

# East Montpelier Town Plan



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Adopted June 3, 2013

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## ACKNOWLEDGMENTS

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### 2013 East Montpelier Planning Commission members

Rick Hopkins, Chair	Scott Hess	Tom Pierce
Jean Vissering, Vice Chair	Mark Lane	Gene Troia
Kim Watson, Corresponding Secretary	Jack Pauly	Julie Potter (starting 3/13)
	Ken Santor (ending 3/13)	

Many townspeople helped to prepare the 2013 East Montpelier Town Plan. Some submitted written sections, often working with an existing town committee or a small group of interested people. Some attended working meetings or public hearings to discuss specific topics of interest, while others provided comment via letter or email. Several people commented on an earlier preliminary draft. And going back to March 2011, almost one hundred fifty households completed the East Montpelier 2011 Town Plan Survey, which provided insight into the values, goals, direction and spirit of our community. The Planning Commission would like to thank the following individuals for their invaluable contributions:

Alan Ploof	Paul Erlbaum	Mike Garand	Paul Cate
Toby Talbot	Flor Diaz Smith	Nona Estrin	Mary Stone
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Austin Cleaves	Steve Gilman	Dave Coburn	John Audy
Dave Grundy	Bruce Chapell	Richard Hall	Rubin Bennett
Andrea Colnes	Marion Anastasia	Richard Wiswall	Phil Heinz
Carolyn Shapiro	Michael Duane	Joe Buley	Renee Carpenter
Priscilla Gilbert	Stephen Looke	Alicia Lyford	

And thanks to everyone who filled out and returned a Town Plan Survey or otherwise provided feedback.

*Photos by Deborah Fillion*



## PREFACE

### HIGHLIGHTS OF THE TOWN PLAN

This Town Plan is an effort to respond to changes in East Montpelier's population, economy, land use, and public services since 2003 and 2008, the last time the document was prepared and updated, respectively. It is also an outline for addressing the challenges we face as a community over the next five to ten years. Ensuring the general welfare of the community, while observing private property rights, are important and underlying objectives throughout the document. Responses to the 2011 Town Plan Survey, contributions from dozens of citizens, and feedback gleaned through discussions, correspondence, and hearings represent a full spectrum of attitudes and positions. Excerpts from the 2010 Census Data are included in the Housing Chapter and the Appendices. This plan offers guidelines for moving forward in a number of areas and issues affecting the town while respecting the diversity of opinions among residents. Its implementation is intended to respect the constitutional and legal rights of the citizens of East Montpelier, compliant with the laws of the State and consistent with the Central Vermont Regional Plan.

Following are some of the changes and highlights of the 2013 East Montpelier Town Plan

#### Land Use

The "Zoning Chapter" was changed to *Land Use Patterns and Zoning* and the "Villages and Residential Areas" was changed to *Villages and Growth Centers*. East Montpelier residents continue to value our scenic and productive rural landscape. There are recommendations to examine the possibility of a new Village Zoning District for East Montpelier Village and to re-establish a Wastewater Advisory Committee to create a plan for addressing wastewater in East Montpelier Village. The *Agriculture* Chapter provides new emphasis on local food production.

#### Economic Development

This is a newly required chapter for all Town Plans. It looks at our current businesses and recommends ways to encourage and support businesses within our community.

#### Communication

Educating ourselves regarding the issues at hand is the best way for us to understand one another and to cultivate discussion, debate and consensus. To that end, this plan includes recommendations for improving communication among the town's entities, increasing access to information, and ensuring representation in decision-making. New recommendations include creating a town web site.

#### Water Resources

Several recent events have created new interest in our water resources reflected in Chapters on *Wetlands*, *Waterways and Wildlife* and *Water Supplies and Aquifers*. There is discussion of protecting groundwater resources by lowering the threshold for DRB review of water extraction for commercial purposes, ensuring that our Conservation and Aquifer Protection Overlay Districts reflect current conditions (including new information from State geologic and groundwater mapping for the Town), and consideration of reducing erosion and runoff into streams through Low Impact Design (LID) techniques.

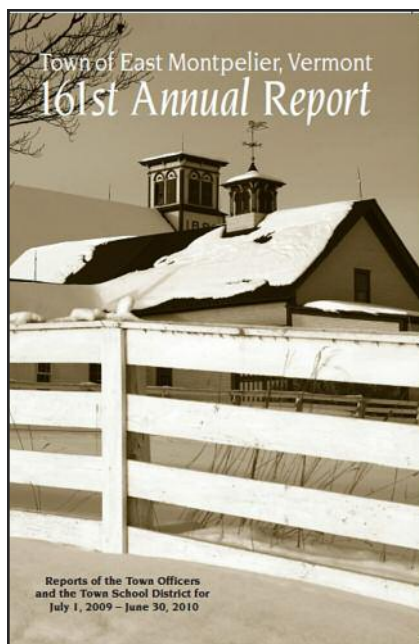
#### Energy

Interest in renewable energy is reshaping our lives and landscape and this is discussed in the Energy Chapter.

## Progress Report on 2008 Town Plan

Some of the recommendations within the 2008 Town Plan that have been implemented to date:

- The Town has a new Fire Station and Emergency Services facility
- Village Center Designation accomplished for East Montpelier Village.
- The new Route 2 and 14 intersection has been completed.
- Sidewalks were built at the new intersection and more are planned.
- The Selectboard and School Board publish long-range capital plans in the Town Report.
- A Development Review Board has been created (with resulting elimination of Zoning Board of Adjustment).
- The Planning Commission has further updated the zoning and subdivision bylaws.
- The Planning Commission initiated a capital planning and budgeting effort.
- A FEMA-approved Hazard Mitigation Plan has been created.
- Town was successful at having the state recognize the Coburn Road gravel pit as a swimming hole.
- A bond vote was approved for improvements to the East Montpelier Elementary School



# INTRODUCTION

## PURPOSE OF THE TOWN PLAN

The Town Plan reflects who we are (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. The plan establishes a framework for town officials as they develop and administer zoning and subdivision bylaws and create capital and operating budgets. The plan also furnishes information for state reviewers in the Act 250 and Section 248 development review processes.

## BACKGROUND

Local governments in Vermont and throughout our country have long searched for the most appropriate ways to balance individual property rights with the security and well-being of the whole community. During the mid-1960s, when planning became a state priority and development had begun to expand in East Montpelier, the Selectboard appointed a Zoning Commission. The Town of East Montpelier joined the Central Vermont Regional Planning Commission in 1967 and the Selectboard established an interim zoning ordinance in 1968 to ensure orderly growth. East Montpelier Planning Commissioners prepared a town plan in January 1970 and then wrote subdivision regulations that were adopted in March 1971. In 1974, East Montpelier approved its first official town plan.

There is great diversity in the views of East Montpelier residents concerning the concept and value of land-use planning. Some citizens believe that any governmental restrictions on their use of private property are a breach of their constitutional rights. Other citizens feel the town should take an active role in whatever affects community life. This Town Plan, like those that came before, seeks to foster the well-being of residents while appreciating the rights of property owners.

Planning remains a critical component of the work of most town officials. Selectboard members, School Board members, the Road Foreman, the Town Clerk, the Listers, and other town officials spend time and effort planning to assure that their responsibilities to townspeople are well discharged. By fostering orderly growth, zoning and planning have been important in achieving and maintaining a desirable quality of life in East Montpelier. The Town Plan also addresses other issues of concern to the town such as the education of its youth, the well-being of those less fortunate, the safety of its citizens, and the growth of its economy.

## LAND USE PLANNING AND ZONING

Currently, land-use planning in East Montpelier involves a number of town officials, as detailed in the Town Government section of this plan. In brief, the elected Planning Commission develops and periodically updates the Town Plan, Zoning Bylaws and Subdivision Regulations. The appointed Development Review Board (DRB)<sup>1</sup> reviews applications for development as well as subdivisions and commercial site plans. 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 farm and forest. The Zoning Administrator's role is to issue zoning permits and enforce the zoning bylaws. If the Zoning Administrator denies a permit, the applicant can appeal to the DRB. Whether property development is labeled as "permitted uses" or as "conditional uses," the application for such development is subject to review by the DRB.

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

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*1. The DRB, created in March 2010, assumed the duties of the Zoning Board of Adjustment, which was dissolved. The Planning Commission also transferred its land development and subdivision application review duties to the DRB which allowed the Planning Commission to focus its time and efforts on town planning and revising regulations affecting zoning and land development.*

## PROCESS FOR CREATING THE 2013 TOWN PLAN

Vermont Planning Commissions are charged with the responsibility of updating town plans every five years. In 2003 the Planning Commission made substantial revisions to an earlier version of the plan, while in 2008 the document underwent somewhat minor revisions. In preparation for writing the 2013 Plan, the Planning Commission prepared a Town Survey in 2011 (see Appendices). The 2013 Town Plan reflects the results of the survey and demographic information from the 2010 U.S. Census. In addition, the Planning Commission relied on knowledgeable individuals, other town officials and members of various committees throughout town to draft sections of the Plan.

The Planning Commission submitted two drafts of this Plan for public review and comment. Hearings on the first draft were held in September and October of 2012. The Central Vermont Regional Planning Commission (CVRPC) also reviewed and made comments on the Draft Town Plan, but concluded that the Draft Plan complied with the requirements of state statute. CVRPC also assisted the Planning Commission in preparing maps for the Plan. These have undergone several revisions.

A second draft Plan was posted in February of 2013 and the Planning Commission held a public hearing on March 21. Comments at the hearing and in writing were incorporated into the Plan as deemed appropriate by the Planning Commission. The revised Draft was sent to the Selectboard in April for their review.

