consistent manner, the state equalizes property values across Vermont's many diverse municipalities by studying the prior three years of actual sales to adjust the tax rates to ensure that the tax burden is borne fairly statewide. While this system has met the Vermont Supreme Court's mandate for equal access to educational funding, its complexity and many of its provisions have resulted in frequent calls for basic changes. The legislature has periodically considered changing the system to one that is easier for the public to understand and to one that

creates a stronger connection between school spending and tax rates, but it is unclear if many of the simpler systems used in other states would comply with the *Brigham* decision.

Town Taxes

Municipal property taxes are assessed and spent locally as they have been traditionally.

Town Expenses



The town's biggest single expense category is the highway budget, including paving ($787,700 projected for FY25).

General expenses in FY25 are projected to be $1,543,441 and include payroll and related employee costs, town operating costs, repair and maintenance of the Municipal Building, loans and interest expenses, dues to various state and regional organizations, and budget requests for items such as the Fire Department and Ambulance Service. Grants and Special Projects consists mostly of funding to the capital reserve fund, and other items voted as separate articles at Town Meeting. The annual town report contains extensive details of the town's expenses and revenues.

In August 2013, the Capital Improvement Committee (CIC) was created to develop a Capital Improvement Plan (CIP) for the town. The purpose of a CIP is to ensure that capital expenditures are identified and planned in advance so that the associated costs are also planned and budgeted for over the life of the capital item. By planning for capital expenditures, the financial impacts on town taxpayers can be stabilized, and the timing of payments can be flexible. Capital expenses can be paid from accumulated funds (prior taxes), current taxes, loans (future taxes), or any combination of these.

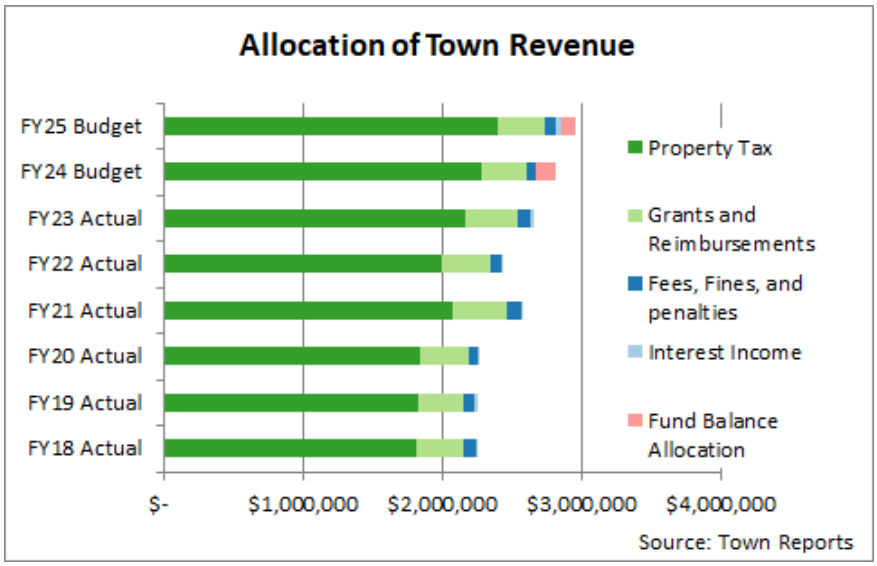
The CIC inventories and evaluates the Town's capital assets, including existing buildings, vehicles, heavy equipment, and paved highways. This information is used to establish a schedule of the costs for major maintenance and/or replacement. The CIC continues to solicit information from town residents about capital projects that are envisioned for the future. It is interested in projects at any stage of development, from a conceptual idea to a shovel-ready project. There is also a segment of the CIP that covers the town's matches for grants and unexpected opportunities.

The CIC continually reviews and revises the CIP and uses it to develop a capital budget amount, which is presented to the Selectboard for inclusion in the next year's town budget. The

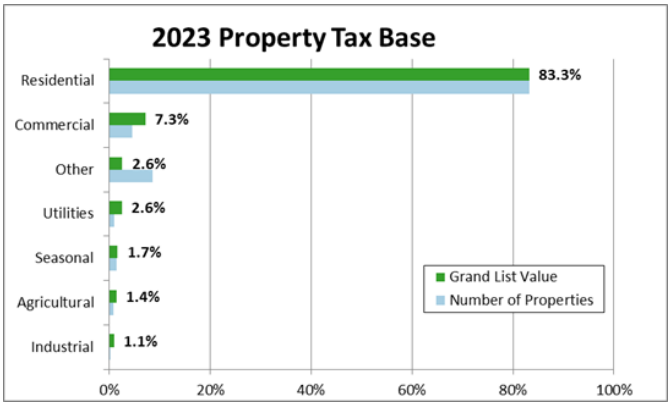
Selectboard reviews the CIP and capital budget amount developed and recommended by the CIC. The Selectboard then determines the capital contribution to be included in the next year's budget and adopts a CIP that reflects that contribution. The CIP is used by the Selectboard to guide its use of the Capital Reserve Fund.

Town Revenues

The town operates on an annual budget of approximately $2.9 million (excluding schools). Property taxes make up 80 percent of revenue. The other 20 percent comes from various fees, interest payments, loan repayments, and state funding.



Most of the town's revenue is from property taxes. In 2023, more than 83 percent of the town's total assessed property value was derived from single- and multi-family residential properties. It is important to note that for those townspeople whose income has not matched tax-rate increases or inflation, property taxes can pose a significant burden. While the town tax increases have stayed close to inflation over the long term and school tax increases have, on average, run below inflation over the past decade, the early 2020s saw significant inflation both generally and in the school tax rate. This comes in the context that Vermont is, at baseline a high tax state when we consider the combination of property, income, and sales taxes.



Other sources of town revenues include: grants and reimbursements, fees, fines and penalties, and interest payments.

In order to address the problem of the property-tax burden, the state established tax relief programs, including the Current Use Valuation Program and the Act 60 property-tax rebate. These tax relief programs have allowed some farms to remain operational, thereby retaining valuable agricultural and forestlands.

In 2024, there were 109 parcels of qualifying agricultural and managed forest land and farm buildings in the state's Current Use appraisal program, exempting $17,804,500 of assessed property value. Under the Current Use "hold harmless" system, the state covers the education tax portion of the Current Use program's exempted value and reimburses the town for the lost local tax revenue. There are also 33 parcels (3,786 acres) of privately owned land in permanent conservation.

Residents have debated whether or not commercial development relieves the tax burden on residential property as well as the impacts of land conservation on property taxation. Townspeople have empowered the Selectboard both to enter into tax stabilization agreements with new industrial and commercial operators and to spend Conservation Funds to buy the development rights of agricultural parcels. The anticipated effect on property taxes has not been the determining factor in land use planning. A healthy, sustainable community strives for a balance between types of land use.

Goals and Actions

- **Goal 3.4**: Maintain and improve core municipal facilities and services in a fiscally responsible and sustainable manner.
  - ✔ **Action 3.4.1**: Utilize the capital plan and budget process to ensure that on-going and proposed capital projects are appropriately planned and financed.
  - ✔ **Action 3.4.2**: Pursue relevant grant opportunities to assist with funding needed town projects.

Chapter 4
COMMUNITY RESOURCES

A. Neighborliness and Community Assembly

History

In the early days of East Montpelier and its various hamlet settlements, being neighborly was not just a matter of social interaction, but of economic necessity and survival. Farmers within a neighborhood shared or traded equipment and seasonal chores such as butchering, harvesting crops, and cutting and hauling ice in the winter. Caring for the destitute, the sick, and elderly was a recognized community responsibility and, to the extent possible, the residents of East Montpelier took care of one another.

Community assembly centered around the town's school districts and was more localized than town-wide. People packed their neighborhood schoolhouses to hear scholars speak on holidays and graduation. On occasion, they even returned to school for an afternoon church service conducted by a visiting preacher. This pattern of local gathering continued well into the twentieth century. Today, a strong commitment to helping those in need still prevails, with citizens reaching out to victims of fire or tragedy, the bereaved, and the lonely. However, as more residents work outside the home and town, and as transportation has become easier, social events are less focused on the immediate neighborhood.

East Montpelier still prides itself on a strong tradition of neighborliness, keeping in touch with fellow townspeople and taking care of those in need. Town-wide events such as Town Meeting, school activities, and church suppers are popular, and in some neighborhoods, people get together for potluck suppers and cookouts.

East Montpelier has a rich heritage of community participation and leadership dating from its beginnings as part of the town of Montpelier. After East Montpelier separated from Montpelier in 1849, the fledgling farm town was quick to establish town government and elect a legislative representative. Its citizenry already had a rich network of talents and skills to draw upon.

Current Status

Today the structure of town government has expanded, and many townspeople volunteer for positions that require a substantial time commitment. From keeping our heritage alive at the Historical Society to volunteering for school programs, townspeople still view the town's business as everyone's responsibility.

Residents of East Montpelier often contribute their abundant knowledge and expertise in a less formal manner as well. Some are well known as local historians or because they know where to

find rare wildflowers or a fox's den. Some have traveled widely and will share their experiences; others bake bread or knit comforting shawls. People with leadership skills guide the town's organizations.

Asked what people like most about living in East Montpelier, common responses included "neighbors" and "sense of community." These values are manifest in the neighborhood potlucks, community projects, and when neighbors help each other keep an eye on the community.

Active Groups in Town

The **Four Corners Schoolhouse Association's** (FCSHA) board of directors maintains the building and manages the schedule of its use for meetings and activities. The Four Corners Schoolhouse, the town's only one-room schoolhouse in its original configuration, is a welcoming space for community gatherings. Every resident of East Montpelier is automatically a part of the FCSHA. As such, anyone who wants to use the schoolhouse for events open to the public can do so for free. For private events, birthdays, reunions, and the like, there is a small fee to reserve the space. For events that might themselves charge a fee for attendance, there is an increased, but still reasonable, fee for use of the building.

East Montpelier Trails, Inc. works with the town, landowners, and trail users to create and maintain a network of recreation trails linking many parts of town and connecting with trails in other towns (see http://emtrails.org/). At the time of writing, the group continues scouting and construction of a new trail on the Sparrow Farm North conserved property. The trails exist thanks to the vision of the founders, the generosity of the landowners, and the hard work of partner organizations and volunteers.

The **East Montpelier Historical Society,** which now works in conjunction with the Calais Historical Society, meets monthly. Meetings, free presentations, and membership information can be found on the website: https://eastmontpelier-historicalsociety.org/ and Facebook page. The East Montpelier Historical Society also maintains a revolving display at the Town Office, and participates in the annual Vermont History Expo.

Started in 1990, the ***East Montpelier Signpost*** is a free town newsletter published six times per year that carries our placemaking stories. It keeps residents informed about people and happenings around town. It includes schedules and abstracts of the meetings of town boards and committees, vital statistics, and articles about people and businesses in town. The Signpost is mailed to all town residents and has an active website: www.emsignpost.com. More rapid communication is facilitated by **Front Porch Forum**, a public benefit corporation, which provides an active online opportunity for town residents to announce events, request help, or list items for sale. The official **town website**, www.eastmontpeliervt.org, serves as the face of the town to the outside world. It provides residents and outsiders information about the town including links to important documents like the Town Plan, zoning regulations, ordinances, and meeting minutes.

There are a number of other active committees and groups in town. The **Forest Committee** is active in maintaining our Town Forest as a productive asset and recreation area. The **Resilient Roads Committee** was created by the Selectboard in 2017 and continues to work on the implementation of two plans – the Rural Road Resilient Right-of-Ways Vegetation Assessment (1/13/20) and the East Montpelier Ash Tree Management Plan (6/1/21). The **Friends of Coburn Pond** are dedicated to protecting public access to Coburn Pond while encouraging careful stewardship of the property with consideration for wildlife, ecosystems, and safe enjoyment for year round recreation. The **Recreation Board** sponsors sports and activities for town residents of all ages.

Goals and Actions

- **Goal 4.1**: Promote a sense of community through educational and social opportunities and gathering places.
  - ✔ **Action 4.1.1**: Provide information on town activities and how residents can participate by updating the booklet on "What You need to know about East Montpelier" on an annual basis
  - ✔ **Action 4.1.2**: Support use of the *East Montpelier Signpost* and Front Porch Forum to inform residents about community events, issues, resources and townspeople.
  - ✔ **Action 4.1.3**: Organize periodic community-wide events to provide information and encourage discussion on topics relevant to the town or to showcase community resources.

B. COMMUNITY HEALTH

Health affects all aspects of our lives and communities; it includes physical as well as mental and emotional health. Vermont consistently ranks as one of the healthiest states in the nation: according to a 2023 Forbes Poll, Vermont "ranked best in the nation for several outcome-related metrics…" More needs to be done to ensure that everyone has equal ability to achieve these high health outcomes. East Montpelier is a relatively healthy place to live, offering access to a network of safe walking and biking trails, locally-available fresh and healthy food, access to a good school system that fosters a strong sense of respect, high-quality medical care in the region, and a community that is quick to lend a helping hand to those in need.

Many factors contribute to a healthy community. Some considerations include:

- **Recreation and Exercise:** East Montpelier provides diverse opportunities for physical activity, including youth sports programs, exercise classes at Twin Valley and Montpelier Senior Centers, and an extensive network of trails for walking, biking, and cross-country skiing. Residents and visitors also enjoy public access to local lakes for swimming, further enhancing year-round recreational options. However, gaps remain in pedestrian and bicycle infrastructure, particularly within East Montpelier Village. While recent sidewalk improvements have increased walkability, additional sidewalks, paths, and bike routes are needed to connect the historic village center with the Upper Village and the Elementary School. Expanding and improving biking trails is also a priority to support safe and accessible cycling throughout the town. These enhancements align with the Town Plan and are actively being advanced by the Energy Committee to promote a more connected, active, and healthy community.
- **Nourishing Our Community:** East Montpelier is deeply rooted in a regional food system that prioritizes health, sustainability, and connection—from our schools serving wholesome meals to elders sharing nourishing food at the Twin Valley Senior Center and local churches. The Meals on Wheels program ensures that no one is left behind, bringing sustenance and care to seniors unable to leave their homes. Building on this foundation, in 2012, the Central Vermont Regional Planning Commission (CVRPC) developed a Regional Food System Assessment to guide policy and action, integrating it into the broader *Plan Central Vermont: Shaping Our Region from the Ground Up.* Through partnerships with the Central Vermont Food Systems Council, the Garden in Every Washington County School Initiative, and the Vermont Farm to Plate network–which, most recently, developed a comprehensive and broad strategy towards food security in Vermont–we are strengthening farmland access, ecological stewardship, and food sovereignty. The final report, *Food Security in Vermont: Roadmap to 2035*, was completed and presented to the legislature in January of 2024
- **Water Quality:** East Montpelier has an abundance of good quality groundwater. Most residents' drinking water comes from their private water supply. Private water supplies are monitored and maintained by their owners, so it is important for them to do their own water testing and maintenance to make sure their drinking water remains safe. The state has many

resources to help landowners identify a schedule of water testing that ensures the safety of their water (https://www.healthvermont.gov/environment/tracking/drinking-water). Protecting our drinking water through land use regulations, improving and expanding the Crystal Springs water system, and making it available to more homes and businesses, are important goals of this plan.

- **Air Quality:** Generally, Vermont has excellent air quality and is often considered among the best in the nation. However, as the climate continues to change, we may experience elevated levels of particulates due to wildfire smoke or increased dust from dirt roads during periods of drought. There is no specific data for Central Vermont or East Montpelier. Local sources of air pollutants are closely related to energy use, particularly motor vehicles and heating systems. A greater shift to alternative transportation (such as walking, bicycling and public transit), energy conservation, and renewable energy use will help protect our air quality.
- **Sense of Community:** East Montpelier is defined by its strong social fabric—neighbors helping neighbors, deep-rooted traditions, and an openhearted welcome to all. Across the town's neighborhoods, people come together in ways both big and small, strengthening the ties that make this place home. Yet, fostering an even more inclusive and connected community requires intentional effort. Our town's membership in the digital bulletin board, Front Porch Forum, offers free access to all East Montpelier Residents to communicate needs and wants, including rides, item give and takes, and community event announcements. Expanding gathering spaces, supporting diverse voices, and creating more opportunities for people to engage—whether through shared meals, town-wide events, targeted social media platforms, or neighborhood gatherings. For those looking to organize or join a local gathering, the Town Clerk can provide email addresses of neighborhood coordinators. In East Montpelier, community isn't just something we have—it's something we build together.
- **Diverse Housing Options:** Having a home is considered important to a sense of personal stability. East Montpelier needs a more diverse range of housing options, especially energy-efficient homes that are affordable for families and seniors and are located near services and public transportation. The *East Montpelier Village Master Plan*, which was incorporated in the town zoning regulations in 2022, strongly encourages new housing types, and facilitates this through smaller lot sizes in the Village, smaller setback distances and allowing accessory dwellings in all zoning districts. See the Housing Chapter for more information and goals.
- **Senior Housing and Age Distribution:** Vermont has the fourth oldest population in the country, with one in four residents over the age of 60. Vermont's aging population presents challenges and emerging health risks. Some of these challenges include fewer young people in the workforce, which makes it harder to replace retiring workers and could threaten the state's economy; older Vermonters may face bias in gaining employment and can simultaneously face the challenge of managing health issues; and an increased need for financial support for seniors. The Age Strong Vermont Plan is a 10-year plan to make Vermont a great place for all ages and stages of life. The plan includes strategies to address the changing needs of older Vermonters, such as housing, healthcare, transportation,

caregiving, and education. It is likely that many of these residents will want to 'age-in-place' over the next 20 years. Some will opt to stay in their current home, but others will need or want an alternative to a single-family home in a rural setting. Seniors will likely be seeking housing that is smaller, more affordable, closer to services and transportation, lower maintenance and/or single-level with accessibility features. See Housing Chapter for more information and goals.

- **Economic Opportunities:** Poverty is strongly linked to poor health. Providing economic growth within the community will help provide employment within easy reach of local residents. The quality of the education system helps ensure that the next generation will be prepared for the economic opportunities of the future.
- **Preventing Smoking and Substance Abuse:** Smoking and substance abuse are significant health problems in Vermont. Some Vermont towns, such as Montpelier, prohibit smoking both in public buildings and outdoor public spaces. East Montpelier prohibits smoking in public buildings. While East Montpelier has very limited outdoor public spaces, these policies should be considered, especially as East Montpelier Village grows.
- **Proximity to Health Care Facilities:** The Town of East Montpelier does not directly provide healthcare or human services. However, the Central Vermont region benefits from a broad range of health-care facilities. Free Green Mountain Transit and/or Rural Community Transportation shuttles are available to and from many area medical service providers, including the Plainfield Health Center and UVM Health Network (see current opportunities on their websites: https://ridegmt.com, https://www.riderct.org). East Montpelier residents can find a comprehensive list of available healthcare or human services using Vermont's 2-1-1 system by either calling 211 or online at www.vermont211.org.
- **Community Health Services in Town:** A number of non-profit community health and human services providers are supported in part by the town. In FY2023, the voters approved contributions totaling about $45,000 to People's Health & Wellness Clinic, Prevent Child Abuse Vermont, Twin Valley Senior Center, Rural Community Transportation, Inc., and the American Red Cross. Additionally, the **Town Service Officer** assists individuals in town who require emergency food, fuel, or shelter assistance when the Vermont Department of Social Welfare is not available. The Selectboard appoints someone to this position each year. And, the **Town Health Officer helps** individuals in town who require assistance with health related issues such as dog bites and issues related to irresponsible landlords. The Selectboard appoints someone to this position each year.

Goals and Actions

➢ **Goal 4.2**: Maintain and improve the overall health and wellbeing of East Montpelier residents.

This goal cuts across many other areas. See actions for:

- Community Resources (4.1.1, 4.1.2, 4.1.3, 4.4.1, 4.4.2, 4.4.3, 4.5.1, 4.6.2, 4.7.1, 4.10.1);

- Public Services (5.2.1, 5.2.2, 5.3.1, 5.4.1, 5.4.2);
- Infrastructure (6.1.1, 6.1.2, 6.1.3, 6.2.1, 6.11.1, 6.11.2, 6.12.1);
- Economic Development (7.4.1);
- Housing (8.1.1, 8.1.2, 8.1.3); and
- Natural Resources (9.11.1).

C. RECREATION

History

The first settlers of East Montpelier engaged in various recreational activities that included dances, plays, games, singing, music, hiking, and picnicking. All of these served to relieve their heavy work schedules. As in most small towns, group recreation often centered around church and school activities. Suppers and bazaars helped raise church funds, although their greatest benefits probably were social and recreational. School functions served to celebrate holidays and student achievements. In doing so, these activities provided recreation and fostered community spirit.

Current Status

East Montpelier has many, varied recreational sites and opportunities within the community and are shown in Map 1.

Inventory of Recreational Properties within East Montpelier

Outdoor Recreational Spaces

- **Town Forest:** 100 wooded acres; trail entrance on Haggett Road. There is a network of walking trails (see Map 2), originally cleared in 1989 by the Forest Committee and volunteers, and again harvested for timber in 1998; it connects with other town trails.
- **Baird property:** 45-acre forested parcel owned by the town since about 2008; site is traversed by an all-season multi-use recreational trail connecting East Montpelier with the City of Montpelier.
- **Benton property:** 11-acre parcel off US 2 owned by the town since 2010; the Cross Vermont Trail has an easement on a portion of the site.
- **Soule property:** 5-acre parcel along Coburn Road owned by the town since 2012; the site, which has about 1,700 feet of frontage along the Kingsbury Branch, includes a small area for parking to allow car-top boat access to the river, picnicking, wildlife viewing, and a snow mobile trail.
- **Recreation Field:** 12 acres on Vincent Flats Road adjacent to the Elementary School. Approximately two acres of open land are used for two baseball fields and two soccer fields. Because the remaining land is a Class 2 wetland with two streams running through it, further development of this space is limited to a possible hiking trail and a community shelter.

- **Community Playground:** 18 acres at the Elementary School; about half-wooded, half-open land. Playground equipment was upgraded by a committee in the fall of 2008 and the fall of 2011.
- **Wrightsville Beach Recreation Area:** Located off VT 12 in Middlesex; this area includes a 300-foot sand beach, picnic area, nature trails, grassy play area, and restrooms. It is managed by a four-town recreation district comprising East Montpelier, Middlesex, Worcester, and Montpelier; each town appoints a representative to the district.
- **North Montpelier Pond Fish and Wildlife Access Area:** North Montpelier Pond spans the towns of East Montpelier and Calais, with a designated public access area located on VT Route 14 near the Calais town line. This access area is owned and maintained by the State of Vermont. Historically, a public access beach was maintained by the Village in front of the former Riverbend Store, providing opportunities for swimming and non-motorized watercraft access, including canoes, kayaks Although this beach is no longer in operation, efforts are underway by North Montpelier residents to restore public access to the site.
- **Coburn Road Swimming Hole (Coburn Pond):** This six-acre pond located off Coburn Road has been used as a swimming hole for decades. The pond is a former sand and gravel quarry used for swimming, fishing, non-motorized boating, and ice skating. The pond is on a 76-acre property, owned by the Vermont Agency of Transportation, which includes constructed wetlands, meadows, and wooded wildlife habitat including a deer yard. The property around the pond is used for walking, bicycling, dog walking, horseback riding, skiing, snowshoeing, and snowmobiling on a marked trail. Through the work of concerned citizens and the town, the Act 250 permit for the property allows for public recreational access to the site.
- **U-32 Middle and High School Playing Fields and adjacent land:** Gallison Hill Road; facilities include football, softball, baseball, field hockey, two soccer fields, running tracks, four tennis courts, ropes course, and cross-country ski trails open for public use. Adjacent land provides hiking and more ski trails. All land is jointly owned by a five-town school district comprising East Montpelier, Berlin, Calais, Middlesex, and Worcester.
- **Pratt (Mallory Brook) Conserved Property:** The conservation easement on this 481-acre property includes trails, the right to roam, and hunting rights through an annual town-administered lottery. The Pratt property includes a Ground Water Source Protection Area for the Crystal Springs water system serving East Montpelier Village.

Indoor Recreational Spaces

- **East Montpelier Elementary School:** Located on Vincent Flats Road, this 16-classroom building with a library and gymnasium is available for resident use when not scheduled for school use, subject to school policy.
- **U-32 Middle and High School:** Located on Gallison Hill Road, the facility includes classrooms, art studios, a library, an auditorium, and gymnasiums; available when not scheduled for school use.

- **Four Corners Schoolhouse:** The historic one-room schoolhouse near the Elementary School offers accessible community space and hosts a range of programs and events from slide shows to exercise classes for seniors. It is managed by the Four Corners Schoolhouse Association.
- **Twin Valley Senior Center:** On US 2, the Center provides classes and activities, as well as meals and other services.

Organizations Providing Recreational Opportunities

Several groups oversee a variety of recreational opportunities in East Montpelier: the East Montpelier Recreational Board, the Four Corners Schoolhouse, and the Friends of Coburn Pond. In addition, the East Montpelier Trails Incorporated (EMTI), the East Montpelier Gully Jumpers, and the Town Forest Committee provide a variety of trails which are discussed in the Trails section.

East Montpelier first established a **Recreation Board** as a formal part of town government in 1965. This nine-member board is appointed by the Selectboard for staggered three-year terms. These volunteers are in charge of maintaining and improving the recreation field next to the Elementary School and offering programs of interest to all citizens of town. Programs currently sponsored by the Recreation Board include an annual Easter egg hunt and the youth soccer, lacrosse, basketball, and Strong Girls programs for residents in kindergarten through sixth grade. The Recreation Board also has a liaison who works with the local baseball league to offer baseball and softball to town youth each spring. These activities and programs are funded by an annual appropriation in the town budget as well as participation fees for youth sports. Funds are also available from the Carlton Smith Endowment Fund. The Recreation Board maintains a website at: https://eastmontpeliervt.org/boards-commision/recreation-board/.

In 2012, the Recreation Board surveyed townspeople in an effort to determine what other programs would be of interest to the community (see Appendix C of the 2018 Town Plan). The survey showed general approval of existing programming, but also a lack of awareness of specific programs; to address this, the Board has worked to do a better job of marketing its programs. There was significant enthusiasm among survey respondents for additional programs directed at the town's general population, not just youth. The Recreation Board has been exploring several additional programs and events that offer recreational opportunities to all residents of East Montpelier and all levels of physical fitness. The Board is considering expanding the uses on the existing 12-acre property adjacent to the school and construction of a shelter to be used for parties and social gatherings. Ideas include a cross-country ski loop, an amphitheater, and connections to other town trails. The school gymnasium is usually fully booked in winter, and the Board is looking for other possible venues for indoor space for basketball and volleyball.

The **Four Corners Schoolhouse Association** provides an accessible community space and a range of programs in East Montpelier's only one-room schoolhouse that retains its original configuration. Educational presentations, creative events, local committee meetings, social events, concerts, an exercise group, and the like are held at the schoolhouse. The Association posts news of special events on Front Porch Forum.

The Four Corners Schoolhouse Association is a not-for-profit organization and has tax-exempt status. Members of the Association are town residents. East Montpelier groups such as the Historical Society can use the schoolhouse without charge. Individuals can rent the space for a small fee. It is available year round and for day and evening activities.

Located on US 2 in East Montpelier, the **Twin Valley Senior Center** serves seniors 55 years and older living in Cabot, Calais, East Montpelier, Marshfield, Plainfield, and Woodbury. It provides meals, classes, activities, and many other services to area seniors. (http://www.twinvalleyseniors.org/)

The **Friends of Coburn Pond** is a grass-roots group formed to ensure ongoing access to and protection of the Coburn Pond property. The Friends of Coburn Pond help monitor site management and continue to advocate for permanent public recreational access to the property.

Other organized recreational organizations in East Montpelier include **East Montpelier Trails Inc., Onion River Nordic Club,** and the **East Montpelier Gully Jumpers**. These trails organizations are discussed in the trails section of this plan.

Hunting, Fishing, and Foraging

The open rural landscape of East Montpelier offers a range of hunting, fishing, and foraging opportunities for local residents and individuals from around the region. Although there are not vast areas of publicly owned land opened to hunting, trapping, fishing and foraging, landowners generally allow these activities to take place on their lands and fields. Additionally, the town administers an annual hunting rights lottery to hunt on the 481-acre conserved Pratt (Mallory Brook) property.

The richness of game in East Montpelier includes healthy populations of white-tailed deer, wild turkey, and both waterfowl and upland birds.

Fishing opportunities also exist for anglers of all levels along the Winooski River, in North Montpelier Pond, and in smaller streams and brooks throughout East Montpelier.

For regulations and rules regarding hunting and fishing, hunters and anglers should refer to the Vermont Fish and Wildlife Department (www.vermontfishandwildlife.com).

Water Recreation

Rivers, streams, lakes, and ponds are commonly enjoyed for recreational purposes. Canoeists use the larger rivers (Winooski River, Kingsbury Branch, and North Branch) as well as lakes and ponds (Wrightsville Reservoir, North Montpelier Pond, and Coburn Pond). With the exception of Wrightsville Reservoir, Coburn Pond, and waterways adjacent to highways, the majority of land along waterways in East Montpelier is privately owned. Although access to these public resources is limited, the town's extensive trail system provides numerous encounters with streams and wetlands.

For recreational boating, much of the Winooski River found in East Montpelier is referred to as quick water and could be rated as Class 1. An approximately one mile segment of the river below Winooski #8 dam (located along US 2) is rated as an "intense tight and rocky" Class 3 whitewater run. This Class 3 area is used regularly during a weekend in the spring for kayak competitions known as the Fiddlehead Race.

A **recreational boating access** to the Kingsbury Branch is located on Coburn Road. The site is owned by the town and maintained by the Vermont River Conservancy. A state **Fish & Wildlife boating access** to North Montpelier Pond is located on VT 14 in North Montpelier. **Coburn Pond** is also used for non-motorized boating activities.

Wrightsville Beach, located in Middlesex on the northern shore of Wrightsville Reservoir, is a public swimming area open to and used by East Montpelier residents. A public boat launch area is located on the western shore.

There are no official swimming areas within East Montpelier, although swimming or "dipping" occurs in many of the local waterways and in **Coburn Pond**, a 6-acre pond on land currently owned by the State of Vermont. The Agency of Transportation used the far south end of the Coburn Pond property as a wetlands mitigation site; however public recreational access to the pond and property were maintained through an Act 250 decision led by the citizen's group that evolved into the Friends of Coburn Pond. Both the Selectboard and the Planning Commission participated in the hearing process and advocated for the pond's protection. The Town and the Friends of Coburn Pond want permanent public recreational access to the site.

Future Recreation Potential

- **Winooski River Walk:** Village residents have expressed interest in developing a river walk near the Emergency Services Facility. This site is currently privately owned.
- **East Montpelier Senior Center**: East Montpelier seniors now attend the Twin Valley, Montpelier, and/or Barre Senior Centers. There has been interest in locating a senior center within East Montpelier Village.

Goals and Actions

➢ **Goal 4.3**: Provide year-round programs of varied recreational activities to meet the interests and needs of residents of all ages and skills.

✔ **Action 4.3.1**: Create a plan for meeting the demand for recreational activities for all ages.

➢ **Goal 4.4**: Protect recreational spaces and develop new recreational areas in various parts of town.

✔ **Action 4.4.1**: Support the EM Recreational Board in maintaining and improving the existing recreational fields and facilities near the Elementary School.

✔ **Action 4.4.2**: Develop a trail, perhaps with river access and flood control measures, along the Winooski River in East Montpelier Village.

✔ **Action 4.4.3**: Support permanent public recreational access to the Coburn Pond property.

D. TRAILS

History

Until the 1790s, trails and waterways were the only means of transportation in East Montpelier. It is only since the 1960s and 1970s that trails have been used increasingly for recreation.

As snowmobiling, walking, cross-country skiing, and bicycling became more popular, the citizens of East Montpelier formed local trail-user groups. Over time, these groups, with private, state and local funds, established a variety of temporary and permanently protected trails with interested landowners.

Current Status

East Montpelier is known today as a trail-friendly town and is a statewide model for cooperation between the town, landowners, and user groups representing snowmobilers, skiers, walkers, bicyclists, and others. Many of these trails are permanently protected. In addition, there are countless miles of informal private and neighborhood trails and scenic country roads used for bicycling and walking.

This diversity of trail access continues due to town financial support for trails and active trail groups that work well with landowners. Also essential are trail users who have an absolute respect for landowners' wishes and limits. Good trail design, clearly marked trails, and clarity of boundaries helps protect the privacy of landowners. Good communication among all groups is essential to this balance. As public use of trails grows, more accommodation for off road parking will be needed.

The East Montpelier trail user groups mentioned above include the following:

In 1994, the local trail user group incorporated as **East Montpelier Trails, Inc.** (EMTI), a non-profit group is composed of local volunteers who represent a range of user groups and interests, including walking, snowmobiling, skiing, and biking. As of 2025, EMTI offers over 15 miles of various-use trails. EMTI has been instrumental in the development, protection, construction, and maintenance of the town trail system. It has completed a large loop through town, connecting to Montpelier's North Branch Park on the west, and to U-32 High School and the Cross Vermont Trail on the east. EMTI provides a forum for landowner questions and concerns and for trail users who want to help. The group holds bi-monthly meetings. Map 2 shows EMTI's trail network. The map, along with updates and contact information, is available at the East Montpelier Trails website: http://emtrails.org/.

The **East Montpelier Gully Jumpers Snowmobile Club, Inc.** is a non-profit group established in 1972 to provide and maintain a network of approximately 36 miles of winter-use trails. The Gully Jumpers are a chapter of the Vermont Association of Snow Travelers (VAST). Through cooperative work with landowners, a groomed network of winter-time use only trails exists around town and is enjoyed by all types of trail users, not just snowmobilers. Skiers,

snowshoers, and winter hikers are welcome to join the club to help support the club's efforts. Information is available through the Gully Jumpers' website: http://www.gullyjumpers.com/

The **Forest Committee** manages a system of trails on the 96.4-acre Town Forest on Haggett Road. Trails were first cleared in 1989 with the help of volunteers. The primary entrance to the Town Forest is on Haggett Road, but it is also accessible via other town trails.

The **Cross Vermont Trail Association (CVTA)** is a non-profit organization working to create a multi-use, four-season path across the width of Vermont, from Burlington to Wells River. The Cross Vermont Trail passes through East Montpelier, partly as an on-road route for bicyclists but also a multi-use off-road trail along portions of the former Wells River-Montpelier Railroad bed. In 2022 the CVTA completed construction of a bicycle and pedestrian bridge across the Winooski River in East Montpelier. CVTA is working to construct an off-road trail connecting this bridge to the Upper Village of East Montpelier. East Montpelier Trails connects to the CVTA trail via the Wheeler Road/U-32 section. More information is available at http://www.crossvermont.org/.

Montpelier Area Mountain Biking Association (MAMBA) advocates for responsible trail use, performs trail building and maintenance, and secures additional riding areas. The MAMBA trail system includes East Montpelier's Sparrow Farm Trail. MAMBA also collaborates with EMTI and CVTA.

Onion River Nordic Club runs a nordic ski touring center with the help of landowners located on County Road and Cummings Rd. Trails include 25 kilometers of groomed ski trails. Information is available at https://onionrivernordic.org//.

Butterfield Trail System in North Montpelier Village was designed and is maintained by the property owners who actively invite friends and neighbors to enjoy the trail system and the abundance of seasonal wildflowers. The trails are used by walkers, mountain bikers, trail runners, dog walkers, skiers and snowshoers. The property owners request care, respect, and sensitivity to all living beings during visits.

Goals and Actions

- **Goal 4.5**: Maintain a proactive and supportive relationship between the town, trail-user groups, and landowners.
  - ✔ **Action 4.5.1**: Support efforts to locate off-road segments of the Cross Vermont Trail in East Montpelier.

- **Goal 4.6**: Maintain and expand the existing trail system to create connected loops and links to villages and population centers.
  - ✔ **Action 4.6.1**: Maintain existing trails and support completion of planned trail segments.
  - ✔ **Action 4.6.2**: Consider new trail links to connect villages and East Montpelier Elementary School with the trail system.

- **Goal 4.7**: Provide sufficient access and parking for trail resources in town.
  - ✔ **Action 4.7.1**: Provide sufficient safe parking off the traveled roadway and educate trail users on safe parking practices.

E. HISTORIC RESOURCES

History

A brief history of East Montpelier is discussed in Chapter 2, Our Town.

Current Status

From the earliest Native Americans to present-day residents, the town's inhabitants have changed the natural landscape. The results have become the historic and archaeological resources that contribute to the character and quality of the landscape we experience today. The historic settlement patterns of East Montpelier are still visible and contribute to the character of the landscape. These patterns include a clear distinction between villages and the rural countryside which is dominated by farm and forest land. Buildings tend to be located close to the road and often in a tight complex of houses and outbuildings, with buildings oriented perpendicularly to each other and the road.

Villages, buildings, structures, cemeteries, and archaeological sites are important to understanding the town's history and prehistory. Maintaining the harmony of these features with their surrounding landscapes is critical to the integrity of historic resources. The town's historic sites have been preserved largely through individual efforts.

The East Montpelier Historical Society, a non-profit organization, is involved in raising awareness of the town's history. Activities include creating displays at the Town Offices, preserving historical records and artifacts, and holding regular meetings which feature presentations and discussions of town history. The Society meets monthly from February to November and shares its meetings with the Calais Historical Society.

Beginning in 1976, efforts have been made to identify and preserve historic resources. In that year, the East Montpelier Bicentennial Committee produced a map of the town's historic sites and *East Montpelier: A Bicentennial Souvenir Booklet* about historic homesteads. These helped raise awareness of the importance of historic buildings. Map 3 shows the town's historic sites.

A complete history of the town, authored by Ellen C. Hill and Marilyn S. Blackwell, *Across the Onion: A History of East Montpelier, Vermont, 1781-1981*, was published in 1983 by the Historical Society and includes information about the town's historic houses and barns. *Across the Onion* was reprinted in 2009 and the Society updated and reprinted in booklet form the information from the Bicentennial Committee's map.

Historic Structures

As part of a statewide effort to inventory historic properties, the Vermont Division for Historic Preservation (VDHP) surveyed the town's historic buildings in 1978 and 1979. The VDHP documented approximately 110 structures and two historic villages in its Historic Sites and Structures Survey of East Montpelier. The East Montpelier Village and North Montpelier were identified as historic districts and Center Road was listed as a historic road. The structures listed

in the survey are eligible for listing on the National Register of Historic Places. Historic structures and cemeteries are shown on Map 3.

Several structures in East Montpelier have been listed on the National Register of Historic Places, the official list of the nation's cultural resources worthy of preservation. They include the Old Meeting House Church, the Old Brick Church, the Parley Davis house in East Montpelier Center, and the Coburn covered bridge. Listing in the register provides some protection for important buildings and eligibility for certain grants and tax credits.

Identification of archaeological sites in East Montpelier has been informal and based largely on nineteenth-century histories and/or oral history rather than site investigation. The VDHP contains a file of eight sites that have been researched for probable prehistoric or historic remains.

Decay, neglect, and deferred maintenance pose a threat to the town's historic resources. Barns and outbuildings are particularly important to East Montpelier's agricultural heritage, and some are threatened due to their poor condition. The VDHP encourages towns to make a complete inventory of these structures. East Montpelier has not yet completed such a survey.

In 2011 the Planning Commission amended the zoning regulations to encourage the adaptive reuse of old barns. These regulations expanded the types of permitted uses, including some commercial uses that are consistent with the residential and agricultural character of associated districts.

Since 2008, the historic center of East Montpelier Village has received status as a Designated Village Center by the Vermont Downtown Board. In addition, North Montpelier has received status as Designated Village Center by the Agency of Commerce and Community Development. This designation makes historic properties within the Village Center eligible for tax credits for substantial rehabilitation (10%), façade improvements (25%), and code improvements (50%).

There have been some town-sponsored efforts to encourage preservation of historic resources. The Four Corners Schoolhouse Association has succeeded in keeping the Four Corners Schoolhouse as a community property and maintains the building as the last publicly accessible one-room schoolhouse in East Montpelier. After the Elementary School opened in 1966, the town took over the two-room schoolhouse in East Montpelier Village for the Town Office. Several other old schoolhouses have become private residences.

The Town Clerk is responsible for the preservation and restoration of town records. Since 2000 the town has appropriated funds annually for restoration expenses. Town residents can research their historic properties through land records and the VDHP Survey of Historic Sites and Structures, a copy of which is located at the Town Clerk's office. The inventory can also be accessed at the VDHP office in Montpelier. Most of the historical ephemera owned by the Historical Society are kept in the Town Office vault, but some are kept at the homes of Historical Society members due to lack of sufficient storage space at the Town Office building.

Cemeteries

The town's cemeteries provide an important link to the past and a record of its earliest settlers. In 1974, Ellen C. Hill and Bob and Lois Webster published *Cemeteries of East Montpelier, 1794–1973* (revised in 1994), which helped identify neglected family cemeteries. The Cemetery Commission, in conjunction with East Montpelier Historical Society, produced an edition of this

booklet with information on the ancient cemeteries and burial grounds and will produce another for the cemeteries that are still active. The Historical Society produced a video photographed and narrated by Elliott Morse entitled *A Photo Trip through the Cemeteries of East Montpelier and Calais.* This is available from the Society.

The first public cemetery deeded to the town in 1794, the Center Burial Ground, was later abandoned. Its tombstones were used to build the surrounding stonewall and then to repair a nearby culvert after the 1927 flood. After a descendant recovered Barnabas Doty's stone and returned it to the cemetery in 1978, it was reopened as the Doty Cemetery.

Public cemeteries include the Doty, Center, Cate, Clark, Wheeler, East Village, and Cutler cemeteries. Historic private family burial grounds include the Tinkham, Quaker, Peck, Gray, Gould, Bennett, Dillon, Willard, and White. Numerous East Montpelier residents were buried in the Plainmont Cemetery on US 2 in East Montpelier. Owned by the Town of Plainfield, the cemetery's lot deeds are recorded at the East Montpelier Town Clerk's Office.

Other residents, mostly from the North Montpelier Village area, are buried in the Poplar Hill Cemetery. This is located just north of that village in the Town of Calais. It is a private burial ground operated by an independent commission. Most burial records for the Poplar Hill Cemetery are recorded at the Calais Town Clerk's Office.

The East Montpelier Cemetery Commission is responsible for contracting general maintenance, fencing services, and the repair of stones. Funded through an annual town appropriation and the interest from a Perpetual Care Fund, the commission's work ensures preservation of these important historic resources. The commission assumes responsibility for maintenance of the private burial grounds as well. Signs have been placed at all cemeteries and most have been cleared of brush and fenced. Casket and cremation burial space is still available at the Cutler and Doty cemeteries. The Cate and East Village cemeteries have space only for cremation remains.

Goals and Actions

- **Goal 4.8**: Preserve the town's historic structures and cemeteries for future generations to enjoy.
  - ✔ **Action 4.8.1**: Ensure *Land Use and Development Regulations* and other actions by the town protect historic structures and settlement patterns.
  - ✔ **Action 4.8.2**: Consider conducting an inventory of historic barns, outbuildings and other agricultural structures in East Montpelier.
  - ✔ **Action 4.8.3**: Assist property owners who wish to apply for listing on the national or state Register of Historic Places.
  - ✔ **Action 4.8.4**: Encourage property owners within the designated Village Center to take advantage of available tax credits for improvements to historic buildings.
  - ✔ **Action 4.8.5**: Continue to maintain all public cemeteries, along with reasonable maintenance of old family burial grounds.
  - ✔ **Action 4.8.6:** Encourage use of state-funded historic barn preservation grants.

- **Goal 4.9**: Maintain the town's historic landscape patterns to serve as a model for future development.

  This goal cuts across other areas. See action for Land Use (10.1.4).

- **Goal 4.10**: Enable residents of all ages to learn about and appreciate the town's history.

  - ✔ **Action 4.10.1**: Provide programs and information about the town's history and historic resources to a range of audiences, including youth and adults.

- **Goal 4.11**: Preserve historical documents and artifacts.

  - ✔ **Action 4.11.1**: Provide appropriate storage space for the preservation of town records and historical collections.

Chapter 5
PUBLIC SERVICES

A. EDUCATION

History

The first Vermont school law in 1782 established a district school framework. The law allowed towns the flexibility to set districts. School district boundaries were based on the distribution of persons in the town. Schools typically had one or two schoolrooms with mixed grade levels. Public funds raised by the town were divided among the districts in proportion to the number of students. Each district was an autonomous unit with the power to raise additional funds needed to operate the school. Transportation was the responsibility of the family.

District schools in town included:

District	School Name	Current Status
District No. 2	Cutler School Originally called Wheeler School	The building is now a residence
District No. 3	East Hill School	No building remains at this site.
District No. 4	North Montpelier School	The building is now a residence.
District No. 5	Four Corners School Originally called Templeton School	The building is now a community building.
District No. 6	Center School	The building is now a residence
District No. 8	Horn of the Moon School.	The building is now a residence
District No. 9	East Village School	The building is now the Town Office
District No. 10	Peck School	The building is now a residence.
District No. 11	Morse School	The building is now a residence.
District No. 12	Cummings School	No building remains at this site.

Bus service began in the 1950s when Norma Raymond, who lived on Towne Hill Road from 1948 through (as of this writing) 2025, started a carpool to what was then the East Village School (now the town office). When the school board asked her to start picking up all the kids, she needed to purchase a new car as her Model A Ford was no longer adequate. She reports that at the beginning, she was paid $1 per day for providing this service.

The East Montpelier Elementary School (EMES) opened its doors in 1966 and housed grades one through eight. Kindergarten students left the Morse School on County Road and joined EMES in 1981 when the district renovated and expanded the building. The renovation included additional classrooms, a new roof, and a woodchip heating system. The pre-kindergarten

program moved into the building in 2006 after formerly residing in the Four Corners Schoolhouse.

In November 2012, the voters of East Montpelier supported a 20-year bond for an $8.1 million renovation and expansion at EMES to begin in the spring of 2013. The enlarged building was completed in 2014.

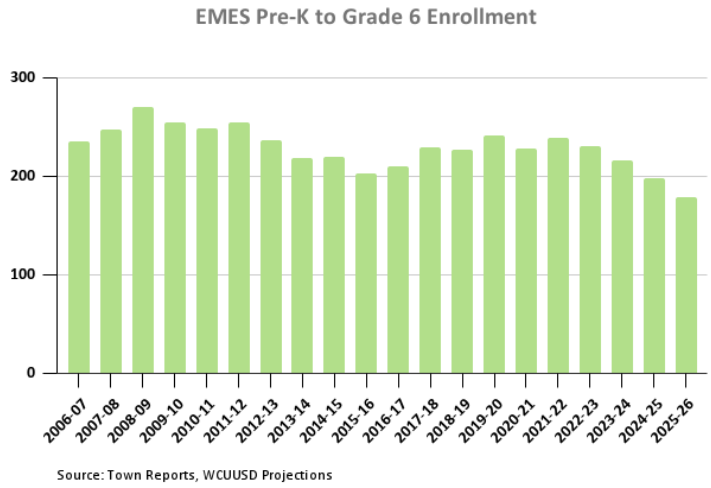
High school students were transferred to other school districts until the Washington Central Supervisory Union (WCSU) was formed. At that time, WCSU included the towns of East Montpelier, Calais, Middlesex, Worcester, and Montpelier. Montpelier later withdrew from the Supervisory Union, and Berlin joined, forming the Union High School District No. 32. Union 32 School (U-32) opened in 1971 for students in grades 7 through 12 from the five member towns.

In 1998, voters approved a $12.1 million bond to renovate and expand the U-32 facility. The renovations addressed deferred maintenance, safety, and air quality issues and created a designated middle school space. In 2000, voters approved additional spending of $2.9 million in state aid for a new academic wing and gymnasium; this addition was completed in 2002.

In 2019, the U-32 school district and the 5 WCSU elementary school districts were merged into the Washington Central Unified Union School District (WCUUSD) through an involuntary merger as part of the Act 46 school district consolidation law. All schools in the district are now jointly governed and funded.

Current Status

East Montpelier Elementary School (EMES)



The elementary school has historically been a focal point of the town. In addition to serving as the school, it is also a community space that hosts Town Meeting and other elections, Greenup Day, and has been the site of other town gatherings in the past.

EMES enrollment has begun to decrease in recent years, though declines into the 2024-25 school year have been less severe than were forecast the prior year. Enrollment is projected to decline for several more years and is then expected to stabilize.

Declining enrollment presents significant challenges both for the cost of operating the schools and for the quality of education within them. Vermont sets education tax rates based on weighted per-pupil spending, so declining enrollment makes it more difficult to raise the funds needed to support the school. Decreases in student numbers also make it less likely that the school will be

able to run multiple classrooms per grade level. This limits school leaders' ability to shape the classes, keeping certain students together or others apart to create high-functioning classes.

With variations in enrollment and pedagogical priorities, class configurations and school resources have changed over time. Generally, all students have some opportunities for art, music, physical education, library, technology applications, and guidance (social development). Currently, the school staff includes a nurse, custodians, food service, a principal, special education teachers, a behavioral support coordinator, and classroom assistants.

In addition to the core curriculum, EMES provides Tier 2 intervention in academics and behavior as needed to improve specific skills for those students who fall behind yet do not qualify for more individualized instruction. EMES uses school-wide positive behavioral intervention strategies for creating a positive school environment. These include lessons on expected behaviors, bullying, and mindfulness.

The school's grounds include trails, the playground, gardens, and ballfields, which are used for outdoor activities. EMES partners with North Branch Nature Center to provide the ECO (Educating Children Outdoors) program for students in younger grades, and some classes use outdoor classrooms as a regular part of their teaching.

The Community Connections preschool is a licensed daycare located at EMES; they also run an after-school program. Community Connections runs a summer food program providing free meals for children in the Montpelier area; meals are cooked at the EMES kitchen. There currently is no parent organization for fundraising or activity support, as there was in the past. The town's recreation board organizes children's sports.

EMES publishes a newsletter that contains school and community news, updates, educational information, and celebrations. This is primarily targeted at school families. The Superintendent also publishes a monthly newsletter, which is also primarily distributed to school families but is also made available to the larger public. Front Porch Forum is also used for disseminating school news, particularly to keep the community informed about work happening at the school board. A nonprofit partner, Washington Central Friends of Education, has published Bus Stop Conversations, a newsletter to connect schools and communities.

U-32 Middle/High School

U-32 Middle/High School is a grades 7-12 facility located in East Montpelier. Enrollment for the 2024-25 school year was 700 students, and is projected to drop to 687 by 2025-26. This is a decrease from 766 students in the 2017-18 school year, and as at EMES, declining enrollment is a point of concern: current projections show U-32 enrollment finally stabilizing at around 600 students in the 2029-30 school year.

The school features a teacher advisor (TA) system in which each faculty member acts as an advisor and advocate for approximately fifteen students throughout their years at the school, and students address all staff by their first names. Other strengths include: outstanding theater, music and fine arts programs; a full array of sports teams, including longtime champion running and track teams; an extensive trail system, including groomed nordic trails; a strong elective course system, and the incorporation of multiple pathways for independent study with professional mentors, career exploration and faculty-led independent studies for attaining proficiencies, from the flagship Branching Out to Community-Based Learning and Pilot. Students have access to

both Advanced Placement (AP) courses within the school and to Dual Enrollment classes and Early College, with many students attending classes at Norwich University, Community College of Vermont, and Vermont State University. The co-curricular program includes many groups that meet during the school day. Some sports teams are now offered regionally, to include students from a number of area schools. In 2025, Montpelier and U-32 staged a joint performance of the musical Hadestown.

In addition to courses offered at the U-32 building, students are eligible to attend the vocational/technical programs at the Central Vermont Career Center, currently located in Barre. Within the school, there are a variety of educational pathways—including Zenith's alternative program, the Alternative Path to a Diploma, and Pilot that afford opportunities to students who work better in non-classroom-based learning experiences.

The school community is dedicated to excellence in teaching and learning, celebrates the value of all members, and strives to meet the emotional, intellectual, ethical, cultural, and physical needs of all its members.

Public School Transportation

Washington Central Supervisory Union coordinates school transportation for its member school districts, including East Montpelier Elementary School and U-32 Middle/High School. Yellow school buses are a common sight on town roads in the morning and afternoon. Many families choose to drive students to school, resulting in substantial traffic congestion near both schools in the morning and when school lets out. This is of particular concern around EMES, where traffic at pickup can back up to the intersection with Dodge Rd, which is often also used by large farming equipment. Bus ridership decreased significantly during the COVID-19 pandemic as families opted to drive their children to school rather than risk disease exposure and quarantine from interactions on the bus. More recently, the district has had to eliminate buses both due to budgetary pressures and driver shortages, resulting in bus rides of over an hour in some cases. Increasing bus ridership is a priority both for road safety and for the town's energy use goals.

Washington Central Unified Union School District (WCUUSD)

East Montpelier's elementary school district and the U-32 district governing the middle and high school were merged with the districts serving Berlin, Calais, Middlesex, and Worcester in 2019 under the involuntary merger process created by Act 46 of 2015. This created a single governance structure, where a single school board and Superintendent oversee all schools in the district. The district operates under a single budget, approved by all voters in the district, and while the board is made up of three members from each town, board members are elected by the entire electorate of the district and are responsible for representing all 5 towns.

While the previous 6 districts had shared some services before the merger, they had a single superintendent and managed programs such as student transportation centrally. For example, the change to being a single district has meant that more decision-making has moved to the district level. Curriculum is being standardized across the district, with all elementary schools using the same math and reading program, and evaluation of student achievement has also been standardized. All schools are given the same base level expectations for offerings (e.g., for time in art, music, PE, and library), but district schools do still have freedom to determine how they

will use resources for student support and academic intervention, health, and counseling, including freedom to choose how to configure classes within the school.

As part of the merger, the unified union district assumed ownership of all school buildings and surplus funds, and also took on the debts of all constituent districts. The assumption of debts has been particularly controversial in the merger process. East Montpelier's district brought in a maintenance fund dedicated to EMES; the remainder of those funds continue to be held separately to fund the capital needs of the elementary school here, and are expected to last through at least 2030 under current capital spending projections.

Independent Schools

Orchard Valley Waldorf School is a non-sectarian, independent school founded in 2004. It serves children from infancy to grade 8 with summer and aftercare programs available. The school's main campus, known as "Grace Farm," is located on VT 14 N and includes a working teaching farm run by local farmer and educator Alan LePage. The integration of the teaching farm provides hands-on agricultural learning, connecting students directly to the land and local food systems while enriching the school's Waldorf-based curriculum.

Homeschooling is another educational option in Vermont, with local facilitators available to work with families to evaluate and approve curricula and student proficiencies.

Adult Education

A variety of programs are available near East Montpelier to enable adult learners to further their education or to expand their horizons.

- **Central Vermont Adult Basic Education** (CVABE) provides adult education and literacy services in Barre and Montpelier. CVABE offers free tutoring and classes to adults and teens aged sixteen and older. Services include instruction in basic math, reading, and writing, school completion, college and work readiness, and learning the English language.
- **Central Vermont Career Center** offers some adult continuing education programs, including Licensed Nursing Assistant certification.
- **Community College of Vermont** has a center in Montpelier, with many of its offerings available online. In addition to academic subjects, CCV also offers workforce development programs, including computer technology training and certificates for product technicians, public bookkeeping, and career readiness. Degree programs are available for free to Vermonters with limited income.
- **Osher Lifelong Learning Institute** (OLLI) offers courses and events for adult learners throughout the state. OLLI offers classes and lectures on a range of topics at the University of Vermont in Burlington. Locally, OLLI lectures are held in Montpelier.

Several colleges and universities are located within an hour's drive of East Montpelier. Additionally, online programs greatly expand the educational opportunities available to East Montpelier residents.

Goals and Actions

- **Goal 5.1**: Stabilize or increase the school-age population of the town.
  - ✔ **Action 5.1.1:** Ensure that town development plans provide for the availability of the types of housing most likely to attract families with children.
  - ✔ **Action 5.1.2**: Promote the town as a place to raise children.

- **Goal 5.2**: Encourage community participation in the schools.
  - ✔ **Action 5.2.1**: Promote the use of school facilities for adult education and community use.
  - ✔ **Action 5.2.2:** Promote connections between residents and the schools to support the schools' educational mission and as a means of building community.

B. SOCIAL SERVICES

History

In the town's earliest days, people helped each other as the need arose — attending the sickbed, birthing babies, and caring for the elderly and the indigent. Towns assumed a role in social services to the indigent through the office of Overseer of the Poor. That person's job was to keep track of needy residents and to furnish them support from town funds allotted for that purpose. Sometimes residents were required to work for the town in exchange for the assistance. In 1880, care for the poor represented almost half of the town's $2,500 total budget.

After the passage of the Social Security Act of 1935, both federal and state governments gradually assumed more responsibility for those in need.

In 1967, state and federal governments assumed full responsibility for welfare services. Thus, the administrative and decision-making functions were moved from the local scene. In addition, during the past two decades, a number of private nonprofit organizations, most located outside of East Montpelier, have been formed to assist in specific areas.

Current Status

East Montpelier is still a small town, and the willingness of neighbors to help other neighbors directly is a critical part of the social service network. Some neighborhoods have formed groups that work together to assist other neighbors who may be elderly or have special needs. Services can be more quickly targeted where they are needed if supported by the community's natural helping networks. Front Porch Forum, an online way to connect East Montpelier residents, can also be used to communicate service needs. The formal and informal building of connectedness and belonging is an important asset for social well-being. The town supports a newsletter, The Signpost, to help build social capital. In the past, events and activities like Rally Day also supported this effort. There is interest in rebuilding such traditions.

Various federal, state, and private social services are available for residents, including fuel assistance, medical and dental care, mental health services, local transportation, legal services, and safe homes for victims of abuse. Services may provide long-term continuing assistance or one-time short-term help. They may be no cost or low-cost to the recipient.

While the services are available to residents of East Montpelier, they are often administered through offices located in the regional centers of Barre and Montpelier. East Montpelier directly helps fund certain of these services each year through appropriations evaluated by the Funding Request Study Committee and voted at Town Meeting, as recorded in the annual Town Report.

Residents who find themselves in need of assistance can be helped to connect with appropriate service agencies by contacting the East Montpelier Town Service Officer. The section of state law related to the powers and duties of town service officers was repealed in 2015; however, the town elected to keep the role as a means of helping people to navigate the social service

landscape. While the role is not used often, the position is still filled as a means of helping residents to access needed assistance.

Houses of Worship

The town's three churches, **Old Meeting House Church, Old Brick Church,** and **Crossroads Christian Church**, serve important functions to meet social service needs. The churches assist in the operation of food-shelf programs that collect, store, and distribute food to those who are in need. The churches also coordinate efforts between social service agencies and town residents to meet the special needs of their members. The churches noted above are referenced on Map 1.

Social Service Assistance

Most social services are provided at a regional level. **Capstone Community Action** provides a wide variety of services, ranging from housing and food assistance to utility and fuel assistance, home weatherization, and financial counseling and tax preparation assistance, among other services. The **Montpelier Food Pantry**, the **Food Shelf at the Old Brick Church** and the **Onion River Food Shelf** are all available to East Montpelier residents in need of food assistance. This is by no means an exhaustive list of social service agencies serving central Vermont residents, and the town contributes financially to many of them. The town reports provide descriptions of the organizations that the town helps to fund.

More information regarding the availability of various social services can be obtained from the Town Clerk, the Town Service Officer, or the East Montpelier Elementary School.

Senior Services

The **Twin Valley Senior Center** is located in East Montpelier and provides a range of services for seniors, including classes, meals, transportation, and health-related services. East Montpelier seniors are also able to participate in the **Montpelier Senior Activity Center**, which offers a large number of classes and various services. The town provides funds to both centers through appropriations at Town Meeting.

The **East Montpelier Senior Living Initiative** (EMSLI) had worked to develop senior housing in or near East Montpelier Center and to co-locate a senior center with it (likely moving Twin Valley Senior Center to the village), but that work was last active when the town was attempting to develop the Old Laperle Farm property in the 2016-2018 timeframe.

Child Care

East Montpelier recognizes the need for safe and affordable quality child-care services. The town has several Registered Home Care Providers and Licensed Providers, including East Montpelier Elementary Preschool, Community Connections at East Montpelier, Community Connections Preschool Aftercare at East Montpelier Elementary, and the infant and preschool programs at Orchard Valley. Home-based providers with six or fewer children require no permitting from the town. If the state requires a local permit, such approvals are readily obtained from the Zoning Administrator. Residents can also access child care services from providers in other nearby

towns. The Family Center of Washington County offers some services, including financial assistance.

In recent years, Vermont has expanded its funding to subsidize child care and early childhood education. There are a number of long-term programs available to families with young children, including Reach-UP, Head Start, and Essential Early Ed (EEE). These programs help with financial assistance, day care, and parenting classes.

Local Neighborhood Groups

Many areas of East Montpelier have developed neighborhood groups that maintain their own social schedules and can serve as a form of social support to members. These have included groups such as the area around the intersection of Brazier Road and Towne Hill Road, and the area around Jacobs Road, Sparrow Farm Road, Horn of the Moon Road, and parts of North Street, which otherwise do not have strong physical characteristics of a defined neighborhood. These groups have historically hosted shared meals, maintained neighborhood communications, and created connections through which neighbors can check in on those who may need assistance.

Goals and Actions

- **Goal 5.3**: Support services and facilities to address the needs of seniors and families with young children.
  - ✔ **Action 5.3.1**: Support the location of a senior center or other social centers in East Montpelier Village.

  This goal cuts across other areas. See actions for Housing (8.1.1, 8.1.2, 8.1.3).

- **Goal 5.4**: Promote formal and informal social support services.
  - ✔ **Action 5.4.1:** Post current information about existing social services.
  - ✔ **Action 5.4.2**: Maintain a list of contacts to neighborhood groups. Continue to support the Signpost newsletter for community social capital and networking.

C. EMERGENCY SERVICES

Police Protection

Police protection is provided primarily by the Vermont State Police, and the town has also contracted with the Washington County Sheriff's Department for additional coverage at times. A Town Constable provides additional services for non-violent situations.

VT State Police Crime and Police Service Report for East Montpelier

	2017	2018	2019	2020	2021	2022	2023	2024
Violent Crime								
Murder/Manslaughter	0	0	0	0	0	0	0	0
Sexual Assault	2	0	0	0	0	18	3	1
Robbery	1	0	0	0	1	0	0	0
Assault (aggravated/simple)	11	6	9	5	6	8	2	1
Property Crime								
Burglary	13	1	7	1	0	2	0	1
Larceny/theft	14	11	7	9	12	9	8	9
Motor Vehicle Theft	2	2	2	0	1	1	1	1
Other Property Crime	13	9	14	12	15	10	9	9
Other								
Illegal Drug Incident	4	3	4	0	2	2	2	0
Disorderly Conduct/Other	37	33	31	28	22	21	19	16
Traffic Incidents								
Fatal Crash	0	0	0	0	0	1	1	0
Accident Investigation (DMV)	14	25	32	11	7	41	28	35
Motor Vehicle Related Incident	46	46	48	40	40	19	20	39
DUI Incident	4	3	12	3	5	0	0	1
Miscellaneous								
Runaway Juvenile	1	0	0	0	0	0	0	0
Death Investigation	0	1	0	0	0	3	4	7
Misc. Service Call	254	258	256	202	232	228	166	173
TOTAL LAW INCIDENTS	416	398	422	311	343	363	263	293

Source: Town Reports

The Vermont State Police (VSP) routinely responds to break-ins, domestic disturbances, motor vehicle accidents, and other 911 calls as needed. This base coverage is funded by the state. The town also contracts for additional coverage hours, primarily to address traffic enforcement. This has at times also been provided by VSP, but as of this writing the work is being contracted to the Washington County Sheriff's Department.

