Exhibit BDE-AT-4

East Montpelier
Town Plan

Adopted June 3, 2013

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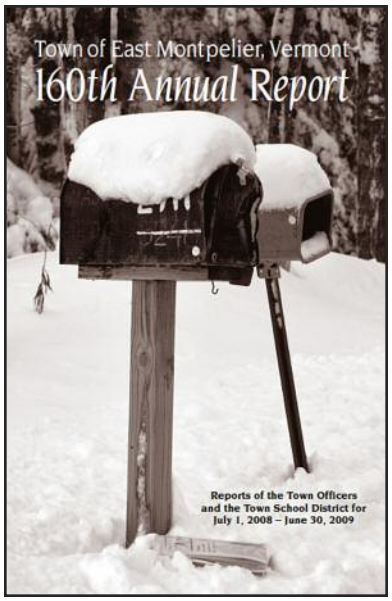

used as primary heating sources in the elementary and U-32 schools. Non-electric energy sources are provided by several private businesses.

Energy consumption has increased dramatically in the past half century, reflecting the way we live. This has come at a high price. Virtually every source of energy is limited, and energy extraction and consumption often pose a threat to the environment, as well as national and global security. In addition, economic changes brought about by fossil fuel price fluctuations are largely out of local control. A new awareness of the environment and the economic and political advantages of efficiency has created a movement toward more efficient use of energy. The more energy consumed, the more sources of energy must be developed, and the more expensive each unit becomes. Efficiency Vermont, Washington Electric Co-Op, and Green Mountain Power have established programs to provide advice and, in some cases, funding for residential, commercial and farm users to use electrical energy more efficiently.

Many houses were renovated to improve efficiency during this time period. But the demographic trend towards smaller household size means that, for the same population, more houses are required. Thus the average electricity consumption per person is increasing. As a state, we are supplying 23% of our energy needs (electricity, heating and transportation) from renewable sources. The goal of the Vermont Comprehensive Energy Plan is to supply 90% of our energy needs from renewable sources by 2050. East Montpelier shares this goal and has proposed specific actions to support it. These actions support greater efficiency, alternative modes of transportation, renewable energy sources, smart land development choices and building code compliance.

Several actions have already been initiated in East Montpelier. Energy efficiency renovations of town buildings have been done, saving taxpayer money. The town has also initiated a Property Assessed Clean Energy (PACE) program. This program, when finally implemented, will help residents finance energy efficiency renovations and renewable energy retrofits. In addition, some local lending institutions and solar energy companies offer similar loans to their customers.

A weatherization workshop was held to educate residents on energy efficiency. New commuter bus routes have been established that run along US Route 2, and park and ride areas will soon be established to promote the use of the buses. These actions have been promoted by the Energy Committee which has worked with partnering organizations such as Efficiency Vermont, energy Committees in Plainfield and Marshfield, Transition Town Vermont and local food organizations and will continue to do so.

It is widely agreed that the use of fossil fuels has a major influence on climate change. We should be looking to reduce our use of fossil based fuels and replace them with more sustainable sources. This would be beneficial to our energy security as well as have a positive effect on climate change. It is noteworthy that an increasing number of residents are installing solar electrical (photovoltaic or PV) systems, solar hot water systems and wind turbines on their property. As noted above at least 24 residents are net metering. State law provides for the establishment of individual and group net metering whereby an individual home owner or a group of customers on the same utility can use power produced by their own renewable systems to pay part or their entire bill from an electric power company.

Since 1998, the Vermont Residential Energy Code (21 VSA §266) (a/k/a Residential Building Energy Standards or RBES) has set minimum energy efficiency requirements for new residential construction and additions larger than 500 square feet. Effective October 2011, the underlying global standard (International Energy Conservation Code; IECC 2009) to which RBES is set, has been updated. The following buildings must comply with RBES:

- Detached one and two family dwellings
- Additions, alterations, renovations and repairs to existing buildings
- Factory-built modular units not on a permanent chassis
- Residential buildings built after October 2011
- Act 250 homes built after October 2011

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. This standard will help reduce energy use for all new residential construction activities and other activities that promote efficiency, renewable energy and the local economy.