The Selectboard held a public hearing on May 13, 2013, and several recommended changes were incorporated for the final version of the Town Plan. On June 3, 2013, the Selectboard held a second public hearing, and adopted the Plan. The Central Vermont Regional Planning Commission will need to approve the final version of the 2013 Town Plan. The 2008 Town Plan will expire in June of 2013.

## 2011 CITIZEN SURVEY RESULTS

All East Montpelier residents received a survey in 2011 with questions on many topics. The responses helped the Planning Commission draft the 2013 Town Plan. Overall, respondents showed a great appreciation of our town, its rural nature, sense of community, and farming traditions (although lowering taxes was a common theme). The entire survey with compiled responses is in the Appendices of the Town Plan. Following are some of the common responses:

- Rural character, water quality, energy conservation and the quality of our schools ranked as the most important issues in town planning.
- Housing for seniors was noted as important.
- Protection of groundwater quality ranked high as a focus of future land conservation and planning efforts, with protection of farmland second.
- The importance of farming to our community was strongly stated in numerous comments focusing on its importance in providing local food and retaining the character of the landscape.
- There were many comments about enhancing East Montpelier Village, including desires for restaurants, a farmer's market, a park and ride, and sidewalks.
- East Montpelier residents seem generally satisfied with our recreational opportunities.
- Energy efficiency and meeting safety codes were the most important goals for improving the elementary school facility.
- There were three things that people liked most about the town: people/community, rural character, and the town's proximity to Montpelier and Barre.
- There was less agreement about dislikes but some that were commonly mentioned were: lack of internet access, high taxes, lack of an appealing village center, traffic, and mud season.





## ABOUT EAST MONTPELIER

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A LOOK AT THE TOWN

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EAST MONTPELIER AND THE REGION

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# A LOOK AT THE TOWN

## TOWN HISTORY

The first known inhabitants in the area were the Abenaki Indians who planted corn and built temporary villages along the banks of the Winooski River and up its Kingsbury Branch. Hamilton Child's Washington County Gazetteer indicates that the remnant of an Indian village was found on the banks of the Winooski opposite the mouth of the Kingsbury Branch.

The land that now comprises both Montpelier and East Montpelier was originally chartered to Timothy Bigelow and his associates in 1781. The fledgling legislature of what was then the Independent Republic of Vermont took the following action:

"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*

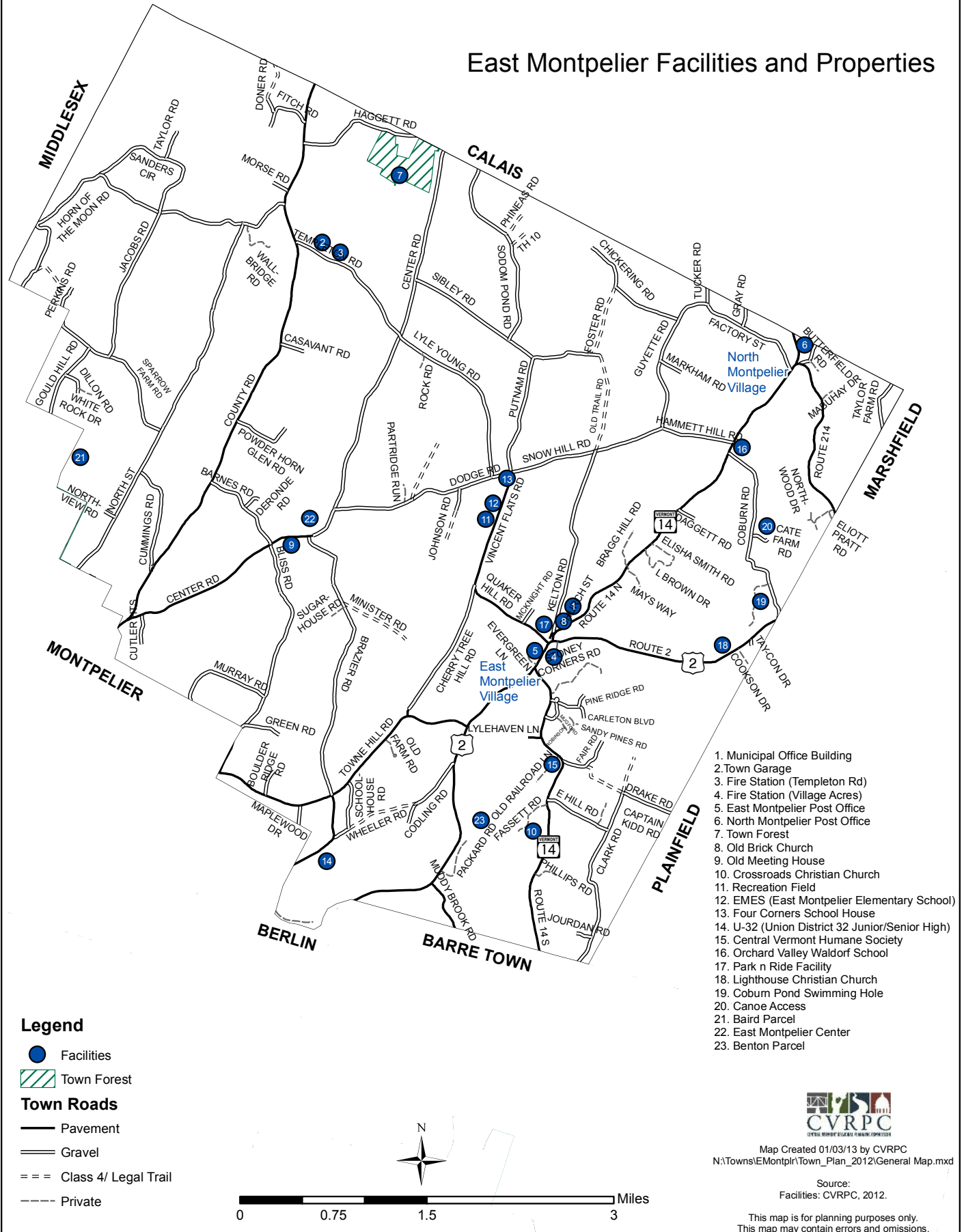
Parley Davis, one of the first white settlers in the area, as part of a team of three headed by his uncle Col. Jacob Davis, began the survey the town in 1787. Parley built a house that is still standing in East Montpelier Center.

The first half of the nineteenth century saw rapid growth as the population increased from 890 residents in 1800 to 3,725 in 1840 (figures include the population of Montpelier, of which East Montpelier was a part). The first white settlers established farms on the high fertile plains. Three major settlements, Montpelier Village, East Montpelier Village and North Montpelier Village, developed along the Winooski River and its tributary, taking advantage of water power to operate gristmills, saw mills, and other small industries.

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.

By the late 1840s, there were more than 150 small farms in town with over 3,500 sheep and 1,100 milk cows. A large woolen mill was built in North Montpelier in 1838. By the middle of the 1800's, the villages hosted tan yards (for processing animal skins into leather), brickyards, blacksmith shops, and shoe shops. East Village even boasted a distillery and a starch factory. From the late 1890's until around 1930 there was a granite plant here, processing granite from the quarry in Adamant.

# East Montpelier Facilities and Properties



In the early 1870s, the Montpelier and Wells River Railroad began to operate passenger and freight trains with a stop at Fairmont Station in East Montpelier. The advent of railroads in the region considerably changed the lives of the town's inhabitants. Farmers could ship their products farther, people could more easily travel to distant cities, and local merchants could expand their stock with exotic commodities from distant markets.

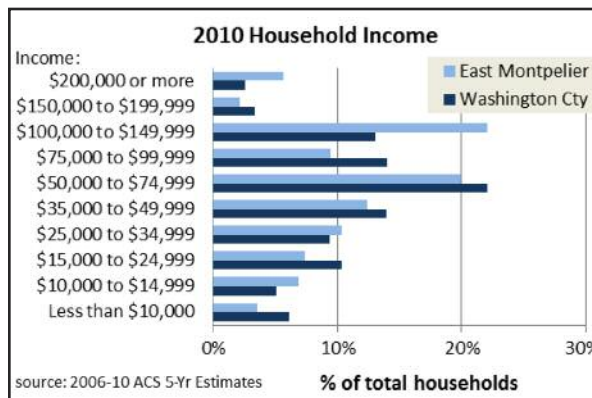
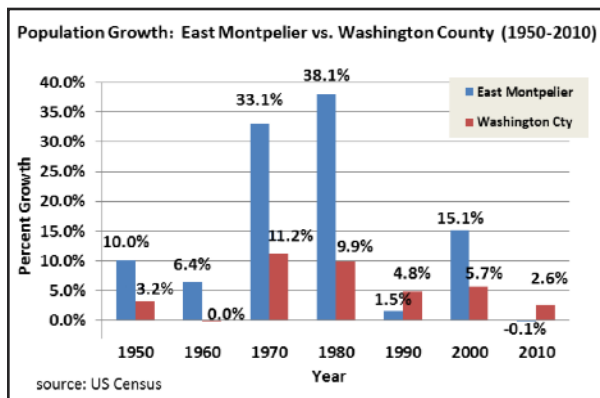
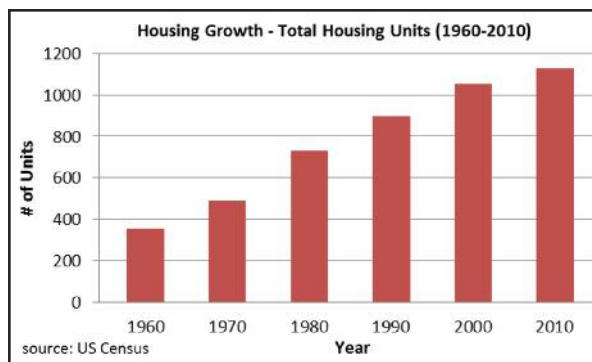
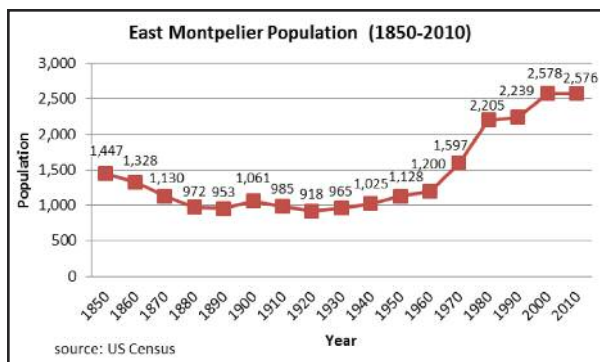
The area that was to become East Montpelier contained eleven school districts, each with its own one-room or two-room school and school board.