The town has an appointed constable that does not enforce traffic laws or engage in law enforcement duties other than animal-related responses. The constable also assists VSP when requested during non-violent emergencies.

Fire and Ambulance Services

Since 1964 the East Montpelier Volunteer Fire Department Inc. (EMFD), a private nonprofit corporation, has provided fire and first response to the towns of East Montpelier and Calais. Ambulance service was added in 2010. EMFD relies on volunteers, but also has several part-time employees staffing the ambulance service. Due to the large coverage area and its rural nature, EMFD operates out of two stations that are strategically located in close proximity to major roadways (County Road and US 2 and VT 14). EMFD participates in the Capital Fire Mutual Aid System with other fire departments in the region.

In March 2009, the citizens of East Montpelier and Calais voted to build a new Emergency Services Facility (ESF) and pay for it with a $2.1 million bond. East Montpelier's two-thirds share is $1.4 million, payable in annual installments, with the final payment due on December 1, 2030. The building is owned by East Montpelier, with Calais holding a one-third financial interest. The ESF is leased at no charge by East Montpelier to EMFD, although the town retains nominal control of the designated public area for emergency use and community meetings.

The EMFD facility located in the village at 54 Village Acres (off US 2), as shown on Map 1. This 8,000 square foot building incorporates four apparatus bays, operations room, lockers, kitchen, offices, and community room. The station on Templeton Road continues to be utilized by the fire department and emergency response and is an important part of the efficient, effective delivery of emergency services in both towns.

The Emergency Services Facility in the village provides a state-of-the-art Emergency Operation Center (EOC) for East Montpelier, Calais, and surrounding communities during major emergencies. It includes eight different work spaces that offer phone, internet and radio communications, and a community room designed to offer space for up to 40 local, state, and federal officials to coordinate and deliver emergency or disaster services. The building is fully sprinklered and has full emergency generation. EMFD participates in developing the Hazard Mitigation Plan for the town.

With the completion of the new building, EMFD proposed and successfully expanded its services to include a full-fledged Advanced Life Support (ALS) ambulance service. The goal was to improve response times, reduce transport times, and to recover the revenues generated by such a service so they could be re-invested into our communities. In 2013, EMFD and the Towns of East Montpelier and Calais entered into a long-term agreement, subject to annual review, for the provision of fire, ambulance, and emergency services. The towns, through general fund appropriations, provide the lion's share of EMFD's annual operating budget. EMFD also provides ambulance service to the towns of Plainfield and Marshfield, which bolsters the ability of EMFD to maintain professional staffing for the service. This supports our ongoing desire to partner with our neighboring communities to improve services and share resources when possible.

In 2023 the state created a new certification - Vermont Emergency First Responder - which allowed firefighters who went through additional medical training to drive ambulances. This created an avenue to allow firefighters who had been doing this work under an exception issued during the Covid-19 pandemic to continue doing that work. EMFD has trained 5 firefighters with this certification as of 2023, which had increased capacity for the ambulance service.

The ambulance service provides a revenue stream that is directed into a small contingency reserve fund to help EMFD through operating budget shortfalls, and, more importantly, into EMFD's capital reserve fund. This fund has historically paid for large equipment purchases such as trucks, fire and emergency services (EMS) equipment, and maintenance of the ESF building. This fund fully covered the costs of the purchase of a tanker truck, a rescue/pumper vehicle, and two ambulances. More recently, the department has had to rely on a combination of reserve funds and either special appropriations as the ambulance revenues' contribution to the fund have no longer been adequate. In 2023 the department replaced an engine using a combination of capital reserves and a special appropriation from both East Montpelier and Calais, and in 2024 an ambulance was replaced through a combination of reserves and borrowing. The town should expect this to be an ongoing concern as the department is staffed by more paid staff and as more of the town's residents who require ambulance services receive their health insurance coverage through Medicare, which pays less than commercial insurance.

The accompanying table shows the purpose and origin of fire and ambulance emergency calls, and burn permits issued, since 2017. The number of total calls each year is highly variable, but trending higher. The majority of total calls are for ambulance service.

Staffing

To ensure acceptable ambulance service coverage, EMFD has transitioned from an all-volunteer department to a combination of volunteers and paid staff. While recruiting has been challenging for many years (a challenge faced by many volunteer departments) EMFD did see the return of some of its volunteers in 2023 which has lessened the staffing burden. EMFD is currently staffed as outlined below, but continues to rely heavily on volunteers. Nationally, services such as EMFD are weakest during daytime hours when volunteer staff are most likely to be working, an issue for EMFD as well. EMFD collects data on an on-going basis to assure resources are deployed in such a manner that paid staff supplement the volunteer staff. By doing this, both the level of services needed and the cost of the services will be sustainable.

EMFD is staffed 8 a.m. to 12 a.m. with at least one paid staff member, augmented by volunteers as necessary to handle calls. Other responders are paid a small shift stipend to cover on-site or on-call night hours and may also receive a per call payment. The paid staff consists of many EMFD members, as well as trained providers from other services. The paid staff has assigned duties that include administrative, truck/equipment checks, cleaning, etc. Having the paid staff has helped improve the state of readiness and overall delivery of services.

East Montpelier Fire Deptartment Call Statistics						
	East Montpelier	Calais	Plainfield	Marshfield	Mutual Aid	Totals
Ambulance Calls						
2017	214	50	80		45	**389**
2018	247	82	79	54	16	**478**
2019	227	122	95	69	9	**522**
2020	204	87	84	87	18	**480**
2021	230	104	88	89	19	**530**
2022	213	97	116	98	24	**548**
2023	222	97	130	118	40	**607**
2024	176	90	117	111	41	**535**
Fire Calls						
2017	50	16	3		15	**84**
2018	41	15	2		21	**79**
2019	42	20	2	2	22	**88**
2020	37	18	3	0	23	**81**
2021	51	19	3	1	18	**92**
2022	58	22	3	1	23	**107**
2023	61	24	5	1	26	**117**
2024	76	40	13	4	30	**163**
Car Accidents						
2017	37	10	9		3	**59**
2018	27	6	0		1	**34**
2019	31	10	0	0	0	**41**
2020	40	18	9	10	23	**100**
2021	19	8	0	1	0	**28**
2022	19	6	0	0	2	**27**
2023	24	6	1	1	0	**32**
2024	19	6	2	2	0	**29**
Burn Permits						
2017	83					**83**
2018	79	2	1			**82**
2019	84					**84**
2020	55					**55**
2021	55					**55**
2022	52					**52**
2023	26					**26**
2024	Not Reported					
Total Calls						
2017	384	76	92		63	615
2018	394	105	82	54	38	673
2019	384	152	97	71	31	735
2020	336	123	96	97	64	716
2021	355	131	91	91	37	705
2022	342	125	119	99	49	734
2023	333	127	136	120	66	782
2024	271	136	132	117	71	727

Note: Ambulance calls include Transport/No Transport/Fire Assists

Source: Town Reports

Equipment

EMFD's Capital Plan through 2027 enabled the purchase of a new fire truck in 2023 (delivered in 2024) and a new ambulance in 2024. EMFD attempts to purchase all future equipment through the self-funded EMFD capital reserve fund, however additional public funds may be required to replace existing aging equipment.

East Montpelier Fire Department Major Equipment

2 Class "A" pumper/tankers
1 tanker
1 rescue/pumper
2 advanced life support ambulances
1 utility truck

Water Supplies for Fire Fighting

Access to water in East Montpelier Village continues to be a concern. Existing hydrants in the Village cannot be used due to inadequate capacity in the Crystal Springs Water System, and attempts to address this through the establishment of a fire district were unsuccessful. Improving this system is a goal of the East Montpelier Village Master Plan. The town does have a number of dry hydrants throughout the town, which were largely constructed through grants initiated by EMFD.

Emergency Response and Disaster Planning

East Montpelier has adopted the National Incident Management System, which is the recognized standard for managing emergencies and disasters. Key emergency personnel have received the appropriate level of Incident Command System training, as required under the National Incident Management System.

East Montpelier has prepared a Local Emergency Operations Plan (LEOP), which is updated annually. Having and following the LEOP greatly increases the town's ability to effectively manage and respond to a major emergency or disaster. The LEOP identifies key emergency contacts, including the town's emergency management co-coordinators, as well as the State Emergency Operations Center, HAZMAT Hotline, and emergency shelter contacts. The plan inventories high-risk populations and emergency contacts, high hazard and vulnerable sites, and entities able to provide services or equipment in an emergency.

The LEOP provides a procedure for handling an emergency, coordinating with other emergency services, documenting damage from a disaster, and reviewing the effectiveness of the plan after an emergency or disaster.

East Montpelier Elementary School and Barre Auditorium serve as emergency shelters. Historically the Barre auditorium has been used as the primary shelter for the region: in most disasters, many people are able to find shelter with friends and neighbors, and staffing many small shelters puts significant strain on response resources which may be needed elsewhere. In addition, the Barre Auditorium shelter is jointly operated by the Red Cross and the Vermont Disaster Animal Response Team, and is able to provide shelter to pets as well as people. Historically, many people needing shelter following disasters have not sought it out if they were unable to bring their pets to safety as well, so providing pet sheltering increases the likelihood that people will use the resource rather than staying in potentially unsafe situations. EMES remains available as a shelter for cases where the regional shelter is inaccessible or if additional

capacity is needed. The Red Cross also maintains a shelter agreement with U-32 in the event that that school is also needed to provide additional shelter capacity.

Recent extended power outages have also highlighted the fact that in many cases the emergency need is less for shelter than it is for electricity. While historically residents of rural communities have relied on heat sources such as wood stoves to weather extended outages winter, increased reliance on medical devices requiring electricity (e.g. CPAP machines) as well as reliance on cell phones for communication have created greater need for access to charging capabilities for people who may not need a place to stay overnight.

Goals and Actions

➢ **Goal 5.5**: Maintain adequate fire and emergency response capabilities.

- ✔ **Action 5.5.1:** Work with EMFD to assure reliable and cost-effective delivery of fire and EMS services.
- ✔ **Action 5.5.2**: Expand water supplies for firefighting, especially in East Montpelier Village.

➢ **Goal 5.6**: Maintain an effective Local Emergency Operations Plan.

- ✔ **Action 5.6.1:** Ensure that the Local Emergency Operations Plan and other emergency planning documents remain current.
- ✔ **Action 5.6.2**: Ensure that key emergency officials receive appropriate emergency and incident command training.

➢ **Goal 5.7**: Promote emergency awareness and fire prevention.

- ✔ **Action 5.7.1:** Promote and provide fire prevention information and education throughout the community.

D. HAZARD MITIGATION & FLOOD RESILIENCE

While the work of disaster response is to address the effects of a disaster after it has occurred, disaster mitigation is concerned with creating a community that will be less negatively affected by a disaster when it occurs and which will be able to recover quickly.

Vermont's landscape and four seasons help create the distinct sense of place that is so beloved by residents and visitors. Yet the same landscape and seasonal weather can also give rise to dangerous storms, flooding, and damage to critical infrastructure. East Montpelier is not immune to these hazards, but we can take steps as individuals and a community to reduce their impacts. Hazard mitigation planning is the process that analyzes a community's risk from natural hazards, coordinates available resources, and implements actions to reduce risk. Effective hazard mitigation planning can reduce or eliminate the long-term risk to people and property from natural and human-caused hazards and their impacts.

History

Like much of Vermont, East Montpelier's villages developed along waterways. The early mill industries in North Montpelier and East Montpelier Village relied on waterpower to run their machinery. Roadways connecting settlements frequently followed the rivers.

The Great Flood of 1927 washed out innumerable culverts, bridges and roads in the town. Low-lying farmland was inundated. Barns flooded and livestock drowned. Homes and businesses suffered extensive damage. The Little Woolen Mill in North Montpelier became an island partly submerged in water when the pond behind the dam overflowed.

In 2011, residents were again reminded of how rivers and streams can become destructive. Heavy spring rains in May caused flooding and associated landslides that resulted in extensive damage to the town's roads. Landslide damage near the East Montpelier Village bridge damaged the Crystal Springs water line, shutting down water service to the east side of the village for two days. In August, Tropical Storm Irene deposited 4-5" of rain in East Montpelier. Flooding and erosion was widespread. Coburn Road experienced 8 feet of flooding, while the US 2 area near Towne Hill Road experienced 5 feet of flooding. In addition, Irene left portions of the town without power for three days.

The town also saw significant flooding in July 2023. Houses on Coburn Road saw significant damage, parts of Route 2 were covered in water and were impassable for a day, some farms in town saw significant crop loss, and smaller dirt roads near Horn of the Moon were rendered impassable for months. Roads across town experienced damage. In a number of areas, the damage was less than in 2011, thanks to the installation of larger culverts, which are gradually being installed as a part of ongoing road projects; these mitigation efforts appear to have been successful. Federal funds from the COVID era have been used for some of these projects.

Smaller floods in July 2024 also impacted Coburn Road and damaged Route 2 near the Plainfield border. These two floods coming so close together highlighted the fact that flooding has become

more common than in past years. The 2023 floods were particularly significant in that they were the type of flooding that is expected to become more common as the climate warms: these floods were the result of a fairly normal rain storm which simply produced far more water than has been historically normal rather than from a tropical storm and it came following a particularly wet spring which had left water levels high and soils saturated, limiting the amount of water that could be absorbed.

Winter poses its own hazards. Snow and ice from winter storms can down power lines as well as making travel treacherous. The Valentine's Day blizzard in 2007 deposited 30" of snow. Power was out for extended days and two privately-owned barns collapsed from the heavy snow loads. US 2 was closed for about half of the day.

Current Status

Map 4 shows the town's waterways and flood hazard areas. FEMA updated its flood hazard mapping of Washington County as part of its Map Modernization Program. These Digital Flood Insurance Rate Maps (DFIRMs) became effective in September 2011.

The DFIRMs identify areas within the 100-year and 500-year floodplains. 100-year and 500-year floodplains are commonly used terms to delineate areas that could be inundated by waters at least 1 foot deep once every 100 years or once every 500 years. **Inundation flooding** is where water rises into low-lying land along the river. Note that many areas are inundated more frequently than once in 100 years or by water less than one foot in depth.

East Montpelier has participated in the National Flood Insurance Program (NFIP) and regulated development in the special flood hazard area since 1974. The NFIP is the only source of flood insurance for properties in the 100-year floodplain. The town has updated its *Land Use and Development Regulations* to adopt the new DFIRMs and meet the requirements for NFIP. Limiting development in the 100-year floodplain reduces costly flood losses and increases public safety.

While participation in the NFIP is one important approach to flood hazard mitigation, DFIRM maps are based *only* on inundation hazards, and fail to address fluvial erosion hazards, the cause of most flood damage in Vermont.

Fluvial erosion occurs when moving water wears away the river channel bed and banks, taking with it whatever is in its path. Most flood losses in Vermont are caused by fluvial erosion.

Rivers are dynamic systems that move within a corridor over time. While rivers naturally erode slowly, many of the human-caused alterations of our waterways during the past 150-200 years have contributed to Vermont's erosion hazard problem. Development that obstructs natural erosion at one location can significantly increase erosion downstream.

The **river corridor** maps produced by the Vermont Agency of Natural Resources (ANR) define boundaries to the area the river needs to maintain a stable stream channel. The river corridor area boundaries also attempt to capture the lands most vulnerable to erosion hazards.

River corridor mapping has been completed for East Montpelier. In East Montpelier, the river corridor maps include the Winooski River and Kingsbury Branch, and portions of Long Meadow Brook, Mallory Brook, Sodom Pond Brook and Muddy Brook.

In 2015, the town updated its *Land Use and Development Regulations* to adopt the river corridor map in the flood hazard regulations and incorporate new development requirements for properties in the river corridor. These regulations define floodways, special flood hazard areas, and river corridors are all defined based on the most current studies and maps produced by FEMA or ANR. Because of this, the regulations are not expected to need updates as maps change. For streams not mapped by ANR, the regulations apply to the area within 50 feet from the stream bank. Limiting encroachment into the river corridor will prevent development that would increase overall erosion hazards and hinder a river's natural tendency to adjust toward a more stable condition. 8% of the town's parcels and 30 structures are in the river corridor, including 15 parcels and 14 structures not in the 100-year floodplain.

Maps of the floodplain and river corridor flood hazard areas can be viewed at the Town Office. In the event that any map included in this plan conflicts with a newer map, the newer map will be the one considered for planning and regulation.

Hazard Mitigation Planning

Hazard mitigation is any sustained action that reduces or eliminates long-term risk to people and property. Hazard mitigation strategies and measures:

- Alter the hazard by eliminating or reducing the frequency of occurrence;
- Avert the hazard by redirecting the impact by means of a structure or land treatment;
- Adapt to the hazard by modifying structures or standards: or
- Avoid the hazard by preventing or limiting development.

In March 2012, East Montpelier completed a Hazard Mitigation Plan, which was approved by the Federal Emergency Management Agency (FEMA) in 2013. This plan was updated in 2019 and again in 2025. The Hazard Mitigation Plan identifies the worst threats facing the town, their likelihood of occurring, and the community's vulnerability to the event. The following table summarizes the plan's natural hazard evaluation.

The Hazard Mitigation Plan provides history and data on each of the types of hazards identified in the table. Based on the hazards assessment, the Hazard Mitigation Plan found the following hazards to be the most significant for East Montpelier:

- Fluvial Erosion and Inundation Flooding
- Wind Storm
- Winter Storm/Ice Storm/Extreme Cold with Power Failure
- Invasive Species

2019 East Montpelier Hazard Table

Hazard	Probability	Potential Impact					Score*
		Infrastructure	Life	Economy	Environment	Average	
Fluvial Erosion	4	4	3	4	4	3.75	15
Inundation Flooding	3	4	3	4	2	3.25	9.75
Wind	4	2	2	3	2	2.25	9
Ice	3	3	3	3	2	2.75	8.25
Invasive Species	4	1	2	2	3	2	8
Snow	4	1	2	2	2	1.75	7
Cold	3	1	3	2	2	2	6
Landslides	3	2	2	2	2	2	6
Wildfire	2	2	3	2	2	2.25	4.5
Infectious Disease Outbreak	2	1	4	3	1	2.25	4.5
Heat	2	1	3	2	2	2	4
Drought	2	1	2	2	3	2	4
Hail	3	1	1	1	1	1	3
Earthquake	2	1	1	1	1	1	2

* Score = Probability x Average Potential Impact

Source: 2019 Hazard Mitigation Plan

Due to the frequent and severe nature of flooding events, The Town of East Montpelier believes flooding is the worst natural hazard facing the town and has been focusing on mitigation efforts to reduce the impacts from flooding events.

Significant wind storms in October 2017 and December 2022 which both caused multi-day power outages has raised awareness of this kind of disaster as well Following the December 2022 storm the town created an Emergency Planning Committee (later renamed the Emergency Preparedness Committee). This committee was created to work on community-based response, particularly with a focus on vulnerable populations.

Flood Resilience

Flooding of land adjoining a stream or river is a natural occurrence. If these floodplain areas were left in their natural state, floods would not cause significant damage. Development has increased the potential for flooding because rainfall that used to soak into the ground or take several days to reach a body of water now quickly runs off streets, parking lots and rooftops and through constructed channels and pipes.

Natural & Beneficial Functions of Floodplains

Watercourses and floodplains that are relatively undisturbed limit stormwater and flood damage, improve water quality, reduce soil erosion, protect habitats, and provide aesthetic and recreational benefits. Natural features such as wetlands and river bank forests can be used to help absorb floodwaters and reduce flooding. The Town of East Montpelier's zoning and flood protection standards have been crafted to protect and preserve these natural areas.

Construction in floodplains and river corridors can also displace floodwaters in areas where it would normally flow or disperse its energy. Structures, fill, roads or bridges can constrict waterways, leading to a higher volume and velocity of flooding impacting upstream and downstream neighbors.

In the past, the public response to floods has been to treat the symptoms rather than the causes of floods – repairing damages rather than preventing them. Additionally, many of the man-made alterations or our waterways have contributed to erosion hazard problems, with some of the traditional "cures" (such as stream channelization) exacerbating the problem they attempt to fix.

Planning for flood resilience involves flood hazard mitigation efforts to reduce the severity of flood damage and enable communities to recover more quickly from flood events. More sustainable approaches to development and investment infrastructure near rivers and streams are increasingly helping communities become more resilient to future flooding. These strategies include limiting development in flood hazard areas, protecting vulnerable undeveloped lands in the floodplain, locating new development in safer locations, and designing development so it is less likely to increase stormwater runoff or be damaged during flooding.

East Montpelier's commercial and historic core – East Montpelier Village – sits along the banks of the Winooski River and is particularly vulnerable to economic loss during flooding events. North Montpelier is similarly at risk.

Major flood producing storms have affected the town in the past 100 years. The town's infrastructure incurred $275,000 worth of damage during the May 2011 flood event. Roads and bridges took another hit during Tropical Storm Irene later that year.

More recent storms have been significantly more expensive for the town: the 2023 floods cost $1.6 million to repair damage to town roads, and the 2024 flood is estimated to cost another $800,000, though much of these costs are being covered by FEMA.

The town has already taken a number of important steps to reduce flood impacts:

- ✔ Identification of flood hazards and mitigation strategies in the Town Plan;
- ✔ Adoption of a FEMA-approved Hazard Mitigation Plan;
- ✔ Regular Bridge and Culvert assessment and maintenance programs;
- ✔ Adoption of updated Road and Bridge Standards;
- ✔ Adoption of an annual Local Emergency Operations Plan; and
- ✔ Adoption of Land Use & Development Regulations that address flood hazards, both floodplain and river corridors.

Continued maintenance of these actions positions the town to receive the highest possible state contribution to total disaster project costs. The Vermont Emergency Relief and Assistance Fund (ERAF) provides state funding to match federal public assistance after federally-declared disasters. Eligible public costs are reimbursed by FEMA at 75%. The State of Vermont also contributes a share of the cost (7.5%, 12.5% or 17.5%), depending on what specific steps a town has taken to reduce flood damage.

Participation in the National Flood Insurance Program helps the town mitigate flood damage through limiting development in floodplains, as well as helping property owners located in floodplain obtain flood insurance.

In addition to regulating new development in floodplains and river corridors, the town's *Land Use and Development Regulations* require that all new structures have a 50-foot setback from

surface waters with a 25 foot vegetative buffer. Both requirements help improve stormwater infiltration and limit flood damage.

Additionally, the town has two conservation overlay districts. The wetland overlay district with a minimum 50-foot buffer protects wetlands and helps preserve their ability to slow and absorb floodwaters. The high elevation overlay district restricts development in areas over 1,500 feet in elevation; keeping these higher elevations in agriculture or forests helps rainfall infiltrate naturally and reduces fluvial erosion.

Following the 2023 and 2024 floods the state legislature passed the Flood Safety Act which, among other things, establishes the first ever statewide regulations for new development in the river corridor. The implementation of the new regulations is expected to begin in 2028; East Montpelier will need to ensure that our *Land Use and Development Regulations* are in line with the statewide rules.

A state requirement for towns to have a Municipal Roads General Permit is intended to reduce stormwater-related erosion from municipal roads. Towns will be required to implement a customized, multi-year plan to stabilize their road drainage system. The plan will include bringing road drainage systems up to basic maintenance standards, and additional corrective actions to reduce erosion. Although the primary purpose of the municipal roads general permit is to reduce erosion and nutrients that adversely affect water quality, implementation of the permit has helped make town roadways more resilient during heavy rainfall and flood events.

Importantly, there are growing efforts to respond to flood prevention on a regional level. It is critical for land use to reflect the risks upstream and downstream in our river corridors. East Montpelier has a role to play in these efforts, from educating landowners to supporting land uses that allow for flood mitigation.

Emerging Risks

While the current hazard mitigation plan identifies risks based largely on historical analysis, the town also needs to prepare for and mitigate the risks of a number of threats that have not historically existed or risen to the level of emergency planning. These risks are primarily driven by the changing climate, which is driving the changes behind these new threats. Emerging risks include:

- **Wildfire** - while East Montpelier does not have a specific history of wildfire, in 2024 we saw fires in parts of Massachusetts and New York that similarly had no such history. With increased swings between very wet and very dry weather, we can expect to see more periods of fire risk.
- **Excessive heat and heat waves** - a warmer climate has brought more significant heat waves during the summer. Because homes in Central Vermont have historically not been built with air conditioning, and because East Montpelier's growing elderly population is particularly vulnerable to the effects of high heat, the town may need to plan to be able to operate cooling centers, or to partner with other towns to offer regional centers. Efforts to help townspeople to switch their heating to use heat pumps will also provide air conditioning which will help mitigate the effects of excessive heat.
- **Smoke and degraded air quality** - Significant wildfires in Quebec in the summer of 2023 degraded air quality. The primary mitigation measure for this is to keep people

indoors and filter the air. When poor air quality events occur during the summer, the fact that many people lack air conditioning can make it difficult to keep homes closed.

- **Extended or multiple mud seasons** - While mud season has always been a fact of life in the parts of Vermont served by unpaved roads, recent years have featured multiple freeze-thaw cycles which have made travel difficult on many roads. Mud has the potential to make even travel for emergencies difficult, or if roads become impassable for passenger cars it has the potential to require emergency services assistance for what would otherwise be routine needs (e.g. the need to access medical care which is urgent but would not normally require an ambulance). While we have not had any known true mud emergencies in East Montpelier, in 2022 a resident of a neighboring town did require hospital-level treatment for injuries sustained due to a mud season travel incident.

Goals and Actions

➢ **Goal 5.8**: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters.

❖ **Policy 5.8**: *East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference*.

✔ **Action 5.8.1:** Implement the projects identified in the *Hazard Mitigation Plan*.

✔ **Action 5.8.2**: Implement the plans and projects for the Municipal General Roads permit.

✔ **Action 5.8.3**: Include funding for hazard mitigation projects in the town budget and Capital Improvement Plan.

✔ **Action 5.8.4**: Ensure that residents and business owners are aware of natural hazards and ways to protect themselves and insure their property.

✔ **Action 5.8.5:** Pursue funding and implement mitigation projects for emerging risks as the nature and likelihood of those risks becomes more clear.

✔ **Action 5.8.6:** Ensure that town planning and zoning contributes to hazard mitigation when identifying growth and conservation areas.

✔ **Action 5.8.7:** Ensure town participation in related regional planning, education and funding opportunities as offered by CVRPC and other entities.

This goal cuts across other areas. See action in Natural Resources (9.3.1).

Chapter 6
INFRASTRUCTURE

A. TRANSPORTATION

History

East Montpelier's transportation network has remained remarkably consistent since the 19th century. Center Road, appearing on a 1792 map, functioned as a critical stagecoach route connecting Montpelier to Newport. Until the 1930s, all roads in East Montpelier were gravel or dirt. The introduction of paving on state routes marked a shift toward modernized infrastructure.

From 1849 to 1956, rail transportation provided a vital link between Montpelier and Wells River. The Fairmont station, located on VT 14, was a key transit hub, moving both passengers, lumber and agricultural products — especially dairy — throughout the region.

The town even briefly supported aviation infrastructure, with the Fairmont Flying Service airstrip operating near Paul's Square on VT 14. While small in scale, this experiment in localized air travel demonstrated East Montpelier's historical openness to innovation in transportation.

Current Status

East Montpelier's transportation network remains dominated by private automobiles, yet emerging mobility options are reshaping connectivity. The bus corridor linking St. Johnsbury, Montpelier, and Barre is becoming more viable, and the recently developed Park & Ride at US 2 and VT 14 provides essential infrastructure for ride-sharing and transit users. While cycling is primarily recreational, recent sidewalk and bike lane additions in East Montpelier Village mark a step toward active, multimodal transport though significant gaps remain in other areas.

The nearest passenger rail service is located in Montpelier. The Edward F. Knapp Airport in Berlin is a general aviation facility serving the region; the closest commercial aviation facility is in Burlington.

The town maintains 74.3 miles of roads, with about 24 miles paved and 50 miles gravel. State highways are fully paved. Road classifications define functionality: interstate and arterial roads

Roads and Legal Trails in East Montpelier
State Highways (US 2, VT 14, VT 214) = 12.09 miles
Class 2 Town Highways = 19.14 miles
Class 3 Town Highways = 43.11 miles
Class 4 Town Highways = 1.57 miles
Legal Trail = 3.20 miles

Total Maintained Roads = 74.34 miles
Total All Road Rights-of-Way = 79.11 miles

prioritize mobility, while collector and residential roads balance access and throughput. Notably, 63% of town roads are residential, emphasizing local access.

The road network and other transportation infrastructure are shown on Map 5.

Roads are classified based on the degree to which they serve mobility purposes and provide access to adjacent land uses. Interstate highways and expressways are devoted to mobility, with little access to adjacent land. Arterial and collector roads provide both mobility and access. Residential roads are devoted to providing local access, with limited capacity and relatively slow speeds. Approximately 63% of town roads are residential roads.

Traffic on town roads ranges from light to moderate. Traffic is increasing everywhere, especially during commuting hours and particularly along collector roads. Excessive speeds have been cited by many residents as a significant concern. Most roads have a posted speed limit of 35 mph. Center Road has a posted speed of 25 mph in East Montpelier Center. County, Center, and Towne Hill Roads have been posted at 40 mph. Road postings occurred due to concerns that people were driving too fast. Problems also arise when multiple curb cuts cause traffic conflicts.

Arterial Roads

East Montpelier is defined by two key arterial roads that serve as vital regional connectors:

- **US Route 2** runs through the eastern part of town, linking Montpelier to St. Johnsbury and providing a major transportation corridor for commuters, businesses, and freight.

- **VT Route 14** enters from Barre Town, passing through East Montpelier Village and North Montpelier to Hardwick to the north, forming a critical north-south spine for local mobility.

- The **US 2 and VT 14 intersection** at the northern end of East Montpelier Village was reconstructed in 2010, transforming into a signalized T-intersection with dedicated left-turn lanes, sidewalks, crosswalks, and pedestrian signals, improving both safety and efficiency.

- The **Winooski River Bridge (#68)** reconstruction, completed in 2018, introduced a second signalized intersection at the south end of East Montpelier Village, adding a left-turn lane, sidewalks, and crosswalks to enhance accessibility. Following this, new sidewalks and a dedicated bike lane have been incorporated throughout the Lower Village.

- The **Singing Bridge** in North Montpelier, replaced in 2011, now includes a pedestrian sidewalk.

2024 Arterial Road Traffic Volumes (AADT)*				
Road	**Vehicle Trips[1]**	**Segment Starts**	**Segment Ends**	**Segment Length**
US 2	9,321	Barre Town line	VT 14S	2.73 miles
US 2	10,756	VT 14S	VT 14N/Quaker Road	.21 miles
US 2	7,221	VT 14N/Quaker Road	Plainfield Town Line	1.98 miles
VT 14	4,853	Barre Town Line	US 2	2.47 miles[2]
VT 14	3,846	US2/Quaker Road	Calais Town Line	3.31 miles

* Data represents the calculated Annual Average Daily Traffic (AADT) volume for road listed. All AADT's are combined two-way volume of the road

[1] Estimated trips.

[2] Joins .21 miles of US 2 in East Montpelier Village

Source: Vermont Agency of Transportation, 2024 AADT report

Collector Roads: Balancing Mobility, Safety, and Community Needs

Collector roads serve as critical connectors between East Montpelier's arterial roads, facilitating both cross-town travel and local circulation.

- **County Road**, which runs from the Montpelier city line to Calais, serves as a major collector for residential roads in both towns. Conflicts exist between residential uses that would like traffic to move more slowly and commuters wanting a quick and easy route between home and work.
- **Towne Hill Road** is a heavily used cross-over between Montpelier and US 2 near East Montpelier Village. The intersection at US 2 is heavily used. The road is an access route to U-32 Middle/High School. There has also been increasing residential development along Towne Hill Road and connecting residential roads feeding into it.
- **Gallison Hill Road** runs from Towne Hill Road to the Montpelier city line at U-32 Middle/High School. The road carries considerable traffic but serves primarily as access to the school. The intersection with Towne Hill Road is heavily used. Gallison Hill is identified in this Plan as a potential growth area.

  In 2017 the town hired a firm specializing in transportation planning to study the intersection of Towne Hill and Gallison Hill Roads. The Steering Committee recommended a series of actions and projects to improve conditions for motorist, bicyclists, and walkers at the intersection of Towne Hill Road with Gallison Hill Road and Brazier Road. Most of the recommendations were meant to increase driver awareness of traffic at the intersection and would also aid in reducing driving speeds for motorists approaching the intersection.
- **VT 214**, the Plainfield-North Montpelier state highway, is a collector road connecting US 2 and VT 14. It serves residents of Plainfield and Marshfield, Goddard College, and Northwood Village.
- **Center Road** is paved into East Montpelier Center and then becomes a gravel road continuing north to Adamant. It is very scenic and exemplifies the town's rural character. It passes through the historic hamlet of East Montpelier Center and along narrow rural roads, some canopied with old maple trees. Residents of East Montpelier Center have

expressed concerns about excessive traffic speeds through the historic village. In 2016 the town decreased the speed limit on Center Road through the village area to 25 mph.

Traffic volumes are monitored by the Vermont Agency of Transportation. The table below shows traffic patterns on East Montpelier's collector roads. In general, traffic volumes have been consistent over the last fifteen years.

Collector Road Traffic Volumes (AADT)*

Road	2009	2013	2016	2020	2021	2022	2023	2024
County Road	1300	1200	1400	1140	1278	1290	1298	1320
Towne Hill Road	2500	2400	2400	1965	2267	2219	2237	2608
Gallison Hill Road	1600	1600	1800	1184	1327	1339	1075	1093
VT Route 214		660	530	555	629	634	640	646
Center Road	570	580		429	481	485	393	400

*Data represents the calculated Annual Average Daily Traffic (AADT) volume for road listed. All AADT's are combined two-way volume of the road.
Source: VTrans and CVRPC

Residential Roads

The majority of road mileage in East Montpelier is classified as residential. Most residential roads are gravel, and many are quite scenic. Most of the residential network is in adequate to good condition. A delicate balance must be struck between the need for better road maintenance to serve an increasing population of commuters and the desire to keep the narrow, traffic-slowing rural nature of the road network.

Class 4 Roads

In addition to the normally traveled roads, the town also owns 1.57 miles of Class 4 or rough roads. Some of these roads serve as driveways, others as informal trails. Some are navigable in a vehicle and others are not. These roads are not maintained by the town, and no state funding is provided.

Legal Trails

Until recently Class 4 roads and legal trails were classified together but are now separate categories. There are six legal trails totaling 3.2 miles. Each section is less than a mile in length. One serves as a driveway, others have been incorporated into the East Montpelier trail system.

Ancient Roads

Ancient Roads are old town rights-of-way that are no longer in use or identified on town maps. In many cases property owners assume that these areas are part of their land. In 2006 the legislature created Act 178, which provided a process by which towns could identify ancient roads and either adopt them as Class 4 roads, legal trails, or allow the land to revert to the adjacent landowners.

The East Montpelier Selectboard appointed a committee to study this issue. Most of East Montpelier's old roads have continued to be in use or were identified in records, so there were few ancient roads that required investigation. Of nine ancient corridors, two were given further study based on public comments. These roads connected Sibley Road to Lightening Ridge in Calais. Records for these road corridors were incomplete and no determination could be made about the road's exact location and status. Therefore, the committee recommended that the Selectboard do a mass discontinuance of all possible town roads not identified on the official Vermont Agency of Transportation Highway Map.

New Town Road Policy

In 2012, the Selectboard approved a policy titled Acceptance of New Town Roads. The policy addresses issues of cost, standards and appropriateness, and states: "The Selectboard does not encourage additional town roads, with the associated costs of their maintenance." New roads may be necessary to implement the development envisioned by the *East Montpelier Village Master Plan*. New roads in the village, which meet all the criteria established by the new roads policy, should be considered consistent with the Town Plan and eligible for acceptance by the town.

Highway Budget

Federal and state governments pay for all of the costs of maintaining federal and state highways (US 2, VT 14 and VT 214). The town, with some federal and state financial assistance, is responsible for the repair and maintenance of town roads.

The town's highway budget for FY24 totaled $661,954, or approximately 29 percent of the town's total expenses. This budget was divided among Operations (42 percent), Town Garage (3 percent), Equipment Repairs (16 percent) and Labor (40 percent). In addition, the town manages highway capital costs—such as paving, trucks, and heavy equipment—through its capital reserve fund. The 10-year capital plan (FY24-2033) projects average annual highway capital expenditures of $413,000. Most funding for local road expenditures comes from local tax dollars; however, the town receives state funding on a per-mile basis which in FY24 amounted to $158,886. The town also receives a variety of state grants that help offset the costs of maintaining highway infrastructure.

Road Maintenance

The town road crew consists of four full-time employees supplemented by part-time staff as needed. The town's road equipment is described annually in the Town Report. The road crew's primary objective is to clear and maintain the town's more highly travelled roads, filtering out to smaller less traveled roads. The town purchases gravel, crushed granite, and sand from neighboring towns. A town-owned gravel pit was abandoned many years ago.

Heavier and more frequent storms have increased road maintenance requirements and repairs. New techniques have been employed to make roads more resilient to storm damage and increased runoff. Several statewide efforts to improve water quality in Lake Champlain and to reduce roadside runoff to aid flood resiliency offer guidance and sometimes financial assistance. These approaches include: ensuring culverts are properly sized and installed in ways that don't

prevent fish from moving upstream; slowing down water runoff by using coarse materials in roadside ditches; and retaining vegetation along roadsides.

Key Achievements:

- Town Garage Replacement
- Sanders Circle Road Culvert Replacement
- Sodom Pond Culvert Replacement
- Horn of the Moon Road Repairs
- Ongoing Road Maintenance: Towne Hill Road repaving, Debris from Coburn Bridge, Removing roadside ash trees to avoid hazards from trees infested by emerald ash borers

These efforts complement earlier programs to beautify roadsides by encouraging the growth of large trees such as maples and sometimes planting new trees. These efforts are led by the Town Forest Committee and the Tree Warden. The committee works with the Road Foreman and landowners when tree removals are considered within the town right-of-way.

An increasing issue along the town's roadsides is the spread of invasive species such as wild chervil and wild parsnip. To some extent, road maintenance can exacerbate the spread if grading equipment moves seeds along the road, or fill is contaminated with seeds of invasive species. Some invasive species can be reduced by early roadside mowing. Others need a more town wide effort to control.

Access Management

The efficiency and safety of town roads depend on strategic access management — reducing excessive curb cuts, improving sight lines, and designing infrastructure that supports active mobility and sustainable stormwater management. Smart curb cut design reduces road maintenance costs, mitigates climate-related flooding, and ensures safe access for pedestrians, cyclists, and transit users.

Best practices for **climate-smart access management** include:

- **Minimizing sight distances at a driveway or road intersection** to preserve road continuity, reduce congestion, and maintain stormwater drainage efficiency.

- **Implementing mandatory shared and consolidated driveways** to limit impervious surfaces, reducing runoff and heat island effects.

- **Requiring complete streets principles** in zoning and subdivision bylaws — ensuring all road users have safe access.

- **Encouraging green infrastructure solutions**, such as permeable pavement and bio-swales, to enhance climate resilience.

New access points on state highways require Vermont Agency of Transportation approval, while the Selectboard oversees access management on town roads. East Montpelier's policy prioritizes minimizing new curb cuts whenever possible, reinforcing its commitment to safety, efficiency, and environmental stewardship.

Public Transportation

The former Green Mountain Transit Authority merged with the Chittenden County Transit Authority to form a new public transportation agency—Green Mountain Transit (GMT). GMT's Capital District Region serves Washington and Lamoille Counties and a few towns in Orange County.

GMT and Rural Community Transportation (RCT) jointly operate the US 2 Commuter bus (Route #84) between Montpelier and St. Johnsbury. This bus route runs along Towne Hill Road out of Montpelier and then along US 2 towards Plainfield, stopping on request at the Park and Ride facility in East Montpelier Village. The route has two morning runs and two afternoon runs. Connections can be made in Montpelier to other GMT bus routes. GMT has been evaluating a possible route on VT 14.

GMT provides additional public transportation services for persons needing medical care, the elderly, and the disabled.

- The Health Center Community Shuttle (Route #90) provides service by appointment to and from the Health Center in Plainfield (call 802-223-7287).
- GMT offers direct non-emergency critical care transportation for those who qualify. Enrollment is limited with services based on available funds (call 802-223-7287).
- GMT offers special transportation services for individuals who are 60 years of age or older and individuals with disabilities. Services include transportation for non-Medicaid medical appointments, meal sites, senior centers, shopping and pharmacy trips, radiation and dialysis treatment and general daily needs. Enrollment is limited with services based on available funds (call 802-223-7287).
- GMT provides and coordinates Medicaid transportation services to eligible individuals for medically necessary and approved trips (call 802-223-7287).

Ride Sharing

Ride sharing, also known as carpooling, is a sociable way to partner with someone else to get to where you both want to go. Ride sharing saves gas money, wear and tear on your vehicle, and—just as important—builds a relationship and sense of community.

On an informal basis, East Montpelier residents often share rides with neighbors to get to work or meetings. Residents frequently post on Front Porch Forum looking for a ride to the airport, Boston, New York City, or elsewhere.

For those seeking a more structured way to share rides, **Go! Vermont** offers a state-supported program that matches users with carpools and vanpools, making it easier to find a reliable shared commute (www.connectingcommuters.org).

To further support ride-sharing and climate-smart transportation, East Montpelier developed a Park & Ride lot on VT 14 across from the Town Office in 2020. This facility provides a convenient meeting point for residents to share rides. The lot also serves as functional overflow parking for community event nights, supporting local businesses while

maximizing community resources. The Park & Ride features Level 1 and Level 2 EV charging stations, making it easier for electric vehicle drivers to power up. Residents on the other side of town can also connect for ride-sharing at the VT Department of Labor parking lot or the Montpelier Park & Ride near I-89.

Commuter Programs

By promoting ride-sharing and alternative commuting options, the town is working toward a more connected, efficient, and environmentally responsible future.

Regional and Capital Commuter Programs

East Montpelier residents can take advantage of Go! Vermont, a statewide program that helps match users with carpools and vanpools to reduce single-passenger trips. The Montpelier Park & Ride near I-89 and the VT Department of Labor parking lot also serve as convenient meeting points for shared rides.

Additionally, the Vermont Agency of Transportation runs Capital Commuters, a program designed to help state employees reduce their commuting footprint while easing congestion in Montpelier. (www.connectingcommuters.org/capital-commuters/).

Capital Commuters offers several benefits to encourage sustainable travel:

- 50% off commuter bus passes, making public transit more accessible and affordable.
- A guaranteed ride home, ensuring commuters have a backup plan in case of emergencies.
- VIP parking for carpools and vanpools, rewarding those who share rides.
- Prizes for walking or biking to work, supporting active, low-carbon commuting.

Bicycles and Pedestrian Facilities

In today's most vibrant communities, cycling and walking are not just recreational activities — they are fundamental to creating livable, connected, and economically resilient villages. Residents in East Montpelier consistently express a desire for safer, more accessible streets designed for people, not just cars. By integrating cycling and pedestrian infrastructure into the fabric of our village, we unlock new possibilities for mobility, commerce, and community life.

Sidewalks and a signalized crosswalk, installed in 2015, have improved pedestrian connectivity in the northern end of East Montpelier Village. Additional sidewalks extending from the new VT 14 bridge, linking critical points in the village core as well as bike lanes on US 2 will further enhance multimodal mobility, ensuring that residents and visitors can move seamlessly between home, work, and play.

East Montpelier boasts a growing network of cycling and walking routes. Town roads and trails are already popular with cyclists, and the Montpelier Area Mountain Biking Association (MAMBA) has actively developed new trails, expanding access to high-quality riding experiences. Meanwhile, the Cross Vermont Trail Association (CVTA) is building a transformative multi-use corridor connecting Burlington to Wells River. A new bridge over the

Winooski River and reclaimed sections of the historic Wells River Railroad bed will soon support biking, walking, skiing, and snowmobiling. When complete, this trail will create an unparalleled link through East Montpelier.

Transportation Energy Conservation & Commuter Infrastructure

East Montpelier's approach integrates innovative mobility solutions that reduce environmental impact while improving connectivity and quality of life. By enhancing public transit, expanding shared mobility options, and investing in next-generation infrastructure, we can lower our transportation footprint and create a more sustainable, people-centered environment.

To support energy-efficient transportation, East Montpelier is prioritizing:

- Multi-modal connectivity: Expanding public transportation access and ride-sharing networks.
- Installing electric vehicle charging stations at key nodes, including the park-and-ride.
- Developing protected bike lanes and secure bike parking at transit hubs to support safe and efficient cycling for daily commuting.

The park-and-ride will serve as a hub for multimodal travel, currently offering EV charging and, in the future, high-quality bike facilities to support seamless transitions between driving, biking, and public transit.

Beyond transportation, East Montpelier is committed to enhancing recreational mobility — biking and walking not just as transit options, but as lifestyle choices that promote health and well-being. Key initiatives include:

- Expanded trail networks: Linking neighborhoods, parks, and town centers with dedicated walking and biking paths.

- Traffic-calmed zones: Designing streetscapes that prioritize pedestrians and cyclists over high-speed traffic.

- Public engagement & programming: Encouraging active transportation through events, incentives, and community-driven planning efforts.

East Montpelier is engaged in regional coordination efforts, ensuring that transportation infrastructure aligns with broader sustainability goals. Through participation in the Central Vermont Regional Planning Commission's Transportation Advisory Committee (TAC), the town helps shape regional transit policies and advocates for forward-thinking, low-carbon mobility solutions.

Goals and Actions:

➢ **Goal 6.1**: **Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character**

✔ **Action 6.1.1**: Ensure that all state transportation projects meet the goals of this plan including accommodating pedestrian and bicycle use and protecting the character of the roadside.

✔ **Action 6.1.2**: Build safe, accessible, and aesthetically designed pedestrian and bicycle corridors in East Montpelier Village. **Priority projects include:**

- **Sidewalks and bike lanes** connecting Upper and Lower Village and North Montpelier, ensuring safe and continuous pedestrian and cyclist access.
- **Safe routes** linking the Lower Village to East Montpelier Elementary School, promoting walkability and active transportation for students and families.
- **Golden Triangle Mobility Loop** — a dedicated bike lane encircling Route 14, Route 214, and Route 2. This high-impact corridor will serve as the backbone of a next-generation active transit network, enhancing connectivity, safety, calming traffic and sustainability across key destinations.

✔ **Action 6.1.3**: Provide marked bicycle lanes with all new paving projects.

✔ **Action 6.1.4**: Implement traffic safety upgrades and speed reduction strategies at the Towne Hill and Gallison Hill Roads intersection and also at the junction of Route 14 and 214 to reduce accidents and improve walkability.

✔ **Action 6.1.5**: Protect roadside trees and plant additional trees where appropriate.

✔ **Action 6.1.6**: Notify the public and allow public comment prior to significantly changing the character of any road through widening, cutting of live trees within the public right-of-way, or paving.

➢ **Goal 6.2**: **Prioritize Pedestrian & Cyclist Safety by Reducing Traffic Speeds**

✔ **Action 6.2.1**: Implement traffic calming measures in villages and areas with pedestrians and bicyclists.

➢ **Goal 6.3**: **Reduce Highway Congestion & Prevent Strip Development Through Smart Road Access Planning**

Policy 6.3.1: Limit unnecessary curb cuts to maintain road efficiency, safety and prevent sprawl.

✔ **Action 6.3.1**: Update *Land Use and Development Regulations* to encourage shared road access.

- **Goal 6.4**: **Expand Public Transit & Ridesharing**
  - ✔ **Action 6.4.1**: Support expanded public transportation availability and frequency.
  - ✔ **Action 6.4.2**: Expand opportunities for carpooling and park and ride facilities.

- **Goal 6.5: Encourage use of renewable fuels for transportation.**
  - ✔ **Action 6.5.1**: Encourage installation of electric vehicle charging stations at businesses and public parking areas.

- **Goal 6.6: Maintain roads to minimize the spread of invasive species and reduce stormwater runoff into streams.**
  - ✔ **Action 6.6.1**: Promote individual and neighborhood actions to remove roadside invasive plants through information and education.
  - ✔ **Action 6.6.2**: Maintain roads in a manner that reduces stormwater runoff and retains roadside vegetation.

B. SOLID WASTE DISPOSAL

History

Until the middle of the twentieth century, the disposal of solid waste was not a substantial problem in Vermont. In a less consumer-oriented society, people did not generate a great amount of solid waste. The little that was created was burned or went into backyard junk piles. Until 1970, a dump operated in Plainfield off the North Montpelier Road where it was a Saturday morning tradition to bring your trash and meet your neighbors. A local radio station even offered "music to go to the dump by." That dump closed in 1970 when the Central Vermont (CV) Landfill opened on US 2 in East Montpelier.

Over time, the public has become more aware of the problem of solid-waste disposal and the danger of related pollutants. Much more waste than ever before is being generated. In 1987 the General Assembly passed Act 78 which stresses reducing the generation of solid waste, and reusing and recycling waste that is generated. Act 78 established solid waste districts and mandated the lining of some landfills and the closure of others. Along with other towns in the Central Vermont area, East Montpelier formed the Central Vermont Solid Waste Management District (CVSWMD). Each member town has one representative appointed by its town legislative body.

In the early 1990s, Act 78 was amended to require any remaining unlined landfills to obtain a special permit to continue operations after September 30, 1992. The CV landfill was closed in 1993. The current owner, Casella, operated a transfer station and recycling center at the site. This facility is now only open to large deliveries.

In 2003, CVSWMD became the largest group of municipalities in the U.S. to adopt a Zero Waste Implementation Plan. The plan was most recently updated in 2020. Zero Waste is simply a "No-Waste," sustainable approach to managing the production and life cycle of goods. Such an approach is very much in keeping with the Vermont traditions of thrift and conservation.

Current Status

From the workplace to the household, solid waste should be an issue of great concern to everyone. The average household in East Montpelier spends as much as $40 to $60 per month for curbside trash pick up, not including expenses for additional waste disposal during spring cleaning or construction projects.

CVSWMD continues to provide leadership, education and services for residents and businesses in reducing and managing their solid waste in order to protect public health and the environment to the greatest extent feasible.

In 2016, the CVSWMD Board adopted a Solid Waste Management Ordinance which became effective on August 1, 2016. This ordinance consolidated four previous ordinances addressing flow control, waste management and mandatory recycling, solid waste fees, and variable-rate

pricing. The ordinance establishes a new administrative fee for materials used for beneficial reuse. The ordinance also clarifies enforcement proceedings and adds remediation standards to lessen hazards or nuisances that are created as a result of ordinance violations.

Trash

Beyond their regulatory role, CVSWMD oversees waste management facilities in the region, offers programs to recycle or dispose of a wide range of waste materials, and provides educational programs for schools, businesses, and residents.

Transfer stations are solid waste drop-off and collection facilities that accept trash, recycling, leaf and yard waste, and food scraps for disposal. The transfer stations are privately operated and some accept additional materials. Residents can take their waste to any of the transfer stations. The transfer stations closest to East Montpelier are:

- Wilson Depot, 109 Pitman Road in Barre Town
- Casella Montpelier Depot, 408 East Montpelier Road in Montpelier
- Calais Transfer Station, Moscow Woods Road in Calais

"Bag drops" are locations where licensed private operators will accept trash at a particular location only during the times when they are open. At the end of those working hours, the operator's equipment is moved. Grant's Trash operates a bag drop at Black Bear Biodiesel in Plainfield.

Residents and businesses who do not wish to do their own trash drop off may use any of the many private haulers who are licensed to pick up trash.

Non-recyclable waste from the CVSWMD service area is landfilled at the lined facility in Coventry, Vermont, the only open landfill left in the state.

Recycling



In 2012, the Vermont legislature passed Act 148, Vermont's Universal Recycling Law. The law matches CVSWMD's Zero Waste vision. Under the law, the state established a materials management plan with the following objectives:

- Prevent waste from being generated;
- Promote sustainable materials management with a preference for highest and best uses;
- Minimize reliance on waste disposal (landfilling and incineration); and
- Conserve resources, minimize energy consumption, and reduce greenhouse gas emissions and other adverse environmental impacts.

The law effectively bans disposal of three major types of waste: “blue bin” recyclables (effective July 2015); leaf and yard debris (effective July 2016); and food scraps (organic, compostable kitchen wastes) (effective July 2020).

Waste haulers are required to accept “blue bin” recyclables and will have to implement organics collection. Currently, organics can be composted at home, dropped off at transfer stations, or taken to Vermont Compost on County Road in Montpelier. CVSWMD also offers information on composting and will sell basic composters or Green Cones for at-home management of organic recyclables.

Some of the regional transfer stations also accept:

- Construction and demolition materials
- Scrap metal
- Electronics
- Appliances (refrigerators, freezers, AC units, washing machines, dryers, etc.)
- Bulky waste (carpets, mattresses, furniture)
- Tires

Some businesses will also accept certain wastes for recycling such as batteries and paint. The A to Z Guide on CVSWMD’s website identifies what can be done with different types of wastes and where they can be taken.

There are several recycling facilities in the region that are permitted to handle commercial/industrial waste. Barre Granite Association has a granite sludge facility on VT 14S in East Montpelier.

Hazardous Waste and Special Collections

CVSWMD does not have a permanent hazardous waste collection facility. It does, however, schedule collections of hazardous waste, fluorescent bulbs, and smoke detectors at various locations around the region. The schedule is typically announced on Front Porch Forum and posted on CVSWMD’s website. If a resident has hazardous wastes that must be disposed of before a scheduled collection, Chittenden Solid Waste District’s facility in Williston will accept the waste for a fee.

Special Programs

CVSWMD offers programs for residents, businesses, schools and other institutions to assist those in the district with reducing the amount of waste generated as well as the amount of waste entering the waste stream. This is consistent with the state's mandate for solid waste districts and CVSWMD’s mission of leading member communities to reduce waste. These programs have helped thousands of residents access hazardous waste collections events, set up home composting options, divert food waste from the landfill. In addition, they have taught multitudes of students about the food cycle and the importance of composting at home, school, and work.

CVSWMD also offers a grant program to help towns with solid waste problems. The grant program provides financial support to communities for special projects or for taking action to

clean up, mitigate, and prevent unanticipated solid waste problems caused by nature or illegal activity. The grant program is intended to provide financial assistance to member towns to address an immediate need, and—if possible—to prevent its recurrence. East Montpelier used one of these grants to offer a workshop on composting.

Roadside Dumping

Roadside dumping, from tires and appliances to everyday trash, is an environmental as well as a safety and aesthetic issue. Two programs, Green Up Day and Adopt-a-Site, attempt to reduce or eliminate illegal litter. In 2025 East Montpelier Green Up Day volunteers collected over two tons of trash from 76 miles of the town's roadside. State law prohibits depositing junk cars and garbage on lands of others or within 300 feet of the lands of others, into waterways, or within view of a public road. If a person violates this law, a town-appointed enforcement officer can issue a ticket carrying a fine of up to $500.

Consumer and Business Purchasing Choices

Zero waste systems will ease the economic and environmental burden of raw resource extraction. Achieving zero waste means working on many levels to salvage all of the resources in "waste products" so they can be reused and recycled in this region. Having manufacturers use non-toxic, recycled, and recyclable materials in their production and offering take-back recycling programs for their products is important to the success of zero waste efforts. Many private waste management companies now use zero waste principles to guide their work and increase their profits; governments and municipalities worldwide actively promote a zero waste future as the only way to go. Sound consumer and business purchasing choices play an important role.

Goals and Actions

- **Goal 6.7**: Minimize and manage solid waste in collaboration with the Central Vermont Solid Waste Management District. (CVSWMD)
  - ✔ **Action 6.7.1**: Enforce local ordinances regulating burning, dumping, storage, and other disposal of solid waste in order to protect the health and safety of the community.
  - ✔ **Action 6.7.2**: Support Green Up Day and Adopt-a-Site community efforts and provide educational waste minimization programs.

- **Goal 6.8**: Minimize waste generation in town government and the schools.
  - ✔ **Action 6.8.1**: Ensure that purchases and operations consider solid waste minimization throughout the lifecycle of projects and acquisitions.

C. WASTEWATER TREATMENT

History

Until the last half of the twentieth century, household, farm, and industrial wastewater was not a major concern. Many residences and farms did not have running water and indoor plumbing, and outhouses were the norm until the 1930s. Mills and factories usually were located on rivers and discharged their industrial waste directly into the water. As the population grew and indoor plumbing became popular, many residences and businesses piped their wastewater directly into rivers and streams.

Eventually, residents became more and more concerned about the high level of water pollution and all levels of government began to regulate wastewater management. The state Water Resources Department conducted water pollution surveys to identify sources of pollution and many residences and businesses were ordered to abate pollution by installing septic tank and leach field systems. Thousands of systems were installed across the state during the 1960s. However, the design and construction of these systems were not very sophisticated, and many that are still in existence do not treat wastewater sufficiently and are prone to failure. They create health hazards on the ground surface or may not be treating the wastewater sufficiently to prevent groundwater and surface water contamination.

Between 1987—when a town sewage ordinance was adopted—and 2003 more than 300 wastewater treatment systems were approved. Sixty percent of these were for the traditional in-ground septic tank leach field systems. Thirty-eight percent were for mound systems where limiting conditions (either high seasonal ground water or bedrock) required sand to be imported to create the additional soil depth needed for proper treatment of effluent. The remaining systems approved in recent years have been for sand filter systems, at-grade systems (like a mound but without the sand), and alternative peat moss filter systems.

In 1989 the Selectboard appointed a committee to study the possibility of constructing public sewage systems in East Montpelier Village and North Montpelier. The committee completed its work in 1992 and recommended that the town study the following options:

- Connecting to the Montpelier sewage system via US 2, Gallison Hill, or County Road;
- Connecting to the Plainfield sewage system via US 2 or VT 214; or
- Developing a municipal system within one or both villages, or several smaller scale systems.

In 2005 the town was awarded planning grant funds from the Vermont Department of Environmental Conservation to hire a consultant who would assess existing failed systems and determine potential wastewater treatment solutions, including costs, for North Montpelier and East Montpelier Village. The consultant recommended that the town develop a detailed wastewater management action plan. They identified several areas in each village that could support community treatment facilities to mitigate systems that have failed or have the potential to fail, provided the landowners would agree to sell the land for that purpose. The study reported that costs for one or more decentralized treatment systems ranged between $9.5 million and

$13.5 million. The consultants also studied the feasibility and cost of connecting to sewage treatment facilities in either Montpelier or Plainfield. The cost estimates for these connection options ranged between $10 and $15 million.

As of 2007, the state Agency of Natural Resources (ANR) has jurisdiction over septic system permitting including new systems and repair and replacement of existing systems. Except where superseded by state regulations, the 2005 East Montpelier Sewage Ordinance remains in effect and the town retains enforcement power over existing town septic permits. Town residents having questions about the town ordinance or state requirements can contact the Zoning Administrator, who is also the town Sewage Officer.

Current Status

The soils in town are varied, and many areas are rated as poor for wastewater treatment. The wastewater treatment capacity of soils in town is generally limited by four major factors: heavy clay, high water tables, shallow depth to bedrock, steep slope—and often a combination of some or all of these factors. This situation has led to frustration for landowners who find that they cannot build where they want to or in some cases may not be able to build at all. Limitations on septic system sites often narrow the siting alternatives for new homes. On-site conditions may not be suitable for a traditional in-ground septic tank and leach field system. More expensive mound systems are common in town. Other systems approved in recent years have been sand filter systems, at-grade systems, or alternative peat moss filter systems.

On-site Wastewater Systems

Owners of on-site wastewater systems are responsible for operating and maintaining their systems. Conventional systems require inspecting and pumping the septic tank every two to five years. This service is provided by several local businesses that usually place systems on a schedule to ensure against damage to the leach field.

However, there are still firms trying to convince system owners to use septic tank additives, claiming that pumping can be delayed or is not needed. Several of these companies have been fined by the state of Vermont for misrepresenting their products or making false claims. The US EPA recommends that all jurisdictions overseeing on-site wastewater treatment systems develop a program for managing these systems so that they will continue to function well.

The EPA has published voluntary guidelines for five levels of management. The least rigorous level of management involves, among other things, keeping records of where all on-site wastewater systems are and reminding system users of the need for periodic pumping.

Community and Distributed Wastewater Systems

In addition to individual ground-treatment septic systems, there are also several systems that serve multiple homes or connect to other municipal systems. Sandy Pines Mobile Home Park in East Montpelier Village has its own system. The apartment complex at the former Goddard Northwood campus is served by the Plainfield sewer and wastewater treatment system. U-32

High School is served by the Montpelier City wastewater facility. There are also a few residential developments with shared community septic systems.

The lack of a municipal wastewater treatment system in East Montpelier Village has severely constrained growth. Even options for smaller systems serving multiple homes or businesses are limited by lack of suitable soils. Nevertheless, options do exist and there is renewed interest in pursuing these.

In evaluating the development options for the Old LaPerle Farm property, the town studied wastewater capacity on the site. Preliminary studies showed potential for 20-30 senior residential units. There are preliminary indications that other properties within the Village may also have potential wastewater treatment capacity to serve new compact residential and/or business development.

Alternatives to typical in-ground or expensive municipal systems are also being explored. The Wastewater System and Potable Water Supply Program in the Vermont Department of Environmental Conservation (DEC) has approved certain innovative/alternative technologies for wastewater treatment. These approved technologies are available on the DEC's website. In general, smaller community systems serving clusters of residential or business uses are more likely to become a viable alternative for East Montpelier Village. Sacrificing some existing agricultural soils within or near the village may be required.

Goals and Actions

- **Goal 6.9**: Develop wastewater solutions for East Montpelier Village and North Montpelier to support residences and businesses, protect water quality, and allow future growth.
  - ✔ **Action 6.9.1**: Support the development of distributed wastewater treatment systems in East Montpelier Village and North Montpelier suitable for supporting new residential and community-scaled business growth.

- **Goal 6.10:** Encourage proper operation and maintenance of individual on-site wastewater treatment systems.
  - ✔ **Action 6.10.1:** Provide information on proper operation and maintenance of on-site wastewater treatment systems.

D. WATER SUPPLIES

History

Early settlers in East Montpelier found abundant supplies of water for residential consumption, good rainfall for agricultural pursuits, and rivers and streams to provide power for commercial enterprises. Residents depended on springs, wells and surface water for water supplies. As pollution threatened surface water quality, people came to rely more on springs and wells for drinking water.

In 2010, the East Montpelier Fire District #1 was formed to explore the purchase of the Crystal Springs, a privately-owned water system which supplies drinking water for a large part of East Montpelier Village. Fire Districts are special purpose governments that own and operate public water supply systems. The Fire District was unsuccessful in acquiring Crystal Springs, and in July 2017 was dissolved by merger with the town.

Current Status

The availability of a reasonable quantity of good quality water is essential to every resident. An average household requires about 80 gallons of water per day per person. Individual household water supplies in East Montpelier (mostly from deep drilled wells or springs) at the present time are adequate and, for the most part, of excellent quality. To ensure this excellent quality, residents need to be vigilant in protecting and monitoring their water supplies. The State of Vermont recommends that, at minimum, all private water supplies be tested for total coliform and E. coli annually, and for inorganic chemicals and radioactivity every five years. Homeowners, business owners, farmers, and provisions in town ordinances should work together to prevent water supply contamination.

Public and Private Water Systems

Some residents of the town are served by public drinking water systems that are regulated by the Department of Environmental Conservation, Drinking Water and Groundwater Protection Division (DEC). A public water system is defined as a source of water that serves at least 25 or more people more than 60 days of the year. Public water systems can fall into three categories, each with different regulations and water sampling schedules depending on the size or type of population served.