In an effort to make it easier for town residents to finance efforts to make their homes more energy efficient, the town has voted to participate in the Property Assessed Clean Energy (PACE) program administered by Efficiency Vermont. Residents who qualify for PACE loans pay off these loans over a period of up to 20 years. This program spreads out the cost of construction so that the savings realized are equal to or greater than the loan payments. This provides an incentive to perform the energy saving work rather than having to pay a large amount up front and not realize the savings for some years.

Following one of the goals of the 2008 Town Plan, the Selectboard established the East Montpelier Energy Committee in 2008 with the objective of trying to address some of the other goals in the plan. In the years the Committee has been in existence, members have:

- Held energy saving workshops for residents.
- Participated in energy fairs with Plainfield and Marshfield, performed energy assessment visits to the homes of residents in order to suggest ways that residents could save energy in their homes.
- Received grants for energy conservation work in the town office and garage.
- Created a network of neighborhoods in town for the purposes of enhancing community spirit, providing ready communication on matters of interest to residents and encouraged cooperation in community projects such as carpooling and sharing of pieces of equipment.
- Assisted in the creation of the East Montpelier Food Producers Network in an effort to encourage production and consumption of local foods.

The town and town energy committee will continue working on the projects already mentioned. In addition, work will be done to promote local biodiesel production and use educational activities and other activities that promote efficiency, renewable energy and the local economy.

The installation of energy producing facilities as well as transmission and distribution lines can affect the landscape in a variety of ways. For example, larger solar projects up to 2.2 megawatts in size have been installed around the state. These projects occupy approximately 15 acres of land and while most have been located within industrial areas, developed areas, or in otherwise less visually sensitive lands, some have been proposed on agricultural land raising concerns of aesthetics and the best use for particular resource areas. Simple guidelines for siting wind turbines exist (a brochure is available for download at http://www.state.vt.us/psb/application_forms/application_forms.stm), but sensitive siting of solar panels on individual property should be considered. Energy projects are reviewed by the Public Service Department but the Town Plan and the concerns of local officials and commissions are considered.

GOALS

Transportation

- Reduce the use of fossil fuels for transportation by increasing the use of car pools, using school buses by residents, creating more car pooling parking areas, increasing the use of bicycles and expanding bus routes.

Energy Efficiency of Existing and New Buildings

- Establish incentives for residents to install energy efficient devices and follow energy efficiency procedures (tax incentives, building codes, PACE, etc.)

Local Food Production

- Increase the production and consumption of local foods by educating residents on the nutritional and economic value of locally grown foods. Encouraging the localvore movement in addition to the use of root cellars and other types of food preservation will reduce the need of fuel for trans-

portation and reduce the town's carbon footprint. Promoting these opportunities for residents (farmers markets, local food processing facility, etc.) can lead to accomplishing many of the energy goals laid out.

Building a More Sustainable Community

- Increase the number of activities which establish and encouraged the building of a cooperative community among its residents (sharing implements, creating bike routes, "barn raisings", carpooling, etc.)

Appropriate Siting of Energy and Transmission Facilities

- New energy facilities including renewable energy projects as well as transmission and distribution lines should be sited and designed to respect the character of the surrounding area and neighborhood views.

ACTIONS

- The Planning Commission should develop building codes and incentives to encourage residents to install energy efficiency devices (solar hot water, solar photovoltaic, increased insulation, etc.)
- The Food Producers Network should encourage more residents to consume locally produced foods through education on the nutritional and economic value of local foods.
- The East Montpelier Forest Committee should investigate the possibility of using the Town forest to produce a sustainable source of biofuels.
- The East Montpelier Energy Committee should:
  - Encourage the reduction of fossil fuel use for transportation (through the use of the Front Porch Forum, the Signpost and other means) by creating more car pools, increasing the number of bike paths and bus routes (commercial and school).
  - Work with the Selectboard to implement and encourage the use of PACE.
  - Provide information and encouragement to residents on how they can reduce their use of all kinds of energy, especially fossil fuels.
  - Assist neighborhood groups to increase the number of events that create community.
  - Work with East Montpelier Elementary School and U-32 personnel to insure all students are exposed to concepts of sustainable energy use and production.
  - Work with the East Montpelier Village Committee to insure all reasonable efforts are made to include energy saving concepts in their designs.
  - Work with the Selectboard and the Fire Department to investigate the feasibility of converting Town and Fire Department vehicles to biodiesel.
- The Planning Commission should provide guidelines for the siting and design of new energy projects including renewable energy projects; and should prepare guidelines for facilities associated with energy transmission including transmission lines, collector lines, and substations.
- The Planning Commission and Selectboard should ensure that energy and transmission facilities meet the best interests of the town by reviewing and being involved in applications for a Certificate of Public Good before the Public Service Board.