Farming dominated the town's economic activity. Subsistence farming during early settlement gradually gave way to commercial farming, as farmers specialized first in sheep and then in dairy cows. By the 1880s the town's landscape was dotted with substantial frame farmhouses, dairy barns, and a variety of outbuildings. With increasing specialization in the dairy industry and rail transportation available near the East Village, farmers built larger dairy barns and creamery operations opened in both East and North Villages. Although most of the town's farmhouses

date from 1820 to 1880, a new round of barn building began at the end of the nineteenth century and lasted until about 1912.

As western frontiers expanded, more Vermonters left their native state, while others moved to local cities to find better employment. In the period from 1850 to 1890, the population of East Montpelier declined by 34 percent. East Montpelier retained some industries, most notably the woolen mill in North Montpelier Village. In the 1890s, there was a modest upturn in population as western migration slowed and the mills in North Montpelier experienced a period of prosperity.

The population downtrend resumed after the turn of the century, reaching a low point of 918 in 1920. The Great Depression of the 1930s slowed this exodus by boosting the relative attractiveness of rural life. The population experienced modest growth throughout the 1930s and 1940s. After World War II, growth began to accelerate; the population doubled from 1,128 in 1950 to 2,205 in 1980, as new residents, most of whom worked outside of town, sought a rural lifestyle. From 1980 to 1990, growth slowed to





2 two percent for the decade. Moderate growth increased the population by another 15 percent in the 1990s, but has slowed to no overall growth in the decade between 2000 and 2010.

During the latter half of the twentieth century, development occurred largely outside the village areas, as former farms were divided to accommodate new residences. Mills that had been the focal point of the village areas were all closed by 1970. Although a few stores and businesses remained, most commercial and industrial development occurred outside the village areas on US Route 2 and VT Route 14.

### THE TOWN TODAY

The Town's population is shown in the graph "East Montpelier Population: 1850 to 2010." The Town had a population of 2,576 at the time of the 2010 Census. Population growth since 1960 compared with the region is depicted in the "Population Growth" graph. From 2000 to 2010, East Montpelier's population decreased by 2 people (or -0.1%), while the population of Washington County increased by 2.6%.

Growth in the number of housing units since 1960 is depicted in the "Housing Growth" graph. Although East Montpelier's population was virtually unchanged between 2000 and 2010, the number of housing units increased 7.1% over the same period. Continuing an earlier trend, the average household size further declined to 2.41 persons in 2010.

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. By comparison, Montpelier provides 27.5 percent and Barre City provides 14.0 percent of the region's jobs.

Income distribution in East Montpelier compared with the county is depicted in the "2010 Household Income" graph. For the 5-year period 2006 to 2010, median household income in East Montpelier was \$33,121, compared to \$28,136 for Washington County. For the same period, 229 town residents were living at or below the poverty level.

## EAST MONTPELIER and the 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. 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. 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, restaurant, commercial services, sports facilities, health centers, social services, and cultural activities. It is fair to say that a small but noticeable percentage of the town's population regularly travels to the state's largest urban area (Burlington) for work, shopping, recreation and other activities. The regional transportation network plays a vital role with the movement of people, goods and services.

Like the other towns outlying these 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, and forest lands, East Montpelier also serves as a recreational resource for the more urban areas in the region. Along the US Route 2 and VT Route 14 corridors, East Montpelier has a significant num-

ber of commercial establishments contributing to the region's economy.

Undeveloped land in East Montpelier and other outlying towns provides space for much of the region's residential growth, as well as maintaining 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.

## REGIONAL 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. Listed below are major regional government organizations.

- Washington Central Supervisory Union (a five-town school district)
- Central Vermont Regional Planning Commission (CVRPC)
- CVRPC Transportation Advisory Committee
- Central Vermont Solid Waste Management District
- Central Vermont Economic Development Corporation
- District 5 Environmental Board (Act 250 Review)
- Wrightsville Beach Recreation District
- Washington County Mental Health
- Washington County Diversion Program
- Winooski Natural Resources Conservation District

A list of private groups serving the region 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.

## STATE REPRESENTATIVES

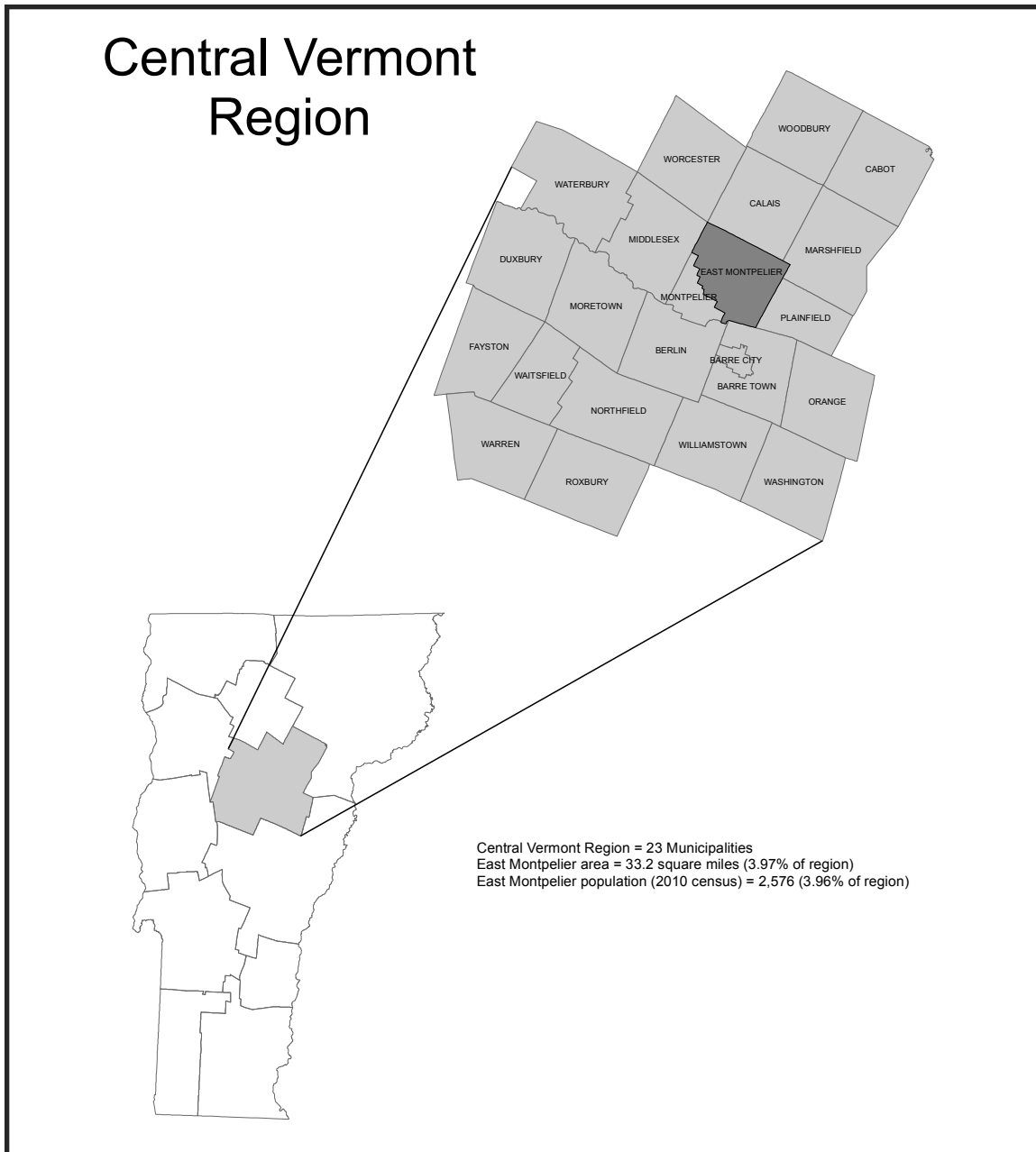
Washington County towns elect three senators, furthering the mutual interests of the neighboring towns. East Montpelier and Middlesex form a legislative district with one representative.

## COMPATIBILITY OF TOWN PLANS

Vermont statute (24 VSA 4382) requires that town plans be compatible with approved plans of other municipalities and with the regional plan. In other words, this plan "as implemented, will not significantly reduce the desired effect of the implementation of the other plan." Comments and information provided by adjacent towns and the Central Vermont Regional Planning Commission (CVRPC) have been incorporated into the East Montpelier Town Plan. Reviews of the plans of adjacent communities and the Central Vermont Regional Plan indicate that this plan is compatible with these other plans. No significant conflicts or adverse impacts to these other plans were identified. However, a few inconsistencies exist between East Montpelier's zoning districts compared with those of neighboring towns. These are identified below. In addition, potential issues with regional development projections and current zoning were identified.