- **Transient Non-Community systems** (TNCs) are the least regulated and typically serve hotels, restaurants, convenience stores, or other locations that serve 25 or more different people more than 60 days of the year.
- **Non-Transient Non-Community Systems** (NTNCs) are schools, factories and office buildings; locations that serve 25 or more of the same people more than six months of the year.

- **Public Community Water Systems** (PCWS) have 15 or more residential connections and may be homeowners associations, apartment buildings, or communities.

The various types of public drinking water sources in East Montpelier are summarized in the table below.

WSID #	Name	System Type	Active (A) Or Inactive (I)
VT0001049	Twin Valley Senior Center	TNC	A
VT0005264	Crystal Springs Water System	PCWS	A
VT0006670	East Montpelier Elementary School	NTNC	A
VT0008134	Green Valley Campground	TNC	I
VT0020367	Huntington Homes	NTNC	I
VT0005643	North Montpelier Water System	NC	I
VT0020919	Orchard Valley School	NTNC	A
VT0005267	Sandy Pines Mobile Home Park	PCWS	A

NP= Non-Public
PCWS= Public Community Water System
NTNC= Non-Transient Non-Community
NC = Transient Non-Community

Each NTNC and PCWS has a Source Protection Area (SPA) delineated for each source that serves that water system. The SPA represents the area of land that contributes to that source of water. DEC currently regulates five active public water systems in East Montpelier. There are four additional systems that are considered by DEC as inactive and therefore are not regulated. Previously identified SPAs that are associated with inactive systems are subject to *Land Use and Development Regulations*. Additionally, a portion of the SPA for the Murray Hill water system in the City of Montpelier crosses the East Montpelier town boundary.

East Montpelier has no municipal water system. U32 is connected to Montpelier water supply. Much of East Montpelier Village is served by the privately-owned Crystal Springs Water System. Crystal Springs is an active public community water system with 115 connections serving 300 persons. Boundaries of the water system service area are shown on Map 6.

The existing capacity of the Crystal Springs Water System does not meet the peak demands of the system, which has been rated at over 74,000 gpd. Additionally, the existing capacity is inadequate to meet firefighting needs so the five existing hydrants in the village cannot be used. DEC has placed a moratorium on new connections to Crystal Springs due to lack of capacity.

In 2012, the former Fire District #1 hired Aldrich & Elliott to conduct an engineering feasibility study to identify current system deficiencies, associated costs to correct, and a fair price for acquisition of the project. The study determined that a purchase price of approximately $200,000 would be reasonable for the Fire District to purchase, upgrade and subsequently operate the system at reasonable rates for the users. The system would require another $100,000 in improvements, including a new well with a higher yield, a larger reservoir, and metering. A well-functioning drinking water system is critical for the future development of East Montpelier Village. The issue is discussed in more detail in the *East Montpelier Village Master Plan*.

Goals and Actions

- **Goal 6.11**: Ensure the availability of a sufficient and sustainable supply of clean water for residential, commercial and industrial uses.
  - ✔ **Action 6.11.1:** Evaluate where future public water supplies may be possible and appropriate to support development in villages and growth areas.
  - ✔ **Action 6.11.2:** Ensure that the water supply system for East Montpelier Village acquires sufficient capacity to serve current and future customers and meets firefighting needs.

E. ENERGY AND ENERGY CONSERVATION

This section, along with elements of other sections of the Town Plan, constitutes an "enhanced energy plan." Act 174, passed in 2016, established a set of optional municipal and regional energy planning standards. Communities that develop an enhanced energy plan meeting these standards receive a Determination of Energy Compliance and are entitled to receive "substantial deference" that allows them to have increased input into the Public Utility Commission (PUC) determinations for Certificates of Public Good regarding renewable energy generation facilities. As part of the enhanced energy plan, this section identifies sites in East Montpelier that are preferred for larger scale renewable energy generation, as well as sites that are unsuitable due to natural or cultural landscape constraints. This section also analyzes East Montpelier's current energy use and generation, and establishes targets and pathways for implementing energy goals. This analysis is based on updated targets set by the state, and disaggregated by the Central Vermont Regional Planning Commission (CVRPC). The 2020 Vermont Global Warming Solutions Act requires the state to reduce greenhouse gas emissions 40% by 2030 and 80% by 2050, compared to 1990 levels. In addition, the 2022 Vermont Comprehensive Energy Plan (CEP) re-establishes the high-level goal set in the 2016 CEP to meet 90% of energy needs from renewable sources by 2050.[1]

East Montpelier Energy Committee

The East Montpelier Energy Committee was initially created in 2008 with the objective of trying to improve energy efficiency and reduce the use of fossil fuels in town-owned buildings and vehicles, as well as encouraging townspeople to do the same. The initial incarnation of the Committee undertook a number of actions to encourage clean energy and sustainability, including hosting and participating in workshops and energy fairs, performing residential energy assessments, pursuing grants for energy conservation efforts, and encouraging the production and consumption of local foods. After a period of dormancy from 2017 to 2023, the East Montpelier Energy Committee was reconstituted with new membership. It is formally charged by the Selectboard to:

1. Advise the Selectboard, other town boards and committees, and town officials on energy-related matters that affect town operations and/or policy;
2. Ensure that the Town Plan qualifies as an Enhanced Energy Plan under Act 174, so that the town receives "substantial deference" in renewable energy siting decisions by the Vermont Public Utility Commission;
3. Propose updates to the Town Plan as needed to advance town and state clean energy and greenhouse gas reduction goals;

[1] 2022 Vermont Comprehensive Energy Plan, https://publicservice.vermont.gov/about-us/plans-and-reports/department-state-plans/2022-plan.

4. Develop and implement community outreach and education projects that support the Town Plan's energy goals and actions, including connecting town residents and businesses with resources for incentives and technical assistance;
5. Support equitable and inclusive access to clean energy and energy efficiency for all town residents, to reduce the town's environmental impact while advancing affordability and well-being; and
6. Collaborate with the Selectboard and the Emergency Preparedness Committee to improve the town's energy resilience.

History

Early settlers in East Montpelier used rivers and streams to provide energy to run the machines of industry. Wood, cut locally, provided fuel for heat, hot water, and cooking. Ice cut from local ponds was stored to provide year-round refrigeration. Homemade candles or kerosene lanterns provided light. For the most part, early town residents were self-sufficient in meeting their energy needs.

The first rights-of-way for power lines in town, purchased in 1926 by the Montpelier and Barre Light and Power Company, were located along US 2 through East Montpelier Village and along VT 14 to North Montpelier. Later, Green Mountain Power purchased these rights and proceeded to lay out the power lines.

In 1939, Washington Electric Cooperative began to install electric lines in the more rural areas of town that would not be served by Green Mountain Power. By the end of 1939, 55 miles of line had been installed in an area between East Montpelier and Peacham. The electricity that first flowed on December 2, 1939 was generated in East Montpelier Village by two 95-kilowatt diesel generators. The greater availability of electricity to rural areas dramatically changed the town, especially its agricultural industry.

During the second half of the twentieth century, American lifestyles depended on increasing use of energy, from more and bigger cars to larger houses and countless appliances. Such expansive energy use has contributed to environmental degradation, climate change, and consumption of a considerable fraction of Earth's finite reserves of fossil fuels (coal, oil, and natural gas). In the twenty-first century, there has been an increasing focus on renewable energy sources in Vermont and globally. This has been coupled with efforts to conserve energy, because the cheapest form of energy is the energy one doesn't use.

In recent years, Vermont has been experiencing transformational change with the electrification of buildings and transportation end uses. Vermonters have been adopting electric vehicles and heat pumps powered by an increasingly renewable electricity grid. This shift is essential to decarbonizing the transportation and thermal sectors, and must accelerate in the coming years.

Current Status

Energy Consumption

Building Stock and Total Energy Consumption

East Montpelier has 1,127 occupied residences and 49 commercial buildings.[2] Town residents and businesses use electricity, oil, gas, wood, and solar for heating, electricity, and transportation—a total energy consumption of roughly 346,000 million British thermal units (MMBtu), or 101 million kilowatt-hours (kWh), annually. Table 1 shows estimated total annual energy consumption in East Montpelier across the transportation, thermal, and electric sectors.

Table 1
ESTIMATED ANNUAL TOTAL ENERGY CONSUMPTION[3]

Sector	MMBtu/yr	kWh/yr	%
Transportation	128,025	37,520,000	37%
Residential Thermal	140,875	41,286,000	41%
Commercial Thermal	37,688	11,045,000	11%
Residential Electric	29,746	8,718,000	9%
Commercial & Industrial Electric	10,138	2,971,000	3%
Total	346,472	101,541,000	100%

The following sections provide additional detail on current energy consumption in East Montpelier for the transportation, electricity, and thermal sectors.

Electricity Use

The town is served by two electric utilities, Washington Electric Cooperative (WEC) and Green Mountain Power (GMP). WEC serves the more rural areas of town, a result of the original decision of GMP not to make the economic investment to serve the rural areas of town. Map 15 shows the location of transmission and three-phase power lines in town along with electrical substations and hydroelectric power generation sites. WEC serves 793 map locations in town, about 54%, while GMP serves 689 customers, about 46%.

[2] Residential buildings from Census Table DP04 and commercial buildings from Vermont Department of Labor.

[3] Total energy consumption sources:

- Electricity: Efficiency Vermont 2023 annual kWh for residential and commercial & industrial customers, converted to MMBtu using the conversion MMBtu = kWh × 0.003412.
- Residential thermal: VT Public Service Department (PSD) Act 174 Municipal Consumption Template - 2023 Update. Method: total number of residential buildings * average annual heating load of area residences (estimated at 125 MMBtus out of the state range 70-150, accounting for square footage distributions).
- Commercial thermal: VT PSD Act 174 Municipal Consumption Template - 2023 Update. Method: total number of commercial buildings * average annual heating load for businesses based on NIAICS codes.
- Transportation: VT PSD Act 174 Municipal Consumption Template - 2023 Update. Note that transportation only includes light-duty vehicle energy consumption. Method: PSD estimate of light-duty vehicles * 12,500 average annual miles traveled (based on state average range of 9,000-15,000 miles) * state average fuel economy of 22 MPG. A series of embedded calculations break out estimates of gasoline, diesel, and ethanol are then used to convert to 127,554 MMBtu. EV registration data from Drive Electric Vermont and the VT Department of Motor Vehicles and an average fuel economy of 3 miles/kWh are then used to calculate 471 EV MMBtus, for a total of 128,025 for all light-duty vehicles.

East Montpelier's current electricity use in kWh is provided in Table 2. Electricity is primarily used to power lighting and appliances, and is increasingly being used for space and water heating as heat pumps are more widely adopted. Transportation also represents a rising portion of electricity usage as electric vehicles (EVs) are an increasing share of the vehicles utilized in town.

Table 2 **ACTUAL EAST MONTPELIER ANNUAL ELECTRICITY USE (kWh/yr)**	
Sector	**2023**
Commercial & Industrial	2,971,168
Residential	8,718,039
Total	**11,689,207**
Count of Residential Premises	**1,175**
Average Residential Usage	**7,420**

Source: Efficiency Vermont

Thermal Energy Use

The residents of East Montpelier rely on a mix of fuels to heat their homes and businesses, with fuel oil, propane, and wood being the most common. Both the elementary school and U-32 high school are heated with woodchip boilers. The Vermont Energy Dashboard also identifies 41 sites in town with solar hot water heaters. The use of electricity for home heating is increasing as more households install air-source heat pumps, mostly for supplemental heating and cooling.

Table 3 provides a breakdown of the primary fuel sources used for residential heating in the Town of East Montpelier, while Table 4 lists the current commercial energy use. CVRPC currently estimates that East Montpelier residences use 140,875 MMBtu/year for heating, while the commercial sector uses 37,688 MMBtu/year.

Table 3 **ESTIMATED EAST MONTPELIER RESIDENTIAL HEATING ENERGY SOURCES**		
Fuel Source	Number of Households	Percent of Households
Propane	337	29.9%
Electricity	30	2.7%
Fuel Oil	485	43.0%
Wood	244	21.7%
Other (including solar)	31	2.8%
Total	1,127	100.0%

Source: American Community Survey, 2022 5-year estimates, B25117 Tenure by House Heating Fuel.

Table 4 **ESTIMATED EAST MONTPELIER COMMERCIAL ENERGY USE**		
Commercial Establishments	Average Thermal Energy per Establishment	Commercial Thermal Energy Used (total)
49	769 MMBtu/year	37,688 MMBtu/year

Source: Business data from VT Department of Labor, energy data from CVRPC.

Transportation

The principal mode of transportation within East Montpelier is the private automobile. Bicycling, walking, running, and horseback riding occur throughout the year, primarily for recreation, and they have been limited as a means of transportation by the widely dispersed rural pattern of development and the lack of sidewalks, paths, or adequate shoulders along main roads. Fuel for town highway maintenance vehicles is primarily diesel, while private vehicles are primarily gasoline-powered.

The use of renewable energy for transportation is increasing as more people purchase electric vehicles, prompted by the increasing prevalence of charging stations, the lower cost of ownership relative to internal combustion engine vehicles, and a desire to take action to slow climate change. As of August 2025, East Montpelier has one publicly available Level 2 charger and several Level 1 outlets for EVs at the Park and Ride in the village. Level 3 (fast) chargers are available in the nearby towns of Montpelier (11), Berlin (10), and long-distance travel with EVs is facilitated by a growing network of Level 3 chargers along major highways across Vermont. According to a recent study, a typical rural driver stands to save about $1500 per year by switching to an EV.[4]

Table 5 provides an overview of the current energy transportation usage in East Montpelier.

Table 5
CURRENT STATUS OF TRANSPORTATION

	Internal Combustion	Electric
Total number of vehicles[1]	1,903 vehicles	46
Average miles traveled per vehicle[1]	12,500 miles	9,000 miles
Total regional miles traveled	23,787,500 miles	414,000 miles
Average fuel used per vehicle per year[1]	568 gallons	3,000 kWh
Total fuel used per year	1,081,251 gallons	138,000 kWh
Transportation energy used per year (in MMBtu)	127,600 MMBtu	471 MMBtu
Average regional cost of fuel	$3.10 / gal [3]	$0.24 / kWh[4]
Fuel costs per year	$3,400,000	$33,000
Fuel cost per mile traveled	$0.14	$0.08

Notes:
1. Estimated total vehicles, average miles traveled, and MPG provided by the CVRPC 2024 Update.
2. Information related to public transit is not included in this table.
3. Fuel cost is gasoline cost in VT on 1/14/25 according to VT AOT Historical Fuel Price Adjustment
4. Weighted average of 2025 rates for WEC and GMP.

[4] Union of Concerned Scientists, https://www.ucsusa.org/about/news/rural-communities-could-benefit-most-electric-vehicles.

Energy Generation

Washington Electric Coop

WEC's electricity is 100 percent renewably generated, with a significant portion from generators running on landfill gas at the Coventry Landfill.

Green Mountain Power

As of 2023, GMP procured 82 percent of its electricity from renewable sources and 18 percent from nuclear power, as shown in Figure 1.

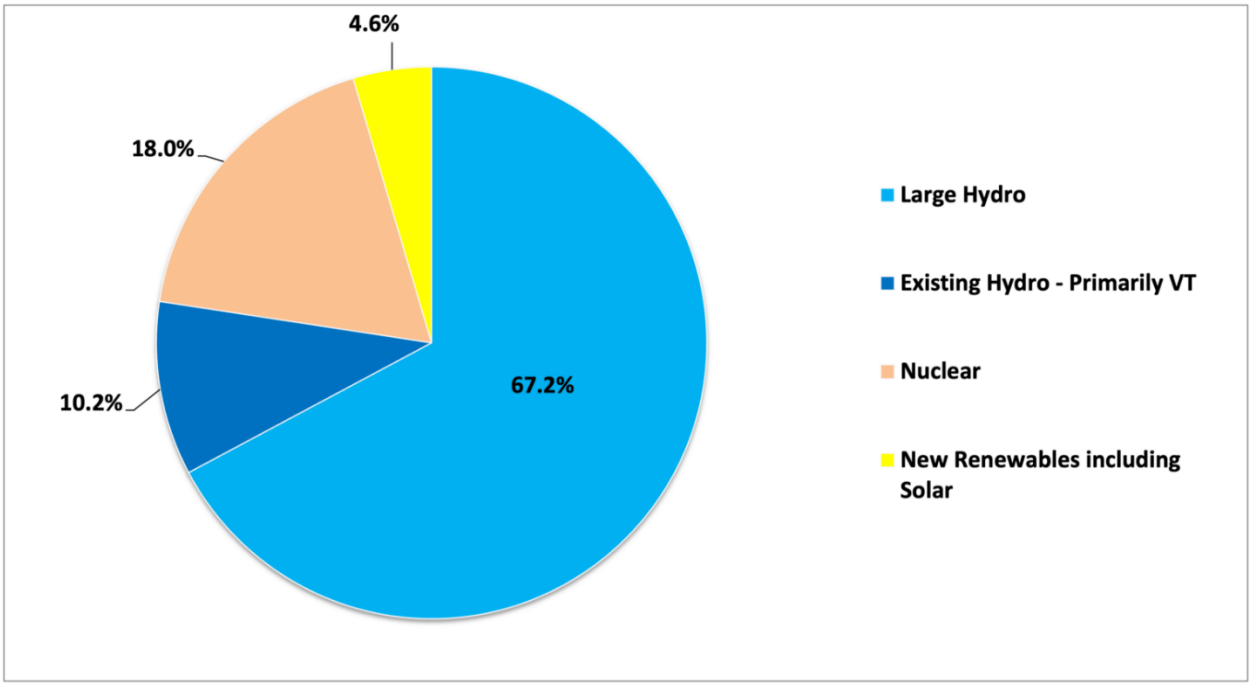


Figure 1. GMP annual energy mix after Renewable Energy Credit (REC) retirements, 2023.
(source: https://greenmountainpower.com/energy-mix/)

The vast majority of GMP's renewable energy is from large-scale hydropower, such as Hydro-Quebec. Vermont's Renewable Energy Standard (RES) requires GMP and WEC to provide 100 percent of load procured from renewable energy by 2030.

Local Generation

Two hydroelectric plants are located in East Montpelier. A private company, Winooski Hydroelectric, owns and operates a generation station on the Winooski River off US Route 2 at the Berlin line. This location generates and sells 3 million kWh per year to the Vermont Power Exchange, which distributes electricity to utilities throughout the state – about as much energy as would be used by 480 homes. The same developer also operates a hydroelectric plant on Wrightsville Reservoir, which generates 1.7 million kWh per year, just outside the East Montpelier border. A small, privately owned facility in North Montpelier on the Kingsbury Branch sells about 750,000 kWh annually to Vermont Electric Power Producers, Inc., enough to serve about 120 homes.

The town also has several larger net-metered solar projects. The McKnight Farm hosts a well-sited 150 kW solar project on agricultural land of secondary value and well-screened from local roads. Kingsbury Hydroelectric Company added 220 photovoltaic panels, with a capacity of 50 kW. Fairmont Farms has a multi-site project, mounted on their barn roofs, that totals 470 kW. Lazar Solar, located in East Montpelier village, is a 500 kW group net-metered solar facility. At the time it was proposed, the Planning Commission and Selectboard expressed concern over the location of the project in the village since the land it was located on was one of the few areas with potential septic capacity within the village, an area highly valued for residential and commercial development. Nearby residential property owners also expressed concern and a substantial landscape plan was negotiated for the project, with the result that it is barely visible from US-2. As discussed in Chapter 9H, East Montpelier places a high value on its scenic resources.

Table 6 provides a summary of current renewable electricity generation in East Montpelier.

Table 6
RENEWABLE ELECTRICITY GENERATION

RESOURCE TYPE	kW (Capacity)	kWh/yr (Annual Generation)
Solar	2,350	3,088,000
Wind	0	0
Hydroelectric	1,160	5,081,000
Biomass	0	0
Other	0	0
Total Renewable Electricity Generation	3,510	8,169,000

Source: CVRPC data, April 2024. Note this does not account for off-grid installations.

Targets and Pathways

Vermont has set a goal to meet 90% of statewide energy needs from renewable sources by 2050. The 2022 Comprehensive Energy Plan (CEP) also sets the following sector-specific goals:

- In the transportation sector, meet 10% of energy needs from renewable energy by 2025 and 45% by 2040.
- In the thermal sector, meet 30% of energy needs from renewable energy by 2025 and 70% by 2042.
- In the electric sector, meet 100% of energy needs from carbon-free resources by 2032, with at least 75% from renewable energy.[5]

Every community is expected to contribute to achievement of these statewide goals by increasing its share of energy conservation, electrification of heating and transportation, and renewable energy generation. This section first provides **targets** and supporting analysis for East Montpelier for the thermal and transportation sectors, as well as for renewable energy generation. Quantitative targets are informed by modeling conducted as part of the development

[5] 2022 Vermont Comprehensive Energy Plan, https://publicservice.vermont.gov/about-us/plans-and-reports/department-state-plans/2022-plan.

of Vermont's CEP and Climate Action Plan (CAP), which involved development of a scenario model of Vermont's energy consumption and emissions. The model was then used to construct pathways to meet statutory greenhouse gas reduction obligations under the state's Global Warming Solutions Act (GWSA). It contains a representation of residential, commercial, industrial and transport energy use at a state level, which the PSD then disaggregated to set targets at the regional and municipal levels. CVRPC provided municipal targets to East Montpelier, which the Energy Committee reviewed and compared to the current status to set quantitative goals for three target years: 2025, 2035, and 2050. Please refer to CVRPC's Regional Plan and regular target updates as better data and analyses become available and improve the coarse nature and resolution of these targets (at the time of writing, targets were based on data available through 2022, the 2026 Regional Plan will integrate data through 2024 with updated municipal breakouts).

This section then proposes specific actions, known as **pathways**, for East Montpelier to support the goal of 90% renewable energy and 80% reduction in greenhouse gas emissions by 2050. These pathways encompass efficiency and conservation, electrification of transportation and heating, renewable energy generation, alternative modes of transportation, and smart land development choices. These actions build on significant progress the town has already made. Since 2014, the town has added a new 500 kW group net-metered solar project, many new residential and business solar installations, a new park and ride facility with electric vehicle charging stations, the first electric vehicle for its road crew, and sidewalks and bike lanes in our main village. This plan supports the dual goals of meeting the state energy and climate goals, while also protecting the town's valued natural and scenic resources.

Energy Efficiency and Electrification Targets and Pathways

Thermal Sector Targets

East Montpelier's targets related to building energy consumption focus on energy efficiency and electrification in the residential thermal sector (home heating). East Montpelier is primarily residential, with more than 1,100 residential buildings and fewer than 50 commercial buildings. Additionally, a review of the CVPRC targets for East Montpelier indicates that total energy demand for the commercial and industrial (C&I) sector is expected to remain relatively flat from 2025 to 2050 at:

- 32,000 MMBtu/year for the commercial sector
- 21,000 MMBtu/year for the industrial sector
- 14,000 MMBtu/year for non-road uses (e.g., diesel, biodiesel, jet kerosene, etc.)

East Montpelier has not established targets for electric demand reduction, since electrification of space and water heating is a primary pathway for both residential and commercial buildings. Therefore, the total electricity consumption for East Montpelier buildings is expected to increase, even as the total thermal energy demand and GHG emissions associated with these buildings decreases over time as a result of electrification.

Table 7 shows the CVRPC targets for reducing residential thermal energy demand, across all fuels used in the home (electricity, heating oil, propane, wood, etc.). These targets represent a 47% reduction from current residential energy demand by 2035 and a 55% reduction by 2050.

Table 7
Residential Thermal Energy Demand Targets (MMBtu/year)

Current Status	2025 Target	2035 Target	2050 Target
140,875	96,000	75,000	63,000

Tables 8 and 9 establish targets for comprehensive weatherization retrofits and heat pump installations in East Montpelier homes – projects that homeowners will need to undertake to improve the energy performance of homes in line with the town's thermal energy demand targets. The tables show the cumulative number of homes needing these improvements, as well as the number per year that need to be completed to achieve the targets. It is anticipated that meeting the weatherization and heat pump targets listed in Tables 8 and 9 would achieve the necessary reductions in residential thermal energy demand to meet the targets in Table 7.

Table 8
Residential Home Retrofit Targets

Cumulative Homes Weatherized					
Current Status	2025 Target	2035 Target	2050 Target	Units/Year to Reach 2035 Target	Units/Year to Reach 2050 Target
53	296	639	1,034	59	39

Table 9
Residential Heat Pump Targets

	Cumulative Units Installed					
	Current Status	2025 Target	2035 Target	2050 Target	Installs/Year to Reach 2035 Target	Installs/Year to Reach 2050 Target
Air Source Heat Pump	60	106	1,051	1,549	99	60
Ground Source Heat Pump	3	18	47	70	4	3
Heat Pump Water Heater	18	269	894	1,227	88	48
Total Units	82	677	1,993	2,846	191	111

While total energy demand for the commercial and industrial sector is expected to be fairly flat, as noted above, CVRPC anticipate that businesses in East Montpelier will install increasing numbers of heat pumps. Table 10 shows the targets for heat pump installations in commercial buildings.

Table 10
Commercial Heat Pump Targets

Cumulative Units Installed					
Current Status	2025 Target	2035 Target	2050 Target	Installs/Year to Reach 2035 Target	Installs/Year to Reach 2050 Target
6	103	311	398	30.5	15.68

Thermal Sector Analysis and Pathways

While many East Montpelier households and businesses have already made energy efficiency improvements and installed heat pumps, greater efforts will be needed to achieve the town's ambitious thermal sector targets. The 2050 targets assume that nearly all of the 1,127 occupied homes in Montpelier will be weatherized and that they will all install one or multiple heat pumps and heat pump water heaters. East Montpelier is not currently on pace to achieve these goals. Efficiency Vermont project data in Table 11 indicate the current pace of progress. For example, only a handful of East Montpelier homes have been completing weatherization retrofit projects per year, compared to the 39-59 per year that would need to complete such projects to achieve the 2035 and 2050 retrofit targets. Similarly, East Montpelier homeowners would need to quintuple the rate of heat pump water heater installations from 10-25 per year to 48-88 per year. Achieving the target for cold-climate air source heat pump installation would require doubling the pace of installation from 30-50 each year to 60-100.

Table 11
Efficiency Vermont Residential Projects in East Montpelier by Year

	2020	2021	2022	2023	Total
Home Performance with ENERGY STAR® Projects	5	3	2	4	**14**
Other Weatherization Projects	1	0	2	2	**5**
Residential New Construction Projects	0	0	1	1	**2**
Home Energy Visits	0	2	2	7	**11**
Heat Pump Water Heater Installations	9	24	13	10	**56**
Cold Climate Heat Pump Installations	86	44	40	31	**201**
Wood Heating Installations	8	14	3		**25**
Total Residential Projects (includes projects above, and other categories)	119	134	123	86	**462**

Some needed energy efficiency improvements will naturally occur due to ongoing increases in building energy codes and federal and state appliance efficiency standards. Federal and state efficiency standards will ensure that new appliances, such as refrigerators and water heaters, use less energy. For example, the federal government has adopted new standards for consumer water heaters that will require electric water heaters to shift from electric resistance to heat pump technology, which is significantly more efficient.[6] If these federal efficiency standards take effect in 2029 as planned, then they would help East Montpelier meet its target for heat pump water heater installations.

[6] U.S. Department of Energy, Consumer Water Heaters, https://www1.eere.energy.gov/buildings/appliance_standards/standards.aspx?productid=32.

Likewise, only a small number of new homes are built in East Montpelier each year[7], but increasingly stringent energy codes, if they were effectively enforced, would ensure that new construction, additions, and renovations achieve a higher level of energy performance. Since 1998, the Vermont Residential Building Energy Standards (RBES) have set minimum energy efficiency requirements for new residential construction and additions larger than 500 square feet.[8] RBES applies to all new residential construction, including additions, alterations, renovations, and repairs. Vermont also has Commercial Building Energy Standards that apply to new commercial construction. The 2020 RBES took effect on September 1, 2020, and applies to construction commenced on or after the effective date. On July 1, 2024, the 2024 RBES came into effect, and applies to construction commenced on or after that date.[9] To comply with the law, builders must complete a Vermont Residential Building Energy Standards Certificate. The original is affixed to the electrical panel or heating equipment in the home. Copies must be recorded in the land records at the Town Clerk's office and sent to the Vermont Department of Public Service, which offers technical support for the program.

Beyond energy codes and standards, East Montpelier will need to take additional action to retrofit, weatherize, and install heat pumps in residential and commercial buildings to achieve the thermal targets. The town has already taken action to retrofit town buildings, saving energy and taxpayer money. The Town Office, fire station, East Montpelier Elementary School, and U-32 Middle/High School have all completed energy efficiency upgrades. The Energy Committee has worked to ensure that the new town garage is constructed with energy efficiency at the forefront. While the default approach for such construction is an inexpensive metal building, that approach would have high embodied carbon (steel is very energy intensive to produce) and poor energy performance. Instead, the town is constructing a wood-based high-performance building, with a ground-source heat pump with total annual building projected energy use offset by rooftop solar, which will result in substantial savings in embodied energy, maintenance, and life-cycle costs.

The Energy Committee recently secured a $85,000 grant from the Energy Efficiency and Conservation Block Grant program to support a town-wide campaign to promote and facilitate weatherization and electrification efforts by building owners, with a focus on multifamily buildings. This campaign is being spearheaded by a local not-for-profit organization, the Collective Well. The town intends to pursue grant funding opportunities for other energy projects in East Montpelier over the coming decades.

The East Montpelier Energy Committee will also continue to work with statewide organizations such as Efficiency Vermont to promote weatherization, heat pumps, and other energy-efficient heating and cooling systems to town residents and businesses. Efficiency Vermont, the state's energy efficiency utility, provides advice, incentives, and technical assistance to help residents and businesses across the state save energy and money. Capstone Community Action operates a

[7] Chapter 8 of this plan discusses housing in more detail, including goals to encourage a range of housing opportunities and to concentrate new residential development in the villages and identified growth areas, as well as forthcoming municipal housing targets resulting from Act 181.

[8] RBES, https://publicservice.vermont.gov/efficiency/building-energy-standards/residential-building-energy-standards.

[9] Executive Order 06-25, "Promoting Housing Construction and Rehabilitation," reinstated the 2020 RBES.

Weatherization Assistance Program, which addresses energy inequities by helping low-income community members save money and fuel through energy efficiency improvements.

Transportation Sector Targets

East Montpelier's targets for the transportation sector focus on shifting residents' and businesses' vehicle purchases from gas-powered internal combustion engine vehicles to fully electric "battery electric" or plug-in hybrid vehicles that run on both electricity and gas. The targets are for passenger cars and light-duty trucks, which are by far the most prevalent vehicle types in town, although there are a smaller number of medium- and heavy-duty vehicles used in commercial and industrial applications such as farming. Table 12 shows the CVRPC targets for light-duty electric vehicle adoption in East Montpelier.

Table 12
Electric Vehicle Targets

	Cumulative Vehicles in Use					
	Current Status	2025 Target	2035 Target	2050 Target	Net Change in Vehicles/Year to Reach 2035 Target	Net Change in Vehicles/Year to Reach 2050 Target
Passenger Car Battery Electric	122	49	508	1,197	39	43
Passenger Car Plug-In Hybrid	97	9	7	2	-9	-4
Light-Duty Truck Battery Electric	0	52	735	1,498	74	60
Light-Duty Truck Plug-In Hybrid	0	6	7	2	1	0
Total Vehicles	219	116	1,257	2,699	120	106

Reducing energy demand and GHG emissions from the transportation sector also involves investing in electric vehicle charging infrastructure, as well as public transit and land use strategies to reduce use of single-occupancy vehicles. CVRPC did not set quantitative targets for these aspects of transportation energy use, but pathways for progress are discussed below.

Transportation Sector Analysis and Pathways

East Montpelier residents are rapidly adopting electric vehicles, as shown in Table 13, making the 2035 and 2050 targets well in reach. Still, the pace of adoption needs to double, from less than 50 EVs per year to around 100 per year.

Table 13 East Montpelier Electric Vehicle Registrations by Year			
Year	**All-Electric Vehicles**	**Plug-in Hybrid Vehicles**	**EVs Registered**
2018	3	10	13
2019	8	12	20
2020	10	11	21
2021	14	13	27
2022	21	12	33
2023	28	18	46
2024	38	21	59
Cumulative EVs Registered	122	97	219

Source: Drive Electric Vermont

The East Montpelier Energy Committee will work with Drive Electric Vermont, GMP, and WEC to raise awareness of electric vehicle options and incentives. GMP and WEC provide incentives for the purchase of electric vehicles and free or reduced cost EV charging infrastructure. The town will also work to gradually convert its own fleet to electric vehicles, a process which began in 2025 with the purchase of an electric pickup truck for the road crew (supported by an Energy Efficiency and Conservation Block Grant). The Energy Committee will continue to support development and maintenance of public EV charging stations in East Montpelier Village and other locations around town. A longer-term goal is to establish at least one Level 3 charging station in town, preferably in the lower village near the intersections of US-2 and VT-14.

The Town has also added sidewalks and crosswalks to the East Montpelier Village, and is actively seeking funding to expand the sidewalk network to encourage more walking in the most densely populated areas. A particularly important project is to connect the lower village (along US-2) with the upper village (along VT-14S); such a connection would facilitate pedestrian and bicycle traffic between the two areas of the village, and would also provide access to the Cross Vermont Trail, which is planning a completely off-road trail to Montpelier. This would enable safe bicycle commuting to the state capital.

Renewable Energy Generation

Renewable Electricity Targets

In order for East Montpelier to help support the state's goals of 90% renewable energy by 2050, CVRPC allocated megawatt (MW) targets for renewable electricity capacity (shown in Table 14) and megawatt-hour (MWh) targets for renewable energy generation (shown in Table 15) in East Montpelier for the years 2025, 2035, and 2050. The municipal targets are based on an allocation from region-wide targets for renewable energy capacity and generation.

Table 14 East Montpelier Renewable Electricity Capacity Targets				
	Total Capacity (MW)	Incremental Total (MW)	Ground Mount Solar (MW)	Rooftop Solar (MW)
Current Status	3.51			
2025 Target	4.07	0.56	0.28	0.28
2035 Target	5.52	2.01	1.01	1.01
2050 Target	6.89	3.38	1.69	1.69

Table 15 East Montpelier Renewable Electricity Annual Generation Targets				
	Total Capacity (MWh)	Incremental Total (MWh)	Ground Mount Solar (MWh)	Rooftop Solar (MWh)
Current Status	8,169			
2025 Target	8,893	724	368	356
2035 Target	11,502	2,610	1,327	1,283
2050 Target	15,869	4,367	2,221	2,146

Renewable Electricity Analysis and Pathways

With 8,169 MWh of annual renewable electricity generation already installed in town (see Table 15), the town is close to meeting the 2025 target, but will need to nearly double its generation to achieve the 2050 target.

The potential for new large-scale hydroelectric generation is limited in East Montpelier, as the most suitable locations already have installed generation facilities and state environmental policies actively discourage the installation of new dams. The town has no potential for economically favorable wind energy development: no suitable primary wind sites exist, and the small area of secondary wind suitability is in a priority forest block (see below, and Map 16). Therefore, in order to meet the town's new renewable electricity generation target, the town must rely on solar energy projects. To meet the town's share of the total goal set by the Vermont Comprehensive Energy Plan, an additional 3.38 MW of solar photovoltaic (PV) capacity, corresponding to 4,367 MWh of annual generation, must be installed within the town by 2050.

In order to achieve this goal, East Montpelier will encourage residents and businesses to install small-scale solar and battery storage systems, and will promote additional renewable energy development in preferred locations that are suitable based on scenic, natural, and village characteristics. Renewable energy siting is discussed further below.

In addition to supporting renewable energy generation, the town will also support and encourage upgrades in utility-scale storage and distribution systems to support a flexible and resilient electricity system. Putting solar power and electric vehicles on the grid can increase the load on distribution equipment; some transformers and other infrastructure may need to be upgraded. The town will encourage larger solar installations to include battery storage so that power can be supplied to the grid after the sun goes down and to support peak demand reduction, improving resilience and reducing costs.

Renewable Energy Siting and Mapping

The installation of energy generation facilities, as well as transmission and distribution lines, can affect the landscape in a variety of ways. The following section recommends strategies to site new renewable energy facilities in a manner that aligns with the town's desire to promote smart growth and preserve land with natural and scenic character.

Land Use Impacts

As previously noted, an additional 3.38 MW of solar PV capacity, corresponding to 4,367 MWh/yr of expected generation, must be installed in East Montpelier by 2050 to meet the town's share of the state renewable energy generation targets. For comparison, Table 16 includes an analysis of the town's renewable electricity generation potential — that is, the amount of generation that could occur if all the areas identified as prime resources on Map 16 were developed with renewable energy, specifically for solar. This analysis indicates that there is more than adequate land area available for East Montpelier to accommodate new renewable electricity generation and achieve the targets.

Table 16
Potential Renewable Electricity Generation

Resource Type	Capacity (MW)	Generation (MWh)
Rooftop solar	9.0	11,430
Ground-mounted solar	143.0	187,902
Wind	0	0
Hydroelectric	0	0
Biomass & Methane	0	0
Other	0	0
Total Potential Renewables	152.0	198,332
2050 Target (for comparison)	3.38	4,367

Act 174 requires municipal energy plans to analyze and identify areas that are potentially suited to developing various types of new renewable energy facilities such as solar, wind, hydro, and biomass. Towns may also identify preferred sites for new renewable energy production and develop guidelines for siting distributed energy generation and related transmission lines. The intent of the guidelines is to avoid overly restricting the siting of distributed renewable energy to the detriment of environmental goals and consumer choices, without acquiescing to a "gold rush" of renewable energy installations with the potential for negative impact on rural cultural life, costly distribution system upgrades, and subsequent backlash to the further development of renewable energy. For example, larger solar projects 2.2 MW (typically occupying about 15 acres of land) and larger in size have been installed around the state. Electrical infrastructure requirements can result in new, larger poles along roadsides. There are many good examples of the siting of various renewable energy projects around the state. Many have been located within industrial areas, developed areas, or in otherwise less visually sensitive lands. A few have been proposed on prime agricultural land or within other resource lands, raising concerns about aesthetics and the best use for particular resource areas.

As previously noted, the potential for new large-scale hydroelectric generation is limited in East Montpelier; the suitable locations already have generation facilities. The town has no potential for economically favorable wind energy development: no suitable primary wind sites exist, and the small area of secondary wind suitability is in a priority forest block. The amount of landfill gas at the Central Vermont Transfer Station is too small to be developed by Casella Waste Systems. Therefore, in order to meet the town's new target for new renewable energy generation, the town must rely on solar energy projects.

An additional 3.38 MW of solar PV capacity must be installed within the town in order to meet the 2050 targets. Assuming that this is achieved by installing ground-mount solar projects, this corresponds to approximately 24 acres of land devoted to new solar arrays based on today's technologies. East Montpelier's low rolling hills with significant areas of open fields and scrub vegetation are potentially well-suited to solar development, so there appears to be little impediment to accommodating this goal. The amount of land usage would be even lower if significant roof-mounted solar were to be installed. Three-phase electric transmission lines are important to support larger solar projects (100 kW or greater). Map 15 shows the town's existing three-phase transmission lines.

As detailed in Chapter 9H, the scenic quality of East Montpelier's landscape and its openness make careful siting of development important. Siting considerations are generally not intended to constrain smaller net-metering projects that serve to reduce the net electrical consumption of residences, businesses, or small groups of residences abutting the photovoltaic array. Larger solar projects are possible in preferred areas and are encouraged to be consistent in scale and character with their surroundings. Regardless of scale, all solar installations must comply with development standards that will reduce any undue adverse impacts to significant scenic and natural resources identified in this Town Plan (see Chapter 9B, 9F, and 9H).

The Vermont PUC has adopted rules relating to setbacks and aesthetic considerations for new photovoltaic systems (Rule 5.100).[10] These rules apply regardless of whether the photovoltaic system is net-metered, standard-offer, utility-owned, or not grid-tied. Furthermore, siting electric infrastructure and PV arrays in or around wetlands or shorelines must strictly follow state Agency of Natural Resource regulations. Easements controlled by the Vermont Land Trust may require their permission for any type of development, including solar arrays of any size.

All electric customers in the town should have a reasonable opportunity to offset their power usage using PV arrays adjacent to their homes or businesses. More stringent siting guidelines apply to utility-scale projects that are intended to feed power into the regional grid. East Montpelier recognizes barriers to access to renewable electricity, including (but not limited to) differences between utility policies and access to financial capital, and is committed to working to reduce those barriers to advance energy equity.

[10] In invoking the Quechee test for aesthetics and the potential need of visual mitigation, a majority of the East Montpelier Selectboard, or a five-person panel chosen from the East Montpelier voter list by the Selectboard, will serve as the voice of the "average person."

Siting Standards

This Town Plan establishes siting preferences and constraints on sites with specific characteristics, which generally apply to siting of large-scale solar PV (>150 kW in size):

- **Preferred Sites:** The town will support installations at these sites that meet design guidelines;
- **Potentially Suitable Sites**: The town may support installations at these sites, but installers must pay careful attention to siting restrictions in statute; and
- **Prohibited Sites**: The town will not support installations at these sites because of the scenic, significant natural resource, or cultural values of the specified areas.

Residential-scale arrays of 25 kW or less are acceptable in almost any location in town. Commercial and community arrays up to 150 kW are also acceptable in most locations.

Large-scale solar arrays (>150 kW) are encouraged to be sited in "preferred" locations where scenic preservation, natural character, or village character are not limiting issues.

Preferred Sites

Preferred sites for larger solar photovoltaic arrays (>150 kW) are located within the current Industrial District and Commercial District (excluding defined villages). These areas are generally on or near state highways and near three-phase transmission lines. Appropriate screening from roadsides and residential areas is required for all solar projects. Projects must be sited in accordance with state and regional standards, taking into account areas of known and possible constraints.

Several portions of East Montpelier are zoned for commercial and/or industrial usage and are suitable for larger solar projects. These areas are located in the southeast quadrant of the town. Because of the potential for commercial energy load in this area and the pre-existing of light industrial development in this area, these areas are preferred for larger-scale solar development. Note that zoning districts may change.

Preferred sites for arrays of 150 kW or larger include:

- Rooftops of municipal buildings, such as U-32 Middle/High School and East Montpelier Elementary School.
- Above parking lots and impervious ground surfaces (i.e., solar canopies).
- Adjacent to existing light industrial and commercial sites that are comparable in scale to the proposed array.
- Adjacent to existing large farm buildings, with array size appropriate for the demand of those buildings.
- **Casella Waste Management Capped Landfill:** The available land area is unknown, and would determine the potential project size.
- **Industrial District:** East Montpelier's industrial district is designed to accommodate industrial and business uses unsuited to residential areas, and is therefore economically

important to the town. Large-scale arrays >150 kW may generally be sited in the industrial district.

- **Commercial District:** The commercial district extends from East Montpelier Village along US 2 to the Plainfield town line. Portions of this district may be suited to solar development. These include areas immediately adjacent to existing commercial uses. Areas that are not suitable include actively used farmland, lands within East Montpelier Village, flood hazard areas, river corridor areas, or wooded slopes greater than 25 percent (consistent with regional constraints). Screening from roadsides and nearby residential areas is particularly important as this area serves as the eastern gateway into East Montpelier's primary village.
- **Portions of the Residential and Commercial District:** Generally, areas in close proximity to Route 2 and to three-phase transmission lines are preferred. Excluded areas include East Montpelier Village and the conserved Clark property. This is an area with a mix of residential uses, and screening from residential and roadside views will be important.

Potentially Suitable Sites (Areas of Possible Constraints)
Renewable energy generation projects that are not located within "preferred sites" will need to be designed and sited so that the scale and location does not unduly detract from the character of the area or natural resource values. Owners of conserved land must comply with the terms of the relevant conservation easements, which may require approval from the Vermont Land Trust or other organization that conserved the land. Larger non-commercial projects up to 150 kW serving the specific needs of local businesses or farms may be permitted provided they are designed and sited to fit within the character of the surrounding area. The following types of renewable energy projects are generally allowable in these areas:

- Roof mounted solar panels;
- Free-standing solar panels up to 25 kW for single residences or up to 150 kW serving a nearby community of homes;
- Non-commercial solar projects up to 150 kW designed to serve the specific needs of a local business, institution, or farm; and
- Small wind turbines suited to specific residential or business use.

The 150 kW solar project at the McKnight Farm serves as a good example of appropriate siting on non-productive land.

Where solar PV projects are located on agricultural soils, agrivoltaics are encouraged. Using this approach, the solar PV project is designed such that the land can still be used for agricultural purposes. Some agricultural activities, such as sheep grazing have minimal impact on the design of the PV site. Other agrivoltaic PV project designs leave more room for agricultural activities and equipment between rows of panels.

Prohibited Sites (Areas of Significant Constraints)
Areas with important natural, cultural, or scenic values are unsuited to solar projects except where it can be demonstrated that development will not interfere with the identified resource. These restrictions are not intended to prevent the installation of arrays to offset residential or farm use of inhabitants within the designated prohibited area, but sensitive siting and screening may be required.

- **Significant Natural Resources**: These areas build off of the known state and regional constraints (including, e.g., confirmed vernal pools, river corridors, floodways, and Class 1 and 2 wetlands) and also include highest priority forest blocks and prime agricultural soils.
- **Identified Scenic Views**: Roadside areas with significant scenic views are identified in the Town Plan and shown on Map 10. In these areas, no solar project shall be visible within the foreground (one half mile) of any viewing area, to ensure consistency with Chapter 9H and Policy 9.13.
- **Significant Cultural Resources**: No ground-mounted projects greater than 50 kW shall be located within a Village zone. These areas are intended for residential and business growth to provide a sense of community, economic growth, and opportunities for affordable housing.

Goals and Actions

➢ **Goal 6.12**: Promote energy conservation and efficiency.

✔ **Action 6.12.1:** Educate East Montpelier residents and promote available incentives for home weatherization and other energy conservation.

➢ **Goal 6.13**: Promote electrification of thermal energy.

✔ **Action 6.13.1**: Educate East Montpelier residents and businesses and promote available incentives to encourage installation of air-source heat pumps and heat pump hot water heaters.

➢ **Goal 6.14**: Promote adoption of electric vehicles.

✔ **Action 6.14.1:** Educate East Montpelier residents and businesses and promote available incentives to encourage switching from internal combustion engine vehicles to electric vehicles.

✔ **Action 6.14.2:** Leverage available grant funding and incentive programs to facilitate installation of Level 2 EV charging infrastructure throughout town.

✔ **Action 6.14.3:** Seek grant funding to support the installation of a Level 3 EV charging station in East Montpelier Village.

➢ **Goal 6.15**: Develop infrastructure to reduce dependency on automobiles.

- ✔ **Action 6.15.1:** Seek grant funding to extend off-road sidewalk networks, especially to connect the upper and lower villages in East Montpelier Village.
- ✔ **Action 6.15.2:** Support the efforts of the Cross Vermont Trail Association to complete an off-road trail between Montpelier and East Montpelier.

This goal cuts across other areas. See actions for Infrastructure (6.1.1, 6.1.2, 6.1.3, 6.4.1, 6.4.2, 6.5.1).

➢ **Goal 6.16**: Promote installation of solar photovoltaic arrays.

- ✔ **Action 6.16.1**: Facilitate development of large-scale solar projects at preferred sites, including rooftop arrays at U-32 and EMES and a ground-mount array at the capped landfill.
- ✔ **Action 6.16.2**: Promote incentive programs to East Montpelier residents and businesses, to encourage installation of small-scale rooftop and ground-mount arrays.

F. TELECOMMUNICATIONS INFRASTRUCTURE

History

The New England Telephone and Telegraph Company brought telephone service to East Montpelier around 1891. Public telephones were installed at general stores in East Montpelier Village and North Montpelier, the Montpelier and Wells River Railroad depot. A few residences were also early adopters. By 1912 telephone service extended along most of the town's major roads.

Deregulation and new technologies have brought major changes to how telephone service is provided. Verizon sold its Vermont landline business to Fairpoint Communications in 2008, which was then acquired by Consolidated Communications in 2016.

Cell phones began to become more common in the 1990s and early 2000s, and the first smartphones were introduced in that decade.

The fire department and road crew have historically relied on radios to communicate within the town. This has continued, at least in part, due to a lack of universal cell coverage within the town. Emergency service communications are moving towards greater reliance on wireless phone networks, however. In 2017 the federal government signed a contract with AT&T for the creation of a nationwide first responder communications network known as FirstNet. This contract has required AT&T to ensure coverage in areas that it could not previously reach, which has created pressure to place new transmitters and build new towers.

East Montpelier residents have been served by cell towers and transmitters in other towns. Carriers have attempted to build towers in the East Montpelier Center area and near Jacobs Rd, and in both cases neighbors have bought out the development rights to the properties that would have hosted the towers.

Current Status

Traditional landline telephone service plays an important, but diminishing, role. Many residents rely on landlines to ensure telephone service when the power goes out. Consolidated Communications is the primary landline service provider, although some residents obtain service through resellers such as FirstLight.

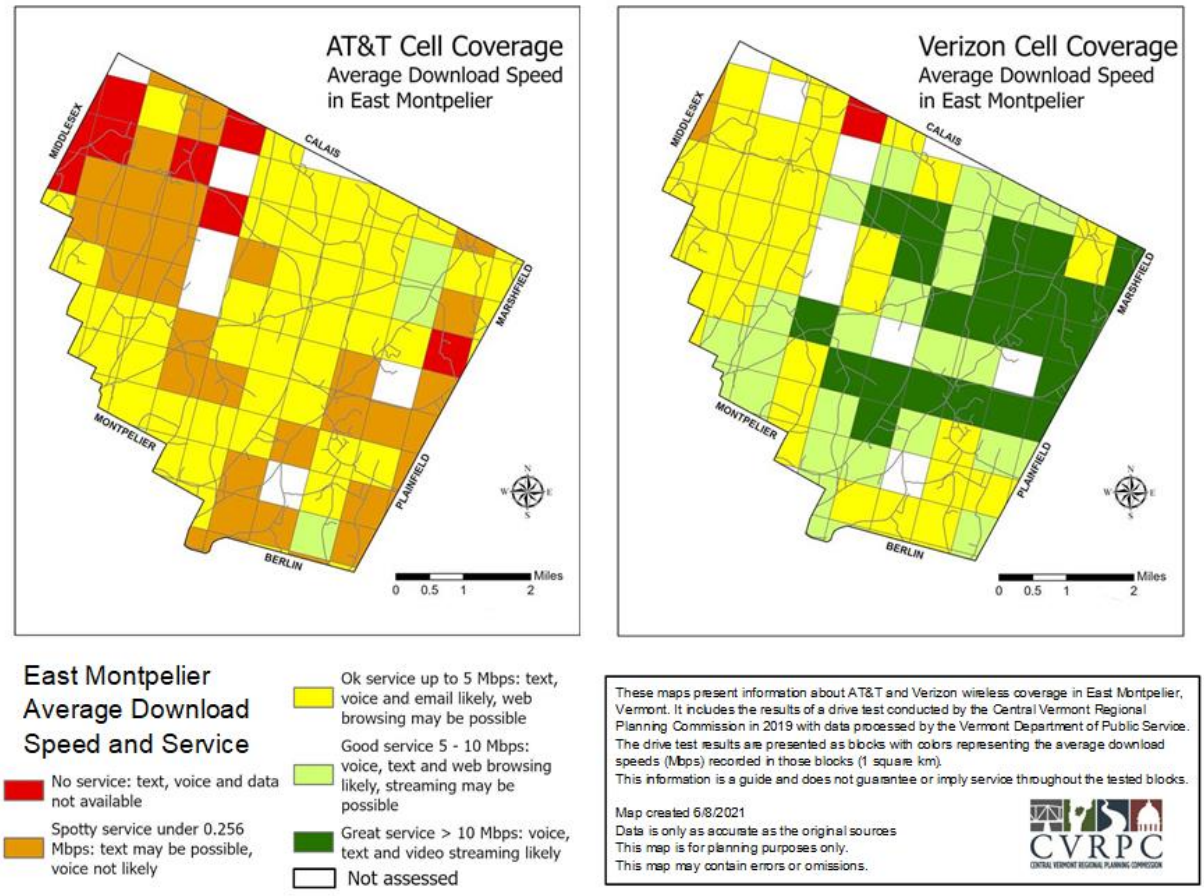
New technologies are disrupting traditional landline telephone service. Some residents get their telephone service through their internet service provider. Increasingly, however, people are relying on cell phones not just for mobile communications but as their primary telephone service.

While we do not have data at the town level, current estimates are that 62.1±2.5% of Vermonters had only cell phones in 2023, and another 16.6±2.3% primarily use cell phones although they

still have landline numbers. Just 3.8±0.5% have only a landline, and ~1.7% have no phone at all. The number of adults relying solely on cell phones has increased rapidly: in 2013, only 31.4% had no landline and 15.3% relied exclusively on landlines. Younger adults are more likely to live in cell-phone only households: in 2020, 80.4% of all Americans aged 25-29 and 83% of those aged 30-34 only had cell phones, compared to 35% of those aged 65 or over. We do not have reason to believe that this pattern would be significantly different in Vermont than it is nationally.

Availability of cell phone service is therefore very important to the town's ability to attract new residents, particularly those of prime working age and younger families who will continue to bring children into the East Montpelier's schools. People moving from outside Vermont are also more likely to rely on cell phones.

East Montpelier hosts a cell transmitter, on a farm silo in town. Some areas of town have very good coverage, but others do not. The maps below show coverage for Verizon and AT&T as of 2019. These are the two most significant carriers serving the town.



The burden of hosting communications infrastructure is often not borne evenly, however. Towers can have a significant impact on the visual landscape in their immediate areas, while offering benefits to people far from the area immediately impacted. The town has an interest in mitigating the disparate nature of these impacts, both by suggesting areas where transmitters or

towers can be placed which will limit the impact and by identifying those areas that the town most wants to protect.

Regulatory Process

Regulation of telecommunications towers is governed by federal and state laws. The state Public Utility Commission (PUC, formerly the Public Service Board) is responsible for permitting telecommunications facilities under 30 V.S.A. §248a. An applicant may alternatively choose to go through permitting at the municipal level rather than through the PUC, but this is an unlikely scenario. If an applicant applies for and receives a Certificate of Public Good from the PUC under the 248a process, they do not need to get a permit from the town. Municipalities are allowed to participate in the state permitting process and are automatically granted party status in 248a cases if they request it.

Section 248a requires that the PUC give 'substantial deference' to town plans, although the PUC may determine that the public good overrides a town plan. Section 248a also requires that the facility not have an undue adverse impact on "aesthetics, scenic beauty, historic sites, rare and irreplaceable natural areas; endangered species; necessary wildlife habitat." The town's Land Use and Development Regulations provide criteria related to siting and design of cell towers. Under Section 248a, the PUC may consider local regulations as the town's interpretation of its town plan.

Federal law constrains what both the town and the state can regulate. The Telecommunications Act of 1996 bans municipalities and states from prohibiting cell towers or denying permitting of cell towers on the basis of the environmental or health impacts of radio frequency (RF) emissions. The town could request evidence showing that a proposed tower will meet FCC health requirements. States and/or municipalities can regulate the impacts of the tower itself and any infrastructure that must be built to accommodate it separately from the impacts of the radio waves, e.g. the visual impact of the tower, impacts on sensitive habitats from construction or if a tower falls, etc., but the Federal Communications Commission sets the standards for RF emissions.

Cell Tower Siting Standards

This Town Plan identifies resources to be protected and standards for cell tower siting and design. Further details are found in Section 4.14 of the town's *Land Use and Development Regulations*.

Resources to be protected

East Montpelier has significant scenic and natural resources, as outlined in Chapter 9 of the town plan. Many of the identified scenic areas act functionally as public parks, with people from outside the area coming to walk the roads there. The town plan's scenic resources section specifically calls out impacts on foreground areas, defined as the area within ½ mile of the viewing area. This distance is based on research showing that this is the distance at which people can see detail. Cell towers can still have a significant impact on scenic areas beyond this distance if they are particularly incongruous with the surrounding area (for example if a tower has significant prominence above a ridgeline).

The town also has a well-used network of trails maintained by East Montpelier Trails, Inc, as well as a number of other trail resources. The town's trail resources are described in Chapter 4 of the town plan. Many of these trails are permanently protected for public use so access is preserved as it would be for the public roads that are the focus of the scenic resources section of the town plan. Scenic views of forests, farms and vistas are an important element of the trail experience.

The town places a priority on protecting its natural environment, and the *Land Use and Development Regulations* specify minimum distances that towers must be from streams and wetlands to protect them from damage during construction or should a tower fall.

Preferred Sites

This plan does not identify specific locations that would be best suited for telecommunications infrastructure, but it does identify certain types of sites where cell transmitters would be preferred.

- **Co-located on existing cell towers.** Where towers currently exist, the first priority should be to co-locate new communications equipment on those towers.
- **Co-located with or affixed to existing infrastructure.** Transmitters may be mounted on existing large buildings such as industrial buildings, farm buildings or inside church steeples. Transmitters should not be visible in the foreground of areas identified as significant scenic resources (Chapter 9, section H), but can be sited in ways that are not visible (e.g., within church steeples, on top of large buildings)
- **In forested areas where forest growth and topography can be used to mitigate visual impacts.** By setting towers back in forested areas, towers can have significant prominence above the canopy while causing minimal or no visual impact on areas accessible to the public (e.g. public roads and trail systems protected for public use) or residences. The effectiveness of these measures in mitigating visual impact of a tower's prominence above tree line shall be established using photographic evidence from balloon tests, which will establish the apparent height of the tower and show whether the tower will be visible. In cases where a tower is shielded by deciduous trees, this criterion will be best met by tests conducted when the leaves are off the trees. The accompanying graphic shows an example of this type of mitigation could work.

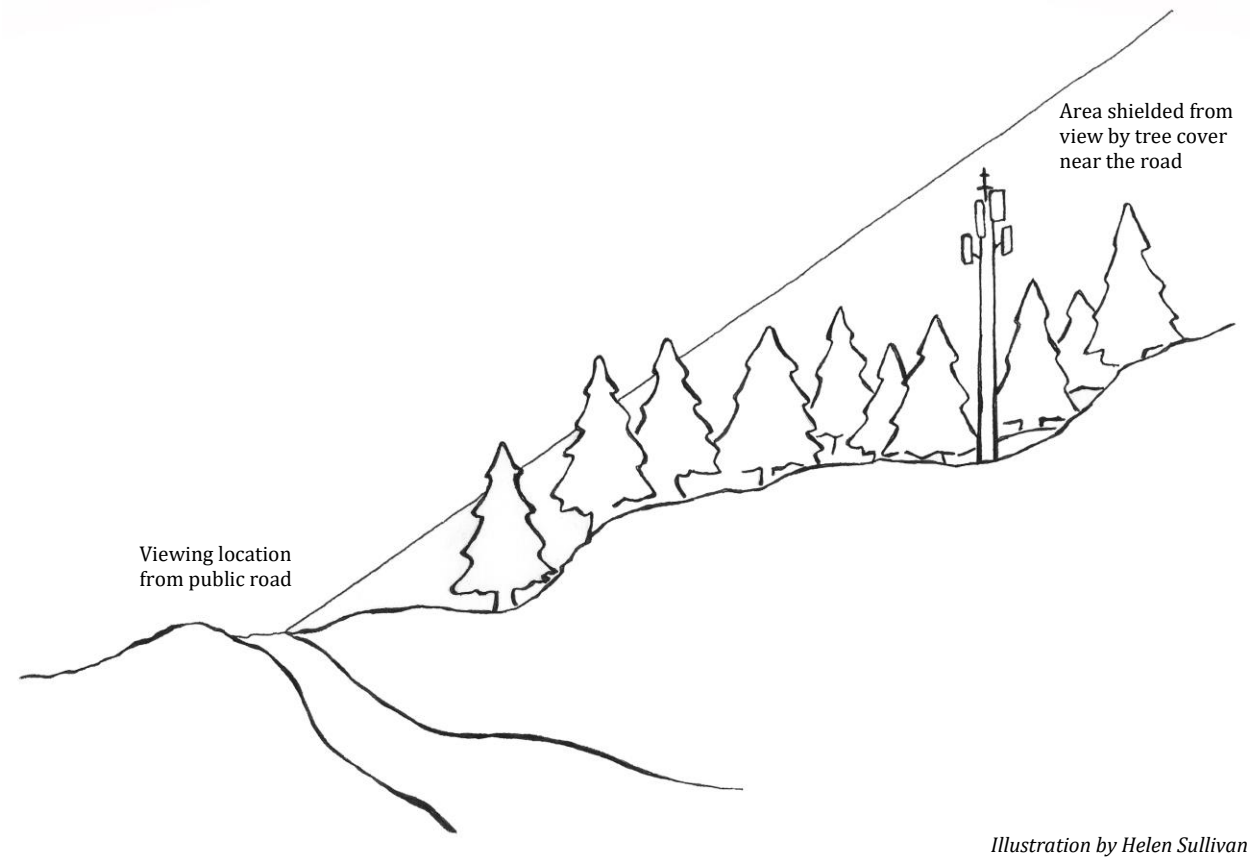


Illustration by Helen Sullivan

A person standing on the road as shown here will not be able to see the tower due to tree cover near the road blocking view of anything beneath the diagonal line shown here. The complexity of the topography makes it difficult to calculate these visual impacts directly, but a balloon test can show whether a tower will be visible and how high it will appear to rise above the trees from important viewpoints.

Areas not suitable for cell towers

- **Village areas.** Communications towers should not be built within state designated village centers or within the zones making up the Village. This applies specifically to towers: transmitters may be located in these areas provided that they are hidden.
- **Significant Scenic Public Views.** Significant scenic areas are identified in Chapter 9, section H, and shown on map 10. This section also defines the characteristics that contribute to each area's status as a significant scenic area. No communications tower shall be visible within the foreground of these areas. The town's *Land Use and Development Regulations* specify the minimum distances that towers should be from designated scenic roads.
- **Ridgelines.** Communications towers shall not be placed at the tops of ridgelines. Towers should not exceed the elevation of an immediate ridgeline when prominent views of a site exist.
- **In areas where a tower could damage homes, sensitive natural environments, and the property of those not hosting the tower.** The *Land Use and Development Regulations* give distances that towers should be set back from structures, water features, and property lines.

Goals and Actions

➢ **Goal 6.17**: Enable all areas of East Montpelier to have adequate cell service coverage to meet the needs of residents, businesses and emergency service providers, while protecting the town's scenic and natural resources.

- ❖ **Policy 6.17.1**: *East Montpelier supports cell service infrastructure that enables adequate cell service coverage in all areas of town and that is sited and designed to protect the town's scenic and natural resources.*
- ✔ **Action 6.17.1:** File for intervener status and/or submit public comments on Section 248a applications before the Public Utility Commission that do not meet the siting and design criteria described in the *Town Plan* and *Land Use and Development Regulations*.
- ✔ **Action 6.17.2:** Consider whether conducting an inventory of suitable cellular facility locations would be beneficial for both the town and cellular carriers and whether grant funding for such a study is available.

Chapter 7
ECONOMIC DEVELOPMENT

Current Status

East Montpelier's economy is strongly tied to Central Vermont and the broader region. The vast majority of the town's property tax base is residential. Most of these residents work outside of the town's limits, and most local businesses rely on a regional customer base.