on the National Wetlands Inventory maps are presumed to be significant unless determined to be otherwise by the Vermont Water Resources Board. The law and the Wetland Rules, however, exempt certain areas that grow food or crops in connection with farming activities. There are 146 mapped wetlands in town regulated by the Act. They range in size from 0.12 acres to 199 acres and occupy a total of 857 acres. A map in the municipal building shows the locations of these regulated and protected wetland areas.

A local citizens group, utilizing the Act 250 permit process, was successful in protecting a pond and its shorelines off Coburn Road from being modified and filled in by the Vermont Agency of Transportation (VTrans) who had wanted to create a wetland. Negotiations between the parties allowed VTrans to construct compensatory wetlands at the south end of the former quarry site. This ultimately resulted in the pond and its shorelines being left protected. The pond's water quality, while experiencing some degradation from the May and August 2011 storm and flood events, should rebound to its former condition. Public access to the pond (foot traffic) from Coburn Road is allowed.

Based on results of the 2011 Town Plan Survey (as well as 2002 Survey), there is considerable interest in maintaining the rural character of the town. This interest is also reflected by survey respondents' appreciation for, awareness of, and concern about the natural resources within the town. Interestingly, respondents indicated a high degree of importance when asked to rank "preservation of rural character" and "protecting water quality" in town planning.

One potential way to help address water quality and rural character involves the identification of green infrastructure (GI) and the use of low impact development (LID) as land is being considered for or undergoes development.

The continued richness and diversity of fish and wildlife within East Montpelier depends on the sustained integrity and maintenance of the places where they eat, visit, live, and reproduce. 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 large role in protecting fish and wildlife and in ensuring the connectivity of natural areas within the town. Importantly, much of that natural resource management effort has involved and will continue to involve land in private ownership.

GOALS

- Protect wetlands and waterways in town.
- Avoid, limit, or control land uses or land use activities that degrade surface water quality or create higher flood risks, particularly in riparian and floodplain or flood prone areas.
- Promote appropriate uses of wetlands and waterways through education and improved public access.
- Protect fish and wildlife habitats and other natural resources in a manner that does not conflict with other goals of this plan so that the values of these habitats and areas may be maintained or enhanced and passed on to future generations.
- Coordinate local natural resource protection efforts with similar undertakings of federal and state governments.
- Recognize areas of East Montpelier that are locally important or regionally significant due to their natural features.
- Protect surface water and associated habitats against degradation due to sediment contributions from construction and unpaved road maintenance activities.

ACTIONS

- The Planning Commission and the Selectboard should emphasize the values and functions of riparian corridor management during development of town land use regulations and town operations, respectively.
- The Selectboard and Conservation Fund Advisory Committee should help to inform landowners of voluntary conservation options, including conservation restrictions, purchase or donation of development rights, or other mechanisms. It is recommended that conservation organizations,

THE FUTURE

To a large extent, the town has benefitted from a relatively slow rate of growth, leaving considerable open space still visible and accessible around town. Land protection has also contributed to ensuring permanently protected open space and often the protection of distant views. 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. Our highly convenient location is not likely to guarantee that these conditions will continue into the future. Owners of larger properties including existing farmland may wish to sell or subdivide these properties. Even small incremental subdivisions and construction can erode the scenic rural character of East Montpelier over time if not carefully planned. In order to ensure that these valuable characteristics remain while accommodating growth, the following goals and actions will be necessary:

GOALS

- Preserve and enhance the aesthetic beauty of the town's landscape through a combination of public and private efforts, while maintaining sensitivity to the concerns and rights of property owners.
- Ensure that East Montpelier's villages remain important focal points through well-planned development and enhancements that ensure the villages are attractive and desirable places to live, work and do business.
- Encourage development which reinforces the traditional settlement patterns of clearly defined villages and rural countryside.