The 2008 Central Vermont Regional Plan was developed to be compatible with town plans throughout the region. The Regional Plan incorporates a Housing Distribution Plan that directs towns to plan for the development of a specified number of new housing units over 20 years. The East Montpelier Town Plan does not explicitly plan for this number of new housing units. As required, the Housing section of the Town Plan includes a detailed discussion of this issue and the obstacles to meeting CVRPC's Housing Distribution Plan. The Town Plan's housing and other goals and actions are otherwise consistent with the Regional Plan's goals and policies.

A summary of land use and zoning along the boundaries with the surrounding towns is provided below. Potential conflicts and opportunities are identified and discussed in more detail in the section following (Areas for Review). Most of the land along shared boundaries between East Montpelier and adjacent towns (Montpelier, Berlin, Barre Town, Plainfield, Marshfield, Calais, and Middlesex) is zoned similarly by the adjoining towns to permit low-density residential, agricultural, and forest uses.



## Montpelier

Most of the land in East Montpelier bordering Montpelier is zoned Rural Residential and Agricultural which allows a slightly higher density of housing development than Zone E on the northern end of town. This forms an appropriate transition between the slightly higher densities of housing development allowed in Montpelier along this border. Along Route 2 entering into Montpelier at its southeastern corner

there is a small area of Residential and Commercial zoning. This joins similar land uses in Montpelier: Medium Density Residential and Industrial.

## Berlin

East Montpelier abuts Berlin for a very short stretch along the Winooski River and Route 2. This area is zoned Highway Commercial in Berlin and Residential and Commercial in East Montpelier.

### **Barre Town**

The Town of Barre abuts East Montpelier's Rural Residential and Industrial Districts. The adjoining Barre Town land is zoned for low-density residential use and presently it is primarily forest and agricultural land. Barre Town has identified these adjacent lands as supporting a deer wintering range and other significant natural/fragile areas. These resources may present possible conflicts depending on the location and types of industrial uses occurring within East Montpelier's Industrial Zone.

### **Middlesex**

The land in Middlesex bordering East Montpelier is within the Conservation District and is intended to protect significant forest and agricultural resources and limit development to low densities. This is compatible with East Montpelier's Agricultural and Forest Conservation District which it abuts.

### **Worcester**

Only the southeast corner of Worcester intersects with East Montpelier so there are unlikely to be any conflicts in land use. Worcester does not have zoning but this area of Worcester is identified as a Forest District in the Town Plan. It is located near Long Meadow Hill which is part of a high elevation conservation overlay district in East Montpelier. The underlying district is the Agricultural Rural Residential District.

### **Plainfield**

Plainfield borders the eastern side of East Montpelier which is primarily Rural Residential and Agricultural (Zone D). Most of this boundary abuts similar zoning in Plainfield (Rural Residential). However, East Montpelier has designated the area along Route 2 as Commercial (Zone A). This abuts land in Plainfield zoned for Forest and Agriculture and which includes low density residential. It is also the gateway to Plainfield. Zone A raises a number of issues discussed in more detail in the Chapter on Land Use Patterns and Zoning.

### **Calais**

Most of the northern border of East Montpelier which abuts Calais is zoned Agriculture Forest Conservation which is compatible with Calais' Rural

Residential and Resource Conservation Districts. Both towns identify Long Meadow Hill as a conservation overlay area. Calais has designated Adamant as a Village District and East Montpelier's Agricultural and Conservation District is an appropriate edge. North Montpelier Pond in Calais is within a Shoreland District. This abuts a Residential and Commercial District around North Montpelier Village which should be reviewed to ensure compatibility between the two districts.

### **Marshfield**

Marshfield is zoned Agricultural and Rural Residential at its border with East Montpelier. This could present conflicts with East Montpelier's Residential and Commercial District.

## **AREAS FOR REVIEW**

Based on the summary above several areas need further review including discussions between East Montpelier and the relevant adjacent town or city.

(1) On a short segment of East Montpelier's southern border, a commercial and residential district abuts Montpelier and Berlin. The land rises steeply from the boundary which is along the Winooski River and US Route 2. East Montpelier's district is generally compatible with permitted uses in the adjacent towns. Montpelier's water and sewer lines extend into this district of East Montpelier along Gallison Hill Road to serve the U-32 High School. Montpelier's Plan allows medium-density residential development on one-third-acre lots with water and sewer connections. Further extensions of these water and sewer lines into adjoining areas of East Montpelier have been the subject of periodic discussions between town officials, but no agreements have been concluded. A growth center is being considered for this area. The maximum density of development which would be feasible with such infrastructure would not be consistent with East Montpelier's existing permitted uses.

(2) East Montpelier's industrial district along the east side of US Route 2 abuts about one mile of the north-eastern corner of Barre Town. A closed and capped landfill and an operating regional solid-waste transfer station occupy most of the industrial zone adja-



cent to the Barre Town boundary. The adjoining Barre Town land is zoned for low-density residential use and presently it is primarily forest and agricultural land. Barre Town has identified these adjacent lands as supporting a deer wintering range and other significant natural/fragile areas. Proximity to these natural resources could be a limiting factor in any further industrial development along this border area.

(3) Along the eastern boundary where US Route 2 crosses into Plainfield, East Montpelier's primary commercial district abuts lands that are zoned for Forest and Agriculture, including low-density residential uses. The commercial and residential development occurring in this part of East Montpelier has not been identified as adversely affecting Plainfield's planned land uses on the common boundary. However there are a number of reasons to review the zoning in this district since at present it conflicts with goals of this plan to focus development within the village and goals to prevent strip development. Portions of this area also are part of the Aquifer Protection Overlay Zone. Plainfield has also discussed the possibility of creating an Institutional District around Goddard College. Since part of the College's property is within East Montpelier, it would make sense to ensure consistent zoning requirements.

(4) East Montpelier has a residential and commercial district in the northeastern corner of the town abutting the Towns of Calais and Marshfield. This zone may be more appropriately focused on North Montpelier Village which has been identified as a growth area. Areas surrounding this village may be less appropriate for commercial uses. Development along Routes 14 and 214 have the potential to promote strip development patterns. This has occurred to some extent already. Except for this, existing land uses and development patterns have been reasonably compatible along this boundary between East Montpelier and Calais and Plainfield.

## **FUTURE CHALLENGES AND OPPORTUNITIES**

East Montpelier's close proximity to Montpelier and Barre were identified as assets by many residents in the 2011 Town Survey. This allows us to have access to urban goods, jobs and services while living in a rural community. It also makes 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. Our challenge will be to find ways to accommodate our share of growth, including affordable housing, while retaining our rural character.

## **GOALS**

- Promote the continued compatibility of East Montpelier's Town Plan with the plans of the Central Vermont Regional Planning Commission and adjacent municipalities.
- Cooperate with neighboring communities to address compatibility issues as well as mutual opportunities and challenges.

## **ACTIONS**

- The Planning Commission should review the potential conflict areas identified above and make recommendations for appropriate changes in consultation with officials in adjacent towns or cities.
- The Planning Commission should consult with planning officials of towns adjacent to the growth centers proposed in this plan to identify and resolve potential conflicts and to address opportunities for cooperation.
- The Town of East Montpelier should maintain active participation and representation on boards and commissions of regional government organizations.
- The Selectboard should continue to appoint a representative to the Central Vermont Regional Planning Commission - either an active member of the Planning Commission or one who periodically reports to the Planning Commission on regional issues.



## TOWN GOVERNMENT

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TOWN GOVERNMENT

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FINANCE

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# TOWN GOVERNMENT

## HISTORY

The first Montpelier Town Meeting was held on March 29, 1791. At that meeting, twenty-seven 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, the State Legislature approved a division effective on January 1, 1849 and the Town of East Montpelier was incorporated.

## CURRENT STATUS

Traditionally, the town has conducted a Town Meeting on the first Tuesday in March. A public forum is held in late February/early March to discuss warned items. On the floor at Town Meeting residents hear and discuss reports from various town officers and committees, vote on the school budget, and decide on a standard slate of funding articles from, but not limited to, the Cemetery Commission, Four Corners Schoolhouse Association, and the Funding Request Study Committee. In addition, special articles appear in the town warning on such diverse subjects as buying a fire truck to funding land conservation. On the same day the town budget, funding articles over \$25,000, and the election of town officials are voted by Australian Ballot.

Town offices are located in a former two-room schoolhouse in the East Village. The offices were fully renovated and made handicapped accessible in 1988. The building now includes office space for town employees and provides for adequate and well-utilized meeting spaces.

The 2000 census reported the population of East Montpelier as 2,578, changing our status from “rural town” (population less than 2,500) to “urban municipality.” As a result, the Town’s Zoning Ordinances can now be adopted or amended by a majority vote

of the Selectboard following public hearings. A town with a population of more than 2,500 and less than 5,000 can choose to vote by Australian ballot to continue to be considered a rural town for planning and zoning purposes. The 2010 census showed East Montpelier’s population holding steady at 2,576.

Many talented and committed people have come forward to serve as town officials, almost all volunteers. There has been broad participation in government, but the growth of the town, its change in status, and the increasing complexity of town and state-wide issues threaten this tradition. People now serving as town officials must spend more time fulfilling their duties. Reassigning tasks, increasing the size of committees, or adding paid staff positions may be called for. More people participating in decision-making roles would not only lighten the workload but ensure that the decision-making process continues to be properly representative. Broader involvement can also make it easier to get a quorum and reduce the burdens arising from conflicts of interest.

In 2011, the Selectboard approved the creation of East Montpelier Fire District #1. The fire district encompasses 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 is governed by a 3-person prudential committee elected by registered voters within the district at the district’s annual meeting held in January. This new municipal entity has authority over issues dealing with potable water and was created with the expectation that it would purchase and operate the Crystal Springs system. As of December 2012 the fire district is still investigating the potential acquisition.