This is true even of the businesses which are important components of the town's identity. While both of the town's larger dairy farms have direct sales through on-farm stores, they sell most of their products out of town (to Cabot and Organic Valley). Morse and Bragg Farms cater to tourist populations, and the three main food businesses in East Montpelier Village–Dudley's, Fox Market, and Fontaine's Farm Store–serve a blend of locals and travelers passing through on Routes 2 and 14.

In addition, East Montpelier supports a broad range of business types: the mixed-use village center (including the upper village along Route 14 South) includes retail businesses, food, hardware and building supplies, auto repair, health care, and banking. Although these businesses are spread out enough that they do not yet form a walkable core, some symbiotic relationships between businesses are developing. Fox Market, which–in addition to the market, serves as the town's only coffee shop, bar, and café–also functionally serves as the waiting room for Route 2 Auto. The town park and ride also serves as overflow parking available for village center businesses.

When updating the Land Use and Development Regulations in 2022, the town recognized the need for additional revenue streams and therefore permitted light industrial uses in the village center as a conditional use. This change allows businesses that combine manufacturing and local sales to operate in the village, while safeguarding walkability through limits on outdoor storage of manufacturing materials. Since 2022 no new light industrial projects have been approved in the village center, but interest has been growing.

The Route 2 corridor supports additional commercial activity. Although this is more spread out and thus more car-dependent, the expansion of the Plainfield Food Cooperative into Plainfield Hardware with their recent purchase of the business (August 2024) supports the mixed use combination of commerce with the services of Twin Valley Senior Center, which includes four residences, and other residential neighborhoods on both sides of Route 2. This area is zoned for commercial activity.

Perhaps less usual for a small Vermont town, the industrial zone between Route 14 South and Route 2 supports a number of heavier industrial uses, including a factory building manufactured homes which are shipped throughout Vermont and, in some cases, across New England. The town's zoning has long supported these kinds of commercial activities, carving out this area

which is specifically designated for uses that may be incompatible with housing (and in which new housing is not permitted).

Finally, the town has provisions for the operation of home occupations in all residential districts and home industries in all but the Agricultural-Forest Conservation District. Both exist throughout town. Home occupations tend to exist entirely within the home and may have up to two outside employees. Home industries may have more employees and support more outdoor storage and equipment, which allows for more trade-related businesses including those relying on machinery which require on-site storage. In 2022 the town allocated a portion of its American Rescue Plan Act (ARPA) funding to expand broadband internet service throughout town. This benefits existing home businesses and enabled a 19% work from home rate in 2023, up from 8.6% in 2013.

Farming has been an important cultural and commercial aspect of East Montpelier since its founding, and remains a significant feature of the town's identity. Dairy farms employ 43 people year round, and another 3 seasonally. These larger operations are heavily integrated in the regional and statewide economy, purchasing equipment, fertilizer, and grain from local businesses. In addition to the two dairies, a few smaller farms raise beef cattle, sheep, and goats, while bedding plants, fruits, organic vegetables, medicinal herbs, flowers and perennials are also raised commercially on a growing number of farms. The interest in local food continues to blossom with increasing numbers of small agricultural and value-added enterprises specializing in a variety of products including meats, vegetables, berries, cheeses, and plants. Maple syrup is as vital as ever with many large and small producers. Both the Bragg Farm and Morse Farm have expanded and diversified their product lines, including through extensive mail order and gift catalogs.

Just as many of the town's businesses serve a regional customer base, residents of East Montpelier contribute to the greater Barre-Montpelier area. While some residents work in town, many East Montpelier residents work in larger, nearby communities, either commuting to work, or working remotely, the latter a direct result of the Covid 19 pandemic which officially began in March of 2020. As in many other towns throughout the state, the disruption of lock-downs created turbulence in all aspects of life, including employment. Specific to East Montpelier, many of whose residents had been commuting into Montpelier to work for the state, we saw a strong shift to remote work. In addition, many seniors who may have been postponing retirement, took the events of the pandemic as an opportunity to do so. This is partially reflected in the most recent employment estimates when one compares at-home work from 2013 to 2023:

Residents Working at Home and Commute Time Estimates, 2013-2023

	Residents Working at Home	Percent of Overall Working From Home	Average One-Way Commute (minutes)
2013	119 +/- 58	8.6% +/-4.0%	20.3
2018	158 +/- 61	12.2% +/- 4.4%	22.1
2023	283 +/- 81	19% +/-5.6%	20.1

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, DP03

Employment and Wages

East Montpelier provides 2.2 percent of the jobs in the central Vermont region, according to the Vermont Department of Labor. While the number of employers in town has increased recently from 72 employers in 2016, to 87 employers in 2023, the number of jobs they provide has overall decreased. 85 private sector employers provide 539 jobs. 67 % of these private-sector jobs are in the service sector; agricultural employment accounts for 43 jobs.

According to the 2023 American Community Survey 5-year estimates, town residents work in a variety of occupations and industries as detailed in the following tables:

Occupation	Number	Percent
Civilian employed population 16 years and over	**1,498±154**	**100%**
Management, business, science, and arts occupations	750±177	50.1%
Service occupations	143±82	9.5%
Sales and office occupations	386±103	25.8%
Natural resources, construction, and maintenance occupations	122±48	8.1%
Production, transportation, and material moving occupations	97±45	6.5%
Source: 2019-2023 American Community Survey 5-Year Estimates, S2406		

Industry	Number	Percent
Civilian employed population 16 years and over	**1,498±154**	**100%**
Agriculture, forestry, fishing and hunting, and mining	6±9	0.4%
Construction	79±32	5.3%
Manufacturing	85±53	5.7%
Wholesale trade	17±16	1.1%
Retail trade	300±100	20.0%
Transportation and warehousing, and utilities	63±41	4.2%
Information	7±10	0.5%
Finance and insurance, and real estate, rental and leasing	68±39	4.5%
Professional, scientific, and management, administrative, and waste management services	92±41	6.1%
Educational services, and health care and social assistance	520±176	34.7%
Arts, entertainment, recreation, accommodation and food services	41±26	2.7%
Other services, except public administration	104±54	6.9%
Public administration	116±55	7.7%
Source: 2019-2023 American Community Survey 5-Year Estimates, S2405		

The median household income of East Montpelier in 2023 was $88,447, $8,594 more than the Washington County median income of $79,853. East Montpelier's 2023 poverty rate is starkly lower than Washington County's, at 2.4% compared with 9.4%. (2023 American Community Survey 5-Year Estimates)

East Montpelier has a very low rate of unemployment, even lower than the region and the state.

Local and Regional Unemployment Rates, 2023				
	Total Civilian Labor Force	Employment	Unemployment	Unemployment Rate
East Montpelier	1,617	1,590	27	1.7%
Barre-Montpelier Labor Market Area	25,784	25,258	526	2.0%
Washington County	34,615	33,930	685	2.0%
Vermont	350,886	343,840	7,046	2.0%
Source: Vermont Department of Labor, Economic & Labor Market Information. Labor Force and Unemployment Rate Data Tool. 2023 Annual Average, Not Seasonally Adjusted				

Despite some economic growth and diversification of employment options in recent years, some significant challenges remain. A lack of affordable housing, a surge in retirements, and other post-pandemic issues have led to workforce shortages. Additionally, an aging and insufficient public potable water system and/or lack of municipal wastewater treatment systems impede business and residential development in East Montpelier and North Montpelier Villages. Understanding East Montpelier's integral employment and economic connections to other central Vermont communities and the northeast region is essential for us to work towards future development of town economic goals and resiliency.

Future Economic Development Potential

The *East Montpelier Village Master Plan* encourages business and residential growth within the defined village district. Based on the village master plan, the town adopted new zoning regulations to encourage mixed residential and business growth at increased densities. In addition, East Montpelier Village's close proximity to the Barre-Montpelier area, including its ready access to US 2 and VT 14, is favorable for attracting new businesses into the mixed use center. The town's commitment to maintaining the village center designation for East Montpelier Village's historic core (see Land Use) will allow owners of historic commercial properties in the designated village center to access tax credits for renovations of these buildings.

The village master plan makes it a high priority to ensure that the water supply system in the village is sufficient to serve current and future customers and to pursue opportunities to provide wastewater infrastructure. These infrastructure needs are particularly significant for businesses such as restaurants and cafés and will be among the greatest challenges for future growth. (See additional discussion under Land Use.)

Larger property owners in the village have potential to include community water and/or wastewater systems. These parcels could potentially serve other nearby properties and businesses that want to expand. These larger properties also have the potential for compact, residential and/or mixed-use village-scale development. New residential growth helps provide a market for businesses offering services to the community.

Sidewalks have enhanced the "village" feel of East Montpelier Village and add to the safety of pedestrians who use the village. A new Park and Ride facility was completed in 2017 and supports commuters as well as village businesses that use it as overflow parking.

In 2019, in an effort to encourage revitalization of North Montpelier Village, the Planning Commission applied for and was awarded village center designation. Though the Riverbend Store and Post Office closed in 2012, and the historic Masonic Hall (former dance hall) now stands mostly vacant, residents are actively working to bring back local businesses. A small family owned roofing company, a car mechanic, a pick your own orchard, a real estate broker are among the businesses now trying to get established in North Montpelier. The Orchard Valley Waldorf School is also trying to build a farm based business and community classes and events, but needs insurance to sell their goods to the public. Gallison Hill, with access to the Montpelier sewer line, has also been identified as a potential growth area, but may be more focused on residential than business development.

Goals and Actions

➢ **Goal 7.1**: Concentrate commercial growth in East Montpelier Village with an emphasis on village-scale businesses that support the community and are compatible with residential uses.

- ✔ **Action 7.1.1:** Encourage business retention and expansion, and the location of new village-scaled businesses in village mixed-use areas.
- ✔ **Action 7.1.2:** Maintain village center designation for the historic village core and promote the associated benefits.
- ✔ **Action 7.1.3:** Evaluate the level of interest in and benefits of forming a non-profit entity to acquire and redevelop properties in the village as a way to preserve historic properties and spur economic development.
- ✔ **Action 7.1.4:** Evaluate incentives to encourage property owners in and near the village to participate in mixed-use development and public water and wastewater initiatives that support the residential and commercial goals for East Montpelier Village.

This goal cuts across other areas. See actions for:

- Infrastructure (6.11.1, 6.11.2)

➢ **Goal 7.2**: Encourage small, community-focused commercial enterprises in North Montpelier.

- ✔ **Action 7.2.1:** Pursue grants and business assistance programs that support economic development in North Montpelier to include business recruitment, infrastructure improvements, and aesthetic enhancement.
- ✔ **Action 7.2.2:** Maintain village center designation in North Montpelier.
- ✔ **Action 7.2.3:** Evaluate incentives to encourage property owners in and near the village to participate in mixed-use development and public water and wastewater initiatives that support the residential and commercial goals for North Montpelier Village.

- **Goal 7.3**: Ensure that zoning bylaws continue to promote commercial and industrial business uses in appropriate locations.

  - ✔ **Action 7.3.1:** Periodically review and update the East Montpelier Land Use and Development Regulations to ensure that commercial and industrial areas encourage appropriate business growth.

  This goal cuts across other areas. See actions for Land Use (10.3.1).

- **Goal 7.4**: Promote and support the viability of sustainable agricultural enterprises.

  - ✔ **Action 7.4.1:** Encourage local agricultural enterprises through non-regulatory techniques such as hosting farmer's markets, fairs, and other events that promote and provide information about local agricultural products.

  - ✔ **Action 7.4.2:** Ensure zoning bylaws support agricultural enterprises.

- **Goal 7.5**: Support home businesses while ensuring that rural residential character is preserved.

  - ✔ **Action 7.5.1:** Promote the continued upgrade and expansion of high-speed telecommunications throughout the town.

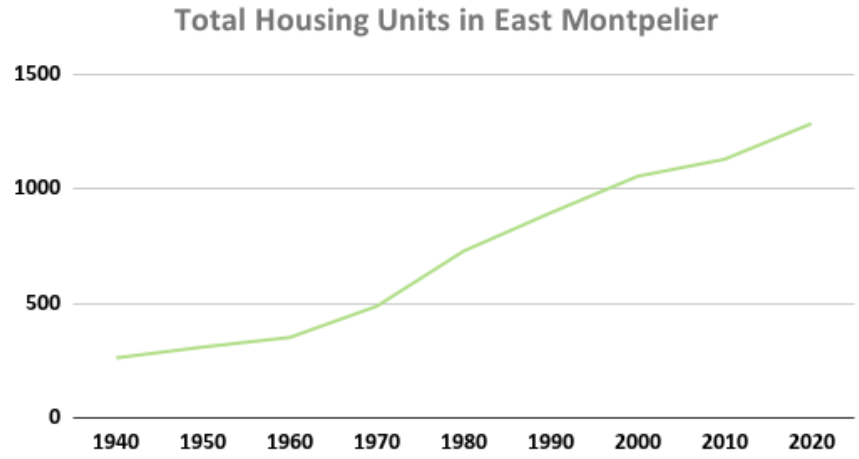
Chapter 8
HOUSING

History

East Montpelier's housing history is closely tied to its natural resources. The farmland, forests, and waterways attracted Indigenous peoples to the area, including the Abenaki; and later, European settlers. These natural assets supported a thriving agricultural economy and powered the mills of North Montpelier. The mill owners built boarding houses to attract workers shaping the villages. Large farmhouses housed multi-generational families and farmhands. As the population grew, village businesses were typically designed to accommodate extended families and communal living. Post WWII, East Montpelier's economy shifted away from agriculture and industry, transitioning into a more rural residential community. Improved transportation and regional growth connected the town to larger economic centers.

Current Status

East Montpelier today is home to people representing a variety of ages and occupations. The town's scenic beauty, conserved open land, excellent schools, and proximity to services and employment make the town a desirable place to live. Over the past few decades, the town has become more of a rural residential bedroom community, with many state-employed (and other) professionals preferring rural lifestyles for their families, with access to land for gardening and small livestock. As in many other Vermont towns, East Montpelier faces a number of housing challenges including an overall housing shortage, a dearth of affordable housing, aging housing stock, and housing types that don't necessarily meet the community's housing needs.



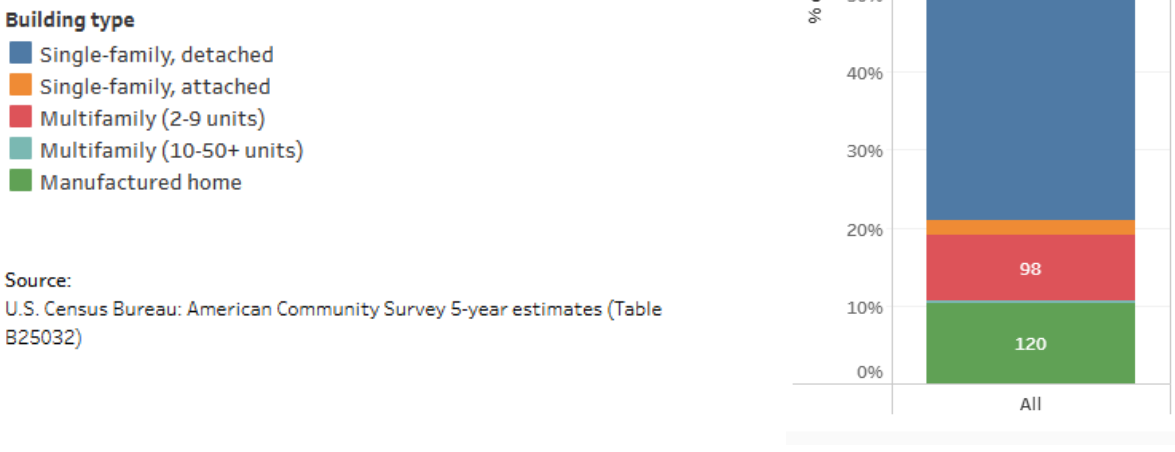
Source: US Census 1940-2010, 2023 ACS estimates

The long term housing shortage in East Montpelier–and throughout the state–was exacerbated during the pandemic, where migration data show that more people moved to Vermont in 2021 and 2022 than during the prior decade combined (U.S. Census Bureau, National Population Totals and Components of Change.). According to the Vermont Housing Needs Assessment 2025-2029 (VHNA), "change in migration and household formation patterns, combined with other macro-scale economic changes, contributed to rising housing costs, with the current housing stock unable to accommodate all households". According to the VHNA, Central Vermont needs between 2,540 and 3,864 housing units by 2030 in order to accommodate projected housing needs.

Housing Stock

The number of homes in East Montpelier more than doubled between 1970 and 2000. Since then, the rate of new homes being built has slowed. In 2010 there were 1,129 housing units, increasing to an estimated 1,305 housing units in 2023, a 15% increase (ACS 5-year estimate).

Consistent with the town's rural residential character, single-family homes account for about 81% of the housing stock, while multi-family homes account for only 8%, and mobile homes 10%.



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25032)

The Sandy Pines Mobile Home Park has 56 units, accounting for approximately half of the mobile homes in East Montpelier. Sandy Pines residents own their homes and pay a fee to rent the lot and pay for water and septic as well as trash and snow removal.

Most homes in town are owner-occupied. Rental homes comprise 12% of the total.

The age of the town's housing stock reflects the pace of home-building over time. About 20% of the town's homes were built before 1940. Relatively few homes were built between 1940 and 1960. Home-building surged starting in 1970, with approximately 18% of the town's homes built in the 1970s, 13% of the town's homes were built in the 1980s and 12% built in the 1990s. Building slowed between 2000 and 2010, with approximately 6% of homes built during this period. Approximately 12% of homes were built between 2010 and 2020, though it should be noted that ACS estimates were used for 2020.

Town permit records can complement these estimates. Between 2020 and the end of 2024, the town issued 34 permits for single family dwellings (some of them replacement dwellings), one permit for a duplex, and 12 permits for accessory dwellings, totaling about 47 new units. This is an increase of 3.7% to our housing stock.

Following the pandemic, the prevalence of short-term rentals and second-homes in the state drastically exacerbated the housing shortage. Housing units that were formerly owner-occupied or year round-rentals for residents are now unavailable. This shift has especially burdened low and moderate income households, first-time home buyers, and individuals experiencing homelessness. The increase in short term rentals and second homes was seen in East Montpelier anecdotally, however, as in many small towns, there is currently no reliable data on short term rentals or second homes. While the trend is likely less severe than in Vermont's resort towns and larger cities, we cannot understand the impact on East Montpelier's housing stock unless we have a way to track these activities.

The HOME Act of 2023 (Act 47) requires that the Vermont Housing Needs Assessment (VHNA) include statewide and regional housing targets or ranges, and directs regional planning commissions to work with municipalities to integrate new requirements into town plans and bylaws. While East Montpelier bylaws already comply with requirements related to permitting duplexes, accessory dwelling units, and multifamily dwellings near villages, the town will need to consider additional measures to address low income and moderate income housing needs.

Household Size

Year	**Households**	Average **Household Size**
1900	827	2.70
2000	1,007	2.56
2010	1,068	2.41
2020	1,201	1.96
Source: US Census 1900-2020		

Although the number of households has steadily increased over time, the number of people in a household has declined. This decrease in household size is at odds with the number of large dwellings in East Montpelier, leading to under-occupied homes. This mismatch between

household size and number of bedrooms in a home is not uncommon in Vermont. The relative lack of available small homes and apartments makes it difficult for older residents, who would like to live independently but with less upkeep, to move out of their larger homes. This in turn results in a scarcity of available multi-bedroom homes for families to buy or rent. One bright spot may be programs like HomeShare and the increase in accessory dwelling units in town, which can support elders who wish to age in place.

Housing Costs and Affordability

East Montpelier's attractiveness as a place to live contributes to higher housing costs relative to surrounding communities. Median home sales prices can fluctuate from year to year, depending on the number and type of homes sold. Nevertheless, homes in East Montpelier typically sell for a higher price than in neighboring towns or in Washington County as a whole.

At town forums and in town surveys over the past 25 years, residents have repeatedly identified the lack of affordable housing as a significant problem. Housing is considered affordable if housing costs (including mortgage, taxes and insurance) consume no more than 30% of annual gross income. Using data and the mortgage affordability calculator from the Vermont Housing and Finance Agency, a household with the town median income of $88,447 (US Census: ACS 5-year estimates 2023 Table B25119) could afford a house priced at $274,500. For the same time period, the median owner-occupied home value in Washington County was $293,900 (ACS 5-year estimates 2023). This means that the median-income household in town cannot afford a median-priced home, and the gap is increasing over time. Additionally, according to Housingdata.org, the East Montpelier median sale price of a primary home in 2023 was $370,000; to afford the median sale price you would need a household income of at least $123,750.

By definition, half of the town's households have incomes below the median value. Frequently, these are young adults, working families, and seniors for whom finding affordable housing is a challenge. Federal housing programs typically focus on households making up to 80% of the median income. In East Montpelier, households at 80% of town median income (i.e., $70,756, US Census: ACS 5-year estimates 2023 Table B25119) can afford a house costing up to $228,500. This is much less than the median value house in town. The 2023 median price of a mobile home with land in town was $211,000 (Source: housingdata.org, from VT Dept. of Taxes). Mobile homes, in Sandy Pines or elsewhere in town, fall within the affordable range for the town. According to the Federal Housing Finance Agency, home prices in Vermont between April 1, 2023 and March 2024 saw the highest rate of increases in home price of any state, at 12.8%. Steep rises in home prices since the pandemic are reflected in East Montpelier's Common Level of Appraisal (CLA), which compares Grand List values with actual prices of recent real estate sales. The town's CLA dropped from 94.18% in 2020 to 61.50% in 2024. A townwide reappraisal will begin in 2027.

Because East Montpelier's property values are high, with building lots valued at over $100,000 , it is difficult to build affordable single-family housing. Most of East Montpelier does not have critical infrastructure, such as municipal water and wastewater, typically necessary to achieve the

density that makes affordable housing development viable. Market forces alone are unlikely to be sufficient to develop affordable housing units under existing conditions.

Numerous new statewide programs to assist with the affordable housing shortage are underway or in development and include the popular Vermont Housing Improvement Program (VHIP). VHIP offers financial and technical assistance to landowners building new affordable rental housing, or rehabilitating existing affordable rental housing. In return for this assistance, participants agree to charge affordable rent or to rent to certain populations. VHIP, administered by Downstreet, is also available to homeowners who wish to build an accessory dwelling unit. (Downstreet also administers a Revolving Loan Fund for East Montpelier residents to make major repairs and to assist with weatherization upgrades.) More information can be found on their website, Downstreet.org.

Multi-family Housing

Apartments, townhouses and condominiums are considered to be multi-family housing and offer another housing option that may be more affordable and attractive for people seeking to downsize. Duplexes are permitted throughout town. Multi-family housing is particularly suitable for villages and growth areas where density is appropriate and transportation and services are available.

Currently, multi-family housing comprises only 8% of homes in East Montpelier. North Montpelier has many of these apartments in former mill buildings. Additionally, accessory apartments are located throughout the town. Developing multi-family housing, like all uses, requires adequate wastewater treatment. The lack of a public wastewater system impedes the development of multi-family housing. However, multi-family housing developments planned with shared wastewater systems are possible and are envisioned in the *East Montpelier Village Master Plan*. The 2022 update to the *Land Use and Development Regulations* allows additional density for Planned Unit Developments in East Montpelier Village, which can make development with shared infrastructure more feasible in the village.

Senior Housing

While East Montpelier has many senior residents, East Montpelier currently has no specifically-designated senior housing. Many of our elders living in larger homes have relied on HomeShare Vermont to provide a well-matched person or couple to support their aging in place. The program is also beneficial for persons seeking affordable housing. HomeShare Vermont assists with screening, matching, and conflict resolution to help ensure that the arrangement is compatible and mutually beneficial.

Regional Housing Targets and Future Land Use Maps

As a result of Act 181, regional and municipal housing targets formerly set in the Regional Housing Distribution Plan, will now be developed through a framework involving the Vermont Housing Finance Agency (VHFA), Regional Planning Commissions, and municipalities. At the time of this writing, VHFA has published the statewide and regional housing targets for 2025-2030, and 2025-2050. These targets will eventually be allocated to municipalities within each region, based on the Future Land Use Map. The stated purpose of these targets is to serve as aspirational goals, to guide municipal planning and development in designated growth areas. Based on previous build-out analyses it is likely that East Montpelier will be able to meet the future housing target with development within its villages and growth areas. Ideally, this new framework and associated incentives will encourage investment in East Montpelier's villages and growth centers.

East Montpelier faces several challenges in increasing the housing stock. Approximately 50% of the town's land area is conserved and/or in current use. Both reduce the amount of land available for development. The town also has long had large-lot zoning regulations to encourage the continuation of the farming community. Although East Montpelier is a desirable place to live, high land costs, reduced land availability, the lack of municipal water and wastewater infrastructure, and lack of public transportation hinder the development of new homes.

Nevertheless, East Montpelier recognizes the need for more affordable housing options. Various actions have been taken to promote this goal:

- ✔ Town zoning allows mobile homes anywhere single-family homes are permitted.
- ✔ Accessory dwellings are allowed in all zoning districts and the allowed size has been increased.
- ✔ Minimum lot sizes in East Montpelier Village decreased in the 2022 LUDR update, and larger multifamily dwellings are permitted.
- ✔ Planned unit developments are allowed in all zoning districts except Zone B - Industrial. Planned unit developments may receive a 25% density bonus and a 50% density bonus if at least 20% of the units are affordable.
- ✔ The town has a revolving loan fund, administered by Downstreet, to support residential housing improvements for income-eligible property owners.
- ✔ A new, passive-energy affordable home on US 2, built by Central Vermont Habitat for Humanity (CVHFH) was completed in 2017.

Goals and Actions

- **Goal 8.1**: Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing.
  - ✔ **Action 8.1.1:** Partner with other organizations, including Downstreet and CVHFH, to create affordable and senior housing near transportation and services.
  - ✔ **Action 8.1.2:** Evaluate expanding the Conservation Fund to include affordable housing.
  - ✔ **Action 8.1.3:** Promote and support home share programs as a way to support senior and affordable housing.
  - ✔ **Action 8.1.4:** Consider conducting a housing needs assessment and developing a housing action plan for the town.
  - ✔ **Action 8.1.5:** Encourage residents and town officials to participate in regional housing workshops and programs like Vermont Housing Improvement Program.
  - ✔ **Action 8.1.6:** Develop a short term rental survey in order to understand the impact of short term rentals in town.
  - ✔ **Action 8.1.7:** Promote recent changes to zoning such as the increased density in the village, streamlining of PUD regulations, loosening of regulations related to duplexes, ADUs, and multifamily housing throughout town.

- **Goal 8.2**: Concentrate new residential development in East Montpelier Village, North Montpelier Village, and identified growth areas, outside of the floodplain and river corridor.
  - ✔ **Action 8.2.1:** Engage residents about Tier 1B status and whether or not the town should opt in
  - ✔ **Action 8.2.2:** Consider applying for funding to conduct visioning and planning work with North Montpelier Village and an identified growth area.
  - ✔ **Action 8.2.3:** Encourage the establishment of a community housing trust, to support affordable housing in villages and growth areas.

  This goal cuts across other areas. See action for Land Use (10.2.1, 10.2.2, 10.2.3).

Chapter 9
NATURAL AND SCENIC RESOURCES

East Montpelier's natural and scenic resources sustain our economy, our health, and our shared sense of place. They contribute to a bioregion that allows some of the highest environmental and emotional well-being scores/metrics in the region. Our natural assets also act as quiet, tireless workers. Forests filter our air, buffer us from storm winds, and sequester carbon from the atmosphere; wetlands serve as nature's reservoirs, absorbing floodwaters and filtering runoff before it reaches our rivers; and the interconnected ecosystems provide sanctuary to countless species, while offering a wealth of recreation opportunities to residents and visitors alike. These resources are not merely passive backdrops to our lives; they actively mitigate the impacts of the climate crisis, stabilize local ecosystems, and offer us moments of inspiration, peace, and reflection. In a time when the natural world feels increasingly at risk, East Montpelier's natural assets remind us that forward-thinking, planning, and stewardship are both a responsibility and an investment in our future.

A. AIR QUALITY

The Vermont Department of Environmental Conservation (DEC) monitors air quality at several locations, all of which currently meet federal air quality standards. However, no official air quality monitoring stations are located in Central Vermont, so the only data on local air quality comes from unofficial sources such as PurpleAir, which may be less reliable than official monitoring stations. State data are available for the stations in Underhill, Burlington, Rutland, and Bennington for ozone, nitrogen oxide, carbon monoxide, sulfur dioxide, particulate matter, and toxic elements. Emissions of many air pollutants are closely related to energy use. Local sources of air pollutants include emissions from motor vehicles, heating systems, and some agricultural practices, along with particulate matter from the town's dirt roads. Local air quality can also be impacted by smoke from wildfires, both nearby and distant, such as the Canadian forest fires in 2023. Forests improve air quality and can help remove some air pollutants through a process of carbon sequestration. Therefore, protecting and maintaining forested landscapes can also help preserve air quality. The Energy section of this plan delves further into the ways we can help reduce air pollution by using renewable energy, increasing energy efficiency, and conserving energy. Local air quality alerts are available through VT Alert and from AirNow.gov.

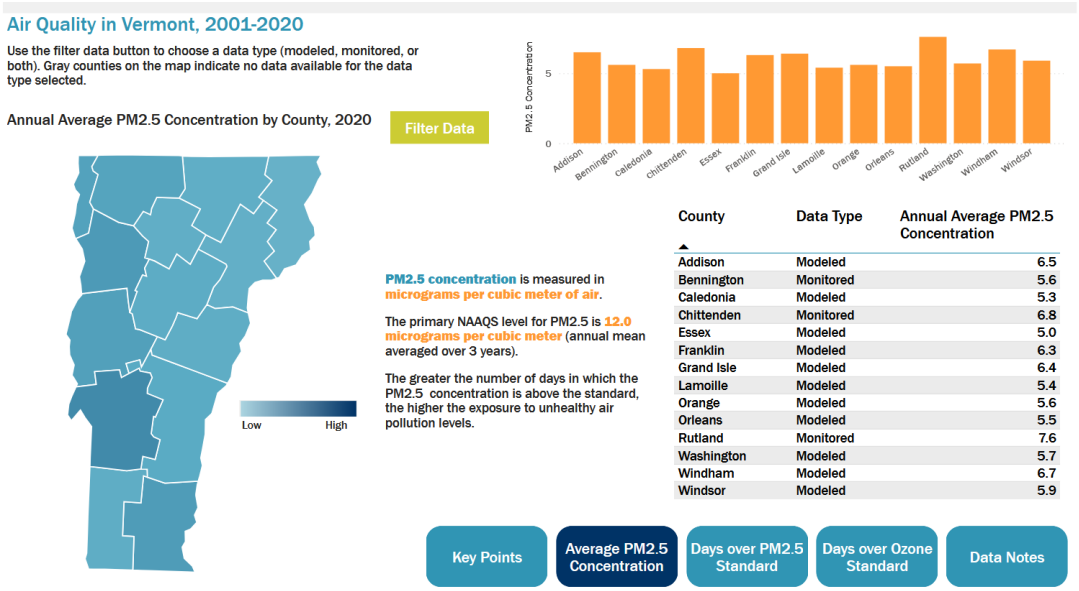


Image from https://www.healthvermont.gov/environment/tracking/air-quality

Emerging Risks

- **Increased Wildfire Smoke:** Recent events, such as the Canadian wildfires in 2023, highlight the growing risk of smoke from both local and distant wildfires affecting air quality. Climate change is expected to exacerbate the frequency and severity of these fires.
- **Decreased Forest Cover:** Loss of forested areas due to development, disease, or pests can reduce the natural ability to filter air pollutants and sequester carbon, impacting air quality and increasing local vulnerabilities.
- **Climate Crisis:** Rising temperatures and changing weather patterns can exacerbate air quality issues by intensifying pollutant levels during heatwaves.

Goals and Actions

➢ **Goal 9.1**: Promote local actions to maintain air quality. This goal cuts across many other areas. See actions for:

- Infrastructure (6.1.1, 6.1.2, 6.1.3, 6.1.5, 6.2.1, 6.4.1, 6.4.2, 6.5.1, 6.12.1, 6.13.1, 6.14.1, 6.14.2, 6.14.3, 6.15.1, 6.15.2);
- Economic Development (7.1.1, 7.2.1);
- Natural and Scenic Resources (9.7.1, 9.7.2); and
- Land Use (10.2.1, 10.2.2, 10.2.3, 10.3.1).

B. WETLANDS AND WATERWAYS

History

With the arrival of the first European immigrants into the East Montpelier area some two hundred years ago, a natural environment that had remained relatively stable for centuries began to undergo rapid change. Early settlers to this area found beaver, bear, deer, moose, and other wildlife in plentiful supply. The free-flowing Winooski River was a popular fishing area and, for a few years in the 1860s, served as an abundant source of pearl-bearing freshwater clams. By the late 1800s, however, clearing of land and unregulated hunting and trapping had begun in earnest and profoundly influenced the area's natural resources and wildlife population.

The Winooski River and its tributary, the Kingsbury Branch, both served important roles in the early settlement of East Montpelier. Historical evidence indicates the existence of several Native American settlements along these rivers. The native Abenaki people frequently used the Winooski as a major route to eastern points. For the European settlers, the rivers and multiple streams in our area served as sources of power, food, and recreation. By the beginning of the twentieth century, many sawmills were operating along both rivers.

The use of waterways in town and in the Central Vermont area for early industrial purposes also led to pollution. Wetlands were considered a nuisance to be avoided if possible or, in cases where avoidance was not possible or desirable, to be filled or drained. Over half of the wetlands in the United States have been drained, filled, or otherwise converted since European colonization. Vermont is estimated to have lost 35% of its historic wetland areas.

On the other hand, after a four-year Act 250 permitting process beginning in 2005, a total of 3.6 acres of wetlands were constructed south of the Coburn Pond Swimming Hole. About half is identified as "Wetland Creation Area." The other half is identified as "Wet Meadow Buffer." The project was designed to compensate for wetlands destroyed during highway expansion of Rt. 2 in Cabot, just north of Marshfield Village. These wetlands, constructed over the summer of 2011, surround four small sections of protected Class 2 Wetlands.

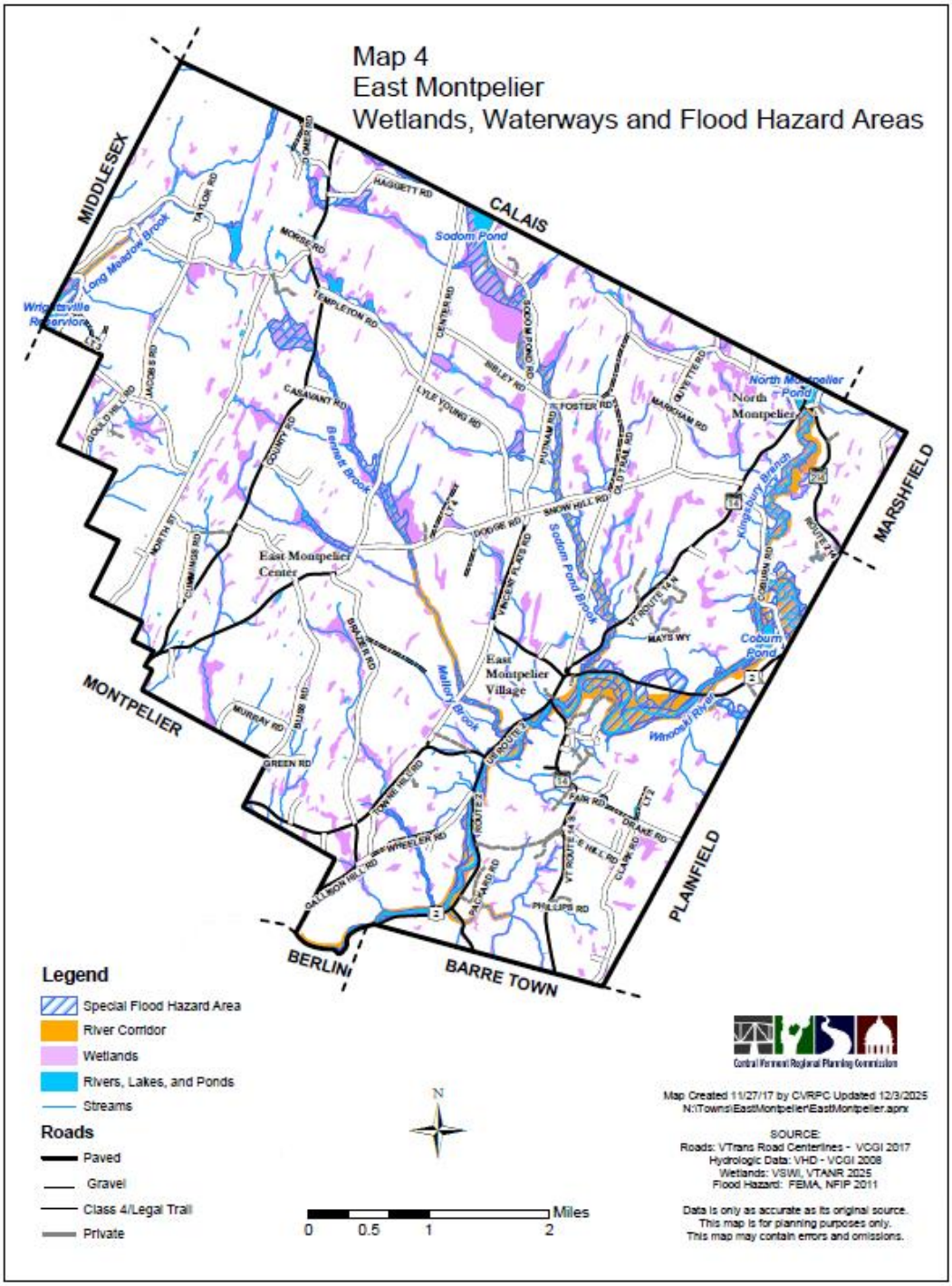
Reforestation, the consolidation of farms, and decreased human population during the first half of the twentieth century allowed some of the natural habitat and animal species to reappear in the East Montpelier area. More recently, population growth within the town and the Central Vermont region has once again brought major changes to these water and wildlife resources.

Current Status

Our wetlands and waterways have many uses and functions. Wetlands support exceptional diversity of plants and animals and play a critical role in flood resiliency and improving water quality by slowing fast moving water and filtering pollutants. Ponds and waterways provide opportunities for swimming, canoeing, kayaking, fishing, bird watching, and are important scenic resources.

Two private hydroelectric projects are located within East Montpelier: Kingsbury Hydroelectric is located in North Montpelier Village on the Kingsbury Branch; Winooski Hydroelectric is located on the Winooski River along US 2 near Gallison Hill Road.

Map 4 shows the network of rivers, streams, and ponds in East Montpelier as well as numerous, mostly small, wetlands.



Major Waterways and Wetlands

The Winooski River is the major waterway running north to south in the eastern side of town. The Kingsbury Branch, Sodom Pond Brook, and Mallory Brook flow into the Winooski River, along with other smaller streams. On the western side of town, Long Meadow Brook flows out of Horn of the Moon Pond down to Wrightsville Reservoir and into the North Branch of the Winooski.

Major Rivers and Streams			
	Name	Drainage Area	Drainage Area Measurement Location
**	Winooski River	160 square miles	Near the mouth of the Kingsbury Branch
**	Kingsbury Branch	53 square miles	At its mouth
**	North Branch	67 square miles	At the outlet of Wrightsville Reservoir
*	Mallory Brook	5 square miles	At its mouth
*	Sodom Pond Brook	11 square miles	At its mouth
** Partially in town; * Completely in town			

Major Lakes and Ponds				
	Name	Size	Elevation above sea level	Drainage Area
**	Wrightsville Reservoir	90 acres	629 feet	67 square miles
**	North Montpelier Pond	72 acres	703 feet	51 square miles
*	Sodom Pond	21 acres	1,058 feet	3 square miles
*	Horn of the Moon Pond	10 acres	1,230 feet	<1 square mile
*	Nelson Pond	10 acres	1,210 feet	<1 square mile
*	Chapell Pond	2 acres	1,170 feet	<1 square mile
*	Coburn Pond	6 acres	n/a	<1 square mile
** Partially in town; * Completely in town				

Forested riparian areas, along streams and rivers, are critical for river processes, aquatic biota, wildlife movement, and biological diversity, as well as other ecological functions. The Winooski River, Kingsbury Branch, Mallory Brook, and Sodom Pond Brook are important to wildlife connectivity, even though some of these areas have been fragmented with development.

The State of Vermont Wetlands Program defines wetlands as “those areas of the state that are inundated by surface or groundwater with a frequency sufficient to support vegetation or aquatic life that depend on saturated or seasonally saturated soil conditions for growth and reproduction.”

Several large wetland complexes exist in town, but numerous small wetlands are also valuable. There are 146 mapped wetlands in town, although unmapped wetlands are also regulated by the Vermont Wetlands Act. The mapped wetlands range in size from 0.12 acres to 199 acres and occupy a total of 857 acres. An official wetlands map is available from the DEC (http://dec.vermont.gov/watershed/wetlands/maps), and a copy is in the Town Office.

All wetlands shown on the Wetlands Inventory Map are presumed to be significant unless otherwise determined by DEC. The Vermont Wetland Rules identify and protect 10 functions and values of significant wetlands and classified wetlands as Class I, Class II, or Class III. Class I and Class II wetlands are considered significant and protected under the wetland rules along with their buffer zones (generally 100-foot for Class I and 50-foot for Class II).

The Vermont Wetland Rules prohibit development in wetlands and their buffers, although there are some allowed uses (https://dec.vermont.gov/watershed/wetlands/bmps) in connection with farming activities. Farmers who plan to convert new cropland or change land use near a wetland should work with the Vermont State Wetlands Program and the United States Department of Agriculture.

Water Quality

The water quality of lake and pond water resources are rated by the Vermont Department of Environmental Conservation (DEC) Inland Lake Score Card (http://dec.vermont.gov/watershed/lakes-ponds/data-maps/scorecard) as "poor" to "good" based on four criteria: nutrient trends, shore and lake habitat, mercury pollution, and invasive species. Elevated levels of mercury in fish tissue are a water quality concern in all Vermont waterways. All of East Montpelier's rated lakes and ponds are rated either "good" or "fair" on all four criteria, with the exception of North Montpelier Pond, which has, since the early 1980s, been infested by Eurasian water milfoil, a nuisance non-native aquatic plant, resulting in a "poor" rating in the invasive species criterion. While their presence has been documented in nearby waters, zebra mussels and didymo (two other non-native nuisance aquatic species) have not been discovered in any waterway in town. Preventing the spread of non-native species will require the continued vigilance by residents and all who enjoy using these water resources.

Vermont has state water quality standards administered and monitored by DEC. Water bodies that do not meet one or more standard criteria are considered impaired. East Montpelier does not have any impaired surface waters, although privately owned ponds are not rated. The state classifies surface waters as either Class A or Class B. Class A waters are suitable for public drinking water supplies and include all waters in pristine natural condition and all waters above 2,500 feet in elevation. Class B waters are all other surface waters and are managed towards the objective of maintaining high quality, suitable for recreation, high quality habitat, and drinking water supplies after appropriate filtration and disinfection. Class B waters may also include waste management zones which allow for the discharge of treated sewage. There are no waters in East Montpelier classified as Class A.

East Montpelier's waterways also have downstream impacts, as all surface waters in town drain into the Winooski River and ultimately into Lake Champlain. Lake Champlain is classified as impaired, with levels of phosphorus that do not meet water quality standards. Vermont has developed a Total Maximum Daily Load (TMDL) plan to clean up Lake Champlain by reducing the levels of phosphorus entering the lake. The phosphorus comes from agricultural runoff, roadways, eroding stream banks, wastewater treatment plants, silviculture, and lawn fertilizers. Achieving the goals of the cleanup plan requires that phosphorus levels be reduced from all sources throughout all the watersheds contributing to Lake Champlain. Clean water programs to meet the TMDL affect East Montpelier, and East Montpelier residents can take part in practices that reduce pollution reaching Lake Champlain. The town is required to obtain and comply with a Municipal Roads General Permit to reduce pollutants from roadways. In 2019 CVRPC finalized the Kingsbury Branch Watershed Stormwater Master Plan for East Montpelier, Calais, and Woodbury, which identifies and develops preliminary designs for five priority stormwater projects in each town.

Protecting Wetlands and Waterways

All wetlands are protected by state statute. Municipally-adopted Flood Hazard and River Corridor regulations limit development within vulnerable areas along the Winooski River, Kingsbury Branch, and Bennett Brook. The town requires a minimum 50-foot development buffer around all streams and wetlands.

The continued richness and diversity of fish and wildlife within East Montpelier depends on the sustained integrity and maintenance of their habitat. An important component of this system is the network of stream banks referred to as riparian corridors. When recognized and respected, they can play a significant large role in protecting fish and wildlife and in ensuring the connectivity of natural areas within the town.

Forested riparian areas along streams and wetlands still require protection. Several ponds located within the town have only a "fair" rating for shoreland conditions and/or mercury levels. Maintaining forested buffers can improve water quality. Numerous local organizations support landowners who are interested in doing more to protect and improve waterways. Some organizations include: the Winooski Natural Resources Conservation District, Friends of the Winooski, The River Conservancy, Trees for Streams, and the Natural Resources Conservation Service.

One way to help protect water quality is the use of Low Impact Development (LID) techniques during construction to minimize offsite impacts, especially run-off, sedimentation and pollutants. Techniques include using natural systems and green infrastructure. Examples include using narrow unpaved driveways, rain garden catchment areas to absorb any run-off from a site, retaining roadside vegetation, and collecting runoff from hard surfaces like roofs into rain barrels. The town's 2022 update to the *Land Use and Development Regulations* incorporated some LID approaches, including a maximum impervious lot coverage in the Village districts and a reduction in parking space requirements.

Importantly, natural resource management efforts will continue to involve land in both public and private ownership.

As the frequency of severe precipitation events and subsequent flooding has increased in Central Vermont (including significant floods in both 2023 and 2024), the restoration of wetlands and floodplains has taken on a new sense of urgency. In addition to overall destruction of natural resources, farmland, and private property, flooding negatively impacts the economy in the form of closed businesses, decreased tourism, and expensive redevelopment of vital infrastructure. Passage of the Vermont Flood Safety Act in 2024 requires the creation of first-ever statewide regulations on new development in the river corridor, and strengthens wetland protections and private dam regulations. The Town can protect its wetlands, waterways, and wildlife by prioritizing development patterns that increase density in compact village centers, by clustering housing in neighborhood development areas and by limiting commercial development and residential, suburban sprawl on open land.

Emerging Risks

- **Climate Impacts**: More frequent and severe precipitation events increase the risk of flooding, erosion, and sedimentation, threatening the stability and functionality of wetlands and waterways.
- **Invasive Species Proliferation**: The spread of non-native species like Eurasian water milfoil and knotweed poses ecological threats, disrupting native plant and animal habitats and reducing water quality.

Goals and Actions

➢ **Goal 9.2**: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development.

✔ **Action 9.2.1:** Consider use of the Conservation Fund for the purchase of important public access to wetlands and waterways.

➢ **Goal 9.3**: Ensure Town policies, including the *Land Use and Development Regulations*, promote water quality protection.

✔ **Action 9.3.1:** Review and update *Land Use and Development Regulations* to include adoption of additional Low Impact Development (LID) techniques.

Action 9.3.2: Track state level changes to river corridor regulations resulting from the Flood Safety Act and ensure that *Land Use and Development Regulations* do not conflict with any changes.

➢ **Goal 9.4**: Support project development and implementation of projects that will improve water quality.

✔ **Action 9.4.1**: Continue to manage highway operations and implement projects to comply with the Municipal Roads General Permit including updating the roads inventory and assessment.

✔ **Action 9.4.2**: Implement roadside vegetation practices that reduce runoff and sedimentation.

✔ **Action 9.4.3:** Continue to pursue resources for project development and implementation of priority projects in the Kingsbury Branch Watershed Stormwater Master Plan.

C. GROUNDWATER AND AQUIFERS

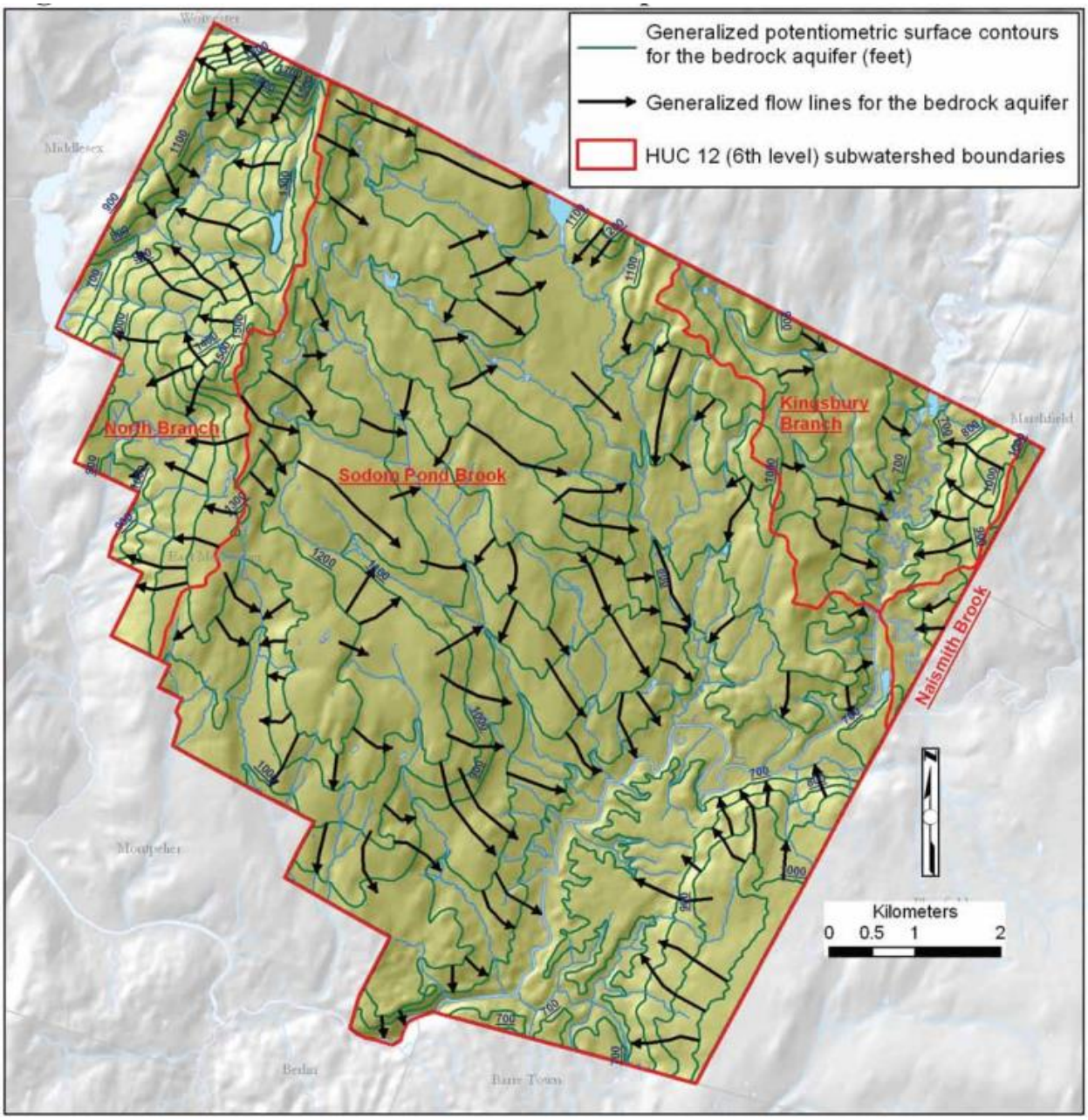
History

Early settlers depended on springs (where groundwater flows naturally to the surface) and groundwater wells to provide drinking water. As the town developed, however, inadequate procedures for waste disposal and wastewater treatment threatened the quality of surface water and groundwater. The development of stricter state sewage, industrial, and agricultural regulations has restored much of the lost water quality.

Current Status

In response to a proposed bottling plant in the western part of town, a citizen group formed in 2008 to place a moratorium on large withdrawals of groundwater from springs or wells. The Planning Commission has since developed regulations that provide careful review of permits for such withdrawals. Also in 2008, the Vermont legislature designated groundwater as a public trust resource, requiring ANR to preserve groundwater for current and future generations.

The Vermont Geological Survey completed a review of the town's geology and groundwater resources in 2013 (see Appendix D). The Moretown bedrock formation on the western edge of town is a tight rock formation with lower groundwater yields. The Waits River Formation in the center to eastern side of town has looser rock with a greater flow of groundwater. The greatest groundwater yields were found near the Winooski River. Water samples from 17 wells were tested for arsenic, nitrate, fluoride, uranium, and gross alpha radiation; none of the samples exceeded state health standards.



Bedrock aquifer flow map from
https://dec.vermont.gov/sites/dec/files/geo/OpenFile/GWTowns/EastMontpelierPoster.pdf

The bedrock aquifers are recharged over years or decades by local precipitation and spring snowmelt infiltrating into the ground, especially through wetlands. Groundwater, surface waters and wetlands are intricately connected. Groundwater not only serves as a drinking water resource but is integral to the resilience of water ecosystems, particularly during times of drought. This reinforces the need to ensure that large groundwater withdrawals do not impact neighboring wells. Additionally, wastewater treatment, waste disposal, and pesticide and fertilizer practices are important to prevent groundwater contamination. These activities are generally regulated at the state level by DEC and the Agency of Agriculture.

Emerging Risks

- **Aging Infrastructure**: Deteriorating private wells and septic systems pose a contamination risk to groundwater if not properly maintained or upgraded.
- **Climate Crisis:** Increasingly severe droughts and changing precipitation patterns stress local aquifers, ecosystems and may reduce groundwater recharge.
- **Contamination Risks**: Improper waste disposal, agricultural runoff, and inadequate wastewater treatment systems threaten groundwater quality with pollutants such as nitrates, pesticides, and hazardous chemicals.
- **Fragmentation**: Expanding development, including impervious surfaces, can disrupt natural recharge areas, reduce infiltration, and increase runoff, further straining groundwater resources.

Goals and Actions

➢ **Goal 9.5**: Safeguard the quality and quantity of the town's groundwater.

❖ **Policy 9.5**: G*roundwater withdrawals for commercial water bottling are the lowest priority groundwater extractive use.*

✔ **Action 9.5.1:** Ensure that groundwater withdrawals do not harm the citizens, existing uses, water systems, or ecosystems of East Montpelier.

✔ **Action 9.5.2:** Research possible expansion of the Crystal Springs water system through the addition of new wells.

D. EARTH RESOURCES

History

Historically, East Montpelier had relatively small sand and gravel quarries. The town once owned and operated its own small gravel pit off VT 14, but the material extracted from the site is now considered low-quality and unsuitable for town use.

Current Status

The town's bedrock geology is dominated by two formations of metamorphic origin. The Moretown formation along the western edge of town is rich in calcium carbonate, which produces richer, more alkaline soils with a higher pH. This tight rock formation has lower yields of groundwater. The Waits River Formation in the center and eastern side of town has looser rock with a greater flow of groundwater. Between the two formations is a middle band of rock that produces rich soils but is slightly tighter in composition with less flow of groundwater.

The town's surficial geology is dominated by glacial till or lacustrine (lake) deposits of varying thickness over bedrock. The thickest surficial deposits are concentrated in the Winooski River Valley.

According to a 1960s era state map, there are no known viable sources of sand and gravel in town. More recent surficial geologic mapping by the state indicates possible sand and gravel deposits in localized areas. No commercial sand and gravel operations currently exist in town. The town purchases the sand and gravel it needs for road work from outside sources.

Extraction of soil, sand, and gravel is allowed as a Conditional Use in five of the zoning districts. However, the alignment of sand and gravel deposits generally follow the course of streams and rivers, which are protected from extraction by state regulations. An Act 250 permit would be needed for any new proposed extraction activity. Large-scale earth resource extraction is discouraged to preserve the town's environmental integrity and rural character.

Goals and Actions

- **Goal 9.6**: Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community.
  - **Policy 9.6**: *Earth resource extraction facilities shall not be located within villages or defined growth areas.*

✔ **Action 9.6.1:** Review and update the *Land Use and Development Regulations* to ensure that development conditions address scale, screening, truck traffic, and protection of forest and riparian habitats and scenic resources.

E. BROWNFIELDS AND HAZARDOUS SITES

Brownfields are previously developed sites that are or have the potential to be contaminated with hazardous materials. The possible legal liability for pre-existing environmental contamination is an impediment to redeveloping brownfields. Owners of contaminated property may be legally liable for cleanup regardless of whether or not they caused the contamination. There are programs in place to assist municipalities and property owners with cleaning-up brownfields. More information is available from ANR's Brownfields Program (https://anrweb.vt.gov/dec/ert/Brownfields.aspx).

The Vermont Agency of Natural Resources also maintains a spill database that provides the public with information about releases of hazardous materials, potential contamination and remediation actions. East Montpelier averages a few minor spills a year, most commonly of home heating or vehicle fuel and potential spills along US-2. As of 2024, the state's Hazardous Site List included 2 active sites in East Montpelier that were being remediated and/or monitored.

East Montpelier hosts a number of businesses that store hazardous materials (materials that have properties or contain chemicals which make them dangerous or capable of having harmful effects on public health or on the environment) on-site for their own use or for sale. Hazardous materials are transported through town by truck.

CP Dudley Store was the only site listed on the state's brownfields list in East Montpelier as of 2020; the gasoline contamination on that site was remediated in 1996 and is on biennial monitoring. The other active site is located at the Washington Electric Site at 110 VT-14. A Phase I Environmental Assessment Report is on file with the State, however, no further action has been taken.

The unlined CV Landfill has been closed since the 1980's. The site continues to operate as a permitted transfer station and groundwater around the site is monitored on a regular basis.

F. FOREST RESOURCES AND INTEGRITY

History

East Montpelier's combination of forest and farmland has defined its landscape for over one hundred years. Forest resources contribute not only to the landscape but also to the economy, wildlife habitat, air and water quality, recreational opportunities, and quality of life for residents and visitors alike. With increased development and the threats of global warming, the management and conservation of our forests and other natural resources have become more important.

In 1962, the town purchased about 100 acres of land off Haggett Road, in the northern section of town, as a Town Forest. The Town Forest Committee developed a forest management plan for the property and has conducted several timber sales over the years. The most recent timber sale was in 1998 and resulted in nearly $48,000 in revenues for the town.

According to local legend, Janet Macleod and her dog created the first trails in the Town Forest. After that Leon Harris, a neighboring property owner, began to clear and maintain trails, and continues to do so today. East Montpelier Trails Inc. maintains a through-trail that connects from the Town Forest entrance to Templeton Road.

Current Status

Approximately 58% (11,419 acres) of East Montpelier is forested (see Map 9). This is less than the 74% of Vermont that is forested, due in part to the abundance of open agricultural land in East Montpelier.

Publicly-owned forestland accounts for about 366 acres. This land includes the following:

- East Montpelier Town Forest (100 acres, town-owned);
- Wrightsville Dam (38 acres, state-owned);
- Baird property (45 acres, town-owned);
- Town garage (26 acres behind garage, town-owned);
- Benton property (11 acres, town-owned); and
- Coburn Pond property (41 wooded acres, state-owned).
- Forested land at U-32 (106 acres, school district-owned)

Private landowners own the remaining forest acreage. Some are actively managed; others are not. Because the future of the forest is largely in private hands and because these landowners

have a wide range of values and interests for their forestland, there are challenges and opportunities for managing and conserving forest resources in town.

As Map 8 shows, much of the town's forested land is either conserved or enrolled in the state's Current Use Value Program, which provides significant tax incentives for land owners who agree to keep woodland undeveloped and follow forest management plans.

In addition to East Montpelier's forests, approximately 59 miles of street and shade trees lie within the public right-of-way. These trees fall under the responsibility of the Town Tree Warden. Mature trees lining our roadways contribute to roadside scenery. These cultural treasures as well as trees surrounding other public spaces such as the school, cemeteries, and town offices need to be managed as community resources. They provide shade, reduce dust, control soil erosion, and assist in traffic calming. The "Town Green", next to the Old Brick Church, will over time become a shady community gathering spot for local events. These amenities come with maintenance responsibilities.

East Montpelier is taking part in a Roadside Vegetation Assessment Project sponsored by the state Agency of Natural Resources Department of Forests, Parks and Recreation. The project will assist the town with developing strategies to improve and maintain roadside vegetation in order to help reduce runoff and erosion that contribute to stream sedimentation and pollution.

Forest Uses and Values

Harvesting of forest products is evident throughout town, both in terms of larger commercial operations and homeowner activities for domestic firewood and other uses. Other than firewood use, most of the timber cut in East Montpelier is processed outside of town. At one time there were several commercial sawmills operating in town. Presently, Fontaine's Sawmill on VT 14 North is the only commercial local sawmill, producing lumber primarily for local trade use. There are several small-scale wood-using manufacturing businesses in town, but perhaps the largest users of forest products are the elementary and secondary schools which are heated primarily with wood chips.

Numerous sugar bushes dot the landscape in town as well as Christmas tree farms. These value-added forests provide additional income to forest landowners.

Forestland has many non-commodity values as well. Wildlife habitats, such as deeryards, and travel corridors are enhanced by a variety of forest types. Forests act as sponges, allowing precipitation to infiltrate into the ground, reducing flash flooding and recharging our aquifers. Forest buffers along streams play a critical role in maintaining water quality by reducing soil erosion and flooding and protecting riparian and aquatic communities. Finally, forests are highly valued for recreation and aesthetics. They greatly enhance outdoor activities such as walking, bicycling, horseback riding, snowmobiling, and hunting.

Protecting Forest Integrity

Our forests are exposed to a number of threats, perhaps the greatest of which is the conversion of forests to other uses. Conversion may stem from parcelization (subdividing a large parcel of land), changing landowner objectives, and development. Fragmentation of large forest blocks impacts wildlife habitat and natural processes, the integrity of natural communities, and the

ability of foresters to effectively manage forest products. Property tax burdens are often cited as a reason for forestland conversion; enrollment in the Current Use Value program continues to be important for maintaining forest integrity.

The framework for protecting forest integrity focuses on protecting priority interior forest blocks and priority habitat connectivity blocks, as defined and mapped by the Agency of Natural Resources (ANR).

Large contiguous interior forest blocks that are not broken up by roads or development are particularly valuable ecologically. Connectivity blocks link larger habitat areas allowing for the movement of animals and plants.

Map 9 shows the locations of the priority and highest priority interior forest blocks and connectivity blocks, and highest priority wildlife crossings, as identified by the state Agency of Natural Resources. The state has identified blocks greater than 20 acres. Act 181 of 2024 has legislated a new Land Use Review Board (LURB) to identify and map "critical resource areas" as Tier 3 properties to be protected from excessive development through the Act 250 review process. The town may also have important smaller forest blocks to consider for protective zoning.

Most of the priority and highest priority forest blocks are in the northern part of town and connect with similar contiguous forest blocks in Middlesex and Calais. The Longmeadow Hill area, in the northwest corner of town, provides habitat for a variety of wildlife species and is part of regionally-connected wildlife corridors suitable to animal species needing wide ranges.

FOREST INTEGRITY TERMS

Definitions and mapping are from ANR

Forest Fragmentation: the division or conversion of a forest block by land development other than by a recreational trail or use exempt from regulation.

Interior Forest Blocks: areas of contiguous forest and other natural habitats that best provide interior forest conditions. Interior forest blocks are unfragmented by roads, development or agriculture.

Highest Priority Interior Forest Blocks are the largest and/or highest ranked forest blocks and provide the foundation for interior forest habitat and associated ecological functions.