ACTIONS

- The Planning Commission should ensure that zoning regulations promote the protection of scenic and open space resources through such techniques as planned unit development, clustering and minimizing roads and drives that divide contiguous open areas.
- The Selectboard and Development Review Board should consider scenic resources an important element in any plans and decisions regarding the development of public roads, utilities, and public buildings.
- The Selectboard should assign an existing town committees or create an ad hoc task force to:
- Develop a five-year plan for protecting resources of high scenic value. Protection measures must include working with landowners, and may include options such as easements, purchases, gifts, and other voluntary means.
- Work proactively with larger landowners to encourage future planning from development that retains valuable scenic and open space resources.
- Recommend approaches to planning and design that would enhance East Montpelier's three villages as important town focal points and encourage new efficiently-organized and pedestrian-scaled development providing desirable places to live and work, and with a pace of traffic flow appropriate to areas of commercial and pedestrian use.
- Explore a local scenic roads program to provide roads which are both safe and beautiful. Consider standards and programs that encourage narrow roadway widths, preserve and plant roadside trees, minimize disturbance to roadsides as a result of ongoing road maintenance and repair, and build and maintain power lines that retain the visual quality and important trees within public rights-of-way. These efforts need to be balanced with transportation needs for the town in consultation with the Road Foreman.
- The Town Forest Committee should continue to assist landowners in making improvements such as roadside beautification by offering saplings for transplanting.

• Provide Guidelines for Review of Projects Within Conservation Areas and Aquifer Projection Overlay Zones

The zoning regulations should be revised to better define the resource values within the Conservation and the Aquifer Protection Overlay zones, and to provide guidelines for development within or adjacent to these zones. Most uses are conditional within this district.

The boundaries of the Aquifer Protection Area should be reviewed based upon surficial geology and groundwater mapping completed by the state in September 2012, as well as to address other changes to identified wetlands. Coburn Pond and its surroundings, for example, now serve as wetlands mitigation for a Vermont Agency of Transportation's Route 2 improvements.

• Protect Unfragmented Forest Lands

Unfragmented lands are contiguous areas or blocks of forest lands or open space without roads or buildings. They are important for wildlife and for the general health of ecosystems. They can also provide benefits for recreational opportunities such as walking trails, snowmobiling, hunting and wildlife viewing. Identifying and mapping existing unfragmented forest lands and open space should be a first step, as well as discouraging development within these areas. Development should be encouraged close to existing roadways and near existing developed areas.

• Enhance Protection of Riparian Areas

Hurricane Irene highlighted for all Vermonter's the potential for devastating effects of flooding. Even areas outside of designated floodplains were affected. Current zoning regulations require minimum setbacks from all streams of 25 to 50 feet. Additional measures can help to prevent costly impacts from future flooding. These include maintaining all riparian and wetlands in their natural condition, keeping all development away from these areas, and limiting impermeable surfaces as much as possible in development. Low Impact Development (LID) strategies should be incorporated into the land use development regulations.

GOALS

- Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land, protection of open space, and the enhancement of East Montpelier's villages.
- Protect valuable agricultural land.
- Zoning regulations and other policies and actions of the Town should work toward the protection of rural settlement patterns while ensuring opportunities for new development.
- New development should be focused within East Montpelier's villages and identified growth areas.
- Encourage compact development that reflects historic development patterns and protects open space.
- Provide clearly written zoning regulations that reflect the goals of this plan and serve the needs of the citizens of East Montpelier.
- Prevent strip development along major highways.
- Protect valuable riparian and wetland areas.
- Protect unfragmented forest lands.

ACTIONS

- The Planning Commission should undertake the following tasks:
  - Create a village zone for East Montpelier Village. Zoning changes will require working with the property owners of East Montpelier Village, the Selectboard and the Village Committee.
  - Improve zoning regulations to protect agricultural land from poorly planned development through techniques such as planned unit development, conservation subdivisions and reducing roadway widths.
  - Prevent strip Development by specifying Zones A (Commercial) and C (Residential and Commercial) how strip development is to be prevented. Review the land use regulations to prevent strip development in other zoning districts.