The following is a list of town officials with short descriptions of some of their jobs. Meetings of town commissions and committees are open to the public

and minutes of the proceedings are on file at the Town Clerk's Office.

### **Elected Officials**

The Selectboard consists of five members, 3 members serving for 3-year terms and 2 members serving 2-year terms. The Selectboard meets soon after Town Meeting each year to select a chair and other officers. The Selectboard is the town's legislative body, enacting 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, and the annual town budget; and appointing most non-elected local officials. Selectboard members receive an annual stipend.

A Town Clerk, elected for a three-year term, takes minutes at town meetings; records, preserves, and certifies public records of the town; issues dog, marriage, civil union, and hunting and fishing licenses; runs the local elections; and maintains the list of registered voters. The Town Clerk receives a salary paid bi-weekly.

A Town Treasurer, elected for a three-year term, is responsible to collect current taxes and to keep the accounts for all financial activity of the town. The Town Treasurer receives a salary paid bi-weekly.

Each of three Listers serves a three-year term, one term expiring each 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 development of the Town Plan, drafting town zoning bylaws, and effectively guiding East Montpelier forward. Zoning bylaws combine our Town Plan with state land use and development statutes to standardize the permitting process. Starting in 2012, Planning Commission members receive an annual stipend.

Three Auditors are each 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.

Care and management of the town's cemeteries fall to the Cemetery Commission with five members elected to five-year terms, one term expiring each year. Annual activities include the cleaning and repair of broken stones, fence repair, painting, mowing, and signage.

Three Trustees of Public Funds are responsible to manage, invest, and report on property held in trust by the town.

The Moderator runs the Annual and Special Town/School Meetings.

Other elected officials include ten Justices of the Peace, First and Second Constables, Delinquent Tax Collector, a Law Agent, and a Grand Juror. The constables receive an annual stipend whereas the delinquent tax collector is paid the total amount of the penalty portion of delinquent tax payments received by the town.

The Board of Civil Authority, responsible to assist with elections, the voter checklist, and appeals from property tax assessment grievance decisions, is made up of the Town Clerk, Selectboard, and Justices of the Peace.

The Town Board for the Abatement of Taxes, responsible to hear property tax abatement requests, is made up of the Board of Civil Authority, the Listers, and the Town Treasurer.

Additionally, school district officers are elected at Town Meeting. Five representatives serve on the board of the East Montpelier Elementary School (three 3-year terms; two 2-year terms). There are also two who represent the town as School Directors on the board of Union District 32 (3-year terms), along with reps of the other four towns.



## Appointed Officials

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 no longer exists. The Planning Commission can now focus on planning, leaving the DRB to handle the quasi-judicial aspects of the zoning process. The DRB consists of nine members, each serving a three-year term. Three members are appointed by the Selectboard each year. 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.

A Zoning Administrator (ZA), recommended by the Planning Commission and appointed by the Selectboard, issues zoning permits and enforces the zoning bylaws. The ZA is the E911 Coordinator. The ZA acts as the town sewage officer, working as a liaison with the State Wastewater Program that issues permits for on-site wastewater treatment.

The Town Administrator prepares and monitors the annual budget and Capital Plan for the Selectboard; provides grant and loan administration; prepares Articles of Warning, town policies, and ordinances; assists with road issues, risk management, procurement, personnel matters, and system administration.

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 Assistant provides support to the Selectboard, Town Clerk, Town Treasurer, and Lists with the daily operations of the town.

The Road Foreman, Municipal Assistant, and Zoning Administrator are paid on an hourly basis. The Town Administrator is paid a salary. All four positions receive benefits under the town's personnel policy.

The Town Services Officer assists individuals within the town who require emergency food, fuel, or shel-

ter assistance when the Vermont Department of Social Welfare is not available.

Other appointed officials include the Town Tree Warden, 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.

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, State Police Community Advisory Board, and Wrightsville Beach Recreation District.

The Conservation Fund Advisory Committee works with other conservation groups to recommend the allocation of the Town's Conservation Fund to purchase development rights from local landowners in order to preserve our open, scenic, agricultural spaces while keeping the economic interest of the town in mind.

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 sponsors activities for town residents, including swimming lessons for children, and maintains the recreation field near the Elementary School.

The Rally Day Committee organizes the town's annual autumn celebration. Activities include a parade, games, races, exhibits, entertainment, crafts, food, dance, fire safety demonstrations, fireworks, and an auction to raise money for the *East Montpelier Signpost* newsletter.

The Town Forest Committee, including the Tree Warden, helps the town decide on roadside cutting and maintains trees on School grounds. They oversee logging activity in the Town Forest.

In addition, ad hoc committees are formed to meet specific needs. In 2000, the Take Part Committee produced “About East Montpelier,” an informational booklet including a street map and a guide to town activities and services, and researched ways to increase citizen involvement in local government. The Jean Cate Community Fund Committee produces an updated version of the booklet, available at the town office building and online at [www.emsignpost.com](http://www.emsignpost.com).

## GOALS

- Maintain a system of government that maximizes volunteer efforts by residents.
- Encourage participation in town government and activities by residents.
- Ensure that local government responds to population growth and the increased complexity of the issues it faces.
- Ensure that the management of the town effectively represents the interests of the townspeople.
- Maintain regular communication among town officials, committees, and the public.

## ACTIONS

- The Town Clerk should provide notice in the *East Montpelier Signpost* and on Front Porch Forum in early January of elective offices to be filled at the next Town Meeting and the procedure for filling for the offices.
- The Town Administrator should provide notice on Front Porch Forum in early March of vacancies for town-appointed positions.
- The Selectboard, through the Town Administrator, should create and maintain a town web site for posting schedules and minutes of town commissions and committees, copies of town bylaws and zoning regulations, the Town Plan, and other public matters.
- Every town committee should hold a public forum at least once per year to discuss its activities and to invite public input.
- The Planning Commission should host an annual meeting of representatives from every town committee to share ideas and help coordinate activities, especially as they relate to planning within the town.
- Town officials should ensure that town-sponsored programs and activities are offered in accessible sites, and that other reasonable modifications in policies and practices are made if requested to accommodate people with disabilities.
- The Selectboard should review the maintenance, use and space needs of the Town Office building.
- The Planning Commission, in conjunction with the Selectboard, should review capital planning and budgeting to coordinate all town building needs.
- All local Boards and Commissions should describe their duties and activities in the annual Town Report and at Town Meeting.

# FINANCE

## HISTORY

For more than 250 years East Montpelier has taxed its residents to finance road building and maintenance, public cemeteries, administration and, until 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 man's earning capacity, and "faculties," his 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 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 to 2000 the grand list expanded exponentially 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 percent, growing from \$156,330,100 to \$284,162,550 in 2010, while the homestead tax rate decreased 43 percent, from \$2.94 to \$1.69.

## CURRENT STATUS

Property taxes continue to be the largest source of revenue to cover the town's municipal and school ex-

penses. For fiscal year 2013 (FY13), the homestead tax rate is \$2.00 or two percent of assessed value. That means a property valued at \$100,000 will have a tax bill of \$2,000. In FY13, the town tax bills total just over \$5.771 million, 73 percent of which goes to school funding.

In 2003, Education Funding Act 68, amended the education funding system created by Act 60 of 1997. Union Districts are fully included for FY 2009 as a result of Act 130 of 2004. Under Act 68, the state's Education Fund provides monies to school districts in two major categories: Categorical Grants and the Education Spending Portion of the school district budgets. The town contributes to the state's Education Fund through the homestead property tax and the non-residential education property tax. The district's education equalized tax rate is determined by comparing the state's base education spending amount per equalized pupil to the district's education spending per equalized pupil. The state education funding methodology includes income sensitivity provisions that allows many residential taxpayers to get a portion of their property taxes adjusted downward so that the taxes are more reflective of income than property value.

The Common Level of Appraisal (CLA) for each town is determined annually by the Tax Department's division of Property Valuation and Review (PV&R). Using actual sales data and statistical analysis PV&R determines how close a town's grand list comes to what it would be if all properties were listed at 100% of fair market value. The CLA is expressed as a percentage. For FY13, East Montpelier's CLA is 97.16%.

To ensure that state education property taxes are all assessed on the same basis, the Tax Commissioner is directed by law to set the tax rates in each municipality by dividing tax rates for nonresidents and homesteads by the municipality's CLA.

The town operates on an annual budget of approximately \$2.0 million (excluding grants, special projects, and schools). Property taxes make up 79 percent of revenue. The other 21 percent comes from various fees, interest payments, loan repayments, and state funding.

In June of 1999, the Governmental Accounting Standards Board (GASB) approved Statement 34, "Basic Financial Statements and Management Discussions & Analysis for State and Local Governments." The statement was developed to make annual reports easier to understand and more useful to people who use governmental financial information to make decisions. To be in compliance, the town is required to prepare at the end of each fiscal year a management's discussion and analysis, government-wide financial statements, fund financial statements, notes to financial statements and, if applicable, any required supplemental information. The town is in full compliance with GASB 34 and currently operating under a modified accrual accounting system. The biggest change in the financial reporting for the town was reflecting the capital assets and long-term debt in the audited financial statements as well as quantifying the fixed assets and infrastructure (roads, bridges and culverts). East Montpelier, with the assistance of the Central Vermont Regional Planning Commission (CVRPC), completed a road inventory and condition survey in 2012 using the Road Surface Management Software (RSMS) program. The most recent sign, culvert and bridge inventory and condition surveys were completed in 2011, also with the assistance of the CVRPC.