Priority Interior Forest Blocks are highly ranked forest blocks that provide important forest habitat and as well as ecological support to the highest priority forest blocks.

Connectivity Blocks: habitats that link larger patches of habitat within a landscape allowing the movement, migration and dispersal of animal and plants. Connectivity blocks include riparian areas along streams and rivers, strips of forest cover between developed areas and even hedgerows and fencerows. Sometimes these areas are called corridors, although they are not always linear.

Highest Priority Connectivity Blocks are of the greatest importance for wildlife movement and genetic exchange.

Priority Connectivity Blocks are perhaps of importance for wildlife movement and genetic exchange.

Riparian Connectivity Blocks are lands along streams, rivers, lakes and ponds, including agricultural lands in pasture/hay, grasslands and other natural-cover types. Does not include agricultural land in cultivated crops.

The larger connectivity blocks allow wildlife to roam, to adapt to changes occurring in adjacent forested areas, and to changes in forest cover due to climate change. Riparian connections are also important within these forest blocks. The highest priority wildlife crossings are mostly located next to priority and highest priority forest blocks or along riparian areas.

Most of the priority areas important for forest integrity in East Montpelier are privately owned. As shown on Map 9, the majority of the priority and highest priority interior and connectivity forest blocks are conserved or enrolled in the state's Current Use program.

Efforts to protect forest integrity will require both regulatory approaches (e.g., *Land Use and Development Regulations*) and non-regulatory approaches (e.g., information on the value of forest integrity, forest management information, conservation easements, etc.).

Significant Natural Communities

Some forest areas are important because of the collection of plants and wildlife that occur together or because a rare species lives there. These habitats are known as significant natural communities. The state has mapped many of these significant habitats (see Map 10). Deer wintering areas, wetlands, and sites identified to have rare, threatened or endangered species are all considered significant natural communities. Significant natural communities may overlap with priority interior forest and/or connectivity blocks. The Land Use Review Board (LURB) is in process of redefining and mapping these and other "Critical Resource Areas," based on the legislative mandates of Act 181 of 2024; expected to be completed by January of 2026.

Physical landscape diversity is associated with significant natural communities. East Montpelier is underlain by calcium-rich bedrock associated with the Waits River Formation. Calcareous bedrock is associated with high biological diversity and rare species. In addition, some of the town's forested riparian areas are critical for river processes, aquatic biota, wildlife movement, biological diversity and other ecological functions. A rare physical landscape of water- and ice-deposited sediments along the Winooski River and Kingsbury Branch between US 2 and VT 14N is shown on Map 10.

There are no state-designated natural areas in East Montpelier; however, the Agency of Natural Resources has identified four sites with rare or significant natural communities that should be recognized and protected. Another three sites associated with Chickering Bog are within 1,500 feet of the East Montpelier town boundary.

Current Opportunities and Challenges

East Montpelier's Town Forest on Haggett Road has not had a timber sale in many years. It is due for thinning, and at some point some very large. old pine trees may need to be removed. Wildlife habitat and recreational use will remain important values in its future management. The Baird parcel is unsuited to timber harvesting due to difficult access and terrain. However, it provides valuable wildlife habitat and diverse recreational opportunities including trails for snowmobiles, walking, and bicycling that are well used.

Even though most of the forestland in East Montpelier is privately owned, it is important to recognize that forests transcend private and political boundaries. They are integral parts of an ecosystem that support a variety of social and economic, and ecological values. Maintaining the integrity of forestland is essential. Water quantity and quality, wildlife habitats, and recreational opportunities all rely upon fully-functioning forest systems.

Planning based on an ecosystem or landscape-scale approach, rather than a parcel-by-parcel approach, is critical to sustaining forest resources as part of the common wealth of the town, community, and region. Based on the priority forest blocks (both interior and connectivity blocks), this Town Plan identifies a Forest Integrity Study Area (see Maps 9 and 12) to help focus regulatory and non-regulatory forest integrity protection efforts. East Montpelier's *Land Use and Development Regulations* will be updated to provide clear and specific guidance for siting development and associated infrastructure to protect forestland and comply with new Land Use Maps. Energy siting guidelines currently discourage most energy development in significant forested areas.

The increase of invasive, non-native plants, like Japanese knotweed, European buckthorn, Japanese barberry, Japanese honeysuckle, hogweed, and wild chervil–that encroach upon native vegetation along our roadways, waterways, fields, and forests are of significant concern. The town continues to eradicate hogweed near the East Montpelier cemetery and has held a workshop on removing and controlling wild chervil. Many citizens have actively worked to eradicate invasive plant species on and near their properties. More education and town-wide efforts are needed.

Also of concern is the potential introduction of invasive insects including: emerald ash borer, Asian long-horned beetle and hemlock woolly adelgid. Large infestations of these could have devastating consequences to the forests in our town. Evidence of Asian Jumping worms across the town represent another significant threat to our forests (and agriculture) since they consume the humus layer of forests, fields, and gardens, leaving nutrient-devoid granules (instead of nutrient-rich castings of our more familiar varieties of earthworm immigrants) in their wake. In our forests, this prevents the germination and growth of understory succession plants.

Finally, the threat with far reaching consequences is the impact from global climate change. Healthy forests are essential in mitigating impacts of a changing climate. Staying abreast of current research will support town officials to adapt to mitigating and regenerative practices that might minimize impacts to our community.

Goals and Actions

➢ **Goal 9.7**: Protect forest integrity.

- ✔ **Action 9.7.1:** Review and update *Land Use and Development Regulations* to promote protection of priority forest blocks and riparian wildlife connectivity.
- ✔ **Action 9.7.2**: Evaluate and implement non-regulatory approaches to promote forest integrity.

➢ **Goal 9.8**: Ensure that existing forest areas are managed for long-term sustainability.

- ✔ **Action 9.8.1:** Work with landowners and conservation partners to conserve the town's most valued forestland.
- ✔ **Action 9.8.2:** Provide workshops on stewardship and management of forest lands, including updated Current Use guidelines.

- ✔ **Action 9.8.3**: Provide education on invasive species and promote annual efforts to eradicate invasive plants.
- ✔ **Action 9.8.4**: Encourage use of local forest resources in municipal construction and development.

➢ **Goal 9.9**: Manage town-owned forests for habitat, carbon sequestration, and land stabilizing practices along with economic and recreational values.

- ✔ **Action 9.9.1:** Update and implement the Town Forest Management Plan to address carbon sequestration, wildlife habitat, thinning, harvesting, recreation, and access rights.
- ✔ **Action 9.9.2**: Install new signage at the Haggett Road entrance to the Town Forest.
- ✔ **Action 9.9.3**: Evaluate the health and integrity of woody vegetation in road rights-of-way and identify areas in need of improved management.

G. AGRICULTURE

History

East Montpelier has been a farming community since its earliest days. Its fertile soils led nineteenth-century settlers to make great efforts to clear land for farming. In the early years of agriculture, the primary industry was raising sheep; in 1850, sheep in East Montpelier outnumbered cows by more than three to one. However, the collapse of the wool market after the Civil War shifted the town's agricultural base to dairy farming. By 1880 East Montpelier had 185 farms and 1,748 milk cows. By 1890 more than 70 percent of the land in town was cleared and used for farming.

Before the invention of modern milking machinery and refrigeration, cows were milked by hand; the main farm products were butter and cheese rather than fluid milk. In the early part of the twentieth century, two creameries served farmers in East Montpelier, and cream and butter were still the major commodities produced by the dairy industry.

During the twentieth century, improved transportation and the mechanization of agriculture opened new markets for fluid milk and fostered specialization in dairy farming. In 1901, there were 112 dairy herds in town with an average size of 16 milking cows. By 2017, only three dairy farms were left in town. In 2025, there remain only two.

The LESA System

At a 1988 Town Forum, residents were asked, "What do you want your town to look like in 20 years?" They identified agriculture and open-space protection as very important to the future of the town. The Planning Commission invited a group of interested residents to form the Agriculture and Open Space Committee. The same year, the town received a state grant for the mapping and evaluation of agricultural land in East Montpelier. The committee used these funds to develop a Land Evaluation and Site Assessment (LESA) system, a method for identifying important agricultural land in town.

LESA uses a set of criteria to evaluate agricultural land on a scale of 0 to 300 points. The system ranks the suitability of soils for agricultural purposes from 0 to 100. It then uses other criteria chosen by the committee as important to East Montpelier for the other 200 points. Criteria in this category include the location, size, and workability of a parcel. Aesthetic and recreation values are also factored in. The LESA system continues to be used by the Conservation Fund Advisory Committee to evaluate projects proposed for conservation funding. The system is also useful to the Vermont Housing and Conservation Board (VHCB) in determining conservation funding priorities.

Farmland Conservation and the Use Value Appraisal Program (popularly known as "Current Use")

In 1989, the town acted on the recommendation of the Agriculture and Open Space Committee to establish a land conservation fund. The purpose of this fund is to help preserve agricultural and other lands that were identified as important in the LESA system. During the 1990s, six

agricultural land parcels were preserved using money from the Town Conservation Fund. Farm and forestland lands in town continue to be protected with assistance from a variety of land conservation organizations, such as the Vermont Land Trust, Trust for Public Lands, and others. Funding from the US Department of Agriculture's Farm and Rangeland Protection Program or Forest Legacy Program is used as well.

In 2011, East Montpelier had conserved 3,095 acres. This increased to 4,071 conserved acres by 2025. As shown on Maps 7 and 8, a large proportion of the conserved land is farmland.

The town has strongly supported its agricultural community in other ways. Beginning in 1975, the town provided tax abatement contracts with farmers to encourage farming rather than development. Town-sponsored abatements were discontinued in 2013 because the Current Use tax stabilization program (formally known as the Use Value Appraisal Program) for farm and forestland became a simpler and more appropriate option. In 2011, there were 8,823 acres of East Montpelier's agricultural and forestland enrolled in the Current Use Program. As of 2025, there were 9,681 acres enrolled in Current Use.

Public Opinions on Agriculture

The 2011 town-wide survey reinforced the importance of agriculture to the community. Preservation of rural character through protection from development of open meadows, forest areas, and active farms were extremely important to individuals who completed the survey. Local zoning regulations were considered critical to the protection of open space and the prevention of strip development.

In 2003, East Montpelier residents voted on and passed a non-binding resolution concerning genetically engineered (GE) crops. State and federal legislation to prohibit or restrict the use of GE crops was not enacted. GE crops (also collectively grouped within genetically-modified organisms, or GMO) continue to be a cause for concern by some town residents. Commonly expressed concerns relate to interference with organic production and the wisdom of consuming GMOs.

Current Status

The two biggest and most prominent forms of agriculture in East Montpelier today are dairy farms followed by diversified farms fueled by the local food movement that supports CSAs,

Agricultural Enterprises in East Montpelier

- Dairy farming
- Beef production
- Growing forage crops
- Growing Christmas trees
- Growing fruit crops, including apples, berries
- Growing vegetable crops
- Maple syrup production & maple products
- Other meat production (lamb, pork, chickens, turkeys, etc.)
- Value added products, including farm food processing
- Raising horses
- Goat and sheep dairy
- Greenhouse vegetable production
- Small-scale egg production
- Growing of herbs and flowers
- Agritourism and farm-based education

value-added products, and farm stores. Organic production is a growing trend in town and across Vermont.

Agricultural land is defined as any land used for crops, hay, or pasture. It also includes woodland managed for maple production, Christmas trees, orchards, and nursery stock. The presence of agriculture is obvious to anyone driving around town. Over 20 percent of the acreage in town is currently under cultivation, substantially more than other towns in Central Vermont. This is due to East Montpelier's location in an upland valley with fertile soils, gently rolling terrain, and a good quantity of rain; and also to the families who own farms or farmland and who have a strong commitment to land conservation.

East Montpelier has substantial areas with prime and statewide agricultural soils (see Map 12). These soils are particularly well-suited to agriculture. The presence of these soils is a major criterion for the Vermont Housing and Conservation Board to invest in agricultural land conservation and has contributed to the high proportion of conserved farmland in town.

Dairy Farming

Only two major dairy farms remain in town as of 2025: Fairmont Farm is a large conventional dairy farm and the McKnight Farm, a medium organic dairy. Much of the former Lylehaven farm is now owned and managed by Fairmont Farm, and both large farms lease a significant amount of land from various property owners across town.

Although there are fewer dairy farms, each supports larger herds. The total number of dairy cows has remained relatively stable over time; however, milk production per cow has increased, requiring more land to feed these animals. A considerable portion of the prime and good agricultural soils in town is devoted to grass and corn silage production for dairy feed. The ability to produce high-quality grass and corn locally has contributed significantly to the continued success of East Montpelier farms. Much of this land is leased by the dairy farms from landowners who are not farmers. This demand for crops provides income to the landowner and enables many to keep good land open and in agricultural use. The larger dairy farmers also rent substantial crop acreage in nearby towns to provide enough feed for their cattle.

Today dairying is a very capital-intensive business with a narrow profit margin. Volatility in dairy pricing is influenced by national and global market factors that are beyond the control of our farmers. Overproduction in western states and globally and fluctuating, but often high, costs of energy and grain have had a large impact on dairy farm profitability. Clearly, dairy and livestock farms have had a profound positive impact on our community both economically and visually.

Diversified Farms and the Local Food Movement

East Montpelier has had a history of primarily smaller farms. Today some of these smaller farms have had somewhat of a renaissance due to the local food and farm to table movements. Even though a number of our farms have long been producing local food, recent years have seen a greater demand for these types of agricultural products. Consumers today want to know who produces their food, where it comes from, and keep their dollars circulating throughout the local community. Many also attribute health benefits, higher quality, and better flavor to locally produced food. Local food can also decrease energy use by reducing the need for long distance shipping.

In the past over 90 percent of Vermont's food was imported into the state, although this is changing. Local agricultural enterprises are producing a much broader range of foods and value-added products. With increasing energy costs and possible disruption of energy sources it is prudent to produce more of our food right here in town. East Montpelier's proximity to Barre, Montpelier and Burlington has provided much greater marketing opportunities for diversified farming in town. Some of these products are marketed directly to consumers through farmers markets, farm stores, community-supported agriculture (CSA) programs; also distributing farm products to restaurants, stores, schools, and other institutions. It is likely the trend in local food production will continue and diversified agriculture may have an even greater presence in our town in the future.

Vermont Required Agricultural Practice Regulations (RAPs)

The Vermont Agency of Agriculture, Food and Markets regulates all farming activities and requires compliance by all farms with Vermont Required Agricultural Practice (RAP) regulations. These apply to the construction and maintenance of farm structures, waste management and nutrient application, and riparian and/or forested buffers in order to protect water quality. Compliance with RAPs takes the place of local zoning regulations for agricultural practices, although all farm structures must comply with local zoning setbacks for buildings. As such, towns are only allowed to minimally regulate agricultural activities.

Vermont law places a high value on maintaining productive agricultural land, under the presumption that farming activities that comply with RAPs are not a nuisance. Title 12 Section 5753 of Vermont law reads: "Agricultural activities conducted on farmland, if consistent with good agricultural practices and established prior to surrounding non-agricultural activities, shall be entitled to a rebuttable presumption that the activity does not constitute a nuisance."

Agricultural Impacts on the Community

Agriculture is not without impacts, and a few concerns have been raised in recent years.

- Larger farms generate a fair amount of road traffic. In addition, farm equipment has become increasingly large, and heavy trucks are in regular use. Residents have, at times, raised concerns about farm traffic on local roads. Excessive speeds, dust, noise, and smells are among the concerns raised. The weight of heavy equipment can also damage town roads.

- Runoff of soil, nutrients, and chemicals associated with farming are contributing to water quality concerns in lakes and streams statewide. Improved agronomic practices can minimize runoff from fields. These approaches require state incentives and enforcement as towns have little authority.
- Field mowing practices can endanger ground nesting grassland birds such as bobolinks. The Bobolink Project, a program sponsored by the Audubon societies of Vermont, Massachusetts, Connecticut, and New Hampshire, provides guidance on best practices and an economic assistance program to enrolled farmers.

Goals and Actions

➢ **Goal 9.10**: Support a diverse agricultural community.

✔ **Action 9.10.1:** Consider provisions in the *Land Use and Development Regulations* that accommodate agricultural enterprises such as tourism and events, farm stands, sales of value-added products, and recreation.

✔ **Action 9.10.2**: Ensure that subdivision, access, and rights-of-way preserve the viability of productive farmland.

✔ **Action 9.10.3**: Showcase local agricultural products at town events.

➢ **Goal 9.11**: Encourage farming practices that protect wildlife habitat, water quality, and soil productivity.

✔ **Action 9.11.1**: Ensure land conservation easement includes appropriate stream and roadside buffers to minimize agricultural run-off.

✔ **Action 9.11.2:** Encourage productive field-mowing schedules that protect grassland birds, pollinators, and regenerative practices

➢ **Goal 9.12**: Support the conservation of prime and actively-used farmland outside of village and growth areas.

✔ **Action 9.12.1**: Coordinate conservation efforts with landowners and conservation organizations to ensure that town goals are met.

✔ **Action 9.12.2**: Use the Conservation Fund to support farmland conservation that meets town goals.

H. SCENIC RESOURCES

History

For much of its history, East Montpelier has been a town of enviable scenic beauty. The town is situated in the broad Winooski River valley, almost completely surrounded by low hills and mountains distant enough to provide long views.

The town has undergone considerable change to its scenic character in the past century; this includes changes in land use, advances in farm management techniques, development, loss of trees such as elms and chestnuts (while gaining overall in forested area), and loss of a number of older structures, including houses, barns, bridges, and stone walls.

Current Status

East Montpelier's gently rolling topography and rich soils have sustained a broad tapestry of fields and meadows that give the town a distinctly open landscape with frequent views toward the surrounding and distant hills and mountains. The town's scenic beauty is the result of a small-scaled and intimate landscape of villages, farmsteads, and homes in the midst of a varied pattern of field and forest. In addition to roadside views, many of the wilder back lots are familiar to residents because of their accessibility by an extensive network of walking and snowmobile trails.

The average tourist driving through East Montpelier on US 2, however, may have a quite different impression of the town. While this perspective offers beautiful views of the Winooski River and the opportunity to visit a classic country store, US 2 is becoming increasingly characterized by numerous small commercial businesses organized into strip development patterns. New electrical infrastructure, including commercial solar projects, larger distribution and Phase 3 transmission lines are beginning to change roadsides as well.

East Montpelier Village remains an important focal point of the town with numerous historic buildings. Recent improvements include a town green in front of the Old Brick Church, entry signs, new sidewalks, and bike lanes. North Montpelier and East Montpelier Center are also important scenic focal points.

Subdivisions in town have most often consisted of a few lots. Nevertheless, this incremental development can result in eroding rural character especially when they are poorly planned with houses sprawling across former open meadows with numerous roads and drives that inefficiently cut up the landscape. By contrast, the Sparrow Farm provides an example of accommodating a number of new homes while protecting the most scenic and valuable open space.

Historically, development in the rural areas of town has been located close to roads, with buildings usually oriented either parallel or perpendicular to the road. Houses and outbuildings oriented randomly in numerous directions, rather than in tight and orderly historic patterns, can create discordant patterns of development that are more suburban than rural in character. Siting

development at the edge of valued open agricultural fields or intact woodland blocks, rather than within them, can help retain rural character. Clustering buildings and structures, reducing visibility of parking and other discordant structures, and sharing driveways can also help.

A few significant steps have been taken over the past few decades to protect the scenic and rural character of the town. Perhaps most important has been the conservation of numerous agricultural fields, forest land, wetlands, and other significant landscapes that contribute to the scenic beauty of East Montpelier. The town evaluated the relative value of farm and forest lands using a methodology called the LESA system (Land Evaluation and Site Assessment). Scenic values were part of the evaluation system, although secondary to the agricultural and timber production values of these lands. This systematic approach to evaluating the scenic, recreational, forestry, and agricultural values has helped the town procure funding from the Vermont Housing and Conservation Board to protect a number of valuable farms, forest lands, and trail corridors in town. The town's Conservation Fund is also valuable, providing essential contributions to these acquisitions.

Identifying Scenic Resources

The following six characteristics of rural landscapes were identified in the 2011 Town Survey as highly valuable, and are known to contribute to scenic quality generally.

Village Centers and Hamlets

East Montpelier's village settlements add diversity to the landscape and create cultural focal points. The clear distinction between these concentrated settlements and the surrounding landscape dominated by open space is critical to the scenic character of East Montpelier. All three villages retain historic settlement patterns that include buildings in close proximity, usually oriented at right angles to each other and to the road. Development tends to be one lot deep but often a lot includes a cluster of several buildings such as a house, barn, and outbuildings.

Historic and/or natural focal points in East Montpelier Village include the Old Brick Church, C.P. Dudley Store, and the Winooski River. In North Montpelier, scenic resources include historic old mills and residences, the falls, and the pond. Scenic resources in East Montpelier Center include the Old Meetinghouse Church and the historic Parley Davis House.

Each village has a distinct character. East Montpelier Village includes a mix of commercial and institutional uses along with residential and home occupations. North Montpelier has a mix of residential and home occupations but has lost its commercial uses in recent years. Both are located along state highways. East Montpelier Center is quieter and more residential in character and the village is strongly integrated with its agricultural surroundings. The Center Farm is located right in the village.

Rural Agricultural and Open Lands

Outside of the village centers, most of East Montpelier is characterized by farmsteads and residential uses separated by large areas of fields and forestland. The abundance of open meadows distinguishes East Montpelier from other central Vermont towns. It creates diverse patterns of crop fields, hay fields, pasture, sugarbush, wetland, and wildland. Active farms are essential to maintaining these diverse patterns in the landscape. The 2011 Town Survey

overwhelmingly identified agricultural uses as vitally important to the town with scenic character. Protecting open agricultural meadows to the greatest extent possible will be critical to retaining East Montpelier's scenic and rural character.

Distant and Middleground Views

The abundance of open meadowland provides numerous opportunities for views around town. Many spectacular views include distant mountains such as the Green Mountains, Worcester Range, Marshfield Cliffs, or Spruce Mountain. Some even include the White Mountains in New Hampshire. Foreground meadows enhance many views. They are the windows to distant views, but they are critical to the quality of the view itself. Middleground views often include patterns of field and forest and sometimes a local natural or cultural focal point such as Sibley Farm as seen along Sibley Road or from Lyle Young Road.

Ponds and River Corridors

Water features nearly always contribute to scenic quality. One of the most important in East Montpelier is the Winooski River which meanders along US 2 until it veers off part way to Plainfield and winds its way under the old covered bridge on Coburn Road. Views of the river are often enhanced by floodplain meadows, but in a few places, development has impaired the view. There has been recent interest in improving both visual and physical access to the Winooski River. In particular, residents of East Montpelier Village have discussed the possibility of a River Walk along the banks of the Winooski within the village. The Kingsbury Branch through North Montpelier Village offers similar opportunities.

East Montpelier also has several ponds including North Montpelier Pond, Sodom Pond, Horn of the Moon Pond and the 6-acre swimming hole known as Coburn Pond accessed from Coburn Road. North Montpelier and Sodom Ponds also have frontage in the town of Calais.

Roadsides

Narrow gravel roadways are an important part of East Montpelier's scenic and rural character. Some of these roadways are further enhanced by roadside features such as stone walls or old maple trees.

Hilltops and Ridgelines

Ridgelines are particularly important because they are often viewed from many locations and provide a backdrop for other scenic features. East Montpelier has some distinct ridgelines and a number of prominent hilltops. Long Meadow Hill is one of the highest and forms a natural backdrop for much of the western part of town. Other hilltops provide opportunities for distant views, such as the high meadows behind Fairmont Farm along the East Montpelier trail system.

Significant Scenic Resources

The town values its many scenic views. Specific areas in town with exceptional scenic values are identified in the table below. All views are accessible from public roads as shown on Map 10. Other scenic areas exist, including the town's extensive network of trails. However, roadside

views are experienced by the largest number of people. All significant scenic roadways include at least two exemplary examples of the scenic characteristics described above. With the exception of villages, all are intact landscapes with minimal development other than historic homes and barns. All include diverse elements such as fields, meadows, water features, wooded hillsides, distant views, and/or old roadside trees. Historic villages are the focal points of the rural landscape and feature many historic structures.

Careful siting, design, and in some cases screening shall be required in order to protect the identified characteristics of these scenic views. Foreground areas (within ½ mile) are particularly sensitive to visual impacts. Their proximity means that people see far more detail than in more distant areas. Larger *development including* solar projects *greater than and 50kW and that are intended to feed power into the regional grid independent of local needs* shall not be permitted in these viewsheds. Screening and careful siting of new development and facilities, including solar projects and communications towers, will be critical to protect resource values. *(For additional siting criteria see Chapter 6.)*

Significant Scenic Views Along Public Roads in East Montpelier (see Map 10)			
Location	**Description**	**Distance (Miles)**	**Scenic Resource Type**
North Street and Sparrow Farm Road	Distant views to Worcester Range, Camels Hump, and Mount Ellen; foreground meadows, farm structures, large roadside trees	1	● Rural Agricultural and Forest Land ● Distant Views ● Roadside Features ● Historic Farm Structures
Cummings Road	Distant views to SW to Camels Hump and Mount Ellen; foreground meadows	.1	● Distant Views ● Rural Agricultural Land
Horn of the Moon Road, Jacobs Road, and Sanders Circle	Distant Views to Worcester Range and Camels Hump. Foreground views to Long Meadow Hill and Horn of the Moon Pond, meadows, and farm structures	1.2	● Distant Views ● Rural Agricultural and Forest Land ● Historic Farm Structures ● Hilltops and Ridgelines ● Water Feature
County Road south of Haggett Road	Distant view to east toward White Mountains, foreground agricultural field and White Cemetery	.1	● Distant Views ● Rural Agricultural and Forest Land
Center Road South	Foreground open meadows on both sides of Center Road with views to the Green Mountains and middleground hills. Historic farmstead is on the north side of the road near top of hill.	.3	● Distant Views ● Rural Agricultural and Forest Land ● Historic Farm Structures
Center Road North	Scenic road with several historic farms, a large sugarbush, mature roadside maple trees, diverse mix of open meadows and forest land; views to Sodom Pond and surrounding rural landscape	2.5	● Middleground Views ● Rural Agricultural and Forest Land ● Historic Farm Structures ● Roadside Features ● Water Feature
Sibley Road/ Putnam Road	Scenic road with three historic farmsteads and barns set in an open agricultural landscape	1.4	● Distant Views ● Rural Agricultural and Forest Land ● Historic Farm Structures
Intersection of Dodge, Putnam, Snow Hill and Vincent Flats Roads	Views to east along Snow Hill Road to Marshfield cliffs and the Spruce Mountain ranges; foreground pattern of fields and forests in the foreground with some residential structures. Views looking west to the historic Four Corners Schoolhouse.	.4	● Distant Views ● Rural Agricultural and Forest Land ● Historic Structures ● Hilltops and Ridgelines
Clark Road south of East Hill Road	Distant views to west of Camels Hump and Worcester Range, foreground open meadows.	.6	● Distant Views ● Rural Agricultural and Forest Land
East Montpelier Center (Hamlet)	A cluster of tightly knit homes and a working farm with the Old Meetinghouse Church as a focal point. Open agricultural meadows and forest land surround East Montpelier Center	.7	● Historic Buildings ● Rural Agricultural and Forest Land ● Hamlet
North Montpelier Village	A distinct village with historic homes, old factory buildings, and a former village store. North Montpelier Pond (partially in Calais) and Kingsbury Branch enhance views.	.5	● Historic Buildings ● Village ● Water Features
East Montpelier Village	Historic center of town with numerous historic structures in a traditional village pattern. Old Brick Church, Dudley's Store, an old Schoolhouse (now municipal offices), along with the Winooski River are important focal points.	.7	● Historic Buildings ● Village ● Water Feature

The Future

To a large extent, the town has benefitted from a relatively slow rate of growth, along with the deliberate conservation efforts by many landowners in town. Many of the town's foreground and distant views are now permanently protected. As numerous people noted in the Town Survey, despite living right next door to our state's capital, East Montpelier enjoys a rural landscape with relatively quiet back roads. However, owners of larger properties including existing farmland may wish to sell or subdivide these properties. Moreover, citizens have expressed a desire to encourage growth, especially within our identified villages and growth areas. Town residents have expressed interest in providing more affordable land and housing within these areas. Renewable energy facilities also have the potential to create aesthetic impacts.

Growth and development does not mean sacrificing the scenic and rural character of our landscape. Planning and regulatory efforts, along with occasional financial investments are needed to guide growth in a positive manner. Implementation of the *East Montpelier Village Master Plan* will enhance the visual character of the village, and planned revisions to the *Land Use and Development Regulations* will discourage strip development and help protect scenic views.

Goals and Actions

➢ **Goal 9.13**: Protect East Montpelier's significant views.

- ❖ **Policy 9.13:** *Development within identified significant viewsheds shall not unduly detract from the identified scenic values, with particular attention given to development in the foreground (within 1/2 mile) of the viewpoint. All reasonable siting and design techniques shall be used to minimize impacts on views, including but not limited to: siting development at the edge of views; using natural vegetation and/or topography to screen prominent or discordant elements of development, such as parking, storage and private utility structures; limiting the size and scale of structures; and using Planned Unit Development to maintain compact patterns that do not encroach on viewsheds.*
- ✔ **Action 9.13.1:** Land conservation efforts should include protecting identified scenic viewsheds especially foreground areas.
- ✔ **Action 9.13.2**: Provide guidance in the *Land Use and Development Regulations* for protecting characteristic scenic resources throughout the town with particular attention to identified scenic views.
- ✔ **Action 9.13.3**: Review and identify, as needed, updates to the Significant Scenic Views. In addition, consider views from permanently protected publicly accessible town trails for designation as Significant Scenic Views.

❖ **Goal 9.14**: Retain the scenic rural character of town roadways.

✔ **Action 9.14.1:** Develop and implement road maintenance policies that minimize road widths and retain roadside vegetation particularly along identified scenic roadways.

✔ **Action 9.14.2**: Ensure that *Land Use and Development Regulations* encourage compact development that protects scenic and natural resources.

Chapter 10
LAND USE

History

East Montpelier lies along the Winooski River with much of the town underlain by the Wells River geologic formation that has rich calcareous soils. The Winooski River and some of its glacial predecessors left rich fluvial deposits along with a few pockets of deep sands. The far western portions of town are underlain by the Moretown formation. Some of the town's highest hills and important forestlands are in this part of town. A network of streams and wetlands are evidence of excellent groundwater supplies especially in the eastern portions of town.

The town's cultural landscape has evolved over centuries. Before 1848, most of the town was the rural hinterlands of the Village of Montpelier. The Winooski River and later the railroad supported the mills and other businesses within East Montpelier Village (then known as East Village). A second center developed in North Montpelier where there were mills along the Kingsbury Branch. Parley Davis, one of the original settlers, planned for East Montpelier Center to become the seat of town government and reserved space for a town common adjacent to the Old Meeting House Church. Until the 1940s the landscape would have been almost entirely open with numerous small farms, the homesteads and barns of which grace our landscape today. Thanks to relatively gentle slopes and rich soils, agriculture remains an important activity.

Current and Future Land Uses

The landscape of East Montpelier is highly valued by citizens. The rural character of the town is impressive, especially given its close proximity to Montpelier and Barre. The town reflects the classic Vermont development pattern of distinct villages (East Montpelier Village, North Montpelier and East Montpelier Center) surrounded by abundant farmland and forests.

Map 11 shows current land uses, based on 2013 remote sensing data. The location of our three villages is shown on the map. Forests, homes, and farms occupy most of the rest of the landscape with additional commercial and industrial development near and along US 2 and VT 14. Map 8 shows that approximately 50 percent of the town is conserved and/or restricted under Current Use and other state programs.

East Montpelier's zoning bylaws were first developed in the early 1970s when zoning norms began to promote more rural-suburban land use patterns. The development patterns of the past four decades reflect the zoning: large residential lots with large setbacks in contrast to the historic homes on smaller lots close to the road. Current zoning districts and standards, as summarized in the accompanying text box, came about in 2022 when Village Mixed Use, Village Residential Medium Density, and Village Residential districts were added.

An overriding goal for the future will be to retain the town's beauty, rural character, and outdoor recreational opportunities while promoting future growth especially within East Montpelier Village, North Montpelier Village, and other identified growth areas. Other important challenges include encouraging more diverse and affordable housing and community-centered businesses and preventing strip development.

Map 12 shows East Montpelier's Future Land Use Map. This vision of future land use is part of a regional effort developed with municipalities by the Central Vermont Regional Planning Commission (CVRPC). East Montpelier's current zoning districts do not, in all cases, reflect or support the future land use areas.

Villages, Hamlets and Growth Areas

East Montpelier has three villages, East Montpelier Village, North Montpelier, and East Montpelier Center. East Montpelier Village is the primary town center with a concentrated mix of residential, institutional, and business uses. Each village has a distinct character but retains traditional settlement patterns with buildings located close to the road and to each other, oriented at right angles, and often with a range of architectural styles, most often at least two stories in height.

East Montpelier Village and North Montpelier are identified as growth areas. Additionally, the town has identified Gallison Hill near U-32 Middle/High School, and the Northwoods apartment complex property on Rt 214 as potential growth areas. Future growth should be focused within these villages and growth areas. Currently, only East Montpelier Village is zoned in a way that defines it as a village. The 2017 *East Montpelier Village Master Plan* provides a road map for future growth in this village.

In order to provide available land for housing and commercial development, future land conservation within identified village and growth areas must be evaluated carefully to assure that it will be in the town's best interest. Villages and growth areas should incorporate networks of open space, trails, parks, and play areas, and large conserved areas should be reviewed to ensure they meet the goals of the town.

East Montpelier Village

East Montpelier is our largest village and the seat of town government. It is located along the Winooski River at the junction of two major roadways, US 2 and VT 14. Important focal points found in the village are Dudley's Store, the Old Brick Church, the Post Office, the Town Office and the Fire Department.

The historic center of East Montpelier Village was officially designated as a Village Center by the state in 2008 (see Map 13). This recognition provides tax incentives to owners of historic properties for building improvements and gives the town higher standing when applying for grant opportunities offered by state agencies. East Montpelier intends to maintain the Village Center designation through the Future Land Use Map administered by CVRPC.

The historic village center and adjoining village areas on the northwest side of the Winooski River have come to be known as the Lower Village. Village areas on the hill across the river have come to be known as the Upper Village. A variety of commercial businesses are located in

both Lower and Upper parts of the Village. East Montpelier Elementary School is located nearby, uphill, via Quaker Rd.

For many years, there has been sustained interest in enhancing the village as a place to live, work, and do business. Following several earlier studies, the Planning Commission completed the *East Montpelier Village Master Plan* in 2017. The village master plan provides a framework for defining a specific village area and for moving forward to achieve a range of goals that will fulfill desires expressed in numerous public workshops by town citizens. These goals include new village-specific zoning regulations and finding solutions to providing greater access to wastewater and potable water through community systems. Encouraging affordable housing and new businesses that serve the community are important, along with providing a more pedestrian friendly and attractive village.

North Montpelier

North Montpelier is an attractive cluster of historic homes and old factory buildings set at the south end of North Montpelier Pond and along the Kingsbury Branch of the Winooski River. The small village is at the intersection of VT 14 and VT 214.

The village recently lost the general store which housed the post office and which had served as a community focal point. The village is now entirely residential. Most commercial buildings are vacant. Other former commercial buildings and former mill buildings have been converted to apartments, many of which are considered affordable; however, quite a few of the apartment buildings are falling into disrepair. Residents worked with the Agency of Transportation to ensure that the new bridge over the Kingsbury Branch would be attractive and include a sidewalk. The village is hindered by the lack of easy access to public water and wastewater. The village water system has fallen into disrepair and users have converted to private wells.

The current zoning in North Montpelier is Residential and Commercial. North Montpelier was designated as a Village Center in 2019, and will retain this designation in the Future Land Use Map.

Detailed master planning has not been done for North Montpelier, but residents remain interested in providing small, community-oriented commercial uses, such as a country store, while retaining the historic character and links to nearby open space and North Montpelier Pond. Commercial development should be appropriately designed for the rural village setting, and land use regulations will need review to ensure they accomplish this. .

East Montpelier Center

East Montpelier Center is a residential hamlet, located on Center Road and extending from Barnes Road to Dodge Road. The Center contains several historic structures including the Parley Davis house, the Old Meeting House Church, a former schoolhouse, and Doty Cemetery. Homes are clustered along Center Road and extend onto Barnes, Bliss and Brazier Roads. Center Farm is in the village area with abundant farmland and open space surrounding it. The Old Meeting House Church is the focal point of the village area, serving its congregation and providing a gathering place for community events.

Traffic through the Center has been an on-going concern. The town recently reduced traffic speeds on Center Road to 25 mph. Techniques for traffic calming through the hamlet should be explored.

East Montpelier Center, in the current Rural Residential and Agricultural zoning district and the Agricultural and Forest Conservation district, is likely to remain a small residential and agricultural center of town with the historic focal point being the Old Meeting House Church.

Gallison Hill Growth Area

An area around the U-32 Middle/High School has been identified as a possible growth area for the town. Montpelier's water and wastewater systems extend to the school providing the opportunity for an extension that could lead to future growth. No planning studies have been conducted.

The Gallison Hill area is currently in the Residential and Commercial zoning district and the Rural Residential and Agricultural district.

The proximity of the school makes this area appropriate for residential growth or potentially academically-oriented mixed uses. More detailed studies of the area's future potential should be undertaken within the next five years.

Rural Land Use Areas

The majority of land in East Montpelier is considered rural and is primarily residential, agricultural, and forested. There are a number of home occupations, and many farms sell a range of products. Two of the larger businesses within primarily residential areas are Morse Farm and Bragg Farm. Both are located on paved roads and are well-known tourist destinations.

The rural areas of town generally retain a pattern of homes separated by open space with occasional clusters of houses concentrated on smaller lots. Housing subdivisions tend to be small, consisting of two or three lots. A five-lot subdivision is on the larger end of what typically comes before the Development Review Board.

The Selectboard and Planning Commission have recently noted that nearly 50 percent of the land area in town is either protected by conservation easements (35 parcels; 4,071 acres) and/or is in the Use Value Appraisal Program best known as Current Use (109 parcels; 9,681 acres). Discussions have focused on the extent to which the amount of conserved land may inhibit residential growth within the town. Other discussions have considered whether conservation easement projects seeking contributions from the town's Conservation Fund should include provisions that help accomplish some of the town's other goals such as renewable energy generation, recreational trail easements or affordable housing that gives residents access to land.

Another issue that has been raised in recent years is poorly-planned subdivisions, where houses sprawl across the landscape. Poorly-planned subdivisions erode valuable farm and forest lands and disrupt the traditional rural pattern of clustered buildings separated by open space.

Also of concern is the increasing amount of commercial development outside of village areas especially along US 2 outside of East Montpelier Village. Businesses include storage units, car dealerships, camper and RV sales, a timber framing business, and a home and garden center. These businesses contribute to the town's tax base, and some would be unsuited to a village setting. At the same time, the village's southwest gateway appears to be evolving into strip

development. Strip development tends to be characterized by vehicles and/or commercial enterprises prominently displayed in front dominating the view, and buildings with more parking set further back from the road. Strip development was identified in the 2011 survey as a significant concern. Preventing strip development in the rural areas outside the villages is a challenge for the future.

Rural land use areas are currently in the Agricultural and Forest Conservation Zoning District, the Rural Residential and Agricultural District, the Residential and Commercial District, and the Commercial District.

While growth is expected to happen within rural areas, it is the intention of this plan that development within these areas will follow a rural pattern. Overall densities will remain low, and clustering of structures will be encouraged in order to keep agriculture and forestlands open. Shared driveways and infrastructure will be encouraged. Regulatory options should be evaluated to promote more efficient development, and siting on large lots to retain more contiguous open space. Structures will be oriented, to the extent possible, to reflect traditional patterns and forms. Visually intrusive or discordant elements such as larger parking areas, utilities, and storage areas should be screened and/or located away from roadways.

Commercial development in rural land use areas is anticipated but strip development and sprawl are not desired. The goal is to allow rural, commercial development with a more efficient and attractive pattern of growth that improves the town's gateways and overall rural character. Future requirements should include the efficient use of land that minimizes the number of access roads and locates parking, utilities, sale items, etc. to the rear of buildings or otherwise screening such uses. Commercial uses may not be considered appropriate for some rural areas.

What is Strip Development?

The Vermont statute dictating the Act 250 land use permitting process (Title 10, Chapter 151) defines "strip development" as follows:

"**Strip development**" means linear commercial development along a public highway that includes three or more of the following characteristics:

broad road frontage,
predominance of single-story buildings,
limited reliance on shared highway access,
lack of connection to any existing settlement except by highway,
lack of connection to surrounding land uses except by highway,
lack of coordination with surrounding land uses , and
limited accessibility for pedestrians. "

Industrial Areas

The Industrial District is located between US 2 and VT 14. It includes the capped Central Vermont Landfill and Casella's transfer station, as well as a number of other businesses such as Huntington Homes, Packard Fuels, Vermont Country Campers, and the Central Vermont Humane Society. There are also a number of homes in this area. The area has been underutilized for business and industrial growth, in part due to the lack of available water and wastewater services.

Some sections of the industrial area are currently in residential use. Providing available land for businesses unsuited to a village setting is important. Evaluating the industrially-zoned lands and examining the potential for added infrastructure will be important for future planning and to

attract businesses. The industrial area may be suited to future energy growth such as larger solar projects.

Resource Areas

These are protected areas where development cannot or should not occur. East Montpelier's resource areas include conserved farm and forestlands, wildlife corridors, significant natural habitats, wetlands, shorelands, riparian buffers, and floodplains. Most of these areas are already protected by conservation easements or by zoning regulations. Act 181 of 2024 will require the new Land Use Review Board (LURB) to identify the Critical Natural Resource Areas of Tier 3, including Rulemaking, by December 31, 2026.

Forest Integrity Study Area

Act 171, adopted by the state Legislature in 2017, requires towns to plan for protection of priority and high priority forest blocks that are important for interior forest habitat and connectivity (see discussion in Forest Resources and Forest Integrity). Based on the mapping of these priority forest areas, this Town Plan identifies a Forest Integrity Study Area as shown on Map 9. The purpose of the study area is to provide a spatial focus for forest integrity protection efforts. The Forest Resources and Forest Integrity section of this plan identifies both regulatory and non-regulatory actions to be taken to protect forest integrity in East Montpelier. New Land Use maps required by Act 181, as introduced above, will further define wildlife corridors and forest blocks in the context of the wood manufacturing industries as Critical Resource Areas.

Land Use Regulations and Zoning Districts

Zoning regulations must reflect the goals and policies stated in the Town Plan. East Montpelier's *Land Use and Development Regulations* were developed in the early 1970s. The regulations were last revised in 2022 to update the village zoning districts.

New zoning regulations should encourage efficient development that makes the most of small areas with a compact organization of site elements. This is particularly important in areas where commercial and industrial development will be encouraged. Retaining rural character while preventing strip development and sprawl are important goals. The Planning Commission is aware of evolving new statewide land use requirements of Act 181, which may require updates to our zoning regulations.

East Montpelier Existing Zoning Districts

Zone A Commercial District: The purpose of this district is "to encourage a mix of small-scale business uses at moderate densities in an area with convenient access to principal highway corridors, while avoiding strip development patterns and maintaining safe and efficient traffic flow." The district currently includes a number of residential uses as well as commercial uses. The district abuts Rural Residential and Forest/Agriculture districts in Plainfield. A significant portion of the district is within flood hazard and river corridor areas. The minimum lot size is 1 acre.

Zone B Industrial District: The district's purpose is "to encourage a variety of industrial, manufacturing and appropriate commercial uses at moderate densities and in a compact settlement pattern in locations that have historically been used for such uses and which are served by good highway access." At present, the area consists of a mix of residential, industrial and commercial uses including the Central Vermont Solid Waste Management District Transfer Station. The minimum lot size is 1 acre.

Zone C Residential and Commercial District: This district occupies two areas of town near state highways. East Montpelier and North Montpelier Villages are currently within this district. The purpose is to "promote compact residential development and commercial uses compatible with the scale and character of residential neighborhoods within and surrounding traditional village centers." The minimum lot size is 1 acre.

Zone D Rural Residential and Agricultural District: Zone D is divided among three areas of town. Most of East Montpelier Center is within this zone. Its purpose is to "promote agriculture and forestry while accommodating low density residential development and other compatible non-residential uses." Minimum lot size is 3 acres.

Zone E Agricultural and Forest Conservation District: Zone E covers the rural areas in the northern part of town. Many of the town's conserved lands are within this zone. Its purpose is to "promote agriculture, forestry and low density residential development in areas with limited access to public roads and community services while protecting natural resources and the district's rural character." The minimum lot size is 7 acres.

Zone VMU Village Mixed Use: This district is located within East Montpelier Village and its purpose is to promote a mix of appropriately-scaled residential and non-residential uses integrated into a walkable, compact village pattern. The minimum lot size is ½ acre.

Zone VRMD Village Residential Medium Density: The purpose of this district, located in East Montpelier Village, is to provide a variety or residential options, including single family, duplex, and multi-family dwellings on small to medium sized lots. Up to six dwellings are permitted in a multi-family dwelling in this zone. The minimum lot size is ½ acre.

Zone VR Village Residential: The purpose of the Village Residential district is to provide residential neighborhoods in close proximity to the core village areas. The minimum lot size is 1 acre.

Conservation Areas Overlay Districts: East Montpelier has two conservation districts, the overall purpose of which is to "ensure the protection of critical natural resources by ensuring that development does not degrade or impair the ecological values and functions associated with the resources in the overlay districts regardless of the underlying zone." The Wetland Overlay District includes all known wetlands and surrounding buffer areas. The High Elevation Overlay District includes all lands in town over 1,500 feet in elevation. These areas are currently forested.

Flood Hazard Areas: The Flood Hazard Areas are an overlay that includes the 100 year floodplain and the mapped river corridors. New development is limited in these areas.

Areas for Review

In addition to implementing the zoning recommendations of the East Montpelier Village Master Plan, zoning updates should also examine some areas where inconsistencies exist along boundaries with other towns.

- **Barre Town**: East Montpelier's industrial district along the east side of US 2 abuts about one mile of the northeast corner of Barre Town. A closed and capped landfill and an operating regional solid-waste transfer facility occupy most of the industrial zone adjacent to the Barre Town boundary. The adjoining Barre Town land is zoned for low-density residential use and presently is primarily forest and agricultural land. Barre Town has identified these adjacent lands as supporting a deer wintering range and other natural/fragile areas. Proximity to these natural resources could be a limiting factor in any further industrial development along this boundary.
- **Calais**: Adamant, one of Calais' four villages, is on the border with East Montpelier. East Montpelier residents on Center Road near Adamant consider themselves to be part of the Adamant community. Calais' efforts to strengthen and maintain Adamant's character benefit adjoining areas in East Montpelier. Similarly, North Montpelier is located on the boundary with Calais and near the boundary with Marshfield. East Montpelier's efforts to strengthen and maintain North Montpelier would affect those communities. Communication between the towns, particularly about potential plans to increase growth in these villages, is important.
- **Marshfield**: East Montpelier zoning in the vicinity of North Montpelier is Residential/ Commercial. Adjoining areas of Marshfield are zoned Agriculture/Rural Residential. Communication between the towns, particularly about potential plans to increase growth in North Montpelier, is important.
- **Montpelier**: Most adjoining areas of Montpelier are currently zoned Low Density Residential with the exception of the area near Gallison Hill Road and U-32, which are zoned Medium Density Residential. The adjoining areas in East Montpelier are zoned Rural Residential/Agricultural. East Montpelier has identified the Gallison Hill area as a possible growth area. Increased development in this area would be compatible with development in neighboring Montpelier. U-32 is served by Montpelier's water and sewer systems. If East Montpelier were able to arrange for an extension of these services along Gallison Hill, then additional development density consistent with adjacent Montpelier would be possible.
- **Plainfield**: US 2 from East Montpelier into Plainfield is one of the gateways into Plainfield. East Montpelier has zoned this area as Commercial. Plainfield has zoned this area for Rural Residential and Forest/Agriculture. In both towns, much of this area is in the floodplain, which limits potential development. East Montpelier should re-evaluate its zoning in this area to be more consistent with the neighboring community and what is actually feasible in the floodplain.

Energy Planning and Siting

Meeting energy goals (see Energy and Energy Conservation) requires emphasizing land use patterns that concentrate development in villages and growth centers in order to encourage walkability, bicycling, and the use of public transportation. Reducing strip development and sprawl while protecting large blocks of forestland are also important to meeting energy goals.

The Energy and Energy Conservation section of this Town Plan identifies areas where renewable energy projects are preferred, especially larger solar projects; areas where they may be permitted under certain conditions; and a few areas where there would be strict limits on any renewable energy generation projects, except those that serve individual homes and businesses. Preferred areas include the Casella capped landfill, some portions of the Packard Industrial Park and some portions of the current Commercial zone. Other locations, including defined villages and scenic areas, have restrictions for certain types of energy development.

Goals and Actions

- **Goal 10.1**: Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages.
  - ✔ **Action 10.1.1:** Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the Town Plan.
  - ✔ **Action 10.1.2**: Review and update the site plan review, parking, design and screening standards in the *East Montpelier Land Use and Development Regulations*.
  - ✔ **Action 10.1.3:** Update the *East Montpelier Land Use and Development Regulations* to make it easier to permit Planned Unit Developments.
  - ✔ **Action 10.1.4**: Develop zoning regulations that encourage new developments to reflect historic landscape patterns such as compact development, a close and positive relationship to the street, and orientation of building and structures parallel or perpendicular to the road and other structures.
  - ✔ **Action 10.1.5**: Include resource protection policies in the *Land Use and Development Regulations*.
  - ✔ **Action 10.1.6**: Protect riparian forests through conservation easements and the *Land Use and Development Regulations*

- **Goal 10.2**: Focus new development in villages and growth areas.
  - ❖ **Policy 10.2:** Utilize the Future Land Use Map to evaluate and prioritize growth areas
  - ✔ **Action 10.2.1**: Evaluate the potential for a village zoning district in North Montpelier.
  - ✔ **Action 10.2.2:** Evaluate the potential for growth in the Gallison Hill area.

- ✔ **Action 10.2.3**: Evaluate the potential for growth in the Northwoods apartment complex property off of VT 214.
- ✔ **Action 10.2.4**: Ensure that village properties under town control are developed in a manner consistent with the goals of the *East Montpelier Village Master Plan*.

➢ **Goal 10.3**: Discourage commercial strip development.

- ✔ **Action 10.3.1**: Update zoning bylaws to prevent strip development and sprawl.

➢ **Goal 10.4**: Encourage development of the Industrial District.

- ✔ **Action 10.4.1**: Update zoning bylaws to ensure that the boundaries, purposes, and standards are appropriate to achieve the goals of the Town Plan.

➢ **Goal 10.5**: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values.

- ✔ **Action 10.5.1**: Prioritize areas that would benefit from conservation including agricultural lands, priority forest blocks, riparian connectors, wetlands, and scenic resources.
- ✔ **Action 10.5.2**: Consider how conservation projects contribute to accomplishing other town goals—such as recreation, housing or renewable energy generation—when evaluating support from the town's Conservation Fund.

➢ **Goal 10.6**: Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation.

This goal cuts across other areas. See actions for:

- Transportation (6.1.1, 6.1.2, 6.1.3); and
- Housing (8.1.1).

Chapter 11
IMPLEMENTATION

The preceding chapters discuss a range of topics while providing historical context, summarizing current conditions, identifying issues and opportunities, and establishing goals, policies, and actions. Making the plan's vision a reality requires that the actions be implemented.

With over 120 identified actions it is important to identify priorities, assign responsibility, identify where funding or investment is needed, and a timeframe for action. This chapter organizes this information to help facilitate implementation.

Priorities are characterized as moderate to high to top priority based on the Planning Commission's best judgment. **The six top priorities are shown in red text (Actions 6.11.2; 7.3.1; 8.1.4; 10.1.1; 10.1.2; and 10.1.3)**. Fifty-seven actions are high priorities. Seventy-eight actions are moderate priorities.

One or more official, board, or other body is identified as the entity responsible for implementing each action. Many actions have multiple responsible entities, highlighting the need for coordination and cooperation.

Many actions can be implemented in the course of regular town business. Some actions, however, will require funding or investment. To the extent that they can be anticipated, actions requiring additional funding resources are identified in the Resources column. This will help in identifying where grant funding should be sought or where operating or capital funds should be budgeted.

Timelines vary from ongoing to specific timeframes. Where actions require funding, the timeline is dependent on obtaining the necessary resources.

Although this plan has an eight-year statutory life, it is East Montpelier's intention to adopt a new plan by the end of 2027, due to insufficient time to fully develop the entirety of the desired updates from the 2018 plan. This plan, and its successor, should be reviewed periodically over the eight years to evaluate whether progress is being made and to re-evaluate conditions, goals, actions, and priorities. As actions are accomplished, other actions will move up in priority. Similarly, a change in conditions or new state requirements may require reprioritization. Major changes in conditions may require that the plan be amended.

As a small town with relatively few employees, East Montpelier runs on the efforts and dedication of the many residents who serve on boards and committees, participate in local organizations that contribute to town life, and volunteer to help make community events a success. This civic spirit helps make East Montpelier a special place to live and work—now and in the future.

Goals and Actions	Priority	Responsibility*	Resources	Timeline
EAST MONTPELIER AND THE REGION				
➢ **Goal 2.1**: Participate in regional organizations and activities.				
✔ **Action 2.1.1**: Maintain active representation and participation on boards and commissions of regional organizations.	High	SB, appointed representatives		ongoing
➢ **Goal 2.2**: Cooperate with neighboring communities to ensure plan compatibility and to address mutual opportunities and challenges.				
✔ **Action 2.2.1**: Consult with planning officials of adjacent towns to identify and resolve potential conflicts and to address opportunities for cooperation.	High	PC		ongoing
TOWN GOVERNMENT AND FINANCE				
➢ **Goal 3.1**: Ensure that the town government effectively represents the interests of townspeople.				
✔ **Action 3.1.1**: Encourage residents to participate in town government and activities.	Moderate	SB		ongoing
✔ **Action 3.1.2**: Maintain regular communication among town officials, committees, and the public.	Moderate	TA, SB, TC		ongoing
➢ **Goal 3.2**: Ensure that the town government responds to the increased complexity of the issues it faces.				
✔ **Action 3.2.1**: Evaluate the evolving requirements of local government and the most appropriate structure of staffing to meet these needs.	Moderate	SB, TA, ChC		ongoing
✔ **Action 3.2.2**: Appoint members to the Conservation Commission.	High	SB		2026
➢ **Goal 3.3**: Keep the Town Offices in East Montpelier Village.				
✔ **Action 3.3.1**: If a new Town Office building is needed, it should be located in East Montpelier Village.	High	SB		ongoing
➢ **Goal 3.4**: Maintain and improve core municipal facilities and services in a fiscally responsible and sustainable manner.				
✔ **Action 3.4.1**: Utilize the capital plan and budget process to ensure that on-going	Moderate	CIC, SB		ongoing

and proposed capital projects are appropriately planned and financed.				
Goals and Actions	**Priority**	**Responsibility***	**Resources**	**Timeline**
✔ **Action 3.4.2**: Pursue relevant grant opportunities to assist with funding needed town projects.	Moderate	TA, SB, other committees		ongoing
COMMUNITY RESOURCES				
➢ **Goal 4.1**: Promote a sense of community through educational and social opportunities and gathering places.				
✔ **Action 4.1.1**: Provide information on town activities and how residents can participate by updating the booklet on "What You need to know about East Montpelier" on an annual basis.	Moderate	TA, TC, SB, other committees		ongoing
✔ **Action 4.1.2**: Support use of the *East Montpelier Signpost* and Front Porch Forum to inform residents about community events, issues, resources and townspeople.	Moderate	TA, TC, SB, other committees		ongoing
✔ **Action 4.1.3**: Organize periodic community-wide events to provide information and encourage discussion on topics relevant to the town or to showcase community resources.	Moderate	PC, SB, other committees		ongoing
➢ **Goal 4.2**: Maintain and improve the overall health and wellbeing of East Montpelier residents.				
See actions for: Community Resources (4.1.1, 4.1.2, 4.1.3, 4.4.1, 4.4.2, 4.4.3, 4.5.1, 4.6.2, 4.7.1, 4.10.1); Public Services (5.2.1, 5.2.2, 5.3.1, 5.4.1, 5.4.2); Infrastructure (6.1.1, 6.1.2, 6.1.3, 6.2.1, 6.11.1, 6.11.2, 6.12.1); Economic Development (7.4.1,); Housing (8.1.1, 8.1.2, 8.1.3); Natural and Scenic Resources (9.11.1).				
➢ **Goal 4.3**: Provide year-round programs of varied recreational activities to meet the interests and needs of residents of all ages and skills.				
✔ **Action 4.3.1**: Create a plan for meeting the demand for recreational activities for all ages.	Moderate	RB		ongoing
➢ **Goal 4.4**: Protect recreational spaces and develop new recreational areas in various parts of town.				
✔ **Action 4.4.1**: Support the EM RB in maintaining and improving existing recreational facilities near the Elementary School.	Moderate	RB, SB		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 4.4.2**: Develop a trail, perhaps with river access and flood control measures, along the Winooski River in East Montpelier Village.	Moderate	RB, SB, VC	Funding for access, design, construction	ongoing
✔ **Action 4.4.3:** Support permanent public recreational access to the Coburn Pond property**.**	High	SB, FOCP		ongoing
➢ **Goal 4.5**: Maintain a proactive and supportive relationship between the town, trail-user groups, and landowners.				
✔ **Action 4.5.1**: Support efforts to locate off-road segments of the Cross Vermont Trail in East Montpelier.	Moderate	SB, EM Trails, Cross VT Trail		ongoing
➢ **Goal 4.6**: Maintain and expand the existing trail system to create connected loops and links to villages and population centers.				
✔ **Action 4.6.1**: Maintain existing trails and support completion of planned trail segments.	Moderate	EM Trails, SB		ongoing
✔ **Action 4.6.2**: Consider new trail links to connect villages and East Montpelier Elementary School with the trail system.	Moderate	EM Trails, SB		ongoing
➢ **Goal 4.7**: Provide sufficient access and parking for trail resources in town.				
✔ **Action 4.7.1**: Provide sufficient safe parking off the traveled roadway and educate trail users on safe parking practices.	Moderate	EM Trails, SB		ongoing
➢ **Goal 4.8**: Preserve the town's historic structures and cemeteries for future generations to enjoy.				
✔ **Action 4.8.1**: Ensure *Land Use and Development Regulations* and other actions by the town protect historic structures and settlement patterns.	High	PC, SB		ongoing
✔ **Action 4.8.2**: Consider conducting an inventory of historic barns, outbuildings and other agricultural structures in East Montpelier.	Moderate	PC, SB	Possible funding for assistance	ongoing
✔ **Action 4.8.3**: Assist property owners who wish to apply for listing on the national or state Register of Historic Places.	Moderate	TA		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 4.8.4**: Encourage property owners within the designated Village Center to take advantage of available tax credits for improvements to historic buildings.	Moderate	TA, CVEDC		ongoing
✔ **Action 4.8.5**: Continue to maintain all public cemeteries, along with reasonable maintenance of old family burial grounds.	Moderate	CC		ongoing
✔ **Action 4.8.6**: Encourage use of state-funded historic barn preservation grants.	Moderate	TA		ongoing
➢ **Goal 4.9**: Maintain the town's historic landscape patterns to serve as a model for future development.				
See action for Land Use (10.1.4).				
➢ **Goal 4.10**: Enable residents of all ages to learn about and appreciate the town's history.				
✔ **Action 4.10.1**: Provide programs and information about the town's history and historic resources to a range of audiences, including youth and adults.	Moderate	EMHS, Schools		ongoing
➢ **Goal 4.11**: Preserve historical documents and artifacts.				
✔ **Action 4.11.1**: Provide appropriate storage space for the preservation of town records and historical collections.	Moderate	TC, EMHS		ongoing
PUBLIC SERVICES				
➢ **Goal 5.1**: Stabilize or increase the school-age population of the town.				
✔ **Action 5.1.1:** Ensure that town development plans provide for the availability of the types of housing most likely to attract families with children.	Moderate	PC		ongoing
✔ **Action 5.1.2**: Promote the town as a place to raise children.	Moderate	Schools, TA, SB		ongoing
➢ **Goal 5.2**: Encourage community participation in the schools.				
✔ **Action 5.2.1**: Promote the use of school facilities for adult education and community use.	Moderate	Schools		ongoing
✔ **Action 5.2.2**: Promote connections between residents and the schools to	Moderate	Schools, Washington		ongoing

support the schools' educational mission and as a means of building community.		Central Friends of Education		

Goals and Actions	Priority	Responsibility*	Resources	Timeline
➢ **Goal 5.3**: Support services and facilities to address the needs of seniors and families with young children.				
✔ **Action 5.3.1**: Support the location of a senior center in East Montpelier Village.	Moderate	SB		ongoing
See actions for Housing (8.1.1, 8.1.2, 8.1.3).				
➢ **Goal 5.4**: Promote formal and informal social support services.				
✔ **Action 5.4.1:** Post current information about existing social services.	Moderate	TSO, TA		ongoing
✔ **Action 5.4.2**: Maintain a list of contacts to neighborhood groups. Continue to support the Signpost newsletter for community social capital and networking.	Moderate	TSO, TA, SB		ongoing
➢ **Goal 5.5**: Maintain adequate fire and emergency response capabilities.				
✔ **Action 5.5.1:** Work with EMFD to assure the reliable and cost-effective delivery of fire and EMS services.	High	SB		ongoing
✔ **Action 5.5.2**: Expand water supplies for fire fighting, especially in East Montpelier Village.	High	SB, EMFD		ongoing
➢ **Goal 5.6**: Maintain an effective Local Emergency Operations Plan.				
✔ **Action 5.6.1:** Ensure that the Local Emergency Operations Plan and other emergency planning documents remain current.	High	EPC, TA, SB		ongoing
✔ **Action 5.6.2**: Ensure that key emergency officials receive appropriate emergency and incident command training.	High	TA, SB		ongoing
➢ **Goal 5.7**: Promote emergency awareness and fire prevention.				
✔ **Action 5.7.1:** Promote and provide fire prevention information and education throughout the community.	Moderate	EMFD		ongoing

➢ **Goal 5.8**: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters.				
❖ **Policy 5.8**: *East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference*.				
✔ **Action 5.8.1:** Implement the projects identified in the *Hazard Mitigation Plan*.	High	SB, RF		ongoing
Goals and Actions	**Priority**	**Responsibility***	**Resources**	**Timeline**
✔ **Action 5.8.2**: Implement the plans and projects for the Municipal General Roads permit.	High	SB, RF		ongoing
✔ **Action 5.8.3**: Include funding for hazard mitigation projects in the town budget and Capital Improvement Plan.	High	CIC, SB		ongoing
✔ **Action 5.8.4**: Ensure that residents and business owners are aware of natural hazards and ways to protect themselves and insure their property.	Moderate	SB, EPC		ongoing
✔ **Action 5.8.5**: Pursue funding and implement mitigation projects for emerging risks as the nature and likelihood of those risks becomes more clear.	Moderate	EPC, SB		ongoing
✔ **Action 5.8.6**: Ensure that town planning and zoning contributes to hazard mitigation when identifying growth and conservation areas.	Moderate	PC, ZA		ongoing
✔ **Action 5.8.7**: Ensure town participation in related regional planning, education and funding opportunities as offered by CVRPC and other entities.	Moderate	PC, TA		ongoing
See action for Natural and Scenic Resources (9.3.1).				
INFRASTRUCTURE				
➢ **Goal 6.1**: Design a safe, multimodal road network while preserving scenic and natural character.				
✔ **Action 6.1.1**: Ensure that all state transportation projects meet the goals of this plan including accommodating pedestrian and bicycle use and protecting the character of the roadside.	High	SB, TA, VC, VTrans		ongoing

✔ **Action 6.1.2**: Build safe, accessible, and aesthetically designed pedestrian and bicycle corridors in East Montpelier Village. Priorities are sidewalks and bicycle lanes connecting the Upper Village to the Lower Village, safe routes linking the Lower Village to East Montpelier Elementary School, and the Golden Triangle Mobility Loop.	High	SB, CIC, VC	Funding for study, design and construction	ongoing
✔ **Action 6.1.3**: Provide marked bicycle lanes with all new paving projects.	Moderate	SB		ongoing
Goals and Actions	**Priority**	**Responsibility***	**Resources**	**Timeline**
✔ **Action 6.1.4**: Implement traffic safety upgrades and speed reduction strategies at the Towne Hill and Gallison Hill Roads intersection and also at the junction of Route 14 and 214.	High	SB, CVRPC	Funding for design and construction	ongoing
✔ **Action 6.1.5**: Protect roadside trees and plant additional trees where appropriate.	Moderate	RF, TW, RRC		ongoing
✔ **Action 6.1.6**: Notify the public and allow public comment prior to significantly changing the character of any road through widening, cutting of live trees within the public right-of-way, or paving.	Moderate	SB, RF, TW, RRC		ongoing
➢ **Goal 6.2**: Prioritize pedestrian and cyclist safety by reducing traffic speeds.				
✔ **Action 6.2.1**: Implement traffic calming measures in villages and areas with pedestrians and bicyclists.	Moderate	PC, SB, CVRPC, VTrans	Possible funding for study, design and construction	ongoing
➢ **Goal 6.3**: Reduce highway congestion and prevent strip development through smart road access planning.				
❖ **Policy 6.3.1**: *Limit unnecessary curb cuts to maintain road efficiency, safety and prevent sprawl.*				
✔ **Action 6.3.1**: Update *Land Use and Development Regulations* to encourage shared road access.	Moderate	PC, SB		ongoing
➢ **Goal 6.4**: Expand public transit and ridesharing.				
✔ **Action 6.4.1**: Support expanded public transportation availability and frequency.	High	SB, GMT		ongoing

✔ **Action 6.4.2**: Expand opportunities for carpooling and park and ride facilities.	High	PC, SB	Funding for study, design, construction	ongoing
➢ **Goal 6.5**: Encourage use of renewable fuels for transportation.				
✔ **Action 6.5.1**: Encourage installation of electric vehicle charging stations at businesses and public parking areas.	High	SB		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
➢ **Goal 6.6**: Maintain roads to minimize the spread of invasive species and reduce stormwater runoff into streams.				
✔ **Action 6.6.1**: Promote individual and neighborhood actions to remove roadside invasive plants through information and education.	Moderate	SB, RRC		ongoing
✔ **Action 6.6.2**: Maintain roads in a manner that reduces stormwater runoff and retains roadside vegetation.	High	SB, RF, RRC		ongoing
➢ **Goal 6.7**: Minimize and manage solid waste in collaboration with the Central Vermont Solid Waste Management District (CVSWMD).				
✔ **Action 6.7.1**: Enforce local ordinances regulating burning, dumping, storage, and other disposal of solid waste in order to protect the health and safety of the community.	Moderate	SB, ZA		ongoing
✔ **Action 6.7.2**: Support Green Up Day and Adopt-a-Site community efforts and provide educational waste minimization programs.	Moderate	SB		ongoing
➢ **Goal 6.8**: Minimize waste generation in town government and the schools.				
✔ **Action 6.8.1**: Ensure that purchases and operations consider solid waste minimization throughout the lifecycle of projects and acquisitions.	Moderate	SB, schools		ongoing
➢ **Goal 6.9**: Develop wastewater solutions for East Montpelier Village and North Montpelier to support residences and businesses, protect water quality, and allow future growth.				
✔ **Action 6.9.1**: Support the development of distributed wastewater treatment	High	PC, DRB, CIC, SB	Design, construction	ongoing

systems in East Montpelier Village and North Montpelier suitable for supporting new residential and community-scaled business growth.			and operations funding	
Goals and Actions	**Priority**	**Responsibility***	**Resources**	**Timeline**
➢ **Goal 6.10:** Encourage proper operation and maintenance of individual on-site wastewater treatment systems.				
✔ **Action 6.10.1:** Provide information on proper operation and maintenance of on-site wastewater treatment systems.	Moderate	SB, TA		ongoing
➢ **Goal 6.11**: Ensure the availability of a sufficient and sustainable supply of clean water for residential, commercial and industrial uses.				
✔ **Action 6.11.1:** Evaluate where future public water supplies may be possible and appropriate to support development in villages and growth areas.	High	SB	Possible funding for assistance	2018 and ongoing
✔ **Action 6.11.2: Ensure that the water supply system for East Montpelier Village acquires sufficient capacity to serve current and future customers and meets firefighting needs.**	**Top**	**SB, CIC**	**Capital and operations funding**	**ongoing**
➢ **Goal 6.12**: Promote energy conservation and efficiency.				
✔ **Action 6.12.1:** Educate East Montpelier residents and promote available incentives for home weatherization and other energy conservation.	High	EC		ongoing
➢ **Goal 6.13**: Promote electrification of thermal energy.				
✔ **Action 6.13.1**: Educate East Montpelier residents and businesses and promote available incentives to encourage installation of air-source heat pumps and heat pump hot water heaters.	High	EC		ongoing
➢ **Goal 6.14**: Promote adoption of electric vehicles.				
✔ **Action 6.14.1**: Educate East Montpelier residents and businesses and promote available incentives to encourage switching from internal combustion engine vehicles to electric vehicles.	High	EC		ongoing
✔ **Action 6.14.2**: Leverage available grant funding and incentive programs to	Moderate	EC		ongoing

facilitate installation of Level 2 EV charging infrastructure throughout town.				
✔ **Action 6.14.3**: Seek grant funding to support the installation of a Level 3 EV charging station in East Montpelier Village.	Moderate	EC, TA		ongoing
➢ **Goal 6.15**: Develop infrastructure to reduce dependency on automobiles.				
✔ **Action 6.15.1:** Seek grant funding to extend off-road sidewalk networks, especially to connect the upper and lower villages in East Montpelier Village.	High	EC, SB, RF, TA		ongoing
✔ **Action 6.15.2**: Support the efforts of the Cross Vermont Trail Association to complete an off-road trail between Montpelier and East Montpelier.	Moderate	EC, SB, RF		ongoing
See actions for Infrastructure (6.1.1, 6.1.2, 6.1.3, 6.4.1, 6.4.2, 6.5.1).				
➢ **Goal 6.16**: Promote installation of solar photovoltaic arrays.				
✔ **Action 6.16.1**: Facilitate development of large-scale solar projects at preferred sites, including rooftop arrays at U-32 and EMES and a ground-mount array at the capped landfill.	Moderate	EC, Schools, CIC		ongoing
✔ **Action 6.16.2**: Promote incentive programs to East Montpelier residents and businesses, to encourage installation of small-scale rooftop and ground-mount arrays.	Moderate	EC		ongoing
➢ **Goal 6.17:** Enable all areas of East Montpelier to have adequate cell service coverage to meet the needs of residents, businesses and emergency service providers, while protecting the town's scenic and natural resources.				
❖ **Policy 6.17.1:** *East Montpelier supports cell service infrastructure that enables adequate cell service coverage in all areas of town and that is sited and designed to protect the town's scenic and natural resources.*				
✔ **Action 6.17.1:** File for intervener status and/or submit public comments on Section 248a applications before the Public Utility Commission that do not meet the siting and design criteria described in the *Town Plan* and *Land Use and Development Regulations*.	Moderate	PC		ongoing

✔ **Action 6.18.2:** Consider whether conducting an inventory of suitable cellular facility locations would be beneficial for both the town and cellular carriers and whether grant funding for such a study is available.	Low	PC		ongoing
Goals and Actions	**Priority**	**Responsibility***	**Resources**	**Timeline**
ECONOMIC DEVELOPMENT				
➢ **Goal 7.1**: Concentrate commercial growth in East Montpelier Village with an emphasis on village-scale businesses that support the community and are compatible with residential uses.				
✔ **Action 7.1.1:** Encourage business retention and expansion, and the location of new village-scaled businesses in village mixed-use areas.	Moderate	TA, SB, current businesses, CVEDC		ongoing
✔ **Action 7.1.2:** Maintain Village Center designation for the historic village core and promote the associated benefits.	Moderate	TA, PC, SB, VC		ongoing
✔ **Action 7.1.3:** Evaluate the level of interest in and benefits of forming a non-profit entity to acquire and redevelop properties in the village as a way to preserve historic properties and spur economic development.	Moderate	PC, SB, VC	Funding for assistance	ongoing
✔ **Action 7.1.4**: Evaluate incentives to encourage property owners in and near the village to participate in mixed-use development and public water and wastewater initiatives that support the residential and commercial goals for East Montpelier Village.	Moderate	PC, SB, VC		ongoing
See actions for Infrastructure (6.11.1, 6.11.2).				
➢ **Goal 7.2**: Encourage small, community-focused commercial enterprises in North Montpelier.				
✔ **Action 7.2.1:** Pursue grants and business assistance programs that support economic development in North Montpelier to include business recruitment, infrastructure improvements, and aesthetic enhancement.	High	SB, TA, CVEDC	Funding for assistance	ongoing
✔ **Action 7.2.2**: Maintain village center designation in North Montpelier.	Moderate	TA, PC, SB		ongoing

✔ **Action 7.2.3**: Evaluate incentives to encourage property owners in and near the village to participate in mixed-use development and public water and wastewater initiatives that support the residential and commercial goals for North Montpelier Village.	Moderate	PC, SB		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
➢ **Goal 7.3**: Ensure zoning bylaws allow commercial and industrial business uses in appropriate locations.				
✔ **Action 7.3.1: Review and update the *East Montpelier Land Use and Development Regulations* to ensure that commercial and industrial areas are appropriate and adequate to encourage appropriate business growth.**	**Top**	**PC, SB**		**ongoing**
See action in Land Use (10.3.1).				
➢ **Goal 7.4**: Promote and support the viability of sustainable agricultural enterprises.				
✔ **Action 7.4.1:** Encourage local agricultural enterprises through non-regulatory techniques such as hosting farmer's markets, fairs, and other events that promote and provide information about local agricultural products.	Moderate	SB		ongoing
✔ **Action 7.4.2:** Ensure zoning bylaws support agricultural enterprises.	High	PC, SB		Ongoing
➢ **Goal 7.5**: Support home businesses while ensuring that rural residential character is preserved.				
✔ **Action 7.5.1:** Promote the continued upgrade and expansion of high speed telecommunications throughout the town.	Moderate	SB		ongoing

HOUSING				
➢ **Goal 8.1**: Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing.				
✔ **Action 8.1.1:** Partner with other organizations, including Downstreet and CVHFH, to create affordable and senior housing near transportation and services.	High	SB, Habitat, Downstreet, VHCB	Possible grant funding	ongoing
✔ **Action 8.1.2:** Evaluate expanding the Conservation Fund to include affordable housing.	High	SB, CFAC		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 8.1.3:** Promote and support home share programs as a way to support senior and affordable housing.	Moderate	SB, TA		ongoing
✔ **Action 8.1.4: Consider conducting a housing needs assessment and developing a housing action plan for the town.**	**Top**	**PC, SB**	**Possible grant funding**	**2026-2027**
✔ **Action 8.1.5**: Encourage residents and town officials to participate in regional housing workshops and programs like Vermont Housing Improvement Program.	Moderate	PC, SB, TA		ongoing
✔ **Action 8.1.6**: Develop a short term rental survey in order to understand the impact of short term rentals in town.	Moderate	PC, TA		ongoing
✔ **Action 8.1.7**: Promote recent changes to zoning such as the increased density in the village, streamlining of PUD regulations, loosening of regulations related to duplexes, ADUs, and multifamily housing throughout town.	Moderate	PC, TA, ZA		ongoing
➢ **Goal 8.2**: Concentrate new residential development in East Montpelier Village, North Montpelier Village, and identified growth areas, outside of the floodplain and river corridor.				
✔ **Action 8.2.1**: Engage residents about Tier 1B status and whether or not the town should opt in.	High	PC		2026

✔ **Action 8.2.2**: Consider applying for funding to conduct visioning and planning work with North Montpelier Village and an identified growth area.	High	PC, TA		ongoing
✔ **Action 8.2.3**: Encourage the establishment of a community housing trust, to support affordable housing in villages and growth areas.	Moderate	PC, SB		ongoing
See action in Land Use (10.2.1, 10.2.2, 10.2.3).				
NATURAL AND SCENIC RESOURCES				
➢ **Goal 9.1**: Promote local actions to maintain air quality.				
See actions for Infrastructure (6.1.1, 6.1.2, 6.1.3, 6.1.5, 6.2.1, 6.4.1, 6.4.2, 6.5.1, 6.12.1, 6.13.1, 6.14.1, 6.14.2, 6.14.3, 6.15.1, 6.15.2); Economic Development (7.1.1, 7.2.1), Natural and Scenic Resources (9.7.1, 9.7.2), and Land Use (10.2.1, 10.2.2, 10.2.3, 10.3.1).				
➢ **Goal 9.2**: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development.				
✔ **Action 9.2.1:** Consider use of the Conservation Fund for the purchase of important public access to wetlands and waterways.	High	CFAF, SB		ongoing
➢ **Goal 9.3**: Ensure Town policies, including the *Land Use and Development Regulations*, promote water quality protection.				
✔ **Action 9.3.1:** Review and update *Land Use and Development Regulations* to include adoption of Low Impact Development (LID) techniques.	High	PC, SB		ongoing
✔ **Action 9.3.2**: Track state level changes to river corridor regulations resulting from the Flood Safety Act and ensure that *Land Use and Development Regulations* do not conflict with any changes.	Moderate	PC, SB		ongoing
➢ **Goal 9.4**: Support project development and implementation of projects that will improve water quality.				
✔ **Action 9.4.1**: Continue to manage highway operations and implement projects to comply with the Municipal Roads General Permit including updating the roads inventory and assessment.	High	SB, RF		ongoing

✔ **Action 9.4.2**: Implement roadside vegetation practices that reduce runoff and sedimentation.	High	SB, RF, RRC		2018 and ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 9.4.3:** Continue to pursue resources for project development and implementation of priority projects in the Kingsbury Branch Watershed Stormwater Master Plan.	High	SB, TA, RF, CVRPC	Funding for implementation	ongoing
➢ **Goal 9.5**: Safeguard the quality and quantity of the town's groundwater.				
❖ **Policy 9.5:** Groundwater withdrawals for commercial water bottling are the lowest priority groundwater extractive use**.**				
✔ **Action 9.5.1:** Ensure that groundwater withdrawals do not harm the citizens, existing uses, water systems, or ecosystems of East Montpelier.	High	DRB, SB		ongoing
✔ **Action 9.5.2**: Research possible expansion of the Crystal Springs water system through the addition of new wells.	High	SB		ongoing
➢ **Goal 9.6**: Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community.				
❖ **Policy 9.6**: *Earth resource extraction facilities shall not be located within villages or defined growth areas.*				
✔ **Action 9.6.1:** Review and update the *Land Use and Development Regulations* to ensure that development conditions address scale, screening, truck traffic, and protection of forest and riparian habitats and scenic resources.	Moderate	PC, SB, DRB		ongoing
➢ **Goal 9.7**: Protect forest integrity.				
✔ **Action 9.7.1:** Review and update *Land Use and Development Regulations* to promote protection of priority forest blocks and riparian wildlife connectivity.	High	PC, SB, TFC		ongoing

✔ **Action 9.7.2**: Evaluate and implement non-regulatory approaches to promote forest integrity.	High	PC, SB, TFC		ongoing
➢ **Goal 9.8**: Ensure that existing forest areas are managed for long-term sustainability.				
✔ **Action 9.8.1:** Work with landowners and conservation partners to conserve the town's most valued forestland.	Moderate	PC, TA, SB, TFC		ongoing
✔ **Action 9.8.2**: Provide workshops on stewardship and management of forest lands.	Moderate	SB, TW, VT Woodlands Assoc.		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 9.8.3**: Provide education on invasive species and promote annual efforts to eradicate invasive plants.	Moderate	SB		ongoing
✔ **Action 9.8.4**: Encourage use of local resources in municipal construction and development.	Moderate	SB		ongoing
➢ **Goal 9.9**: Manage town-owned forests for habitat, carbon sequestration, and land stabilizing practices along with economic and recreational values.				
✔ **Action 9.9.1:** Update and implement the Town Forest Management Plan to address carbon sequestration, wildlife habitat, thinning, harvesting, recreation, and access rights.	Moderate	TFC, SB		ongoing
✔ **Action 9.9.2**: Install new signage at the Haggett Road entrance to the Town Forest.	Moderate	TFC, SB		ongoing
✔ **Action 9.9.3**: Evaluate the health and integrity of woody vegetation in road rights-of-way and identify areas in need of improved management.	Moderate	TW, RF, RRC		ongoing
➢ **Goal 9.10**: Support a diverse agricultural community.				
✔ **Action 9.10.1:** Consider provisions in the *Land Use and Development Regulations* that accommodate agricultural enterprises such as tourism	Moderate	PC, SB		ongoing

and events, farm stands, sales of value-added products, and recreation.				
✔ **Action 9.10.2**: Ensure that subdivision, access, and rights-of-way preserve the viability of productive farmland.	High	PC, SB, DRB		ongoing
✔ **Action 9.10.3**: Showcase local agricultural products at town events.	Moderate	SB, other committees		ongoing
➢ **Goal 9.11**: Encourage farming practices that protect wildlife habitat, water quality, and soil productivity.				
✔ **Action 9.11.1**: Ensure land conservation includes appropriate stream and roadside buffers to minimize agricultural run-off.	High	CFAC, SB, VLT		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 9.11.2:** Encourage productive field-mowing schedules that protect grassland birds.	Moderate	SB, VLT, CFAC, VHCB		ongoing
➢ **Goal 9.12**: Support the conservation of prime and actively-used farmland outside of village and growth areas.				
✔ **Action 9.12.1**: Coordinate conservation efforts with landowners and conservation organizations to ensure that town goals are met.	High	CFAC, PC, SB, VLT, VHCB		ongoing
✔ **Action 9.12.2**: Use the Conservation Fund to support farmland conservation that meets town goals.	High	CFAC, PC, SB		ongoing
➢ **Goal 9.13**: Protect East Montpelier's significant views.				
❖ **Policy 9.13**: Development within identified significant viewsheds shall not unduly detract from the identified scenic values, with particular attention given to development in the foreground (within ½ mile) of the viewpoint. All reasonable siting and design techniques shall be used to minimize impacts on views, including but not limited to: siting development at the edge of views; using natural vegetation and/or topography to screen prominent or discordant elements of development, such as parking, storage and private utility structures; limiting the size and scale of structures; and using Planned Unit Development to maintain compact patterns that do not encroach on viewsheds.				
✔ **Action 9.13.1:** Land conservation efforts should include protecting identified scenic viewsheds especially foreground areas.	High	CFAC, PC, SB, VHCB, VLT		ongoing

✔ **Action 9.13.2**: Provide guidance in the *Land Use and Development Regulations* for protecting characteristic scenic resources throughout the town with particular attention to identified scenic views.	High	PC, SB		ongoing
✔ **Action 9.13.3**: Review and identify, as needed, updates to the Significant Scenic Views. In addition, consider views from permanently protected publicly accessible town trails for designation as Significant Scenic Views.	Moderate	PC, EM Trails		ongoing
➢ **Goal 9.14**: Retain the scenic rural character of town roadways.				
✔ **Action 9.14.1:** Develop and implement road maintenance policies that minimize road widths and retain roadside vegetation particularly along identified scenic roadways.	Moderate	TW, RF, SB, RRC		ongoing

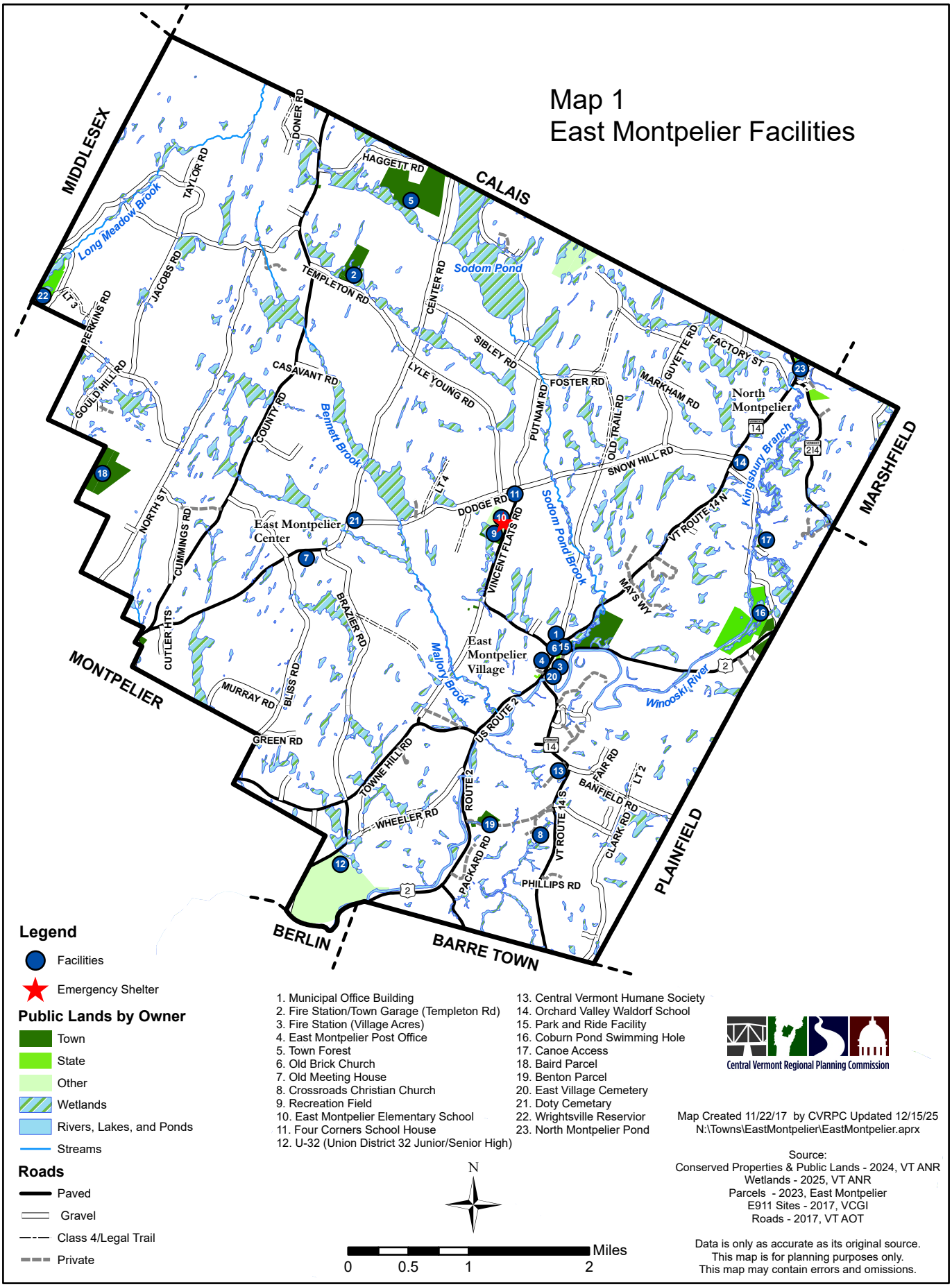
Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 9.14.2**: Ensure that *Land Use and Development Regulations* encourage compact development that protects scenic and natural resources.	High	PC, SB		ongoing
LAND USE				
➢ **Goal 10.1**: Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages.				
✔ **Action 10.1.1: Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the Town Plan.**	**Top**	**PC, SB, ZA**		**ongoing**
✔ **Action 10.1.2: Review and update site plan review, parking and design standards in the *East Montpelier Land Use and Development Regulations*.**	**Top**	**PC, SB**		**ongoing**
✔ **Action 10.1.3: Update the *East Montpelier Land Use and Development***	**Top**	**PC, SB**		**ongoing**

***Regulations* to make it easier to permit Planned Unit Developments.**				
✔ **Action 10.1.4**: Develop zoning regulations that encourage new developments to reflect historic landscape patterns such as compact development, a close and positive relationship to the street, and orientation of buildings and structures parallel or perpendicular to the road and other structures.	High	PC, SB		Ongoing
✔ **Action 10.1.5**: Include resource protection policies in the *Land Use and Development Regulations*.	High	PC, SB		Ongoing
✔ **Action 10.1.6**: Protect riparian forests through conservation easements and *Land Use and Development Regulations*.	High	PC, SB, DRB		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
➢ **Goal 10.2**: Focus new development in villages and growth areas.				
❖ **Policy 10.2**: *Utilize the Future Land Use Map to evaluate and prioritize growth areas.*				
✔ **Action 10.2.1**: Evaluate the potential for a village zoning district in North Montpelier.	High	PC, SB	Funding for planning assistance	ongoing
✔ **Action 10.2.2:** Evaluate the potential for growth in the Gallison Hill area.	High	PC, SB	Funding for planning assistance	ongoing
✔ **Action 10.2.3**: Evaluate the potential for growth in the Northwoods apartment complex property off of VT 214	High	PC, SB		2026
✔ **Action 10.2.4:** Ensure that village properties under town control are developed in a manner consistent with the goals of the *East Montpelier Village Master Plan.*	High	SB, VC, DRB		ongoing
➢ **Goal 10.3**: Discourage commercial strip development.				
✔ **Action 10.3.1**: Update zoning bylaws to prevent strip development.	High	PC, SB		ongoing

➢ **Goal 10.4**: Encourage development of the Industrial District.				
✔ **Action 10.4.1**: Update zoning bylaws to ensure that the boundaries, purposes, and standards are appropriate to achieve the goals of the Town Plan.	High	PC, SB		ongoing
➢ **Goal 10.5**: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values.				
✔ **Action 10.5.1**: Prioritize areas that would benefit from conservation including agricultural lands, priority forest blocks, riparian connectors, wetlands, and scenic resources.	Moderate	CFAC, PC, SB		ongoing

Goals and Actions	Priority	Responsibility*	Resources	Timeline
✔ **Action 10.5.2**: Consider how conservation projects contribute to accomplishing other town goals—such as recreation, housing or renewable energy generation—when evaluating support from the town's Conservation Fund.	Moderate	CFAC, PC, SB		ongoing
➢ **Goal 10.6**: Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation.				
See actions for Transportation (6.1.1, 6.1.2, 6.1.3); Housing (8.1.1)				


Map 1
East Montpelier Facilities
MIDDLESEX
CALAIS
MARSHFIELD
MONTPELIER
BERLIN
BARRE TOWN
PLAINFIELD
Long Meadow Brook
Sodom Pond
Bennett Brook
Sodom Pond Brook
Mallory Brook
Kingsbury Branch
Winooski River
East Montpelier Center
East Montpelier Village
North Montpelier
DONER RD
HAGGETT RD
TAYLOR RD
JACOBS RD
TEMPLETON RD
CENTER RD
SIBLEY RD
FOSTER RD
PUTNAM RD
GUYETTE RD
FACTORY ST
MARKHAM RD
OLD TRAIL RD
SNOW HILL RD
VT ROUTE 14 N
PERKINS RD
LT 3
GOULD HILL RD
CASAVANT RD
LYLE YOUNG RD
COUNTY RD
LT 4
DODGE RD
VINCENT FLATS RD
NORTH ST
CUMMINGS RD
CUTLER HTS
BRAZIER RD
MAY'S WY
BLISS RD
MURRAY RD
GREEN RD
US ROUTE 2
TOWNE HILL RD
WHEELER RD
ROUTE 2
PACKARD RD
VT ROUTE 14 S
FAIR RD
BANFIELD RD
LT 2
CLARK RD
PHILLIPS RD
Legend
Facilities
Emergency Shelter
Public Lands by Owner
Town
State
Other
Wetlands
Rivers, Lakes, and Ponds
Streams
Roads
Paved
Gravel
Class 4/Legal Trail
Private
1. Municipal Office Building
2. Fire Station/Town Garage (Templeton Rd)
3. Fire Station (Village Acres)
4. East Montpelier Post Office
5. Town Forest
6. Old Brick Church
7. Old Meeting House
8. Crossroads Christian Church
9. Recreation Field
10. East Montpelier Elementary School
11. Four Corners School House
12. U-32 (Union District 32 Junior/Senior High)
13. Central Vermont Humane Society
14. Orchard Valley Waldorf School
15. Park and Ride Facility
16. Coburn Pond Swimming Hole
17. Canoe Access
18. Baird Parcel
19. Benton Parcel
20. East Village Cemetery
21. Doty Cemetery
22. Wrightsville Reservior
23. North Montpelier Pond
N
0
0.5
1
2
Miles
Central Vermont Regional Planning Commission
Map Created 11/22/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx
Source:
Conserved Properties & Public Lands - 2024, VT ANR
Wetlands - 2025, VT ANR
Parcels - 2023, East Montpelier
E911 Sites - 2017, VCGI
Roads - 2017, VT AOT
Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

Map 2

East Montpelier Trails

COUNTY RD SPUR

TOWN FOREST - PECK FARM TRAIL

HOLDEN-TEMPLETON TRAIL

SPARROW FARM TRAIL

ORMSBEE TRAIL

TEMPLETON-FAIRMONT TRAIL

MALLORY BROOK TRAIL

CHERRY TREE HILL RD SPUR

BOBOLINK TRAIL

KAREN CLARK TRAIL

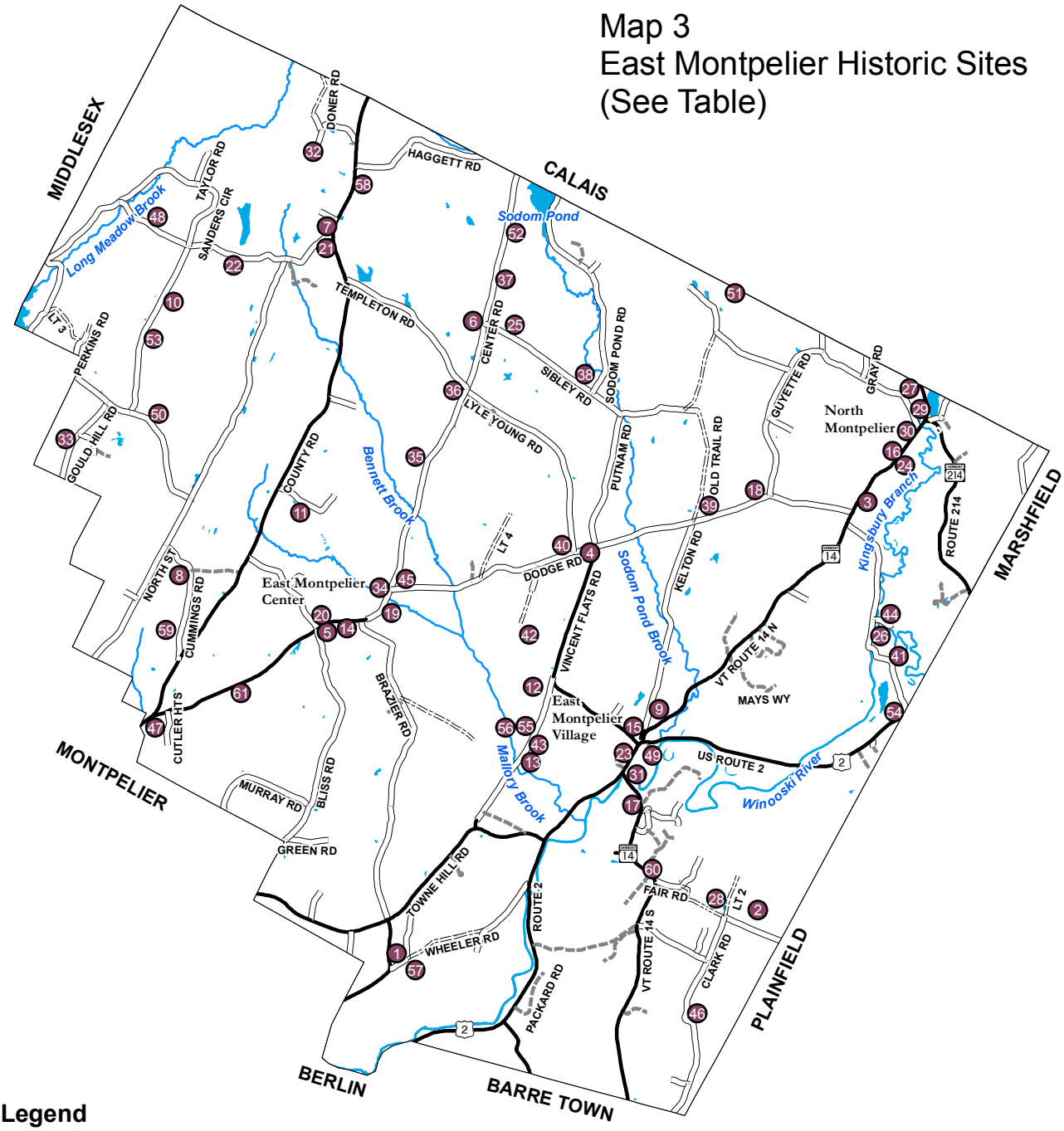
- East Montpelier Trails
- Cross VT Trail
- North Branch Trails
- U32 Trails
- Butterfield Trails
- Town Forest
- Conserved Lands
- Town of East Montpelier

Trail Features

- Trailhead
- Bench
- View

0 0.5 1 mi

Map 3
East Montpelier Historic Sites
(See Table)



Legend

- Historic Sites (See Table)
- Rivers, Lakes, and Ponds
- Streams
- Town Boundary

Roads

- Paved
- Gravel
- Class 4/Legal Trail
- Private

N

0 0.5 1 2 Miles

CVRPC
CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Map Created 01/03/13 by CVRPC Updated 12/22/2017
N:\Towns\East Montpelier\Town_Plan_2018\
Historic Sites Map 2018.mxd

Sources:
Historic Sites: East Montpelier, 2017.
Town Roads: VTrans and CVPRC, 2017.

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

EAST MONTPELIER HISTORIC SITES
(See Map 3)

SCHOOLS
1. Cutler School
2. East Hill School *
3. North Montpelier School
4. Four Corners School
5. Center School
6. Peck School
7. Morse School
8. Cummings School *
9. East Village School
10. Horn of the Moon School
11. Number 7 School *

CHURCHES
12. Quaker Meeting House (1st) *
13. Quaker Meeting House (2nd) *
14. Old Meeting House
15. Old Brick Church
16. Union Meeting House *
17. Evangelical Church

INNS & TAVERNS
18. Snow Tavern
19. Clough & Parker Tavern
20. Parley Davis House
21. Morse Tavern *
22. Gray's Inn
23. Dudley's Store
24. Rich Tavern

STRUCTURES OF PARTICULAR INTERST
25. Phinney House
26. Coburn Bridge
27. North Montpelier Store
28. Hezekiah Davis House
29. North Montpelier Mill *
30. Sibley House
31. Town Hall

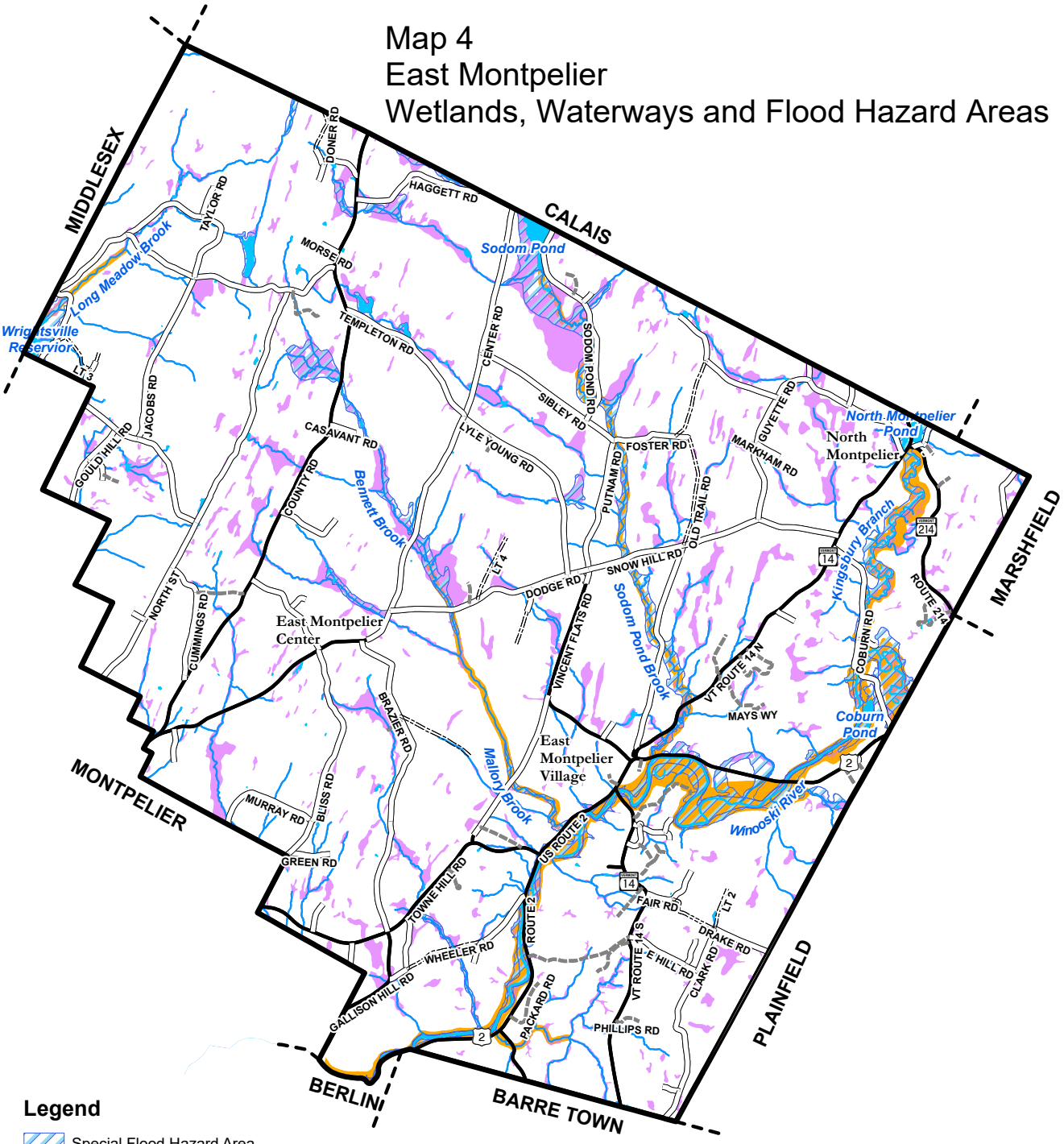
CENTURY HOMESTEADS
32. Fitch Homestead
33. Lane Homestead *
34. Strong Homestead
35. Butler Homestead
36. Chapell Homestead
37. Bair Homestead
38. Sibley Homestead
39. McKnight Homestead
40. Young-Cleaves Homestead
41. Coburn Homestead
42. Pilbin Homestead

CEMETERIES & OTHER BURIAL GROUNDS
43. Bennett Monument
44. Cate Cemetery
45. Doty Cemetery
46. Clark Cemetery
47. Cutler Cemetery
48. Dillon Farm Burials
49. East Village Cemetery
50. Gould Cemetery
51. Gray Cemetery
52. Peck Cemetery
53. Persons Cemetery
54. Plain-Mount Cemetery
55. Quaker Cemetery
56. Tinkham Cemetery
57. Wheeler Cemetery
58. White Cemetery
59. Willard Cemetery

OTHER POINTS OF INTEREST
60. Old Railroad Station *
61. Old Slate Quarry

* Structure no longer exists

For more information about these historic points of interest, see "Historic Sites of East Montpelier," available at the Town Office.

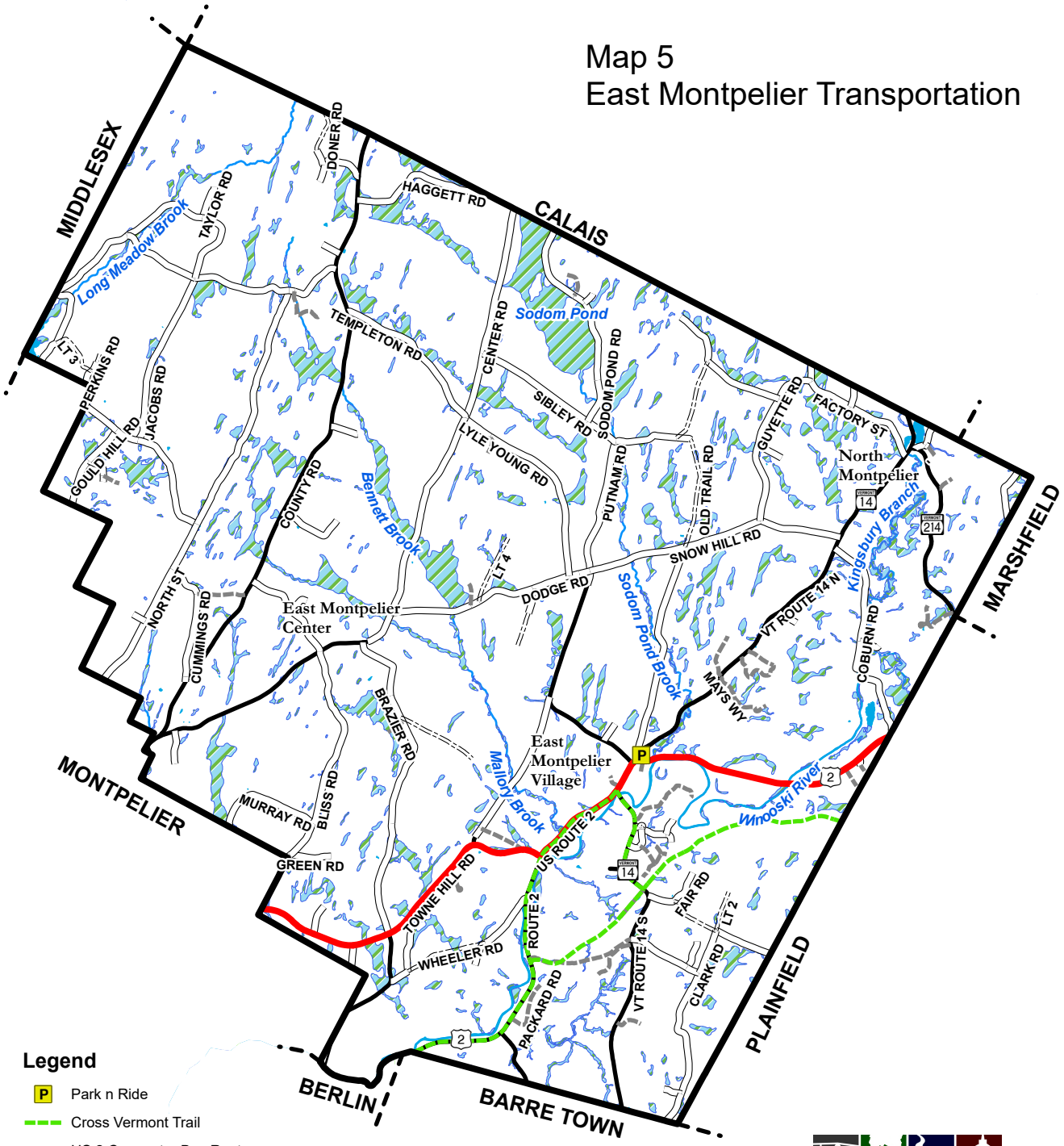


Map Created 11/27/17 by CVRPC Updated 12/15/2025
N:\Towns\EastMontpelier\EastMontpelier.aprx

Source:
Flood Hazard Area - 2011, FEMA
River Corridor - 2019, VT ANR
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

Map 5
East Montpelier Transportation



Legend

- Park n Ride
- Cross Vermont Trail
- US 2 Commuter Bus Route
- Wetlands
- Rivers, Lakes, and Ponds
- Streams
- Town Boundary

Roads

- Paved
- Gravel
- Class 4/Legal Trail
- Private

N

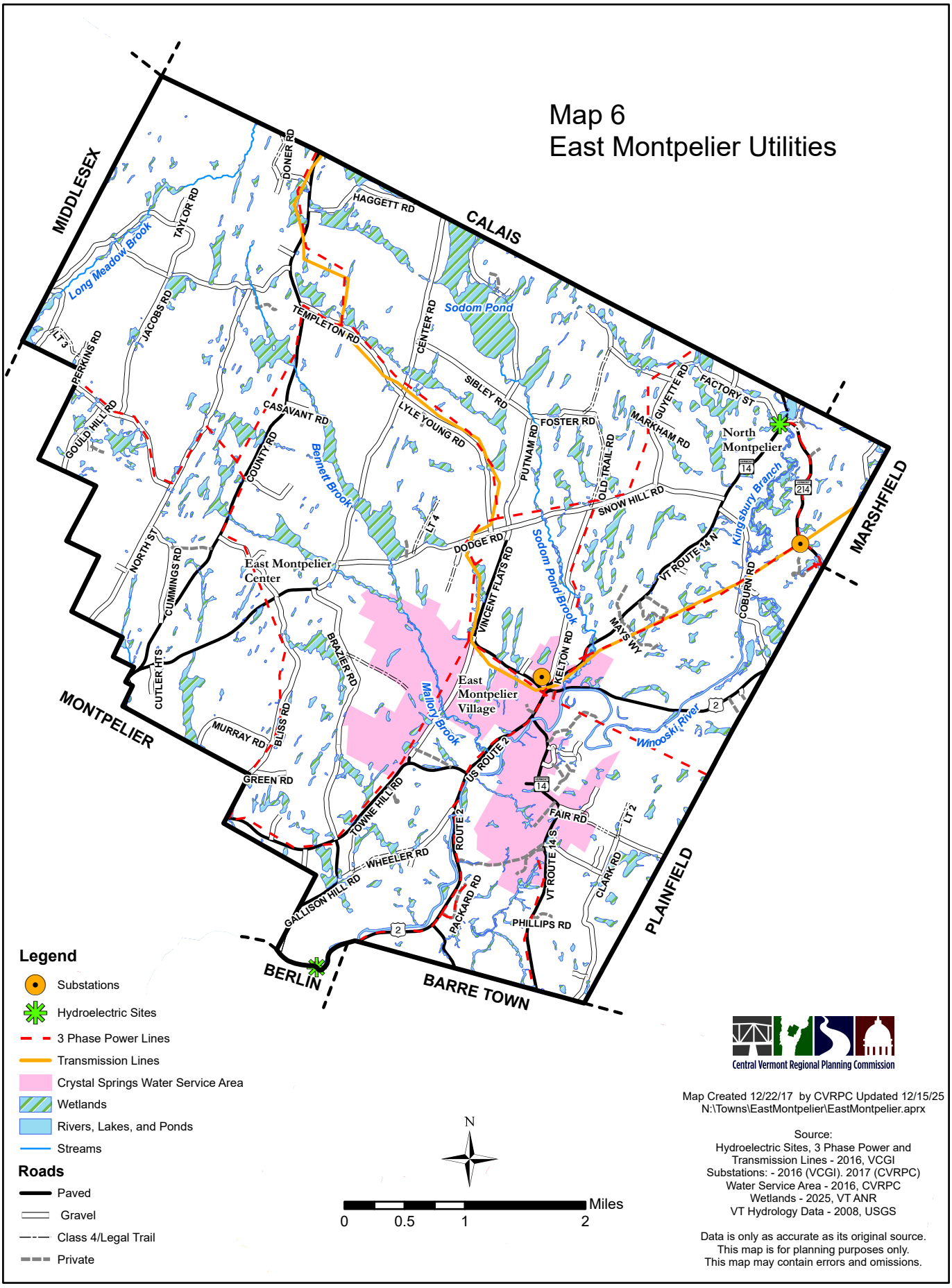
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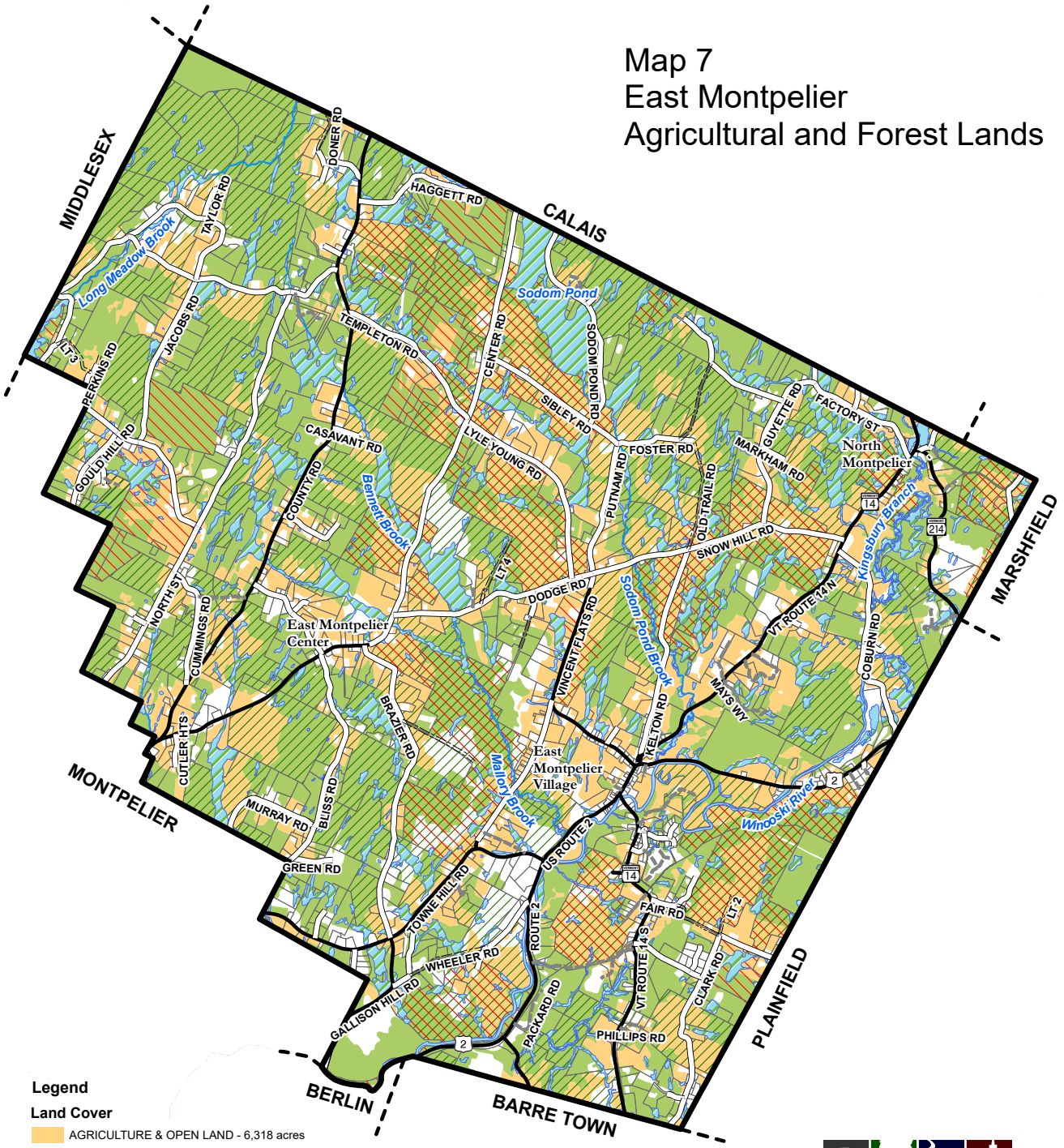
Central Vermont Regional Planning Commission

Map created 11/1/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx

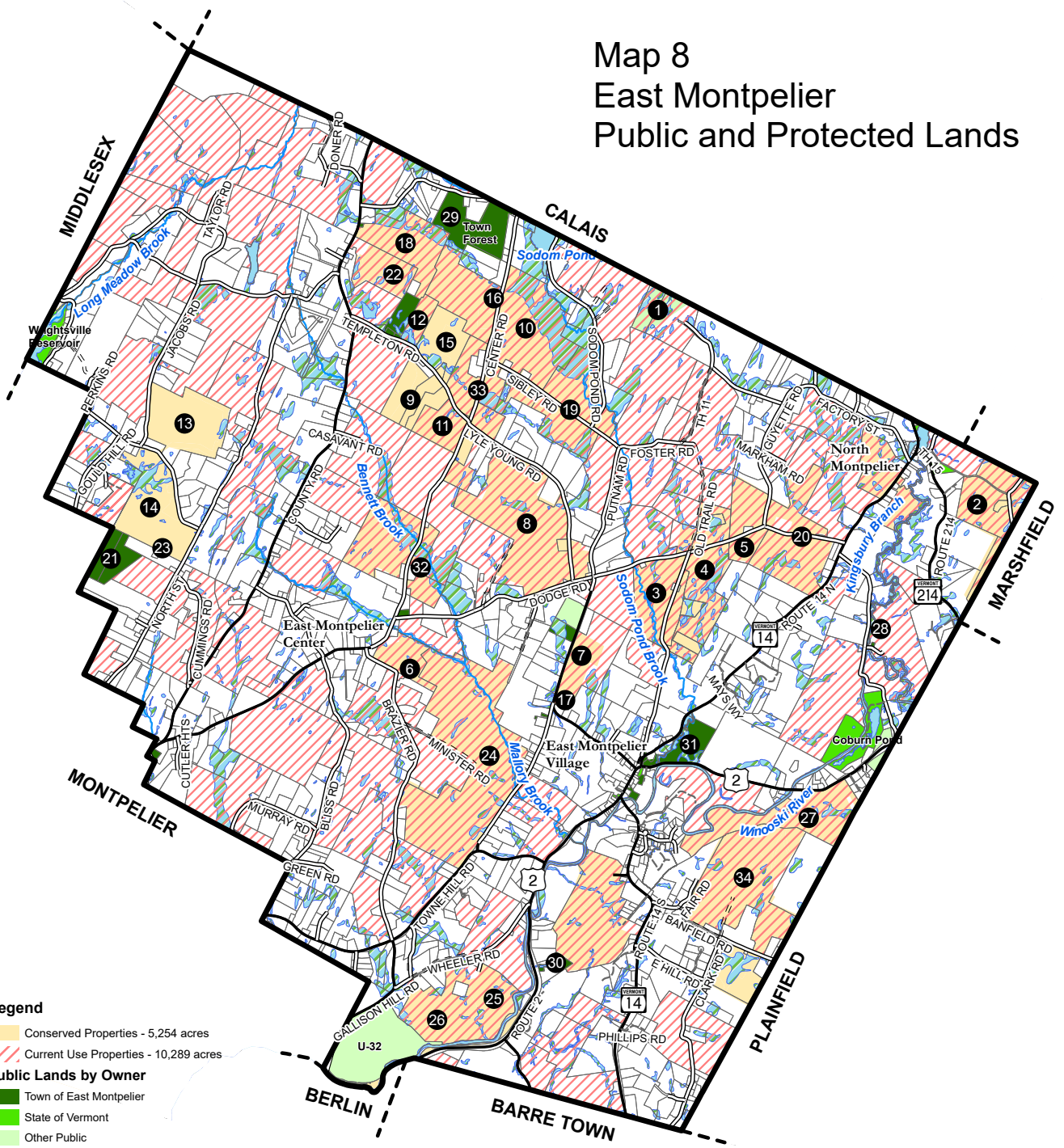
Source:
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT
Cross VT Trail - 2010, CVTA

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.


Map 6
East Montpelier Utilities
MIDDLESEX
CALAIS
MARSHFIELD
MONTPELIER
BERLIN
BARRE TOWN
PLAINFIELD
Long Meadow Brook
Sodom Pond
Bennett Brook
Sodom Pond Brook
Mallory Brook
Kingsbury Branch
Winooski River
North Montpelier
East Montpelier Center
East Montpelier Village
DONER RD
HAGGETT RD
TAYLOR RD
JACOBS RD
PERKINS RD
LT 3
GOULD HILL RD
TEMPLETON RD
CENTER RD
SIBLEY RD
CASAVANT RD
LYLE YOUNG RD
FOSTER RD
PUTNAM RD
GUYETTE RD
FACTORY ST
MARKHAM RD
OLD TRAIL RD
SNOW HILL RD
COUNTY RD
LT 4
DODGE RD
NORTH ST
CUMMINGS RD
VINCENT FLATS RD
KELTON RD
MAYS WY
VT ROUTE 14 N
COBURN RD
CUTLER HTS
BRAZIER RD
BLISS RD
MURRAY RD
GREEN RD
US ROUTE 2
TOWNE HILL RD
ROUTE 12
FAIR RD
LT 2
WHEELER RD
VT ROUTE 14 S
CLARK RD
GALLISON HILL RD
PACKARD RD
PHILLIPS RD
Legend
Substations
Hydroelectric Sites
3 Phase Power Lines
Transmission Lines
Crystal Springs Water Service Area
Wetlands
Rivers, Lakes, and Ponds
Streams
Roads
Paved
Gravel
Class 4/Legal Trail
Private
N
0
0.5
1
2
Miles
Central Vermont Regional Planning Commission
Map Created 12/22/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx
Source:
Hydroelectric Sites, 3 Phase Power and Transmission Lines - 2016, VCGI
Substations: - 2016 (VCGI). 2017 (CVRPC)
Water Service Area - 2016, CVRPC
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.