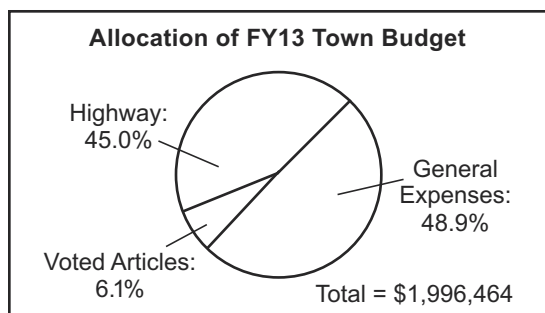
### Town Expenses

The town's biggest expense is the highway budget (\$829,700 projected for FY13). General expenses are projected to be \$1,045,519. These general expenses 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 (\$98,096) and Ambulance Service (\$95,542). The remaining \$121,245 represents items voted as separate articles, the largest of which was \$50,000 for the Capital Reserve Fund.

The Selectboard with the assistance of the Town Administrator and other town officials and employees continue to project a six-year capital improvement program as part of the process of building an annual town budget. The Capital Reserve Fund was created to build resources for future capital improvements, such as paving projects and new trucks for the road and fire departments.

With the building of the new Emergency Services Facility, the volunteer fire department is contributing to a separate capital reserve from the revenue generated by the ambulance service for firefighting equipment, as well as vehicles and the capital expenses expected in the future related to the new building. Funds for the town's Capital Reserve Fund are added to the fund as separately warned items. The June 30, 2012 balance in the Capital Reserve Fund was \$199,375.

Even with this fund, it has been necessary to borrow money for expenditures. In 2007, there were two notes payable. One was for the 1997 paving bond and one for the 2007 International 4200 dump truck. The last installment on the paving bond was made in December 2007. The truck loan originated in 2007 with the first installment due in 2008. This loan had a five-year term. The last payment was made in June 2012. In addition to loans, the town also participates in equipment leases with and without purchase options. The town entered a five-year lease with option to purchase agreement dated December 13, 2007 for two 2008 International 7600 dump trucks with bodies and plow set-ups. The first payment was due July 15, 2008. The final payment was made in July 2012. Similar agreements were entered into for the '08 Volvo loader in 2009 with the first installment paid in June 2010 and the last installment will be due in



June 2014 and the '08 Volvo excavator in 2011 with the first installment due in August 2012 and the last installment in August 2016.

### Town Revenues

The town not only borrows money, it also lends money. The Town of East Montpelier was awarded two grants from the Vermont Community Development Program (VCDP). One grant, for \$218,000, was lent to Fairmont Farms in 1996 and has been repaid. In 2004 the proceeds from that loan were transferred to Community Capital of Vermont to fund loans for beneficial housing projects in, initially, the East Montpelier community and ultimately the greater Central Vermont area.

The other grant, for \$318,900, was lent to Housing Foundation, Inc., owners of Sandy Pines Mobile Home Park, in 1997 for the replacement of its sewage system. The terms of the loan were three percent per annum amortized over thirty years. Monthly principal and interest payments of \$1,319.20 began September 1, 2004 with the balance of any remaining indebtedness due and payable on June 1, 2022. Half of the principal collected is turned over to the state. In 2004, the Vermont State Housing Authority (VSHA), which owns the park and is responsible for upkeep and maintenance, asked the Selectboard to grant a deferral of repayment and to extend the life of the loan. The VSHA proposed to use the loan payments (\$15,830 per year) for the repair and upgrade of the water and electrical systems (estimated to cost \$85,000). On August 15, 2005, the Selectboard signed an agreement granting a 5.5-year deferral. Loan repayment resumed in 2011. In 2012, the Selectboard created a Revolving Loan Advisory Com-

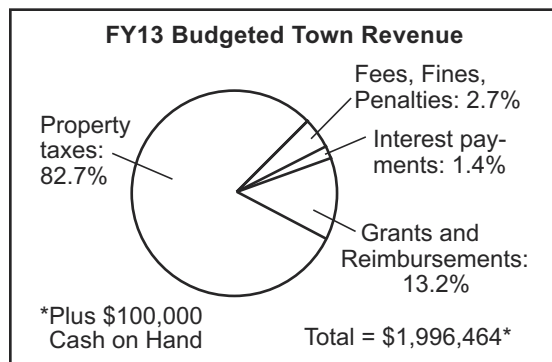
mittee to craft options for the use of the Sandy Pines loan proceeds.

Most of the revenue in town is from property taxes, and the tax base in East Montpelier is largely residential. In 2012, nearly 85 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, especially farmers and those on fixed incomes, property taxes are a substantial burden.

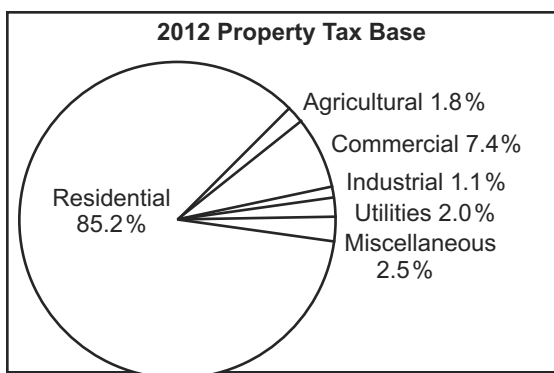
In order to address the problem of the property-tax burden, the town and state have established several tax relief programs. Such programs include Town Farm Contracts, state land-use value tax programs, and the Act 60 property-tax rebate. Additionally, in 1989, East Montpelier established a Conservation Fund which, in combination with various state and federal grants, can be used by the Selectboard to buy land development rights in conjunction with various land preservation organizations. These efforts have not only helped to reduce the tax burden of landowners, they have also provided the town with more recreational and scenic opportunities and allowed some farms to remain operational, thus keeping land open and in agricultural use.

In 2012, there were 12 parcels under town farm contracts resulting in the exemption from taxation of \$776,400 of assessed property value. In addition, there were 95 parcels of qualifying agricultural and managed forest land and farm buildings in the state's Current Use value appraisal program, exempting \$16,001,753 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 27 parcels (3,094.5 acres) of privately owned land in permanent conservation.

For many years there has been discussion regarding the purpose of the local farm contracts. That program, started in 1976, predates, but largely duplicates, the state Current Use program. Unlike with the Current Use program, the town loses the exempted local tax value of the farm contracts and must make







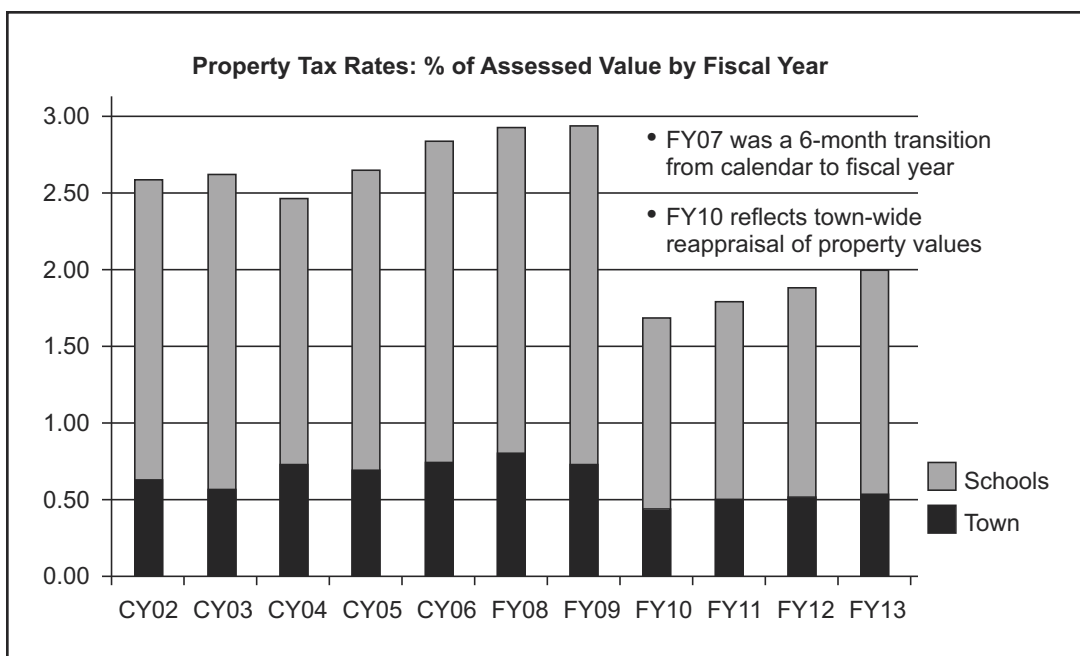
up the foregone education tax value. In 2012, at the request of the town residents attending the 2012 Town Meeting, the Selectboard created a Farm Contract Study Committee. The charge to the committee was to examine the farm contract program and bring recommendations to the 2013 Town Meeting regarding the options for reconfiguration or elimination of the program.

Residents have also debated whether or not commercial development relieves the tax burden on residential property, and what is the impact of land conservation on property taxation. Townspeople have empowered the Selectboard to both enter into

tax stabilization agreements with new industrial and commercial operators, and to spend Conservation Funds to buy the development rights of agricultural parcels. 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

- Integrate the planning and funding of the town's capital projects throughout the Town into the town Plan and with the annual budgeting process.
- Increase residents' awareness of the cost of town services and of the town's budgeting process.
- Provide opportunities for townspeople to attend budget-building meetings.
- The Selectboard and School Boards present budgets that provide efficient and effective service delivery; adequately address the municipality's and schools' capital needs; and maintain a relatively stable tax rate.
- Seek alternative sources of funds prior to the expenditure of town funds.