Map 7
East Montpelier
Agricultural and Forest Lands
MIDDLESEX
CALAIS
MARSHFIELD
MONTPELIER
BERLIN
BARRE TOWN
PLAINFIELD
Long Meadow Brook
Sodom Pond
Bennett Brook
Sodom Pond Brook
Kingsbury Branch
Mallory Brook
Winooski River
North Montpelier
East Montpelier Center
East Montpelier Village
DONER RD
HAGGETT RD
TAYLOR RD
JACOBS RD
PERKINS RD
LT 3
TEMPLETON RD
CENTER RD
SODOM POND RD
SIBLEY RD
GOULD HILL RD
CASAVANT RD
LYLE YOUNG RD
FOSTER RD
PUTNAM RD
GUYETTE RD
FACTORY ST
MARKHAM RD
OLD TRAIL RD
COUNTY RD
SNOW HILL RD
LT 4
DODGE RD
NORTH ST
CUMMINGS RD
VINCENT FLATS RD
KELTON RD
VT ROUTE 14 N
COBURN RD
MAYS WY
CUTLER HTS
BRAZIER RD
BLISS RD
MURRAY RD
GREEN RD
US ROUTE 2
TOWNE HILL RD
ROUTE 2
FAIR RD
LT 2
VT ROUTE 14 S
CLARK RD
WHEELER RD
GALLISON HILL RD
PACKARD RD
PHILLIPS RD
Legend
Land Cover
AGRICULTURE & OPEN LAND - 6,318 acres
FOREST LAND - 11,419 acres
Conserved Properties - 5,254 acres
Current Use Properties - 10,289 acres
Parcels
Wetlands
Rivers, Lakes, and Ponds
Streams
Roads
Paved
Gravel
Class 4/Legal Trail
Private
N
0
0.5
1
2
Miles
Central Vermont Regional Planning Commission
Map Created 11/29/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx
Source:
Conserved Properties & Public Lands - 2024, VCGI
Parcels & Current Use - 2023, East Montpelier
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Land cover - 2013, CVRPC
Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

Map 8
East Montpelier
Public and Protected Lands



Legend

- Conserved Properties - 5,254 acres
- Current Use Properties - 10,289 acres

Public Lands by Owner

- Town of East Montpelier
- State of Vermont
- Other Public
- Parcels
- Rivers, Lakes, and Ponds
- Streams
- Wetlands

Roads

- Pavement
- Gravel
- Class 4/ Legal Trail
- Private

N

0 0.5 1 2 Miles

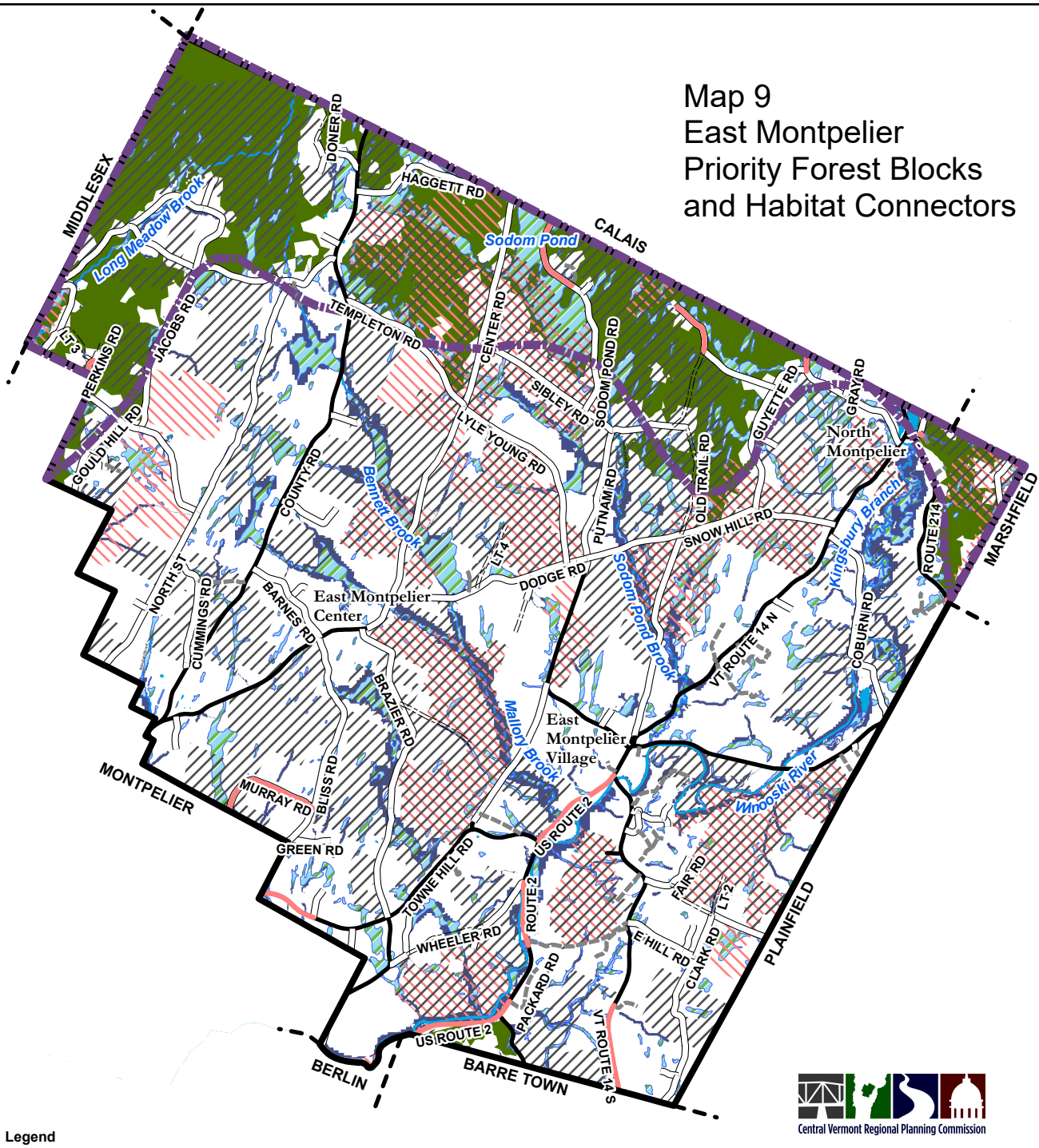
1	Chickering Bog (TNC)	42 acres	18	Fairmont Farms	117 acres
2	Smith	111 acres	19	Sibley	165 acres
3	Fairmont Farms	130 acres	20	Christiansen	233 acres
4	Gardner	146 acres	21	Baird Parcel	48 acres
5	Bartum	22 acres	22	Cate	61 acres
6	Houghton	56 acres	23	Sparrow/Antonovich	3 acres
7	Fairmont Farms	54 acres	24	Pratt (Mallory Brook)	481 acres
8	Fairmont Farms	283 acres	25	Clark (Codling Rd)	72 acres
9	Holden	78 acres	26	Clark 2 (Codling Rd)	135 acres
10	Bair	341 acres	27	Fairmont II (Rt. 2)	159 acres
11	Chapell	28 acres	28	Canoe Access	4 acres
12	Chapell	104 acres	29	Town Forest	100 acres
13	Birnhaum	143 acres	30	Benton Parcel	10 acres
14	Chace	159 acres	31	Town: Laperle Farm	48 acres
15	Hill	73 acres	32	Orsmbee	169 acres
16	Hill	8 acres	33	Blackwell	79 acres
17	Fairmont Farms	8 acres	34	Fairmont Dairy	361 acres

Central Vermont Regional Planning Commission

Map Created 01/03/13 by CVRPC updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx

Source:
Conserved Properties & Public Lands, 2024, VT ANR
Parcels & Current Use - 2023, East Montpelier
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

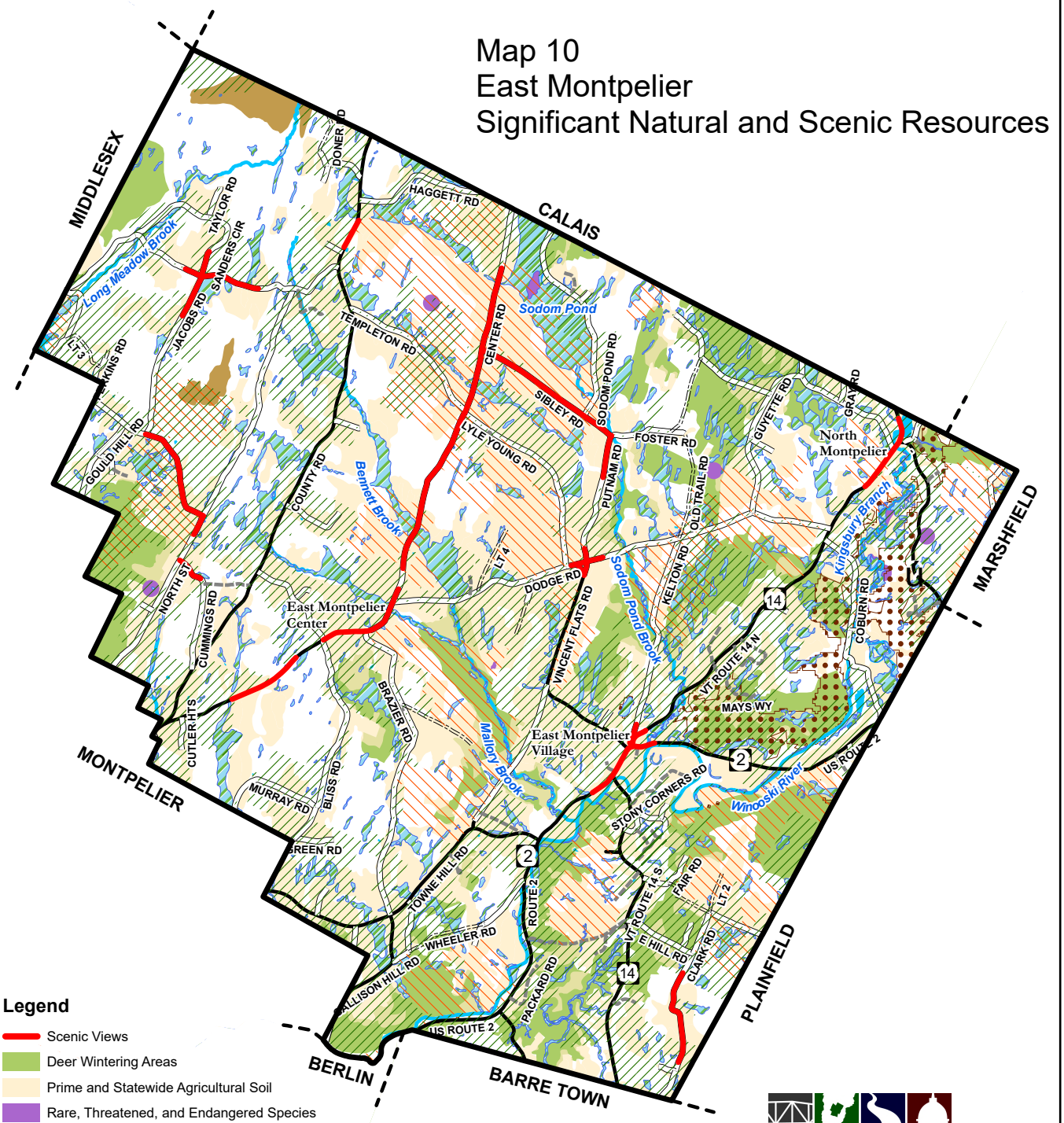


Map created 8/31/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx

Source:
Conserved Properties & Public Lands, 2024, VT ANR
Current Use - 2023, East Montpelier
Habitat Forest Blocks, Wildlife Crossings, and
Riparian Wildlife Connectivity - 2024, VT Biofinder
Forest Integrity Study Area - 2018, CVRPC
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

Map 10
East Montpelier
Significant Natural and Scenic Resources



Legend

- Scenic Views
- Deer Wintering Areas
- Prime and Statewide Agricultural Soil
- Rare, Threatened, and Endangered Species
- Rare Physical Landscapes
- Conserved Properties - 5,254 acres
- Current Use Properties - 10,289 acres
- High Elevation Overlay District - 165 acres
- Wetlands
- Rivers, Lakes, and Ponds
- Streams

Roads

- Paved
- Gravel
- Class 4/Legal Trail
- Private

N

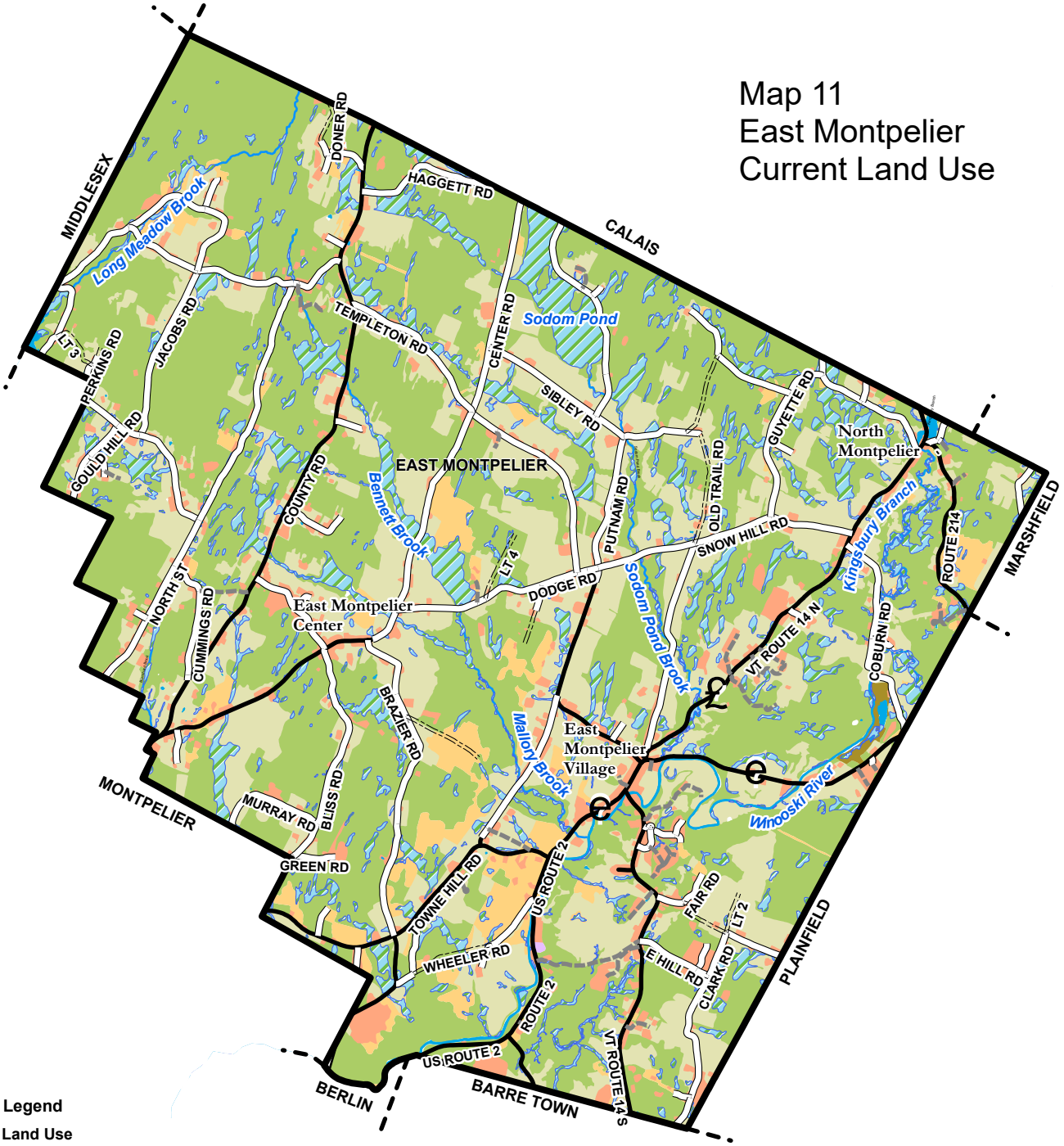
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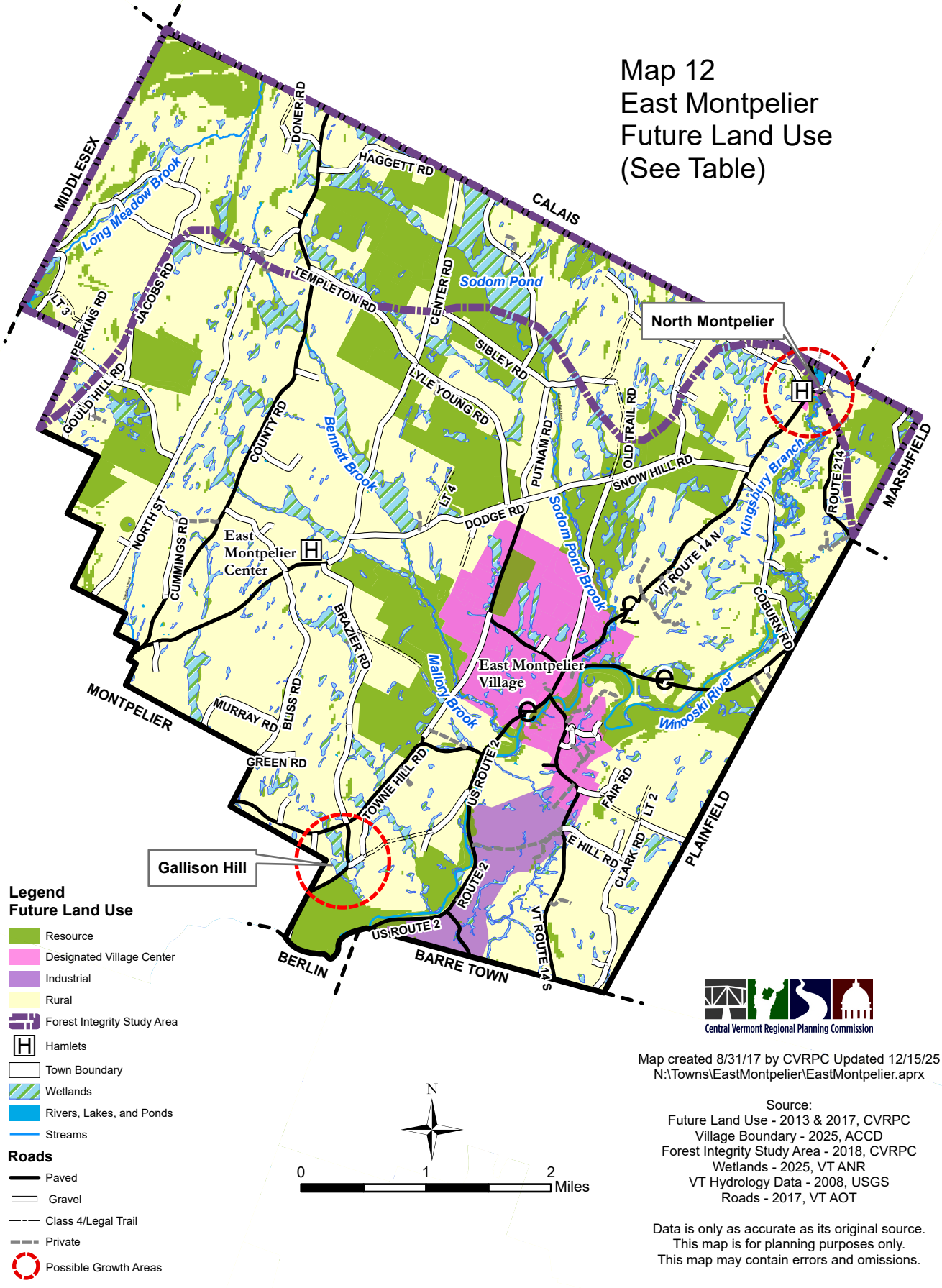
Central Vermont Regional Planning Commission

Map Created 11/30/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx

Source:
Deer Wintering Areas - 2010, VTANR
Rare Threatened and Endangered Species - 2010, VTANR
Prime and Statewide Ag soils: VT Data - Agiculturally Important Soil Units - 2016, VCGI
Rare Physical Landscapes - 2016, VT Biofinder
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

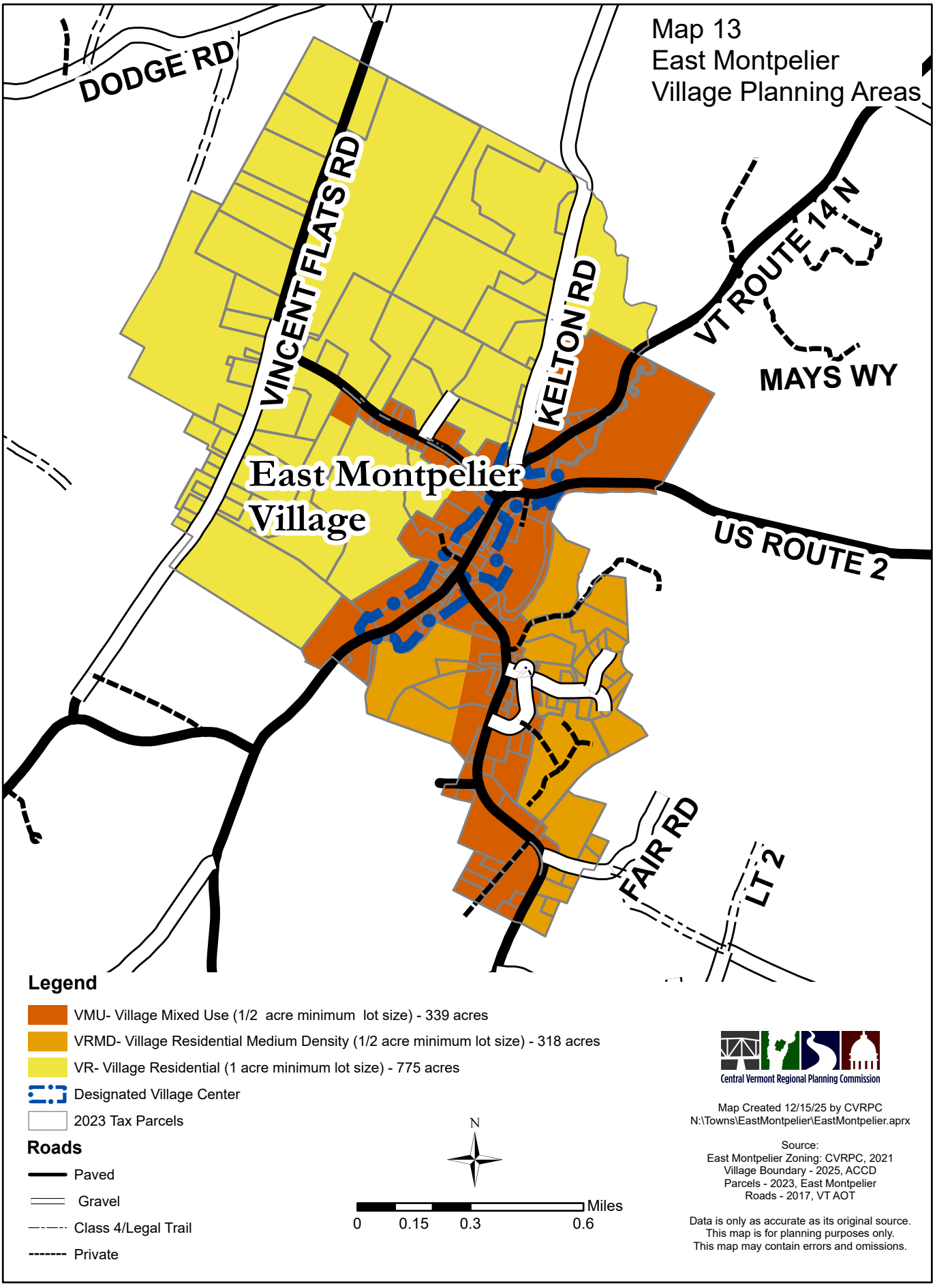

Map 11
East Montpelier
Current Land Use
MIDDLESEX
CALAIS
MARSHFIELD
PLAINFIELD
MONTPELIER
BERLIN
BARRE TOWN
EAST MONTPELIER
East Montpelier Center
East Montpelier Village
North Montpelier
DONER RD
HAGGETT RD
Long Meadow Brook
JACOBS RD
PERKINS RD
LT 3
TEMPLETON RD
CENTER RD
Sodom Pond
SIBLEY RD
GUYETTE RD
GOULD HILL RD
LT 1
COUNTY RD
Bennett Brook
PUTNAM RD
OLD TRAIL RD
SNOW HILL RD
Kingsbury Branch
ROUTE 214
LT 4
DODGE RD
NORTH ST
CUMMINGS RD
Sodom Pond Brook
VT ROUTE 14 N
COBURN RD
BRAZIER RD
Mallory Brook
Winooski River
MURRAY RD
BLISS RD
GREEN RD
TOWNE HILL RD
US ROUTE 2
FAIR RD
LT 2
WHEELER RD
E HILL RD
CLARK RD
ROUTE 2
US ROUTE 2
VT ROUTE 14 S
Legend
Land Use
AGRICULTURE & OPEN LAND -6318 acres
DEVELOPED LAND -1332 acres
FOREST LAND -11419 acres
OUTDOOR RECREATION - 3.5 acres
SAND & GRAVEL PITS- 36 acres
SCRUB\SHRUB -1098 acres
Wetlands
Rivers, Lakes, and Ponds
Streams
Town Boundary
Roads
Paved
Gravel
Class 4/Legal Trail
Private
N
0
1
2
Miles
Central Vermont Regional Planning Commission
Map created 10/31/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx
Source:
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT
Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

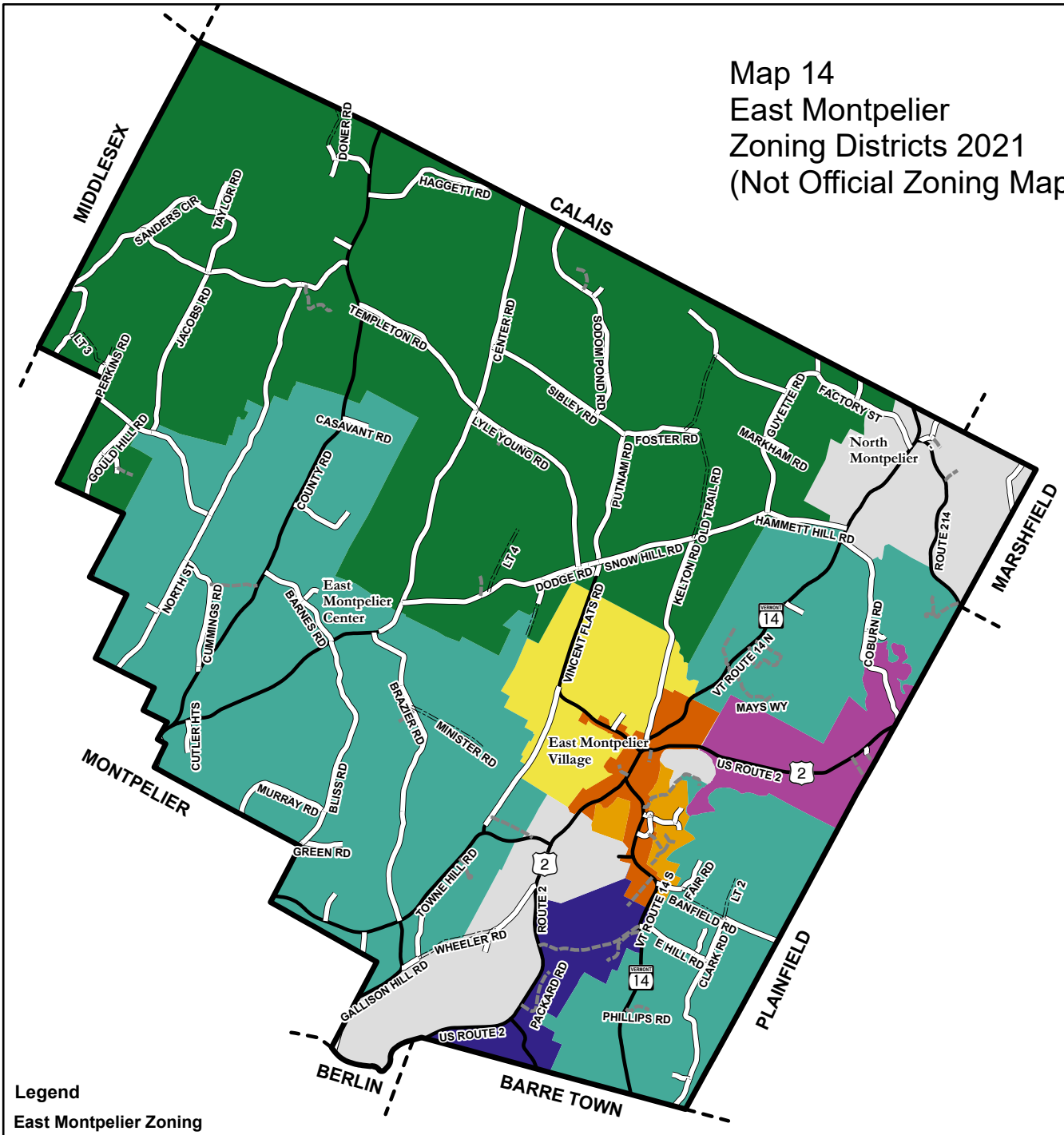


Map created 8/31/17 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx

Source:
Future Land Use - 2013 & 2017, CVRPC
Village Boundary - 2025, ACCD
Forest Integrity Study Area - 2018, CVRPC
Wetlands - 2025, VT ANR
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.


Map 13
East Montpelier
Village Planning Areas
DODGE RD
VINCENT FLATS RD
KELTON RD
VT ROUTE 14 N
MAYS WY
East Montpelier
Village
US ROUTE 2
FAIR RD
LT 2
Legend
VMU- Village Mixed Use (1/2 acre minimum lot size) - 339 acres
VRMD- Village Residential Medium Density (1/2 acre minimum lot size) - 318 acres
VR- Village Residential (1 acre minimum lot size) - 775 acres
Designated Village Center
2023 Tax Parcels
Roads
Paved
Gravel
Class 4/Legal Trail
Private
N
0 0.15 0.3 0.6 Miles
Central Vermont Regional Planning Commission
Map Created 12/15/25 by CVRPC
N:\Towns\EastMontpelier\EastMontpelier.aprx
Source:
East Montpelier Zoning: CVRPC, 2021
Village Boundary - 2025, ACCD
Parcels - 2023, East Montpelier
Roads - 2017, VT AOT
Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.



Legend

East Montpelier Zoning

- A - Commercial District (1 acre minimum lot size) - 600 acres
- B - Industrial District (1 acre minimum lot size) - 463 acres
- C - Residential and Commercial District (1 acre minimum lot size) - 1,799 acres
- D - Rural Residential and Agricultural District (3 acre minimum lot size) - 7,702 acres
- E - Agricultural and Forest Conservation District (7 acre minimum lot size) - 8,645 acres
- VMU- Village Mixed Use (1/2 acre minimum lot size) - 339 acres
- VRMD- Village Residential Medium Density (1/2 acre minimum lot size) - 318 acres
- VR- Village Residential (1 acre minimum lot size) - 775 acres

Roads

- Paved
- Gravel
- Class 4/Legal Trail
- Private

N

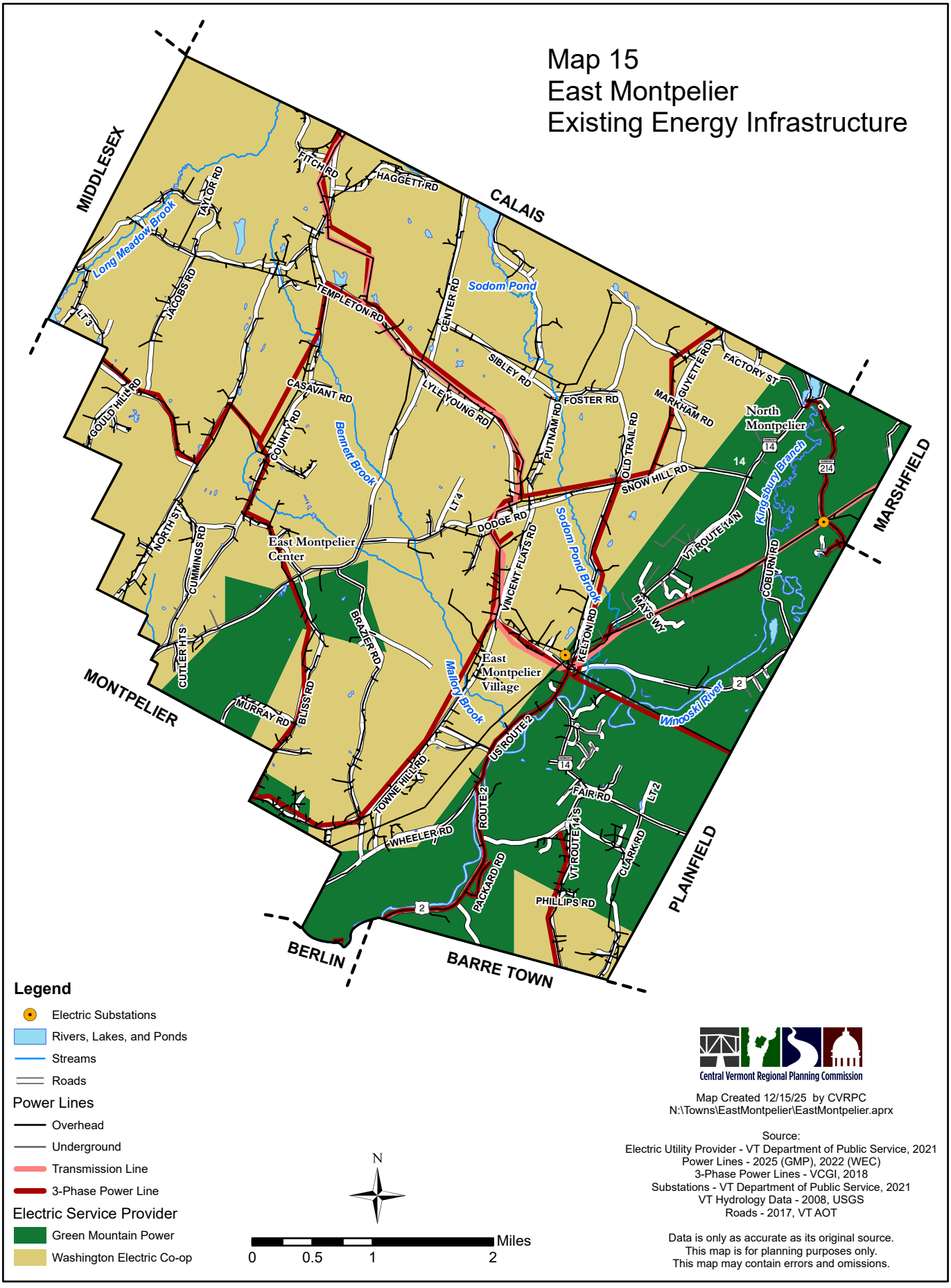
0 0.5 1 2 Miles

Central Vermont Regional Planning Commission

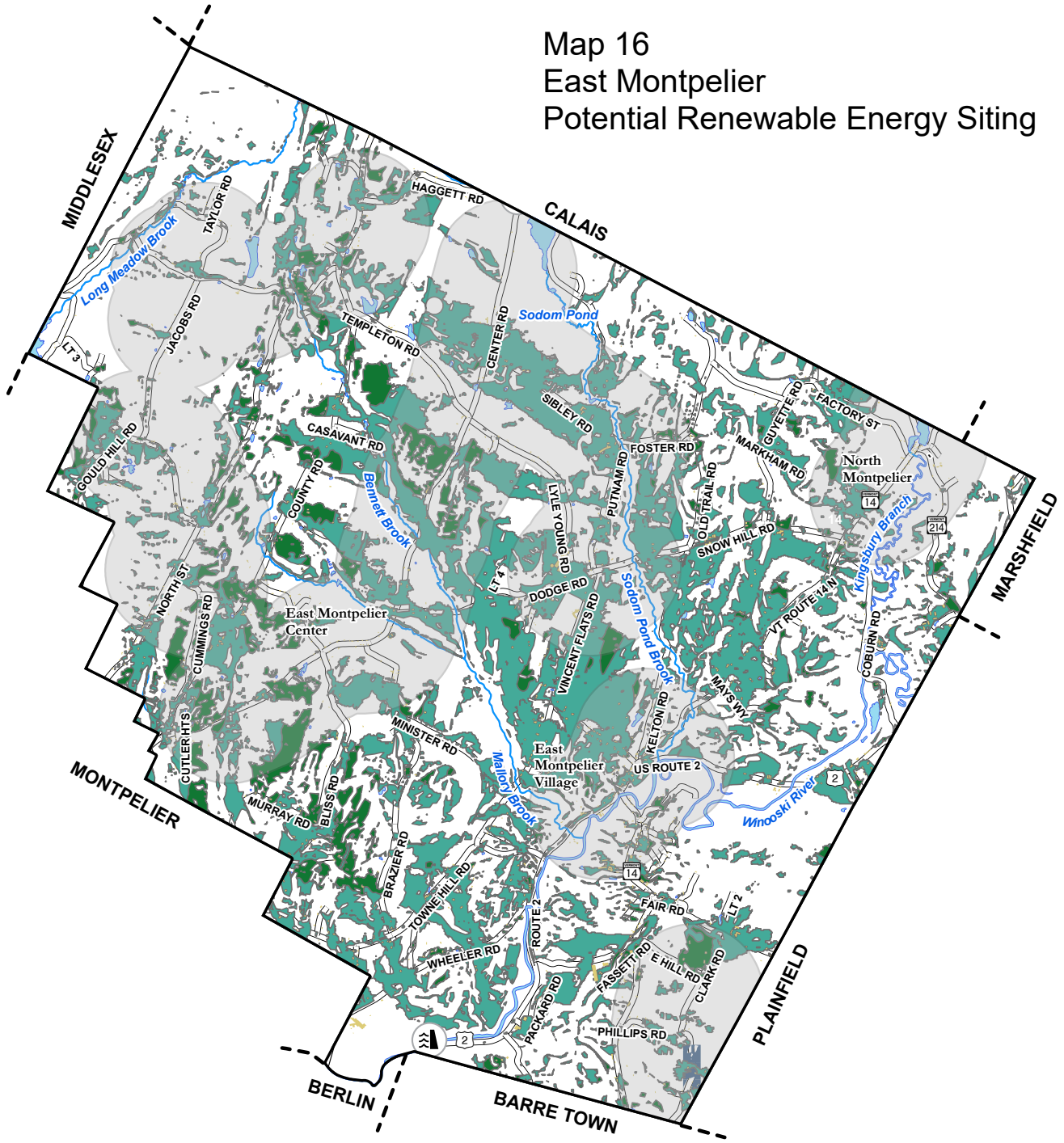
Map Created 01/03/13 by CVRPC Updated 12/15/25
N:\Towns\EastMontpelier\EastMontpelier.aprx

Source:
East Montpelier Zoning: CVRPC, 2021
Roads - 2017, VT AOT

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.


Map 15
East Montpelier
Existing Energy Infrastructure
MIDDLESEX
CALAIS
MARSHFIELD
MONTPELIER
BERLIN
BARRE TOWN
PLAINFIELD
Long Meadow Brook
Sodom Pond
Bennett Brook
Sodom Pond Brook
Mallory Brook
Kingsbury Branch
Winooski River
North Montpelier
East Montpelier Center
East Montpelier Village
FITCH RD
HAGGETT RD
TAYLOR RD
JACOBS RD
TEMPLETON RD
CENTER RD
SIBLEY RD
FACTORY ST
GUYETTE RD
MARKHAM RD
FOSTER RD
PUTNAM RD
OLD TRAIL RD
SNOW HILL RD
LYLE YOUNG RD
CASAVANT RD
COUNTY RD
GOULD HILL RD
LT 3
LT 4
DODGE RD
NORTH ST
CUMMINGS RD
VINCENT FLATS RD
RELTON RD
HAYS WY
VT ROUTE 14N
COBURN RD
CUTLER HTS
BRAZIER RD
BLISS RD
MURRAY RD
US ROUTE 2
TOWNE HILL RD
WHEELER RD
ROUTE 2
PACKARD RD
VT ROUTE 14S
FAIR RD
LT 2
CLARK RD
PHILLIPS RD
14
214
2
Legend
Electric Substations
Rivers, Lakes, and Ponds
Streams
Roads
Power Lines
Overhead
Underground
Transmission Line
3-Phase Power Line
Electric Service Provider
Green Mountain Power
Washington Electric Co-op
N
0
0.5
1
2
Miles
Central Vermont Regional Planning Commission
Map Created 12/15/25 by CVRPC
N:\Towns\EastMontpelier\EastMontpelier.aprx
Source:
Electric Utility Provider - VT Department of Public Service, 2021
Power Lines - 2025 (GMP), 2022 (WEC)
3-Phase Power Lines - VCGI, 2018
Substations - VT Department of Public Service, 2021
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT
Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

Map 16
East Montpelier
Potential Renewable Energy Siting



Legend

- Potential Hydroelectric Site
- Scenic Road 1/2-mile Buffer
- Rooftop Solar Potential
- Prime Solar Potential
- Base Solar Potential
- Base Wind Potential
- Prime Wind Potential
- Rivers, Lakes, and Ponds
- Streams
- Roads

N

0 0.5 1 2 Miles

Central Vermont Regional Planning Commission

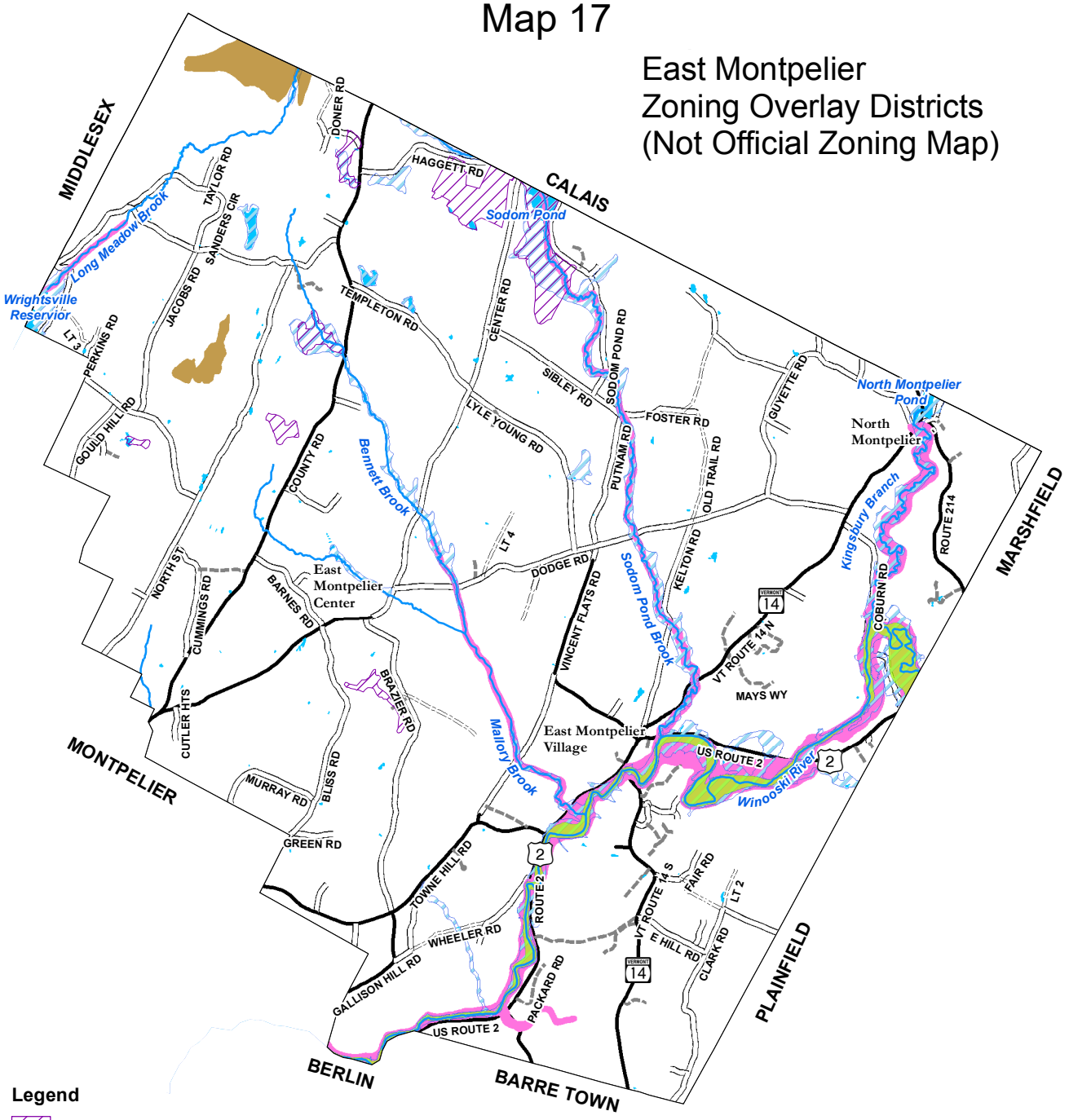
Map Created 12/15/25 by CVRPC
N:\Towns\EastMontpelier\EastMontpelier.aprx

Source:
Resource Potential (Solar & Wind) - 2023, Public Service Department; modified by CVRPC 2025
VT Hydrology Data - 2008, USGS
Roads - 2017, VT AOT

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

Map 17

East Montpelier Zoning Overlay Districts (Not Official Zoning Map)



Legend

- Wetlands Overlay Protection District
- High Elevation Overlay District - 165 acres
- Floodway
- Special Flood Hazard Area
- River Corridor
- Rivers, Lakes, and Ponds
- Streams

Roads

- Paved
- Gravel
- Class 4/Legal Trail
- Private
- Town Boundary

N

0 0.5 1 2 Miles

CVRPC
CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Map Created 01/02/18 by CVRPC
N:\Towns\East Montpelier\Town Plan_2018\
Overlay Districts Map.mxd

Source:
Town Roads: VTrans, 2017.
East Montpelier Zoning: CVRPC, 2007.
Hydrologic Data: VHD - VCGI 2008
Wetlands: VSWI, VTANR 2010
Flood Hazard: FEMA, NFIP 2011

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

LAND USE ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy		EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Town Center Policies: Concentrate development and civic life in town centers by promoting dense mixed-use growth, adaptive reuse, affordable housing, and public amenities while enhancing regional connectivity and protecting flood resilience	Compatible	Goal 10.2: Focus new development in villages and growth areas.	
Mixed Use Commercial Area Policies: Promote mixed use, scrutinize large scale retail	Compatible	Goal 10.3: Discourage commercial strip development.	
Industrial Area Policies: Prioritize industrial uses in designated areas Allow small-scale industrial elsewhere per plans	Compatible	Goal 10.4: Encourage development of the Industrial District.	
Resort Center Area Policies: Coordinate resort area growth cooperatively, focus growth on existing resorts		n/a	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Rural Area Policies: Preserve farmland, forests, and rural character Promote conservation-oriented development, use compact and traditional settlement patterns, protect sensitive habitats, and support small-scale rural businesses and recreation	Compatible	Goal; 10.1 Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages.	Consider adding goal to assess the possibility of adding a Universially Accessible Trail to the East Montpelier trail network.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Resource Area Policies: Protect sensitive natural resources by restricting development in vulnerable areas, minimizing infrastructure impacts, mitigating unavoidable disturbances, and preserving forests, habitats, steep slopes, and flood-prone lands. Minimize farmland and forest fragmentation using regulatory tools, buffer development from sensitive areas, help landowners afford conservation, retain rural character with safe travel, compact design, and buried utilities, expand hamlets with traditional patterns, protect wildlife corridors, limit large non-residential uses, support customary home occupations, and encourage low-impact recreation facilities	Compatible	Goal 9.2: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development. Goal 9.7 Protect forest integrity Goal 10.5: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values.	
General Land Use Goals, Policies, and Strategies			

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 1: Promote sound natural resource use Encourage conservation commissions, improve water resource mapping, support local wetland inventories, protect and restore water quality, store harmful materials safely, evaluate water impacts of projects, maintain vegetated buffers, secure conservation easements, remove unused dams, identify funding for buffer plantings, use community septic or public systems near surface waters, enhance watershed education, avoid or mitigate flood hazard development, raise awareness of flood risks, and protect forest blocks and habitat connectors	Compatible	Goal 9.5: Safeguard the quality and quantity of the town's groundwater. Goal 9.6 Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community. Goal 9.9: Manage town-owned forests for habitat, carbon sequestration, and land stabilizing practices along with economic and recreational values. Action 9.3.2: Track state level changes to river corridor regulations resulting from the Flood Safety Act and ensure that Land Use and Development Regulations do not conflict with any changes.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 2: Protect agriculture, forestry, minerals Preserve working lands and soils by supporting agricultural, forest, and extraction productivity, discouraging infrastructure that promotes inappropriate development, prioritizing land protection through LESA/FLESA assessments, encouraging fair taxation with Use Value Appraisal, planning for long-term food security, requiring reclamation of extraction sites, and protecting resource operations from conflicting uses.	Compatible	Goal 9.11: Encourage farming practices that protect wildlife habitat, water quality, and soil productivity. Goal 9.12: Support the conservation of prime and actively-used farmland outside of village and growth areas. Goal 9.8 Ensure that existing forest areas are managed for long-term sustainability	
Goal 3: Support compact growth, and economically viable development locations Promote village-scale development and affordable infill by supporting smart growth and Growth Center designations, encouraging clustered design and infill redevelopment, assisting towns with planning and funding (including brownfield cleanup and TIF), and endorsing strategies to expand existing settlements while preserving rural countryside	Compatible	Goal 10.6: Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation. Goal 10.1: Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages. Goal 10.2: Focus new development in villages and growth areas.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 4: Preserve fragile and natural habitats Protect natural and fragile areas by preserving high-value environmental sites, acquiring and mapping sensitive lands, mitigating development impacts near critical habitats, preventing groundwater contamination, preserving wetlands, identifying wildlife habitats and connectors, and managing invasive species through public education and regional response efforts.	Compatible	Goal 9.2: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development.	Consider adding goal to conduct a Natural Communities Assessment to help prioritize the protection of ecological resources .
Goal 5: Maintain scenic beauty and viewsheds Use native vegetation, screen development near scenic roads, retain scenic views, map significant scenic areas, protect ridgelines, prevent light pollution, enforce Act 250 visual standards, avoid siting utilities in view areas, restore visual character after construction, use context-sensitive design, maintain open landscapes, and identify and preserve scenic roads	Compatible	Goal 9.13: Protect East Montpelier's significant views. Goal 9.14: Retain the scenic rural character of town roadways.	
Goal 6: Manage interstate interchange development Support smart growth and growth center plan, encourage context-sensitive and form-based design, restrict incompatible uses like strip malls, coordinate with local and regional plans, and protect agricultural land near highway exits	Silent	n/a	E. Montpelier does not have any interstates.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 7: Protect water quality from runoff Minimize runoff impacts by designing compact sites, preserving vegetation, phasing construction; manage stormwater using retain, infiltrate, control erosion; apply acceptable management practices in agriculture, forestry, extraction; reduce impervious surfaces with build structured or shared parking, use pervious materials, add landscaped bio-retention; encourage municipalities to adopt stormwater-friendly regulations, maintain infrastructure, protect water quality.	Compatible	Goal 9.3: Ensure Town policies, including the Land Use and Development Regulations, promote water quality protection. Goal 9.4: Support project development and implementation of projects that will improve water quality.	

ENERGY ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal: Increase conservation of energy by individuals, organizations, and municipalities (pp.51–52) Connect municipalities, residents, and businesses with programs and incentives, coordinate residential weatherization campaigns, support and develop municipal energy committees, provide technical assistance and encourage energy-conserving bylaws, support state and utility energy programs, advocate for accessible models for underserved residents, promote energy equity commitments, and develop municipal energy use baselines and assessments to guide improvements.	Compatible	pages 107-8; 99 Goal 6.12 Promote energy conservation and efficiency E.g. page 99 discusses an EECBG the energy committee received to support a town-wide campaign to promote and facilitate such measures; discusses municipal building efforts; statewide organizations, regional partners, and local partners all discussed in thermal pathways discussion . Pages 107-8 include specific targets on weatherization.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal: Promote climate-ready, resilient, energy-efficient building design, construction, and retrofits (pp.52–53) Promote RBES/CBES standards and municipal stretch code adoption, host building science and standards training, encourage commercial benchmarking, develop local energy codes and net-zero-ready practices, review zoning for energy impacts, promote high-efficiency manufactured housing and energy-efficient landscaping, support municipal energy tracking and waste heat recovery near infill, and develop a regional GHG emissions inventory	Compatible	Pages 96-100, 89, 105 note especially discussions of RBES&CBES; but really throughout thermal pathwyas section as noted above; inclusion of municipal buildings and schools as preferred sites for solar. Goals (and associated actions): 6.12- promote energy conservation and efficiency; 6.13 promote electrification of thermal energy; Action 6.16.1 regarding facilitating development of large-scale solar projects at preferred sites, including rooftop arrays at U-32 and EMES paired with statement on pairing solar and battery storage systems (102)	
Goal: Identify ways to decrease fossil fuel use for heating (p.53) Promote fossil-fuel-free technologies like heat pumps and geothermal, support stove and boiler trade-out programs, identify and enable district heating and biogas projects, identify renewable fuel sources and biodigester opportunities, promote energy storage and microgrids, and provide community education on renewable energy for emergency management	Compatible	page 107, 96-100 Goal 6.13 on promoting electrification of thermal energy (and associated actions). Weatherization and beneficial electrication are covered also in targets and narrative.	Recommend strengthening meeting this standard by discussion support for identifying potential sites for community-scale decarbonization e.g. via wasteheat recovery, shared heating and cooling (e.g. district), etc. especially as pertains to intentional growth areas and housing projects/visioning already underway in town.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Promote Transportation Demand Management (TDM) and Ridesharing Programs (pp. 59-60) Support Go!Vermont and employer commute programs, develop criteria for ridesharing infrastructure, identify transit gaps and over-capacity park & rides, update park & ride inventories, map fiber optic gaps, follow the Vermont Transportation Equity Framework, support regional commute alternatives including rail, evaluate intermodal facilities, plan transit in growth areas, connect underserved communities to critical services, create incentives and policies integrating transit into development, establish a comprehensive transit plan, and provide technical assistance to transit providers	Compatible	pp 108 Goal 6.15 Develop infrastructure to reduce dependency on automobiles like sidewalk networks, trails, etc and complementary actions 6.15.1 and 6.15.2. Note cross cutting with broader Infrastructure actions Design a safe, multimodal road network while preserving scenic and natural character (e.g. actions 6.1.1, 6.1.2, 6.1.3), 6.4 expand public transit and ridesharing (6.4.1 and 6.4.2), Encourage use of renewable fuels for transportation 6.5 (6.5.1). Public Transportation (pp74), Ride Sharing (74-75), Commuter Programs (pp75), Bicycles and Pedestrian Facilities (75), and Transportation Energy Conservation & Commuter Infrastructure section on page 76 support these additional goals.	
Goal: Promote shift from gas/diesel to electric or alternative transportation (p.59) Ensure zoning does not prohibit EVSE or alternative fuel technologies, promote EV-ready building practices and bidirectional charging, coordinate funding and guidance for Drive Electric programs, disseminate fleet electrification resources, and support municipal participation in EVSE and fleet programs.	Compatible	pages 93, 100-101; 107; 78; 76 existing initiatives re EVSE buildout page 93; focus of transportation targets 100-101 (EV and EVSE); goal 6.14 is to promote adoption of electric vehicles and corresponding actions focus on promoting adoption of EVs via education&outreach and facilitation of EVSE implementation (3 actions); pp78 Goal 6.5 encourage use of renewable fuels for transportation (and complementary action)	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal: Facilitate walking, biking, and rolling infrastructure (pp.61–62) Provide technical and grant assistance, develop health equity-based project prioritization, update municipal road standards to Complete Streets with training and compliance reviews, develop model regulations and site plan requirements for walking, biking, and rolling, create a walk/bike/roll master plan with gap analyses and funding strategies, and center underserved communities in planning	Compatible	pages 73-78 climate-smart access management pp 73 (includes complete street principles in zoning and subdivision bylaws, etc); extensive discussion of trails and biking as well throughout see e.g. pp 108 Goal 6.15 Develop infrastructure to reduce dependency on automobiles like sidewalk networks, trails, etc and complementary actions 6.15.1 and 6.15.2. Note cross cutting with broader Infrastructure actions Design a safe, multimodal road network while preserving scenic and natural character (e.g. actions 6.1.1, 6.1.2, 6.1.3); also 6.2 priotize pedestrian & Cyclist Safety (pp77); 6.3.1 update LUDRs to encourage shared road access (pp	
Pathways: Renewable Energy Development and Siting Develop summaries of municipal projects, support project development, create siting guidelines and mapping tools, assist municipalities with updated regulations, identify co-benefits like waste heat and thermal networks, map thermal and preferred siting resources, align housing, conservation, and energy goals, coordinate modeling with DPS and utilities, support grid upgrades and utility data updates, encourage early municipal consultation, analyze resource areas, integrate onsite generation and storage into capital planning, advocate for fossil-fuel-free backup power, and provide education on bi-directional EV chargers and microgrids	Compatible	Siting Standards pages 104-107	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Policy: Evaluate generation from existing renewable energy facilities *(p.87)* *Provide regular updates on facility inventories, update mapping of constraints, reflect municipal changes to preferred or unsuitable locations, map woody biomass locations consistent with conservation priorities.* The municipal energy element requires: identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.	Compatible	Siting Standards pages 104-107	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Patterns and densities of land use likely to result in conservation of energy	Compatible	Reducing Sprawl: 134, 157-8, 264-5, 267, 142-146, 151 Not in energy element but throughout rest of plan and often cited in regards to wetland and significant view protect e.g. Policy 9.13 maintain compact patterns; this plan would be strengthened by emphasizing also the cobenefits which include the conservation of energy and climate resilience. Action 9.14.2 page 158; page 164 land use regulations and zoning districts should encourage efficient development (compact) and zoning districts page 165; associated goals and actions page 167 10.1.4, goal 10.2 (focus new development in village and growth areas). Page 142-144 Protecting Forest Integrity includes establishing a forest integrity study area (maps 9 and 12) to help focus regulatory and non regulatory forest integrity protection efforts (page 145) Goal 9.7, 9.8, 9.9 and actions. Agircultural soils and e.g. goals 9.10-9.12 page 151 and page 103 in energy section- see also siting standards. Compact settlement: pages 134, 85, 118 existing village centers; exploration of water or sewage solutions pages 85- goal 6.9 develop wastewater solutions for East Montepelier Village and North Montpelier to support residences and businesses, protect water quality, and allow future growth. Page 118 discusses East Montpelier Village Master Plan and future growth in higher density compact centers	

TRANSPORTATION ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1: Integrate transportation and land use planning Coordinate planning, support compact walkable growth in designated centers, engage communities, develop regional plans, coordinate with state and local agencies, integrate economic development, and ensure equitable access for all residents	Silent	Plan has complete streets in villages goals and mentions focusing development in village areas, but does not directly address the transportation/land use nexus. Goal 6.3 addresses access management in the context of preventing strip development.	
Goal 2: Maintain existing transportation infrastructure Prioritize maintenance and repair, match capacity to growth, and monitor asset conditions	Silent	Mentions maintenance for invaisve management, no mention of state of good repair	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 3: Manage demand and promote alternatives Reduce peak travel loads, promote walking, biking, and transit, support park-and-ride facilities, preserve transportation rights-of-way, provide travel information, support ride-matching and shuttles, encourage workplace commuting programs, expand transit services, and promote car sharing and EVs.	Compatible	**Goal 6.1**: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character **Goal 6.4**: Expand Public Transit & Ridesharing **Goal 6.5**: Encourage use of renewable fuels for transportation	
Goal 4: Integrate travel modes – Coordinate across modes and populations Design intermodal connections, improve connectivity between systems, coordinate with human service providers, plan for emergency access routes, and support freight and goods movement.	Compatible	**Goal 6.1**: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 5: Minimize environmental impact – Reduce emissions and protect resources Promote energy-efficient modes, encourage transit-oriented development, support green infrastructure practices, avoid impacts to sensitive areas, reduce vehicle miles traveled, and coordinate transportation with energy goals	Compatible	Goal 6.15: Develop infrastructure to reduce dependency on automobiles.	
Goal 6: Improve system performance and safety – Safe, efficient movement for all users Address high-crash locations, use access management techniques, improve pedestrian and bike safety, design streets for all users, upgrade aging bridges and culverts, promote safe speeds and enforcement, and collect and use crash data	Compatible	Goal 6.2: Prioritize Pedestrian & Cyclist Safety by Reducing Traffic Speeds	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 7: Design for aesthetics and livability – Beautify and humanize infrastructure Preserve historic road elements, design context-sensitive roadways, incorporate landscaping and buffers, improve streetscapes in town centers, encourage pedestrian-scale design, and integrate art and design features	Compatible	Goal 6.1: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character	
Goal 8: Link transport and development – Serve growth areas with transport improvements Support access to designated centers, target investments to priority areas, and connect housing to employment centers	Compatible	(Land Use) Goal 10.2: Focus new development in villages and growth areas.	
Goal 9: Support public transportation – Expand and sustain transit services Ensure access for all populations, coordinate land use with transit, and reduce congestion and emissions	Compatible	(Land Use) Goal 10.6: Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation.	

UTILITIES, FACILITIES AND SERVICES ELEMENT

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Wastewater			
Wastewater Treatment Goal: Improve and expand wastewater facilities – Protect health, maximize investment, guide growth Support improving and upgrading systems, encourage inter-municipal and decentralized facilities, extend service in growth-appropriate areas, promote environmentally sound sludge disposal, improve outreach on system maintenance, and maintain accurate wastewater records.	Compatible	Goal 6.9:Develop wastewater solutions for East Montpelier Village and North Montpelier to support residences and businesses, protect water quality, and allow future growth	
Water System			
Water System Goal: Improve and expand water systems – Protect health, maximize investment, guide growth. Use existing systems for dense development, prohibit water source degradation, strengthen small systems, encourage inter-municipal agreements, protect backup sources, expand service in growth areas, and require accurate system records.	Compatible	Goal 6.11: Ensure the availability of a sufficient and sustainable supply of clean water for residential, commercial and industrial uses. Action 6.11.2: Ensure that the water supply system for East Montpelier Village acquires sufficient capacity to serve current and future customers and meets firefighting needs.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Electric Power			
Electric Power Goal: Improve and expand electric power – Ensure service, conserve energy, protect resources and public health Support demand-side management, encourage renewable and diverse energy, design climate-resilient and low-impact infrastructure, minimize aesthetic and resource impacts, and place substations unobtrusively in suitable areas	Compatible	Meets Enhanced Energy Plan Standards supporting demand-site management, encouraging renewable energy generation (including new incremental renewable energy target for 2025, 2035, and 2050; and Goal 6.16 promoting installation of solar PV specifically at preferred sites within municipal control/influence.) Siting standards pages 104-7 minimize aesthetic and resource impacts (wetlands, forest blocks, etc) and apply to both generation and general infrastructure (including substations).	
Outdoor Recreation			
Outdoor Recreation Goal: Promote access to diverse, high-quality recreation for all Support inclusive and nature-based recreation, protect recreation lands, improve and rehabilitate facilities, expand public access and trail networks, encourage private land access, and support ski areas responsibly	Compatible	Goal 4.3: Provide year-round programs of varied recreational activities to meet the interests and needs of residents of all ages and skills. Goal 4.4: Protect recreational spaces and develop new recreational areas in various parts of town	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Cultural Resources			
Cultural Resources Goal: Promote access to diverse, high-quality cultural experiences for all Encourage new cultural facilities near growth centers, protect existing cultural resources, collaborate with cultural organizations, promote adaptive reuse, and support arts in education	Silent		No specific goals for cultural resources but there is a goal for historic resources: Goal 4.10: Enable residents of all ages to learn about and appreciate the town's history. And a goal for community resources: Goal 4.1: Promote a sense of community through educational and social opportunities and gathering places.
Historical and Archeological			
Historical & Archeological Resources Goal: Protect and promote use of historic and archeological resources Encourage historic preservation in planning, support revitalization and adaptive reuse, protect historic areas, minimize visual impacts, consult state agencies for significant sites, and promote funding and tax incentives	Compatible	Goal 4.8: Preserve the town's historic structures and cemeteries for future generations to enjoy	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
		Wireless Telecommunication	
Wireless Telecommunication Facilities Goal: Promote effective and efficient communication systems. Minimize scenic and environmental impacts, prioritize co-location, require bonds for tower removal, ensure FCC compliance, provide model bylaws and expedited permits, and site towers with existing access	Compatible	Goal 6.17: Enable all areas of East Montpelier to have adequate cell service coverage to meet the needs of residents, businesses and emergency service providers, while protecting the town's scenic and natural resources	
		Emergency/Health Services	
Emergency/Health Services Goal: Promote effective, efficient, and accessible emergency and health services. Plan and locate facilities based on population and transport patterns and encourage regional and cooperative service delivery	Compatible	Goal 5.5: Maintain adequate fire and emergency response capabilities.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
		Emergency Management	
Emergency Management Goal 1: Build disaster-resistant communities through sound planning	Compatible	Goal 5.8: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters.	
Emergency Management Goal 2: Ensure communities have resources to respond and recover Promote local emergency plans, update rapid response plans, assess risks, adopt resilient infrastructure and land use policies, discourage floodplain development, maintain buffers, update flood regulations, and provide mitigation funding information	Compatible	Goal 5.8: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters.	
Crime and Safety Goal: Reduce crime, prevent conflicts, and protect communities	Silent		
Goal 1. Prevent social and economic conditions leading to conflict Promote early intervention and prevention in schools and support education, housing, and employment policies to reduce conflict	Silent		
Goal 2. Foster safe, supportive communities through education and prevention Encourage community-based crime prevention, support restorative justice centers, promote conflict resolution in schools and law enforcement, track crime and safety indicators, coordinate rehabilitation with the justice system, and advocate for state support of restorative justice programs	Silent		

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 3. Protect communities from violence and serious crimes Support incarceration for violent offenders and evaluate need and impacts of new prison facilities	Silent		

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Education			
Education Goal. Promote effective, efficient, accessible, and affordable education services Require development to mitigate school impacts, build schools in growth areas, coordinate regionally, plan capital improvements, and expand adult, senior, and vocational education	Silent		
Childcare			
Child Care Goal. Ensure safe, affordable child care and integrate into planning Remind towns to plan for child care, reduce barriers, assess regional needs, and encourage facilities near growth centers, schools, jobs, and transit	Silent		The plan does include a section on registered child care providers and locations and programs to support child care needs. There are no specific child care goals but there is the following support services goal: Goal 5.3: Support services and facilities to address the needs of seniors and families with young children.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
		Solid Waste	
Solid Waste Goal. Ensure safe, cost-effective, and efficient solid waste management. Prioritize waste reduction, manage locally, educate on recycling and composting, support producer responsibility, expand collection centers, promote local composting, and limit biosolids to vetted programs.	Compatible	Goal 6.7: Minimize and manage solid waste in collaboration with the Central Vermont Solid Waste Management District. Goal 6.8: Minimize waste generation in town government and the schools	
		Broadband	
Broadband Goal. Ensure universal broadband availability and affordability. Include broadband in local plans, promote public awareness, expand service in underserved areas, encourage public wi-fi zones, and support rural wireless expansion	Silent		

HOUSING ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1. Develop housing for all, including affordable, elderly, and special needs	Compatible	Goal 8.1: Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing.	
Goal 2. Encourage innovative, low-cost, energy-efficient, environmentally friendly housing	Compatible	Goal 6.12: Promote energy conservation and efficiency. Action 6.12.1: Educate East Montpelier residents and promote available incentives for home weatherization and other energy conservation.	
Goal 3. Preserve existing housing; focus new housing in centers and Growth Centers	Compatible	Goal 10.2: Focus new development in villages and growth areas. Action 8.1.5: Encourage residents and town officials to participate in regional housing workshops and programs like Vermont Housing Improvement Program.	
Goal 4. Support coordination among public, private, and non-profit housing agencies	Compatible	Action 8.1.1: Partner with other organizations, including Downstreet and CVHFH, to create affordable and senior housing near transportation and services.	
Goal 5. Encourage employer-assisted housing by large employers	Silent	Action 8.1.3: Promote and support home share programs as a way to support senior and affordable housing.	Although there is no mention of supporting workforce housing, there is a goal to encourage a range of housing options and promotion of homeshare programs. Recommend to include workforce housing as a part of a larger housing strategy.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Collaborate among towns, non-profits, and state agencies, evaluate municipal capacity to meet housing targets, encourage maximum densities consistent with local plans, strive for 20% affordable housing, focus new housing in growth centers, preserve and reuse existing housing, and encourage affordable housing near jobs for below-median-income households	Compatible	See above goals and actions.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Actions			
Assist towns with housing needs analyses and growth center designations, encourage regulations allowing concentrated housing, review town plans for housing solutions, connect towns with affordable housing partners, advocate for state policies and funding, provide GIS and zoning analysis tools, support local housing groups, promote density-building strategies, participate in Act 250 reviews, and encourage streamlined permitting, density bonuses, and reduced fees in growth and village centers	Compatible	Action 8.1.4: Consider conducting a housing needs assessment and developing a housing action plan for the town. Action 8.1.7: Promote recent changes to zoning such as the increased density in the village, streamlining of PUD regulations, loosening of regulations related to duplexes, ADUs, and multifamily housing throughout town.	

ECONOMIC DEVELOPMENT ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1. Achieve full employment; create and preserve diverse, high-quality jobs	Compatible	Goal 7.1: Concentrate commercial growth in East Montpelier Village with an emphasis on village-scale businesses that support the community and are compatible with residential uses.	
Goal 2. Support business retention, growth, and market-driven development Promote career exploration and training, provide lifelong learning for all workers, focus growth on regionally appropriate industries, encourage entrepreneurship and small business innovation, enhance quality of place to attract employers, ensure available commercial and industrial space, maintain infrastructure to support business expansion, and support sustainable natural resource industries	Compatible	Action 7.1.1: Encourage business retention and expansion, and the location of new village-scaled businesses in village mixed-use areas. Goal 7.2: Encourage small, community-focused commercial enterprises in North Montpelier. Action 7.2.3: Evaluate incentives to encourage property owners in and near the village to participate in mixed-use development and public water and wastewater initiatives that support the residential and commercial goals for North Montpelier Village.	
Goal 3. Ensure incomes meet basic needs with advancement opportunities. Support strategies to create livable wage jobs, expand workforce stability resources, provide career pathway and advancement information, and support statewide economic development strategy projects	Compatible	Goal 7.4: Promote and support the viability of sustainable agricultural enterprises. Goal 7.5: Support home businesses while ensuring that rural residential character is preserved.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 4. Foster dynamic, resilient downtowns, villages, and commercial districts Reuse vacant and under-utilized sites, focus infrastructure investments in centers with healthy design, strengthen economic resilience to extreme weather and flooding, and market and promote unique downtowns and villages	Compatible	Goal 10.2: Focus new development in villages and growth areas. Goal 5.8: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters. *Policy 5.8: East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference. *Policy 10.2: Utilize the Future Land Use Map to evaluate and prioritize growth areas.	
Goal 5. Maintain sustainable and viable agricultural and forest lands Expand asset-based, year-round recreation and tourism and strengthen partnerships among regional food system stakeholders	Compatible	Goal 7.4: Promote and support the viability of sustainable agricultural enterprises. Goal 7.5: Support home businesses while ensuring that rural residential character is preserved.	

RESILIENCE ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Promote sound natural resource use (from Land use Chapter) Encourage conservation commissions, improve water resource mapping, support local wetland inventories, protect and restore water quality, store harmful materials safely, evaluate water impacts of projects, maintain vegetated buffers, secure conservation easements, remove unused dams, identify funding for buffer plantings, use community septic or public systems near surface waters, enhance watershed education, avoid or mitigate flood hazard development, raise awareness of flood risks, and protect forest blocks and habitat connectors.	Compatible	Goal; 10.1 Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages. Goal 9.2: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development. Goal 9.7 Protect forest integrity Goal 10.5: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values.	

Build disaster-resistant communities through sound planning (From Emergency Management Chapter)	Compatible	Goal 5.6: Maintain an effective Local Emergency Operations Plan.	
Ensure communities have resources to respond and recover (From Emergency Management Chapter) Promote municipal emergency management plans, encourage annual rapid response updates, support all-hazards risk assessments, adopt minimum infrastructure standards, implement land use policies reducing disaster impacts, discourage floodplain development, maintain vegetated buffers, update flood hazard regulations, and provide FEMA/VEM hazard mitigation funding information	Compatible	*Policy 5.8: East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference. Goal 5.5: Maintain adequate fire and emergency response capabilities.	

Category	Issue	Neighbor	Applicant	Notes
		(insert quotes from neighbor plan)	(Insert quotes from application muni's plan)	
Transportation	Traffic safety	**Barre Town**	**East Montpelier**	
		The recent improvement of US RT 2 and VT RT 14 in the East Montpelier area may provide an attractive alternative to the present unpaved rural roads connecting these areas.	VT Route 14 enters from Barre Town, passing through East Montpelier Village and North Montpelier to Hardwick to the north, forming a critical north-south spine for local mobility.	The road improvement in East Montpelier has improved the traffic pattern in this are. Positive impact for Barre Town traffic safety planning.
Land use	Industrial zoning	Lands in East Montpelier adjacent to Barre Town are zoned rural residential and industrial, while Barre Town's land is zoned low density residential. Depending on the type and density of industrial uses proposed for East Montpelier there could be some conflicts on land use.	A closed and capped landfill and an operating regional solid-waste transfer facility occupy most of the industrial zone adjacent to the Barre Town boundary. The adjoining Barre Town land is zoned for low density residential use and presently is primarily forest and agricultural land. Barre Town has identified these adjacent lands as supporting a deer wintering range and other natural/fragile areas.	Proximity to these natural resources could be a limiting factor in any further industrial development along this boundary. -- Barre Town identifies a heron rookery near the East Montpelier town line in their 2020 Town Plan.
Energy/Land use	Growth area potential	**Berlin**	**East Montpelier**	
		The Winooski River and steep terrain separate East Montpelier and Berlin. East Montpelier's future land use plan calls for the small area along the town boundary with Berlin to remain largely undeveloped resource land.	Two hydroelectric plants are located in East Montpelier. A private company, Winooski Hydroelectric, owns and operates a generation station on the Winooski River off US Route 2 at the Berlin line.	The East Montpelier plan identifies the Gallison Hill area off of Rt 2 near the Berlin line as a potential future growth area. The 2020 Berlin Town plan needs to update adjacent land uses of its neighboring municipalities.
Fire&Emergency Services	Employee hiring	**Calais**	**East Montpelier**	
		Police, fire and emergency services are becoming increasingly complex, equipment is becoming more sophisticated and expensive, and regulations and training requirements are increasing. These factors combined make providing services through volunteers difficult or unworkable, requiring hiring of employees if we are going to have services available as needed.	In 2013, EMFD and the Towns of East Montpelier and Calais entered into a long-term agreement, subject to annual review, for the provision of fire, ambulance, and emergency services. East Montpelier plan states, an "ongoing desire to partner with our neighboring communities to improve services and share resources when possible".	Calais receives fire and ambulance services from East Montpelier fire dept. There are more reports responding to increasingly violent and dangerouse situations. East Montpelier FD recently hired more staff.

Category	Issue	Neighbor	Applicant	Notes
Land Use	Village and adjacent uses	No mention in plan	Similarly, North Montpelier is located on the boundary with Calais and near the boundary with Marshfield. East Montpelier's efforts to strengthen and maintain North Montpelier would affect those communities. Communication between the towns, particularly about potential plans to increase growth in these villages, is important.	The Calais Town Plan does not mention North Montpelier Village growth or impacts. For future planning and growth of the village, the towns should be coordinating planning.
Land Use	Village and adjacent uses	**Marshfield**	**East Montpelier**	
		No mention in plan	East Montpelier zoning in the vicinity of North Montpelier is Residential/Commercial. Adjoining areas of Marshfield are zoned Agriculture/Rural Residential. Communication between the towns, particularly about potential plans to increase growth in North Montpelier, is important.	The Marshfield Town Plan does not mention North Montpelier Village growth or impacts. For future planning and growth of the village, the towns should be coordinating planning.
Natural Resources	Forest blocks	**Middlesex**	**East Montpelier**	

ELEMENT	Compatible	Incompatible
Land Use	yes	
Energy	yes	
Transportation	yes	
Utilities-Facilities-Services	yes	
Housing	yes	
Economic Development	yes	
Flood Resilience	yes	
Neighbor Compatibility	yes	

MEMO

Date: August 7, 2026
To: Municipal Plan Review Committee
From: Sam Lash, Climate & Energy Planner
Re: East Montpelier Town Plan Review to consider a recommendation for Affirmative Determination of Energy Compliance per 24 V.S.A. §4352 pending approval of Regional Plan and Affirmative Determination of Energy Compliance
Atch: Enhanced Energy Planning Standards Municipal Review Tool Determination of Energy Compliance.

The attached *Energy Planning Standards for Municipal Plans* is the Enhanced Energy Planning Standards Review Tool from the Department of Public Service detailing, under Act 174, the standards which need to be met for an affirmative "determination of energy compliance". Note that this Review Tool was updated after the 2022 Comprehensive Energy Plan update as the standards are established there in an appendix to the plan (explained on page 2). CVRPC had an affirmative determination of energy compliance which has lapsed; CVRPC is currently pursuing an affirmative determination of energy compliance under review with the Public Service Department on the same timeline as our Regional Plan Pre-Application with the Land Use Review Board (the Regional Enhanced Energy Review and Approval process was updated this past legislative session to bring it in line with the LURB process).

Note that that as this meeting is for the Municipal Plan Review committee to review the plan and provide a *recommendation* for the approval of the town plan, confirmation of the local planning process, and the determination of energy compliance to the board. If granted, the board will reserve the last of these (determination of energy compliance) until it's January meeting when staff anticipate CVRPC will have the regional affirmative determination of energy compliance. If substantial changes are made to the regional plan currently under review that would alter this recommendation, the plan will come back to the Municipal Plan Review Committee.

Note for the determination of energy compliance the entire East Montpelier Town Plan is compared to the proposed regional plan under review that would be receiving the affirmative determination of energy compliance

Staff found the East Montpelier Municipal Plan to meet the standards for an affirmative determination of energy compliance. Please see attached Enhanced Energy Municipal Plan Standards Review Tool.

Summary of feedback:

- Overall plan is concise and effective at meeting the enhanced energy standards and focusing in on specific actions the town has prioritized and has a clear purview over. Progress towards targets and implementation in line with standards is demonstrated through municipally lead work both focused on the municipal facilities and planning documents as well as with community efforts.
- Generally good consistency throughout plan (Standard 2), could improve the following:
    - Chapter 9 Section H page 155: **"***larger development including solar projects greater than and 50kW and that are intended to feed power into regional grid independent of local needs shall not be permitted in these viewsheds*"- Siting Standards Chapter 6 pages 104-107 establish this and other policies but for >150kW.
    - Chapter 6 on Telecommunications Infrastructure includes very consistent language through plan and with regional plan except for the preferred site type (page 122) "*in forested areas where forest growth and topography can be used to mitigate visual impacts*" which without citing existing road or other infrastructure presents a seeming conflict with Forest Integrity Section (Chapter 9, Section F) and the emphasis on forest integrity throughout the energy, housing, and other development sections of the plan.

Standard 6.C (promote decreased used of fossil fuels for heating)

- Recommend strengthening this standard by including a discussion and support for identifying potential sites for community-scale decarbonization e.g. via waste heat recovery, shared heating and cooling (e.g. districts), etc. especially as pertains to intentional growth areas and housing projects/visioning already underway in town.

Standard 8.A&B (policies and objectives on patterns and densities of land use likely to result in conservation of energy and climate resilience)

- Plan includes sections on Forest Integrity (142-144; Maps 9&10) to help focus regulatory and non regulatory forest integrity protection efforts (145); discussions of agricultural soils (151; 103); ample discussion of wetlands and significant view protections; and specifically policies around compact settlement and reducing sprawl (policy 9.13, 164-5, 167 10.1.4, Goal 10.2, 85& goal 6.9 re wastewater for village centers; page 118 village master plan, 134, etc.)- would be helpful to make clear the connections between these policies and discuss the co-benefits which include the conservation of energy, climate resilience (if density centers are well-located and adaptable for future conditions), AND affordability regarding shared systems and services.

Standard 10 (assess potential equity impacts of the policies and objectives included to meet standards 6-9 e.g. conservation and efficiency measures like weatherization, fuel switching (thermal and transportation), renewable energy generation, land use policies, etc.)

- This standard would be strengthened by including explicit discussion throughout each pathways section about barriers to implementation for different community members and how the resources and partners mentioned address these, existing inequities, co-benefits, etc. For example, the plan mentions Efficiency Vermont and Capstone Community Action program, as well as the municipality's work with local non-profit partners like Collective Well on similar initiatives, but could discuss how common barriers like housing age and condition, income and ability to participate in programs with reimbursement set-ups, common perceptions around what is and isn't covered, etc. are addressed by each and how. A different example could be highlighting the co-benefits of fuel-switching in the thermal sector including providing AC which reduces known increasing vulnerabilities to high-heat impacts (see regional plan) and thus provides public health benefits particularly for aging residents, young children, and folks with pre-existing chronic conditions. CVRPC has a Chapter Review tool that might be useful for a future update to pass all the chapters in the plan through as an internal tool to promote integrating burdens and benefits discussions into the plan.

Standard 13 (potential areas for the development and siting of renewable energy resources)

- There is a statement that references state and regional constraints (known and possible) and preferred site types but it would be helpful if the plan indicated how their siting

standards interact with these existing list because they are partially listed/incorporated into local siting standards but not comprehensively nor necessarily in the same categories.

For example:

- Make explicit that “Prohibited sites (areas of significant constraints)” are known constraints
- Clarify language between potentially suitable sites and the inclusion of primary agricultural soils in prohibited sites sections
- Differentiate between confirmed and possible vernal pools
- Update references to their zoning districts and FLU areas within the siting standards
- Work with CVRPC to ensure all layers mentioned are integrated in corresponding Maps.

Encourage further engagement with some topics highlighted in the regional plan:

- CVRPC plan introduces a more nuanced approach to beneficial electrification which includes an emphasis on high-efficiency cord wood for residential heating especially in combination with heat pumps- this has several benefits including increasing the accessibility of these measures for folks on wood already, reduces the thermal demand that needs to be electrified, supports local wood systems (including wood pantries), etc.
- CVRPC plan encourages comprehensive shared community infrastructure to integrate energy considerations into other town planning efforts/projects- this varies from simple waste heat recovery within a wastewater project but also can be larger scale- especially in relation to intentional growth areas and housing targets as well as green spaces, sidewalks/paths, etc- like thermal energy networks- this ties well with compact settlement and smart growth principles, "housing ready" infrastructure conversations and housing targets... but also could allow for a reduction in thermal demand (really a reduction in what needs to be electrified) and thus in thermal targets and relatedly, potentially, in new renewable energy generation needed- the emphasis here is not to lose sight of the importance of conservation and recovery within the electrification conversation that is often simplified at the state level.
- other topics include grid resilience especially to flooding but also aged infrastructure and other challenges specific to our region; storage; energy equity and independence, etc.

Energy Planning Standards for Municipal Plans

Instructions

Before proceeding, please review the requirements of Parts I and II below, as well as the Overview document. Submitting a Municipal Plan for review under the standards below is entirely voluntary, as enabled under Act 174, the Energy Development Improvement Act of 2016. If a Municipal Plan meets the standards, it will be given an affirmative "determination of energy compliance," and its land conservation measures and specific policies will be given "substantial deference" in the Public Utility Commission's review of whether an energy project meets the orderly development criterion in the Section 248 process. Specifically, with respect to an in-state electric generation facility, the Commission:

> *[S]hall give substantial deference to the land conservation measures and specific policies contained in a duly adopted regional and municipal plan that has received an affirmative determination of energy compliance under 24 V.S.A. § 4352. In this subdivision (C), "substantial deference" means that a land conservation measure or specific policy shall be applied in accordance with its terms unless there is a clear and convincing demonstration that other factors affecting the general good of the State outweigh the application of the measure or policy. The term shall not include consideration of whether the determination of energy compliance should or should not have been affirmative under 24 V.S.A. § 4352.*

Municipal Plans should be submitted by the municipality's legislative body to the Regional Planning Commission (RPC) if the Regional Plan has received an affirmative determination of energy compliance (determination), along with the completed checklist below. After a Municipal Plan and completed checklist have been submitted to the RPC, the RPC will schedule a public hearing noticed at least 15 days in advance by direct mail to the requesting municipal legislative body, on the RPC website, and in a newspaper of general publication in the municipality. The RPC shall issue a determination in writing within two months of the receipt of a request. If the determination is negative, the RPC shall state the reasons for the denial in writing and, if appropriate, suggest acceptable modifications. Submissions for a new determination following a negative determination shall receive a new determination within 45 days.

The plans that Municipalities submit must:

- Be adopted
- Be confirmed under 24 V.S.A. § 4350
- Include an energy element that has the same components as described in 24 V.S.A. § 4348a(a)(3)
- Be consistent with state energy policy (described below), in the manner described in 24 V.S.A. § 4302(f)(1)
- Meet all standards for issuing a determination of energy compliance (see below)

Municipalities are encouraged to consult with their RPC before undertaking the process of plan adoption, which may help in identifying any deficiencies or inconsistencies with the standards or other requirements that would be more difficult to remedy after a plan has gone through the formal adoption process.

The 2022 Comprehensive Energy Plan (CEP), published on January 14, 2022, includes several important updates to the Act 174 enhanced energy standards:

- A revised set of standards, presented in this document, updated to reflect current developments in state energy policy
- An updated suite of recommendations tailored specifically toward the work of the regions and municipalities. Unlike the set of recommendations published with the original standards, which were written prior to the passage of Act 174, these recommendations are included in the 2022 CEP itself.

In addition, a revised guidance document will be published within six months after the publication of the 2022 CEP to reflect new issues and best practices that have emerged from the regions and municipalities that have gone through an initial process of applying for a determination of energy compliance. This document will also include the recommendations for regions and municipalities outlined in the 2022 CEP.

Affirmative determinations are valid for the life cycle of a revision of the Municipal Plan. Plans submitted after the 2022 CEP is issued are expected to meet the updated standards that are issued at that time, with the exception of plans for regions or municipalities who can demonstrate they had meaningfully initiated the planning process (ex. through proof of a publicly noticed meeting) before the 2022 CEP was published. Municipalities are encouraged to consult with their RPC regarding interim amendments that might affect any of the standards below, to discuss whether a new review is triggered.

If you wish to submit your Municipal Plan to your RPC for a determination, please read closely the specific instructions at the start of each section below, and attach your Municipal Plan to this checklist.

Determination requests to an RPC (and any other questions) should be submitted to your RPC's designated contact.

Part I: Applicant Information

Applicant:	Town of East Montpelier
Contact person:	Ben McCall
Contact information:	Co2negative@yahoo.com

Received by: Sam Lash	**Date:** August 7, 2026 (preliminary review 11/17/25)

Part II: Determination Standards Checklist

The checklist below will be used to evaluate your plan's consistency with statutory requirements under Act 174, including the requirement to be adopted, contain an enhanced energy element, be consistent with state energy policy, and meet a set of standards designed to ensure consistency with state energy goals and policies.

Please review and attach your plan (or adopted energy element/plan, along with supporting documentation) and self-evaluate whether it contains the following components. Use the Notes column to briefly describe how your plan is consistent with the standard, including relevant page references (you may include additional pages to expand upon Notes). If you feel a standard is not relevant or attainable, please check N/A where it is available and use the Notes column to describe the situation, explaining why the standard is not relevant or attainable, and indicate what measures your municipality is taking instead to mitigate any adverse effects of not making substantial progress toward this standard. If N/A is not made available, the standard must be met (unless the instructions for that standard indicate otherwise) and checked "Yes" in order to receive an affirmative determination. There is no penalty for checking (or limit on the number of times you may check) N/A where it is available, as long as a reasonable justification is provided in the Notes column.

Plan Adoption Requirement

Act 174 requires that municipal plans be adopted and approved in order to qualify for a determination of energy compliance. In the near term, it is likely municipalities will revise and submit isolated energy plans or elements, particularly due to long planning cycles. Therefore, the plan adoption requirement can be met through an amendment to an existing plan in the form of an energy element or energy plan, as long as the amendment or plan itself is duly adopted as part of the municipal plan and incorporated by reference or appended to the underlying, full plan (i.e., is officially "in" the municipal plan), as well as approved for confirmation with the region. If this route is chosen, the municipality should also attach the planning commission report required for plan amendments under 24 V.S.A. § 4384, which should address the internal consistency of the energy plan/element with other related elements of the underlying plan (particularly Transportation and Land Use), and/or whether the energy plan/element supersedes language in those other elements. Standards 1 and 2 below must be answered in the affirmative in order for a plan to receive an affirmative determination of energy compliance.

1. Has your plan been duly adopted and approved for confirmation according to 24 V.S.A. § 4350?	☒ Yes. Adoption date: May 4, 2026	☐ No	East Montpelier Selectboard adopted the plan May 4th, 2026 after the planning commission held

	Confirmation date: Click here to enter text.		public hearing in January 2026 and selectboard March 2, 2026 and April 6th, 2026. East Montpelier requested regionl approval of the 2026 East Montpelier Town Plan in July 2026. CVRPC Municipal Plan Review Committee public hearing August 17th, 2026 will make a recommendation based on this standard checklist to the full board regarding the determination of energy compliance. Note CVRPC's affirmative determination of energy compliance lapsed and the 2026 Regional Plan is currently under review with the PSD seeking an affirmative determination of energy compliance. The full CVRPC board will not move forward with the Municipal Review Committee's recommendation until the time at which CVRPC has an affirmative determination of energy compliance (expected December 2026).

2. Is a copy of the plan (or adopted energy element/plan, along with underlying plan and planning commission report addressing consistency of energy element/plan with other elements of underlying plan) attached to this checklist?	☒ Yes	☐ No	Notes: Click here to enter text.

Energy Element Requirement

To obtain a determination of energy compliance, Act 174 requires municipalities to include an "energy element" that contains the same components described in 24 V.S.A. § 4348a(a)(3), which was revised through Act 174 to explicitly address energy across all sectors and to identify potential and unsuitable areas for siting renewable energy resources:

> *An energy element, which may include an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.*

The standards below are generally organized to integrate each component of the enhanced energy element with related determination standards that evaluate the plan's consistency with state goals and policies. **Energy element components are identified in bolded text.**

While municipalities may choose to primarily address energy used for heating, transportation, and electricity in the required energy element, they may also choose to address some of these components in related plan elements (e.g., Transportation and Land Use) and should indicate as much in the Notes column. To the extent an energy element is designed to comprehensively address energy, it should be complementary to and reference other relevant plan elements.

3. **Does the plan contain an energy element, that contains the same components described in 24 V.S.A. § 4348a(a)(3)?** *Individual components of the energy element will be evaluated through the standards below.*	☒ Yes	☐ No	Page: see standards below Notes: see below; more discussion of cost could be integrated however it is mentioned and there are enough citations to the regional and state plans to refer to those discussions as well.

Consistency with State Goals and Policies Requirement

Act 174 states that regional and municipal plans must be consistent with the following state goals and policies:

- Greenhouse gas reduction requirements under 10 V.S.A. § 578(a) (26% from 2005 levels by 2025; 40% from 1990 levels by 2030; 80% from 1990 levels by 2050)
- The 25 x 25 goal for renewable energy under 10 V.S.A. § 580 (25% in-state renewables supply for all energy uses by 2025)
- Building efficiency goals under 10 V.S.A. § 581 (e.g., reduce fossil fuel consumption across all buildings by 10% by 2025)
- State energy policy under 30 V.S.A. § 202a and the recommendations for regional and municipal 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
- 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

The standards in the checklist below will be used to determine whether a plan is consistent with these goals and policies. The standards are broken out by category. *Analysis and Targets* standards address how energy analyses are done within plans, and whether targets are established for energy conservation, efficiency, fuel switching, and use of renewable energy across sectors. *Pathways (Implementation Actions)* standards address the identification of actions to achieve the targets. *Mapping* standards address the identification of suitable and unsuitable areas for the development of renewable energy.

Municipalities may choose to incorporate the information necessary to meet the standards in their energy elements, and/or in other sections of their plans (many transportation items may fit best in the Transportation chapters of plans, for instance). However, plans must be internally consistent, and applicants should cross-reference wherever possible.

Analysis and Targets Standards

For the *Analysis & Targets* determination standards below, municipalities will be provided with analyses and targets derived from regional analyses and targets by their RPC. Municipalities may choose to rely on these "municipalized" analyses and targets to meet the standards in this section. Municipalities which elect to use the analysis and targets provided by a region will be presumed to have met the standards in this section**.** Alternatively, municipalities may develop their own custom analyses and targets or supplement the analyses and targets provided by the regions with specific local data; if this option is chosen, the analysis and targets must include all of the same components and meet the standards required of regions, as described below.

For municipalities that choose to undertake their own analysis and target-setting (and for regions), the Department of Public Service (PSD) has provided guidance documents to explain the expected level of detail in and data sources and methodologies available for meeting the standards (including areas where it is understood data at the municipal level is unavailable, and therefore not expected). These guidance documents can be retrieved from the following links:

- In 2017, the PSD developed two guidance documents, one for regional plans and one for municipal plans:
  - Guidance for Regional Plans
  - Guidance for Municipal Plans
- In addition, in 2019 the Northwest Regional Planning Commission, with input from all 11 RPCs in the state, created a best practices and resources guide for municipalities to use when undertaking enhanced energy planning.

The guidance developed by the PSD will be updated in 2022 to incorporate best practices that have emerged from the regions and municipalities who have completed an initial round of energy plans. Note that standards 5A-5E are all derived directly from requirements in Act 174 (with minor modifications to make them feasible) and must be met affirmatively in order for a municipal plan to receive an affirmative determination of energy compliance.

Targets set by regions and municipalities should be aligned with state energy policy (see the goals and policies listed above). Where targets (and efforts to reach them) depart significantly from state energy goals and policies, an explanation for how the plan otherwise achieves the intent of the state goal or policy should be provided. The guidance document also offers additional clarification on alignment with state goals and policies.

The analysis items below are intended to provide regions and municipalities with an overview of their current energy use, and with a sense of the trajectories and pace of change needed to meet targets, which can be translated into concrete actions in the *Pathways* standards below. Targets provide regions and municipalities with milestones or checkpoints along the way toward a path of meeting 90% of their total energy needs with renewable energy, and can be compared with the potential renewable energy generation from areas identified as potentially suitable in the *Mapping* standards exercise below to give regions and municipalities a sense of their ability to accommodate renewable energy that would meet their needs.

4. **Does your plan's energy element contain an analysis of resources, needs, scarcities, costs, and problems within the municipality across all energy sectors (electric, thermal, transportation)?** *Note: You may want to reference the guidance document, developed by Northwest Regional Planning Commission, with input from all 11 regional planning*	☒ Yes	☐ No	Page: throughout current use and pathways for each sector (Current Use by sector 91-93, Energy Generation 94-95, Targets&Pathways by sector

commissions, on best practices for conducting such an analysis, including examples and suggested units to use when developing analyses.			95-101; etc. Notes: analysis of resources, needs, problems are well summarized at the larger scale; more attention could be paid to barriers to be addressed for individual community members as well as trends in the municipality at a finer scale e.g. access to interconnection and access to incentives and income-based programs like WRAP based on utility territory; geography and/or utility territory re outage vulnerability and implications for beneficial electrification; housing age/condition, etc.
5. Does your plan contain an analysis that addresses A-E below, either as provided by your Regional Planning Commission or as developed by your municipality? *Municipalities may meet this standard by using the analysis and targets provided by their regions, or by developing their own analyses and targets. If using the analysis & targets provided by your region, please answer "Yes-Region" and skip ahead to #6. If developing a custom analysis, please answer "Yes-Custom" and address 5A-5E separately, below.*	☒ Yes-Region ☐ Yes-Custom	☐ No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: targets could certainly be customized for town in future revision where significant barriers are noted
A. Does the plan estimate current energy use across transportation, heating, and electric sectors? *As noted in the Guidance Document, plans meet this standard by transparently calculating estimated energy consumption by region by 1)*	☒ Yes	☐ No	Page: 91-93 Paragraph #: Table 1 Annual Total Energy Consumption;

transportation, 2) building heat, and 3) electricity consumption. More detailed support is available in Appendix A of the Guidance developed by the PSD.			Tables 2-5 breakout current use for each sector Notes: provide extensive source footnotes (based off regional data and estimates)
B. Does the plan establish targets for 2025, 2035, and 2050 for thermal efficiency improvements and use of renewable energy for heating and evaluate the amount of thermal-sector conservation, efficiency, and conversion to alternative heating fuels needed to achieve these targets?	☒ Yes	☐ No	Page: 96-97; 98-100 Paragraph #: Click here to enter text. Notes: includes residential thermal energy demand targets (MMBtu) Table 7, residential weatherization targets in Table 8, residential heat pumps (ASHP, GSHP, and heat pump water heaters) targets in Table 9, and commercial heat pump targets in table 10 (96-97). These are followed by a discussion of the rate of adoption of these various measures thus far and pathways to increase these towards the targtes including discussions of existing and new efforts, resources and partners, and common barriers.

C. Does the plan establish targets for 2025, 2035, and 2050 for use of renewable energy for transportation and evaluate transportation system changes and land use strategies needed to achieve these targets?	☒ Yes	☐ No	Page: 100-101; 73-78 Paragraph #: Click here to enter text. Notes: focus in on passenger car and light duty truck electrification targets (Table 12) but also mentions the importance of land use strategies (though does not detail them). Transportation System changes pages 73-78 and use of renewable energy for transportation goal 6.5 page 78
D. Does the plan establish 2025, 2035, and 2050 targets for electric efficiency improvements and use and renewable energy for electricity and evaluate electric-sector conservation and efficiency needed to achieve these targets?	☒ Yes	☐ No	Page: 95-96; 101-102 for renewable energy generation targets Paragraph #: Click here to enter text. Notes: Note they introduce their targets and pathways section with sector-specific goals for meeting demand with renewables from the 2022 CEP. Electric efficiency targets are embedded in thermal and transportation targets (and conservation mentioned throughout)- for explicit statement see bottom

			paragraph of page 96. At the time of original drafting the Public Service Department nor CVRPC had provided updated electric efficiency targets to the municipal level. Note on the bottom of 96 they do probive overall energy demand by sector (commercial, industrial, and non-road uses) which incoroporate other electric efficiency and fuel efficiencies. East Montpelier was advised to refer to the 2026 Regional plan which include electric efficiency targets explicitly and updated municipal breakouts- they did so at the end of the first paragraph on page 96.

Pathways (Implementation Actions) Standards

This section examines whether plans meet the Act 174 expectation that they include pathways and recommended actions to achieve the targets identified through the *Analysis and Targets* section of the Standards (above). Plans are expected to include or otherwise address all of the pathways (implementation actions) below; some actions may not be applicable or equally relevant to all applicants (small vs. large municipalities, for instance), in which case N/A may be checked (if available) and the justification provided in the Notes column. There is no penalty for choosing N/A one or more times, as long as a reasonable justification is provided in the Notes column, preferably including an explanation of how the plan alternatively achieves attainment of the targets should be included. If N/A is not provided as an option, the standard must be met, and "Yes" must be checked, in order for the plan to meet the requirements for a determination (unless the instructions particular to that standard indicate otherwise).

The PSD will be updating its guidance documents in 2022 with potential implementation actions included in the 2022 Comprehensive Energy Plan, from existing regional and municipal plans that have received a determination of compliance, and from other sources. We also offer potential starting points for consideration as italicized text under each standard. Plans are encouraged to promote as diverse a portfolio of approaches as possible in each sector, or if not, to explain why they take a more targeted approach. Implementation actions may fit best in a holistic discussion contained within a plan's energy element, though cross-referencing to other relevant plan elements is also acceptable. Municipalities must demonstrate a commitment to achieving each standard in policies, objectives, and implementation actions in clear, action-oriented language. Definitions of policies, objectives, and actions can be found on p. 52 of the Vermont State Planning Manual Module 1.			
6. **Does your plan's energy element contain policies or objectives on the conservation and efficient use of energy?**	☒ Yes	☐ No	Page: 107 Paragraph #: Goal 6.12 promote energy conservation and efficiency and action Notes: also noted throughout
A. Does the plan encourage conservation by individuals and organizations? *(Actions, objectives, and policies could include educational activities and events such as convening or sponsoring weatherization workshops, establishing local energy committees, encouraging the use of existing utility and other efficiency and conservation programs and funding sources, etc.)*	☒ Yes	☐ No	Page: 107-8; 99 Paragraph #: Actions 6.12.1 Notes: for example page 99 discusses an EECBG the energy committee received to support a town-wide campaign to promote and facilitate such measures; discusses municipal building efforts; statewide organizations, regional partners, and local partners all discussed in thermal pathways discussion
B. Does the plan promote efficient and climate resilient buildings? *(Actions, objectives, and policies could include education on and promotion of compliance with residential and commercial building energy standards for new construction and existing buildings, including additions, alterations, renovations and repairs; promoting the implementation of residential and commercial building*	☒ Yes	☐ No	Page: 96-100, 89, 105 Paragraph #: Click here to enter text. Notes: note especially discussions of RBES&CBES 00; but really throughout thermal pathwyas section as noted

efficiency ratings and labeling; considering adoption of stretch codes, identification of buildings and facilities that serve critical community functions, etc.)			above; inclusion of municipal buildings and schools as preferred sites for solar; in Goals 6.12, 6.13, and associated actions and action 6.16.1
C. Does the plan promote decreased use of fossil fuels for heating? *(Actions, objectives, and policies could promote switching to wood, liquid biofuels, biogas, geothermal, and/or electricity (e.g. beneficial electrification). Suitable devices include advanced wood heating systems and cold-climate heat pumps, as well as use of more energy efficient heating systems; and identifying potential locations for, and barriers to, deployment of biomass district heating and/or thermal-led combined heat and power systems in the municipality)*	☒ Yes	☐ No	Page: 107, 96-100 Paragraph #: Goal 6.13 on promoting electrification of thermal energy and action 6.13.1 Notes: throughout weatherization and beneficial electrification. Recommend strengthening meeting this standard by discussion support for identifying potential sites for community-scale decarbonization e.g. via wasteheat recovery, shared heating and cooling (e.g. district), etc. especially as pertains to intentional growth areas and housing projects/visioning already underway in town.
D. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal buildings? (*Actions could include building audits and weatherization projects in schools and town offices, etc.)*	☒ Yes	☐ No ☐ N/A	Page: 99 Paragraph #: 2&3 Notes: Town building retrofits and energy efficiency upgrades Town Office, fire station, Elementary School and U-32. Town Garage constructed with energy efficiency at the forefront of design and construction (wood-based high performance building with GSHPs, thermal storage, rooftop solar, and

			twice the passive house standard for envelope. Energy Committee secured $85,000 EECBG grant to support town-wide campaign to promote and facilitate weatherization and beneficial electrification efforts by building owners with a focus on multifamily buildings (working together with Collective Well).
E. Other (please use the notes section to describe additional approaches that your municipality is taking)	☐ Yes	☐ No ☐ N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
7. Does your plan's energy element contain policies and objectives on reducing transportation energy demand and single-occupancy vehicle use, and encouraging use of renewable or lower-emission energy sources for transportation?	☒ Yes	☐ No	Page: 93; 100-101, 73-78; Paragraph #: Click here to enter text. Notes: see below
A. Does the plan promote a shift away from single-occupancy vehicle trips, through strategies appropriate to the municipality? *(Actions, objectives, or policies could include rideshare, vanpool, car-sharing initiatives; participation in efforts to identify and develop new public transit routes, promote full utilization of existing routes, integrate park-and-rides with transit routes, efforts to develop or increase park-and-rides; enhancement of options such as rail and telecommuting; deployment of broadband to support remote services such as telework or telemedicine; education; intergovernmental cooperation; etc.)*	☒ Yes	☐ No	Page: 108; 73-78 Paragraph #: Click here to enter text. Notes: pp 108 Goal 6.15 Develop infrastructure to reduce dependency on automobiles like sidewalk networks, trails, etc and complementary actions 6.15.1 and 6.15.2. Note cross cutting with broader Infrastructure actions Design a safe, multimodal road network while preserving scenic and natural character (e.g. actions 6.1.1, 6.1.2, 6.1.3), 6.4 expand public transit and ridesharing (6.4.1 and 6.4.2), Encourage

			use of renewable fuesl for transportation 6.5 (6.5.1). Public Transportation (pp74), Ride Sharing (74-75), Commuter Programs (pp75), Bicycles and Pedestrian Facilities (75), and Transportation Energy Conservation & Commuter Infrastructure section on page 76 support these additional goals.
B. Does the plan promote a shift away from gas/diesel vehicles to electric or other non-fossil fuel transportation options through strategies appropriate to the municipality? *(Actions, objectives, or policies could include developing a plan for preferred siting of charging infrastructure (ex. placement of fast or level two chargers), installing or promoting the installation of electric vehicle charging infrastructure, providing education and outreach to potential users, supporting non-fossil fuel vehicle availability through outreach to vehicle dealers, etc.)*	☒ Yes	☐ No	Page: 93; 100-101; 107 ; 78; 76 Paragraph #: Click here to enter text. Notes: existing initiatives re EVSE buildout page 93; focus of transportation targets 100-101 (EV and EVSE); goal 6.14 is to promote adoption of electric vehicles and corresponding actions focus on promoting adoption of EVs via education&outreach and facilitation of EVSE implementation (3 actions); pp78 Goal 6.5 encourage use of renewable fuels for transportation (and complementary action)
C. Does the plan facilitate the development of walking and biking infrastructure through strategies appropriate to the municipality? *(Actions, objectives, or policies could include studying, planning for, seeking funding for, or implementing improvements that encourage safe and convenient walking and biking; adopting a "Complete Streets" policy, etc.)*	☒ Yes	☐ No ☐ N/A	Page: 73-78 Paragraph #: Click here to enter text. Notes: climate-smart access management pp 73 (includes complete street principles in zoning and subdivision bylaws, etc); extensive discussion of trails and biking as well throughout see e.g. pp 108 Goal 6.15

			Develop infrastructure to reduce dependency on automobiles like sidewalk networks, trails, etc and complementary actions 6.15.1 and 6.15.2. Note cross cutting with broader Infrastructure actions Design a safe, multimodal road network while preserving scenic and natural character (e.g. actions 6.1.1, 6.1.2, 6.1.3); also 6.2 priotize pedestrian & Cyclist Safety (pp77); 6.3.1 update LUDRs to encourage shared road access (pp 77).
D. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal transportation? (*Actions, objectives, or policies could include purchasing energy efficient municipal and fleet vehicles when practicable, installing electric vehicle charging infrastructure, etc.)*	☒ Yes	☐ No ☐ N/A	Page: 93, 101, 107 Paragraph #: Click here to enter text. Notes: discusses available/existing chargers and cost savings (lifetime) of EVs vs conventional ICE vehicles (93); page 101 includes next foci for EV chargers for the energy committee as does Goal 6.14 and complementary actions on page 107; page 101 also mentions electrification of municipal fleet (start)
E. Other (please use the notes section to describe additional approaches that your municipality is taking)	☐ Yes	☐ No ☐ N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
8. **Does your plan's energy element contain policies and objectives on patterns and densities of land use likely to result in conservation of energy and climate resilience?**	☒ Yes	☐ No	Page: Click here to enter text. Paragraph #: Click here to enter text.

			Notes: Click here to enter text.
A. Does the plan include land use policies (and descriptions of current and future land use categories) that demonstrate a commitment to reducing sprawl and minimizing low-density development? *(Actions, objectives, or policies could include promoting wastewater infrastructure in planned growth areas, policies or zoning that require design features that minimize the characteristics of strip development [multiple stories, parking lot to the side or back of the store], and requirements that development in those areas be connected by means other than roads and cars; policies or zoning that limits conversion and fragmentation of forest blocks and impacts to primary agricultural soils, adopting a capital budget and program that furthers land use and transportation policies; etc.*)	☒ Yes	☐ No	Page: 134, 157-8, 164-5, 167, 142-146, 151 Paragraph #: Click here to enter text. Notes: Note in energy element but throughout rest of plan and often cited in regards to wetland and significant view protect e.g. Policy 9.13 maintain compact patterns; this plan would be strengthened by emphasizing also the cobenefits which include the conservation of energy and climate resilience. Action 9.14.2 page 158; page 164 land use regulations and zoning districts should encourage efficient development (compact) and zoning districts page 165; associated goals and actions page 167 10.1.4, goal 10.2 (focus new development in village and growth areas). Page 142-144 Protecting Forest Integrity includes establishing a forest integrity study area (maps 9 and 12) to help focus regulatory and non regulatory forest integrity protection efforts (page 145) Goal 9.7, 9.8, 9.9 and actions. Agircultural soils and e.g. goals 9.10-9.12 page 151 and page 103 in energy section- see also siting standards.

B. Does the plan strongly prioritize development in compact, mixed-use centers when physically feasible and appropriate to the use of the development, or identify steps to make such compact development more feasible? *(Actions, objectives, or policies could include participating in the state designation program, such as obtaining state designated village centers, downtowns, neighborhoods, new town centers, or growth centers; exploration of water or sewage solutions that enable compact development; working with state agencies and local utilities to identify priority areas for EV charging, storage, and other resources to promote downtown economic and every resilience, etc.)*	☒ Yes	☐ No ☐ N/A	Page: 134, 85; 118 Paragraph #: Click here to enter text. Notes: existing village centers; exploration of water or sewage solutions pages 85- goal 6.9 develop wastewater solutions for East Monteplier Village and North Montpelier to support residences and businesses, protect water quality, and allow future growth. Page 118 discusses East Montpelier Village Master Plan and future growth in higher density compact centers concludes page 134. See 8.A above as well. See above for priorities re EVSE (municipal and villages).
C. Other (please use the notes section to describe additional approaches that your municipality is taking)	☐ Yes	☐ No ☐ N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
9. **Does your plan's energy element contain policies and objectives on the development and siting of renewable energy, storage, and transmission and distribution resources?**	☒ Yes	☐ No	Notes: see A-H below
A. Does the plan evaluate (estimates of or actual) generation from existing renewable energy generation in the municipality? *Municipalities should be able to obtain this information from their regions.*	☒ Yes	☐ No	Page: 94&95 Paragraph #: Table 6 Renewable Electricity Generation Notes: CVRPC, April 2025 DG Inventory with accompany descriptive narrative on local larger scale generators.

B. Does the plan analyze generation potential, through the mapping exercise (see *Mapping* standards, below), from potentially suitable areas in the municipality? *Municipalities should be able to obtain this information from their regions.*	☒ Yes	☐ No	Page: page 103 Paragraph #: Table 16 Potential Renewable Electricity Generation Notes: CVRPC- discussion
C. Does the plan identify sufficient land in the municipality for renewable energy development to reasonably reach 2050 targets for renewable electric generation, based on population and energy resource potential (from potential resources identified in the *Mapping* exercise, below), accounting for the fact that land may not be available due to private property constraints, site-specific constraints, or grid-related constraints? *If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.*	☒ Yes	☐ No ☐ N/A	Page: 101-104 Paragraph #: Land Use Impacts section following new renewable energy generation targets includes discussion on trends in different projects scales and moves into siting standards on page 105 Notes: These state there is more than adequate land area available for 2050 targets as set out in plan. This is consistent with regional plan- wherein potential acreage across all technology types was calculated and input into generations scenario tool to provide initial municipal targets including those for East Montpelier.
D. Does the plan ensure that any local constraints (locally designated resources or critical resources, from 13B and 13C under *Mapping*, below) do not prohibit or have the effect of prohibiting the provision of sufficient renewable energy to meet state, regional, or municipal targets? *If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.*	☒ Yes	☐ No ☐ N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: local maps will be integrated into regional plan update 2027, local constraints are worked on in cooperation between the town, East Montpelier, and CVRPC to ensure compliance including ability to meet local, regional, and state goals- it is an

			on going process. Prime and base resource potential took into account scenic buffer displayed and updates to municipal breakouts on the CVRPC webpage will include local constraints in targets including land area needed to meet them pending affirmative determination of energy compliance
E. Does the plan include policies and objectives to accompany maps (could include general siting guidelines), including policies and objectives to accompany any preferred, potential, and unsuitable areas for siting generation (see 13 and 14 under *Mapping*, below)?	☒ Yes	☐ No	Page: 105-107 Paragraph #: Click here to enter text. Notes: Siting Standards include preferred sites, potentially suitable sites, and prohibited sites on pages 105-107 which establish clear policies to apply generally to siting of large scale solar PV (>150kW) and includes that residential scale arrays of 25kW or less are acceptable in almost any location in town; commercial and community arrays up to 150kW acceptable in most locations and then provides detailed language referencings general conservation and land use polices in defining preferred, potentially suitable, and prohibited sites.
F. Does the plan maximize the potential for renewable generation on preferred locations (such as the categories outlined under 13E in the *Mapping* standards, below)?	☒ Yes	☐ No ☐ N/A	Page: 105-106 Paragraph #: Click here to enter text. Notes: Click here to enter text.

G. Does the plan demonstrate the municipality's leadership by example with respect to the deployment of renewable energy? (*Actions could include deploying renewable energy to offset municipal electric use, etc.)*	☒ Yes	☐ No ☐ N/A	Page: 95-6, 99, 105, 108 Paragraph #: Notes: page 95&96 discusses progress since last plan which includes new solar and how municipal leadership has navigated projects of different scales; page 99 paragraph 2 mentions the municipal solar project on the roof of the new, energy efficient, town garage in the works; page 105 lists the municipal buildings (rooftops) as the first bullet in a list of preferred sites for 150kW+ projects; finally on page 108, Goal 6.16 is to promote installation of solar photovoltaic arrays which includes includes the facilitation of solar projects at municipal and municipal-adjacent locations including the local schools and a capped landfill.
H. Other (please use the notes section to describe additional approaches that your municipality is taking)	☒ Yes	☐ No ☐ N/A	Page: 105-107 Paragraph #: Click here to enter text. Notes: see clear siting standards
10. Does your plan's energy element assess the potential equity impacts of the policies and objectives included to meet standards 6-9? *Such an assessment could consider, for example, what communities will be most impacted by the policy or objective, the distribution of benefits and burdens related to specific actions, whether actions will address existing inequities, or the extent to which communities were or will be consulted in the development of any programs or actions.*	☒ Yes	☐ No ☐ N/A	Page: 104 Paragraph #: 5 Notes: "All electric customers in the town should have a reasonable opportunity to offset their power usage using PV arrays adjacent to their homes or businesses. More stringent siting

			guidelines apply to utility-scale projects that are intended to feed power into the regional grid. East Montpelier recognizes barriers to access to renewable electricity, including (but not limited to) differences between utility policies and access to financial capital, and is committed to working to reduce those barriers to advance energy equity." Pages 107&108 goals and actions include an emphasis on resident and business community outreach. Pages 98&99 include discussion of non-profit partners like Collective Well as well as Efficiency VTA and Capstone Community Action. More explicity discussion of what communities will be most impacted, the distribution of benefits and burdens, existing inequities and if they are address would strengthen this plan.

Mapping Standards

Act 174 requires plans to identify potential areas for the development and siting of renewable energy, storage, transmission, and distribution resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources. It furthermore requires that the standards address the potential generation from the potential siting areas. Lastly, it requires that – in order to receive an affirmative determination – municipal plans allow for the siting in the region of all types of renewable generation technologies.

The *Mapping* standards lay out a sequence of steps for planners to examine existing renewable resources and to identify potential (and preferred) areas for renewable energy development, and to identify likely unsuitable areas for development, by layering constraint map layers on to raw energy resource potential map layers. The maps should help municipalities visualize and calculate the potential generation from

potential areas, and compare it with the 2025, 2035, and 2050 targets from the *Analysis and Targets* standards to get a sense of the scale and scope of generation that could be produced within the municipality to meet the municipality's needs. The PSD will provide additional guidance to accompany the standards that fleshes out the steps, layers, and standards more fully.

Plans must include maps that address all of the standards below, unless N/A is provided as an option, in which case a compelling reason why the standard is not applicable or relevant should be provided in the Notes column. Regions must develop their own maps and to then break out the maps for their municipalities, who can use their region-provided maps to meet the municipal *Mapping* standards.

Municipalities may choose to rely on the maps provided by the regions to meet the standards in this section. Those maps should be somewhat familiar to municipalities, who are expected to be consulted as regions develop their maps. Alternatively, municipalities may choose to undertake their own mapping, according to the same set of standards as regions. Additionally, municipalities are expected to work collaboratively with their regions and with neighboring municipalities to ensure compatibility between the final products.

The map and the text describing the policies or rules used to construct the map, as well as the text describing specific policies applicable to map features, should be complementary. That should help ensure that any "land conservation measures and specific policies" that might be given substantial deference in the context of a particular project review under 30 V.S.A. § 248 are clearly identifiable in the text, should a map lack sufficient clarity or granularity regarding the area in which a project is proposed. Policy language must be clear, unqualified, and create no ambiguity in relation to the specific area and the type of permissible development.

Consistent with the Climate Action Plan and Act 171 of 2016, the 2022 update to the Act 174 standards adds standard 12F to emphasize the value of forest lands in sequestering and storing carbon. By the 2028 update to the standards, the Department expects to incorporate Vermont Conservation Design priority interior forest and connectivity blocks into the possible constraints in standard 12C.

11. Does your plan contain one or more maps that address 12-14 below, as provided by your Regional Planning Commission or as developed by your municipality? *Municipalities may meet this standard by using the maps provided by their regions, or by developing their own maps. If using the maps provided by your region, please answer "Yes-Region" and skip ahead to #15. If developing custom maps, please answer "Yes-Custom" and address 12-14 separately, below.*	☒ Yes-Region ☐ Yes-Custom	☐ No	Page: Paragraph #: Notes: Map 6&15 shows existing energy infrastructure (utilities) including hydroelectric sites, Map 16 Potential Renewable Energy Siting (Resource Potential); Map 10 Significant Natural and Scenic Resources,

12. Does the plan identify and map existing electric generation sources? *Maps may depict generators of all sizes or just those larger than 15 kW, as long as information on generators smaller than 15 kW is summarized and provided or referenced elsewhere. It is expected that the best available information at the time of plan creation will be used. This information is available from the PSD.*	☒ Yes	☐ No ☐ N/A	Page: 94-5 Paragraph #: Notes: EAN Atlas was discontinued in 2021 and last comprehensive updates are from 2017ish, locational data is not provided in DG inventory provided by the PSD, for summary of generation see Table 6 Existing Renewable Energy Generation sourced from CVRPC summary based on April 2024 DG Inventory provided by PSD. Map 6 includes hydroelectric sites and page 94-95 include description of large solar generation projects.
13**. Does the plan identify potential areas for the development and siting of renewable energy resources** and the potential generation from such generators in the identified areas, taking into account factors including resource availability, environmental constraints, and the location and capacity of electric grid infrastructure? *Maps should include the following (available from VCGI and ANR), and the resulting Prime and Secondary Resource Maps will together comprise "potential areas"*:	☒ Yes	☐ No	Page: Map 16 Paragraph #: Click here to enter text. Notes: Map 16
A. Raw renewable energy potential analysis (wind and solar), using best available data layers (including LiDAR as appropriate)	☒ Yes	☐ No	Page: Map 16 Paragraph #: Click here to enter text. Notes:
B. Known constraints (signals likely, though not absolute, unsuitability for development based on statewide or local regulations or designated critical resources) to include:	☐ Yes	☐ No	Page: 105 Paragraph #: cites state and regional

• Vernal Pools from Vermont Center for Ecostudies (VCE; confirmed layers) • DEC River Corridors • FEMA Floodways • State-significant Natural Communities • Rare, Threatened, and Endangered Species • National Wilderness Areas • Class 1 and Class 2 Wetlands (VSWI and advisory layers) • Regionally or Locally Identified Critical Resources *If areas are constrained for the development of renewable energy due to the desire to protect a locally designated critical resource (whether a natural resource or a community-identified resource), then the land use policies applicable to other forms of development in this area must be similarly restrictive; for this category, policies must prohibit all permanent development (and should be listed in the Notes column).* *These areas should be subtracted from raw renewable energy resource potential maps to form Secondary Resource Maps*			known and possible constraints but does not list them Notes: State and regional constraints accounted for to create potential areas shown on Map 16 which also shows ½ mile scenic buffer per East Montpelier's plan. It is recommended East Montpelier explicitly state in a future plan update if they want to elevate some possible constraints to known constraints under "local constraints" from their "Prohibited Sites" discussion outlined under 3 headings significant natural resources, identified scenic views, and significant cultural resources. East Montpelier can work with CVRPC to ensure this is correctly capture in the mapping at the local and regional scales.
C. Possible constraints (signals conditions that would likely require mitigation, and which may prove a site unsuitable after site-specific study, based on statewide or regional/local policies that are currently adopted or in effect), including but not limited to: • Vernal Pools from VCE (potential and probable layers) • Agricultural Soils • FEMA Special Flood Hazard Areas • Protected Lands (State fee lands and private conservation lands) • Act 250 Agricultural Soil Mitigation areas	☒ Yes	☐ No	Page: 105 Paragraph #: cites state and regional known and possible constraints but does not list them Notes: plan should acknowledge these more clearly, and it seems has integrated some but into prohibited

• Deer Wintering Areas
• The following features from ANR's Vermont Conservation Design:
  ○ Interior Forest Blocks – Highest Priority
  ○ Connectivity Blocks–- Highest Priority
  ○ Physical Landscape Blocks - Highest Priority
  ○ Surface Water and Riparian Areas - Highest Priority
• Hydric Soils
• Regionally or Locally Identified Resources
If locations are constrained for the development of renewable energy due to the desire to protect a locally designated resource (whether a natural resource or community-identified resource, like a viewshed), then the land use policies applicable to other forms of development must be similarly restrictive (and should be listed in the Notes column).
These areas should be subtracted from Secondary Resource Maps to form Prime Resource Maps.
			sites but unclear if definitions are the same- see comment above.

D. Transmission and distribution resources and constraints, as well as transportation infrastructure. *(Including three-phase distribution lines, known constraints from resources such as Green Mountain Power's solar map, known areas of high electric load, etc.)*	☒ Yes	☐ No	Page: Maps 6&10; 104 Paragraph #: Click here to enter text. Notes: include reference to regional plan; plan mentions strategic deployment of DER and upgrades to defray costs and boost resilience; discussion importance of three phase page 104
E. Preferred locations (specific areas or parcels) for siting a generator or a specific size or type of generator, accompanied by any specific siting criteria for these locations *Narrative descriptions of the types of preferred areas in accompanying plan text are acceptable, though mapping of areas and especially specific parcels (to the extent they are known) is highly*	☒ Yes	☐ No ☐ N/A	Page: Siting Standards pages 105-107 Paragraph #: Click here to enter text. Notes: Assuming industrial District and Commercial District (excluding defined villages; on or near state

encouraged, to signal preferences to developers, particularly for locally preferred areas and specific parcels that do not qualify as a statewide preferred location under i. below. *The locations identified as preferred must not be impractical for developing a technology with regard to the presence of the renewable resource and access to transmission/distribution infrastructure.*			highways and near three-phase transmission lines) are integrated into mapping: includes southeast quadrant of town. Additionally: rooftops of municipal buildings (e.g. U-32 Middle/High School and East Montpelier School, parking lots and impervious ground surfaces, adjacent to existing light industrial and commercial sites that are comparable in scale to proposed array, adjacent to existing large farm buildings, Casella Waste Management Capped Landfill (unknown area), Industrial District, Commercial District (from East Montpelier Village along US 2 to Plainfield town line-specifically immediately adjacent to existing commercial uses. Could be best shown by being pulled together into one map instead of spread out across facilities,etc but narrative description itself satisfies standard.
i. Statewide preferred locations such as rooftops (and other structures), parking lots, previously developed sites, brownfields, gravel pits, quarries, and Superfund sites. *Note: These preferred locations align with the locations identified in the net metering rule 5.100. As of January 15, 2022 that rulemaking is currently active. Should the preferred locations identified in the rule change during that rulemaking, plans would*	☒ Yes	☐ No ☐ N/A	Page: 104; 105-107 Paragraph #: cites state and regional known and possible constraints but does not list them Notes: should be made more explicit (references to state and regional

be required to consider the updated preferred locations identified.			preferred site types); most captured in discussion and siting standards
ii. Other potential locally preferred locations *For example, customer on- or near-site generation, economic development areas, unranked and not currently farmed agricultural soils, unused land near already developed infrastructure, locations suitable for large-scale biomass district heat or thermal-led cogeneration, potential locations for biogas heating and digesters, etc.* *These are particularly important to map if possible, as "a specific location in a duly adopted municipal plan" is one way for a net metering project to qualify as being on a preferred site.*	☒ Yes	☐ No ☐ N/A	Page: 105-107 Paragraph #: Click here to enter text. Notes: includes support and encouragement of upgrades in utility-scale storage and distribution systems to support a flexible and resilient grid- this includes the preference for larger solar installations to include battery storage. Siting Standards note that residential scale arrays of 25kW or less are acceptable in almost any location in town while commercial and community arrays up to 150kW are acceptable in most locations.
F. Does the plan (a) evaluate whether forest blocks or habitat connectors identified pursuant to 24 V.S.A. § 4348a(a)(2)(F) [for regional plans] and 24 V.S.A. § 4382(a)(2)(D) [for municipal plans] should be treated as possible constraints, and (b) ensure that land conservation measures and specific policies established for the development and siting of renewable energy resources incorporates consideration of the evaluation undertaken in part (a)?	☒ Yes	☐ No	Page: 104-107 Paragraph #: Click here to enter text. Notes:
14. **Does the plan identify areas that are unsuitable for siting renewable energy resources or particular categories or sizes of those resources**? *Either Yes or No ("No" if the plan chooses not to designate any areas as unsuitable) is an acceptable answer here. "Resources" is synonymous with "generators."*	☒ Yes ("Yes" for A and B must also be	☐ No	Page: Siting Standards 104-107 Paragraph #: Click here to enter text. Notes: Specifically for solar >150kw: areas that are not suitable include actively used farmland, lands within

	selected below)		East Montpelier Village, flood hazard areas, river corridor areas, or wooded slopes greater than 10%; portions of Residential and Commercial District in close proximity to route 2 and to three-phase transmission lines are preferred excluding East Montpelier Village and conserved Clark property.
A. Are areas identified as unsuitable for particular categories or sizes of generators consistent with resource availability and/or land use policies in the regional or municipal plan applicable to other types of land development (answer only required if "Yes" selected above, indicating unsuitable areas have been identified)? *If areas are considered unsuitable for energy generation, then the land use policies applicable to other forms of development in this area should similarly prohibit other types of development. Please note these policies in the Notes column.*	☒ Yes	☐ No ☐ N/A (if no unsuitable areas are identified)	Page: 102-107; Paragraph #: Click here to enter text. Notes: Page 102 & 104 discusses the limited potential for new large-scale hydroelectric generation (existing generation facilities and state environmental policies actively discourage installation of new dams) and cites the lack of potential for economically favorable wind development (correctly noting there is essentially no suitable primary wind potential and the negligent secondary potential is in a priority forest block)- supported by regional analyses and plan. The plan does not directly discuss biomass (wood) for electric generation although this is not in conflict with regional plan which does not include biomass as part of its renewable electricity

			generation approach and does not support new such installations (note this is distinct from the use of biomass, especially cord wood, for space heating which is strongly support in the regional and local plan). The plan does note (page 104) that Central VT Transfer Station is too small to be developed by Casella Waste Systems in terms of landfill gas. See below as well (B) and above re solar >150kW which are balanced with a list of sites and site types for such arrays (105&106).
B. Does the plan ensure that any regional or local constraints (regionally or locally designated resources or critical resources, from 13B-13C above) identified are supported through data or studies, are consistent with the remainder of the plan, and do not include an arbitrary prohibition or interference with the intended function of any particular renewable resource size or type? *Please explain in the Notes column.*	☒ Yes	☐ No	Page: 104-107 Paragraph #: Click here to enter text. Notes: See above (A) as well. Siting considerations not intended to constrain smaller net-metering projects that serve to reduce net electrical consumption of residences, businesses, or small groups of residences abutting the PV array. Larger solar projects possible in preferred areas and encouraged to be consistent in scale and character with their surroundings (104). Note siting is strategic to allow for new renewable energy facilities in line with other priorities including smart

			growth (thus exempting Village Area) and the preservation of natural and scenic character (hence screening language, known and possible constraints consistent with state and region, etc. see above for details re local constraints). Page 104 includes references to PUC and State ANR regulations consistent with wetland setbacks and aesthetic considerations. Pages 105-7 detail Siting Standards intended for the siting of solar PV >150kW.
15. Municipalities seeking a determination of energy compliance from the Department and not using their region's maps only: Does the plan ensure that its approach, if applied regionally, would not have the effect of prohibiting any type of renewable generation technology in all locations?	☒ Yes (also check Yes if seeking determination from region, or from DPS but using region-provided maps)	☐ No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Municipal Plan Review Committee
Meeting
Draft Minutes
February 17, 2026 5:00 – 6:30 pm

29 Main Street, Suite 4, Montpelier, VT 05602
Remote Access Via Zoom

Committee Members:

X	William Arrand, Worcester Representative
	Ron Krauth, Middlesex Representative
X	Brittany Butler, Cabot Representative
X	Michael Gray, Woodbury Representative
X	Joyce Manchester, Moretown Alternate Representative

Staff: Niki Sabado, Christian Myer

Other attendees: Moretown Planning Commissioners: Bob Blodgett, Karen Horn, Deb Sargent, John Schmeltzer, and Dave Stapleton; Moretown Zoning Administrator Carol Chamberlin; and Waitsfield Commissioner Alice Peal.

Public: Steven Whittaker, Montpelier

W. Arrand called the meeting to order at 4:01 pm.

Adjustments to the Agenda
No adjustments to the agenda.

Public Hearing on the 2025 Moretown Town Plan
W. Arrand opened the hearing**.** K. Horn, shared that Moretown worked on the plan over several years with guidance from CVRPC staff to ensure compliance with new state statute. In it, Moretown aimed to balance being supportive of housing for people of all income levels, while protecting its rural nature. The Town recently made amendments to its zoning regulations to take those factors into account. Public engagement efforts over the last two years included a survey and tabling at the annual Morefest event.

S. Whitaker of Montpelier shared concerns about a lack of inclusion of Complete Streets principles; the depth of review of flood resilience and housing elements considering pending regional housing targets and upcoming state floodplain regulations; and the lack of findings of incompatibility with plans of surrounding towns. K. Horn clarified the challenge of applying Complete Streets, given the town's mainly unpaved infrastructure, and reiterated that they worked closely with CVRPC to ensure they met statutory requirements in drafting a new plan to replace their expired one.

Staff Review

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N. Sabado stated that the Moretown Town Plan provides a framework to guide future growth and development, and that it includes updates to its data, maps, goals, objectives, and strategies for each section. Staff found that the plan meets statutory requirements and that the town was engaged in a continuing planning process. Recommendations for future updates included adding an explicit environmental justice goal, and clarifying intersection safety rating after a traffic signal installation. Compatibility was evaluated with the Regional Plan and a recommendation is made to add a future goal specifically addressing stormwater runoff, although this is addressed elsewhere in the Town plan..

Compatibility was evaluated with bordering towns of Berlin, Duxbury, Fayston, Middlesex, Northfield, Waitsfield and Waterbury, especially watershed planning and traffic/safety planning. Moretown's' Future Land Use patterns were compatible with the above-named towns' Land Use and zoning regulations for adjacent land. Future development of Moretown and neighboring communities will be coordinated with CVRPC using Regional Plan's forthcoming Future Land Use Map. Regional housing targets are available in the 2024 Central Vermont Regional Plan readoption.

Commissioner Review

J. Manchester recognized the amount of work and effort that Moretown put into creating their town plan.

Recommendations of the Committee

J Manchester moved to recommend to the Commission to approve the Moretown Town Plan. M. Gray seconded. Motion passed unanimously.

M. Gray moved to recommend to the Board of Commissioners that they approve Moretown's Planning Process. J Manchester seconded. Motion passes unanimously.

Approval of Minutes

M. Gray moved to approve the minutes of the 12/30/2024 meeting. B. Butler seconded. Motion passed unanimously.

J. Manchester moved to approve the minutes of the 11/17/25 meeting. M. Gray seconded. Motion passed unanimously.

Adjournment

M. Gray moved to adjourn, W. Arrand seconded. Motion passed unanimously

W. Arrand adjourned the meeting at 5:31 PM.

Respectfully submitted by L. Banbury

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