## ACTIONS

- The Auditors should continue to make financial information in the Town Report as complete and accessible as possible.
- All town committees should continue to report their activities and finances in the Town Report.
- The Selectboard and the School Boards should continue to inform townspeople of scheduled budget-building meetings by posting notices and publishing announcements in local newspapers and newsletters (*Signpost* and Elementary School newsletter and Front Porch Forum).
- The Selectboard, School Boards, Town Auditors, and representatives of any committees seeking funding from taxpayers should attend the Pre-Town Meeting Forum to present information about warned items and answer questions from townspeople in attendance.
- The Selectboard and School Boards should investigate means for achieving the most efficient use of tax dollars, including joining with each other and other towns to purchase goods and services.
- The Planning Commission, Selectboard, and Town Treasurer should further explore or implement capital planning and budgeting.
- The Planning Commission and the Selectboard should seek state planning grant funding.
- The Selectboard should implement the voter-supported recommendations of the Farm Contract Study Committee.
- The Selectboard and School Boards should maintain five-year Capital Plans with funding limits as a ratio between debt and capital appropriations.
- The Selectboard should continue to establish separate inventory, status, and capital reserve funds for equipment, roads, bridges and culverts; and the Capital Program continue to appear in the annual Town Report with five-year projections.
- The annual Town Report should reflect total town revenue and expenditures for three consecutive years.





## COMMUNITY RESOURCES

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TOWNSPEOPLE

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RECREATION

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TRAILS

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ECONOMIC DEVELOPMENT

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HISTORIC RESOURCES

# TOWNSPEOPLE

## NEIGHBORLINESS AND COMMUNITY ASSEMBLY

Traditionally, neighborliness was a matter of both social intercourse and economic necessity. The need to help the sick, the young, the elderly, and the destitute triggered a neighborly response. Farmers within a neighborhood shared or traded equipment and work like butchering, harvesting, and cutting and hauling ice in winter.

Community assembly centered around the town's many school districts and was therefore more local than town-wide. People packed their neighborhood schoolhouses to hear scholars speak pieces on Christmas, Memorial Day, and graduation. They even on occasion returned to school for an afternoon church service conducted by a Montpelier preacher. This pattern of local gathering continued well into the twentieth century until the advent of the automobile.

Today, there still is undeniably a strong sense of helping those in need—victims of fire or tragedy, the bereaved and, to some extent, the lonely. But as more residents work outside the home and town, and as transportation has become easier, social events are less focused on the near-neighborhood. People move more frequently and sometimes make little effort to get acquainted with new neighbors.

Nevertheless, East Montpelier still carries on a strong tradition of neighborliness, keeping in touch with fellow townspeople and taking care of those facing hardships. Town-wide events such as Town Meeting, the annual Rally Day, school activities, and church suppers are very popular. In some areas of town, people get together for potluck suppers or cookouts that provide neighborly exchange.

## A TRADITION OF CITIZEN PARTICIPATION

Vermont towns would have perished long ago had they not drawn on the talents of their citizens. Residents of East Montpelier have given generously of

their time and skills to the town and community. From its earliest days, East Montpelier has benefitted from this kind of formal and informal participation and leadership. Doing the town's business was considered everyone's responsibility. Some folks served a term as a lister and then were finished with public service. Other citizens were career public leaders, serving in many offices over a lifetime of duty.

Just as vital to the town were the less formal community roles played by people such as the midwife, the town poet, the herbalist, the hog butcher, and the diviner who could help find a lost child or wedding ring. Persons with musical or dramatic talent entertained at gatherings. Each was a community resource with special skills well known to their neighbors.

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 and Montpelier became separate towns in 1849, the fledgling farm town was quick to establish town officers and elect a legislative representative. A rich network of special skills and talents of its citizens was already in place.

## CURRENT STATUS

Today the structure of town government has expanded as our society has become more complex. Many town offices are volunteer positions requiring a substantial commitment. In addition, a host of committees and special duties involve townspeople. From keeping our heritage alive at the Historical Society to volunteering for the school programs, townspeople still view the town's business as everyone's responsibility.

The informal network of skills is also still alive. Individuals are well known for their knowledge of town history, for instance, or because they know where to find rare wildflowers or a fox's den. Some have traveled widely and will share their experiences; others know how to make baskets or pottery



or woven coverlets. Many people have a talent for leadership, making it possible for the town's organizations to function.

These skills and knowledge create a pool of prized citizen resources. The challenge of this town is communication—how to keep abreast of the many talents available and how to match these with the leadership needs within the community.

Asked what people like most about living in East Montpelier, among the most common responses were “neighbors” and “sense of community.” These values have fostered a series of neighborhood groups in recent years that get together for potlucks, to take on community project, to help each other or to keep an eye on the neighborhood.

### Active Groups in Town

One of the town's original one-room schoolhouses, the Four Corners Schoolhouse is now a community building available for use by residents and community groups. All town residents are members of the **Four Corners Schoolhouse Association (FCSHA)** whose board of trustees maintains the building and manages the schedule of its use. It is often used for presentations by local residents and recently a group of farmers has been meeting there to discuss how to support local farming and the possibility of a farmer's market.

**East Montpelier Trails, Inc.** works with the town, landowners, and trail users to create and maintain a network of recreation trails—connecting a proposed 17-mile loop.

The **East Montpelier Historical Society** meets monthly from February through November and sponsors a monthly program of lectures and activities on local history. It also maintains a revolving display at the Town Office, and participates in the annual Vermont History Expo.

The **Rally Day Committee** organizes an annual event in September. Begun in 1989, it's a day when town residents gather for a parade, games, races, exhibits, entertainment, crafts, food, dance, auction,

fire safety demonstrations, fireworks, and more. In 2011 Rally Day was held in East Montpelier Village for the first time with a farmer's market and church café on the new green, events at the Fire Department and a river walk and history walk within the village.

Started in 1990, the ***East Montpelier Signpost*** is a bimonthly publication that 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 new businesses in town. The Signpost is mailed to all town residents and now has an active website: [emsignpost.com](http://emsignpost.com).

**Front Porch Forum** now provides an active on-line opportunity for town residents to announce events, request help or let people know about items for sale.

The Selectboard has budgeted for and is actively working on developing an official town website. An official town web site serves as the face of the town to the outside world. It provides residents as well as outsiders information about the town including links to important town documents like the Town Plan, zoning regulations, ordinances, and meeting minutes. It can also provide information about local resources, businesses, and attractions.

The **East Montpelier Senior Living Initiative, Inc. (EMSLI)** is an active group dedicated to developing housing for seniors within or near East Montpelier Village so that seniors can remain in town. The group came very close to final plans for a housing facility in 2011 but the project fell through at the last minute. They are currently investigating and developing plans for another site within the village.

The **Jean Cate Community Fund Committee** is dedicated to fostering a sense of community and participation in local government and town activities. They regularly update a booklet explaining Town Meeting and local government called *What You Need to Know about East Montpelier* (available online at [www.emsignpost.com](http://www.emsignpost.com)). They also provide a free lunch on Green Up Day, donate to Front Porch Forum, and sponsor an informational coffee hour for new voters before Town Meeting Day.



The **Town Services Officer** assists individuals within the 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.

There are a number of other active committees in town. The **East Montpelier Village Committee** has been active for many years and is dedicated to enhancing our primary village and making it a desirable place to live, work and do business. The **Forestry Committee** is active in maintaining our Town Forest as a productive forest and place to recreate. The **Friends of Coburn Pond** are dedicated to protecting Coburn Pond for the enjoyment of the public and for protecting the ecosystems and wildlife of the surrounding area. The **Recreation Board** helps sponsor sports and activities for town residents of all ages.

## GOALS

- Provide gathering places and educational and social opportunities for residents to get to know one another in small neighborhoods, as well as in town-wide settings, and to build a sense of community.
- Involve residents in learning about and participating in town government and in town affairs.



- Make the most of the resources of our citizens for the betterment of our town government and of our social and business lives in East Montpelier.
- Improve town-wide communication and information opportunities.

## ACTIONS

- The Rally Day Committee should continue to organize an annual event for residents to learn more about their town and to enjoy working and playing together.
- The Town Clerk should continue to make available basic educational materials on town activities and how residents can participate in town business.
- Town officials should update and provide written policies to encourage appropriate availability and accessibility to all town buildings for public use; and School Boards should continue to provide school facilities for adult education, as well as after school family activities.
- The Four Corners Schoolhouse Association should continue to offer this meeting place for planned programs of community activities designed to serve all townspeople.
- The East Montpelier Signpost should continue to inform residents of town, school, church, and community happenings on a regular basis through its printed and on-line newspapers.
- The Selectboard should establish and maintain a town web site, along with information about the Town including current documents, a calendar of current events and meeting agendas.
- The Selectboard should appoint a Welcome Coordinator to identify newcomers to town, distribute informational material, and extend an invitation to participate in town activities.

# RECREATION

## HISTORY

Although their workdays were far longer than ours are today, the first settlers of East Montpelier engaged in a variety of 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 so doing, these activities provided recreation and fostered community spirit.

## CURRENT STATUS

East Montpelier first established a Recreation Board as a formal part of town government in 1965. These town-appointed volunteers are in charge of maintaining and improving the recreation field and offering programs of interest to all citizens of town. Programs currently sponsored by the Recreation Board include a swimming lesson subsidy for participation in the Montpelier Recreation summer swim program, an annual Easter egg hunt and, beginning in the fall of 2007, running the youth soccer and basketball 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.

In spring 2012, the Recreation Board surveyed townspeople in an effort to determine what other programs would be of interest to the community. The survey results were very positive with general approval of existing programming (see Appendix C for

the survey and survey responses). The Board realized that it needs to do a better job of marketing the programs it sponsors as numerous respondents were not aware that specific programs are coordinated by the East Montpelier Recreation Board. There was significant enthusiasm among respondents for additional programs directed at the town's general population, not just youth. As a result of this survey, the Recreation Board is currently exploring several additional programs and events that offer recreational opportunities to all residents of East Montpelier and all levels of physical fitness. Some of these programs and events that are under consideration include an outdoor ice rink, organizing a river rafting trip, and hikes/walks/snowshoe/ski events on town trails or other locations in Vermont. New programming will be geared towards adults and families within town.

Organized recreational committees in East Montpelier in addition to the Recreation Board include the Trails Committee (for more on trails, refer to Trails chapter), Four Corners Schoolhouse Association, Rally Day Committee, Friends of Coburn Pond, and school-related groups. Rally Day activities often bring together the combined efforts of these various groups. The Recreation Board, Trails Committee and Four Corners Schoolhouse Association are the three recreational related groups in town that have access to Carleton Smith Funds for maintaining or improving facilities.

As the population of East Montpelier has changed, so has the need to develop and manage more recreational spaces and facilities. It is believed the town is experiencing increasing pressure on recreational resources, including private trails and traditional hunting areas. Recreational users of privately held land are encouraged to seek permission for use from landowners.

## INVENTORY OF RECREATIONAL PROPERTIES WITHIN EAST MONTPELIER

### Outdoor Recreational Spaces

**Town Forest:** 96.4 wooded acres; trail entrance on Haggett Road. Walking trails cleared in 1989 by Town Forest Committee and volunteers.

**Baird property:** 50-acre old growth 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:** 10.4-acre parcel off Route 2 owned by the town since 2010; a portion of the site includes a trail.

**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 snow machine trail.

**Recreation Field:** 12 acres on Vincent Flats Road adjacent to elementary school. Approximately two acres are open land 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 hiking trail.

**Community Playground:** 18 acres located at the elementary school; about half-wooded, half-open land. Playground equipment was upgraded by a committee of town and school people in the fall 2008 and the fall 2011.

**Wrightsville Beach Recreation Area:** Located off Route 12 in Middlesex; includes a 300-foot sand beach, picnic area, nature trails, grassy play area, and restrooms. This area is managed by a four-town recreation district comprising East Montpelier, Middlesex, Worcester, and Montpelier and each town appoints a representative to the district.

### Coburn Road Swimming Hole (Coburn Pond):

Located off Coburn Road between Cate Farm Road and Route 2, this six acre pond has been visited and used by town residents and others from central Vermont as a swimming hole for many years. The pond, formed years ago during the active years of sand and gravel quarrying by a private company and more recently protected by concerned citizens through the Act 250 process, Coburn Pond is found on a 76 acre site owned by the Vermont Agency of Transportation. The pond offers clear water for swimming, fishing and non-motorized boating. The remaining 70 acres are divided by the Winooski River. The 41 acres across the river are wooded and a deeryard. The 29 acres of land surrounding the pond is partially wooded and is available for walking, cross country skiing and wildlife viewing.

### U-32 High School Playing Fields and adjacent land:

Gallison Hill Road; facilities include football, softball, baseball, field hockey, two soccer fields, running tracks, and cross-country ski trails. 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.

### Fishing access to North Montpelier Pond:

Located on Route 14 near the Calais town line; owned and maintained by the state.

### Indoor Recreational Spaces

**East Montpelier Elementary School:** Located on Vincent Flats Road, this 16-classroom building with library and gymnasium is available for resident use when not scheduled for school use, subject to school policy.

**U-32 High School:** Gallison Hill Road Facilities include a newly renovated and enlarged building with classrooms, art studios, library, auditorium, and gymnasium; available when not scheduled for school use.

**Four Corners Schoolhouse:** Last publicly-owned one-room schoolhouse in town; located near the elementary school; now a publicly-used community

center managed by the nonprofit FCSH Association. The Schoolhouse hosts an active group of seniors who meet there for a twice weekly exercise program.

### **Other Town-owned Properties with Recreation Potential**

**Fire station/town garage site:** 23 acres on Templeton Road; site is mostly patchy forest. Land extends behind town garage and fire station, with 65-foot road frontage to the west of town garage. This site could be suitable for establishing additional trails.

**Old town hall site:** 2 acres of land east of US Route 2 near junction with VT Route 14. This is an odd-shaped lot with limited potential for playing fields and/or possible park.

### **GOALS**

- Develop a year-round program of various recreational activities to meet the interests and needs of residents of all ages and skills.
- Protect public recreational space and develop new recreational areas in various parts of town.
- Make better use of recreational land and facilities now owned by the town.
- Expand sporting field space.

### **ACTIONS**

- The Recreation Board, Four Corner Schoolhouse Association, Trails Committee, Friends of Coburn Pond and Rally Day Committee should continue the tradition of working together and involving volunteers in planning and running programs.

- The various recreation groups in town are encouraged to look for ways to broaden the scope of their activities, including encouraging participation by senior citizens and those with disabilities, and possibly coordinating activities with similar groups in surrounding towns.
- The Recreation Board should promote use of the Town Forest and school facilities, in accordance with school policies, by all residents. In addition, it is recommended that they investigate, develop, and encourage more and better use of other town-owned land—including the old town hall site as a possible park in East Montpelier Village.
- The Recreation Board should work with landowners and the Conservation Fund Advisory Committee to explore purchase, easement, gift, or other means of access to potential additional recreation and picnic areas in town.
- The Recreation Board should work with the town representative of the Wrightsville Beach Recreation Area in order to potentially expand recreational facilities and activities there.
- The Recreation Board should work with property owners, the Conservation Fund Advisory Committee, the Vermont River Conservancy and Friends of Coburn Pond to further protect the Coburn Road Pond site for public access over the long term as a naturalizing recreation area.
- In its review of subdivisions and large commercial projects, the Development Review Board should encourage the inclusion of recreational space and the Planning Commission should consider zoning bylaws that permit density bonuses for their inclusion.
- The Selectboard should explore the feasibility of locating sanitary facilities near more town recreation areas.

# TRAILS

## HISTORY

Until the 1790s, trails and waterways were the only means of transportation in East Montpelier. Native Americans used trails to travel between their settlements. The early European settlers used trails to go back and forth from their previous homes in Massachusetts and Connecticut. Even after the introduction of wagons and automobiles, many residents relied on networks of trails and roads to walk to school, work, and neighborhood gatherings. It is only in more recent years that trails have been used mainly for recreation.

The citizens of East Montpelier, with the help of local trail user groups, private, state and local funds, and willing landowners, have established a variety of permanently protected trails. Trails include deeded easements for miles of small footpaths, sections of popular snowmobile trails, and parts of larger multi-use trail sections. The town forest, accessed from Haggett Road, has an excellent network of more established trails. The more recent addition of 50 acre parcel known as the Baird Town Forest, contains a well-established multi-use trail connecting Sparrow Farm Road to the City of Montpelier's Parks Trail and Recreation Fields. East Montpelier trail users and landowners are known statewide as a model for cooperation between snowmobilers, skiers, walkers, bicyclists, and others.

## CURRENT STATUS

Today trails are used to reach hunting and fishing areas, schools, neighbors, scenic and natural points of interest, and swimming and picnic spots. They provide educational, recreational, and social opportunities besides transportation. Trails give us simple, immediate access to the land, to certain destinations in town and to each other.

In addition to the town forest trails there are many miles of permanently protected trails in East Mont-

pelier, developed and maintained by East Montpelier Trails Incorporated (EMTI) and available year around (see Trails Map at the end of this chapter). Plans to complete more sections are in the works. There are also many miles of non-protected, winter-use trails, built and maintained on private land by the local snowmobile club. The Elementary School maintains a nature trail. And last but not least, countless miles of private informal trails are enjoyed by landowners or nearby neighbors, and some are maintained as a business resource.

This diversity of trail access continues due to town support for trail user groups, willing landowners, and active participating trail users who have an absolute respect for landowners' wishes and limits. Good communication among all groups is essential to this balance. As public use of trails grows, more accommodation for off road parking will need to be provided.

The East Montpelier trail user groups mentioned above include the following:

### **East Montpelier Trails, Inc. (EMTI)**

Since 1994, the local trail user group has been 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, biking, and horseback riding. EMTI has been instrumental in the development, protection, construction, and maintenance of the town trail system and it continues to work on completing a large loop through town. The organization provides a forum for landowner questions and concerns and for trail users who want to help. The group has bi-monthly meetings and periodic updates in the *East Montpelier Signpost* newsletter, and can be contacted through the Town Clerk or the *East Montpelier Signpost* web site. Maps for the four-season Town Trail trails are avail-



able in the green boxes at the trailheads, at the Town Office, or can be downloaded at the *Signpost* web site: [www.emsignpost.com/emtrails.html](http://www.emsignpost.com/emtrails.html).

#### **East Montpelier Gully Jumpers Snowmobile Club, Inc.**

This non-profit group was established in 1972 to serve the needs of East Montpelier residents. 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 (for a very modest fee) to help support the club's efforts. Contact information is available at the Town Office.

#### **Town Forest Committee**

The Town Forest Committee shares the cost and labor of managing the trees and shrubs at the Town Offices and the Elementary School, and manages the 96.4-acre Town Forest. In 1989, the Town Forest Committee and volunteers cleared walking trails in the Town Forest. The trail entrance to the Town Forest is on Haggett Road.

#### **Cross Vermont Trail Association (CVTA)**

This non-profit organization coordinates the efforts of local groups to establish an east-west route across the State of Vermont, connecting Burlington to Wells River, a portion of which passes through East Montpelier on the old and abandoned Wells River-Montpelier railroad bed. Local trail groups and interested townspeople provide assistance for this section. The CVTA is also intending to build a bridge for pedestrian and bike uses across the Winooski River as well as connect the Cross Vermont Trail to trails surrounding U-32.

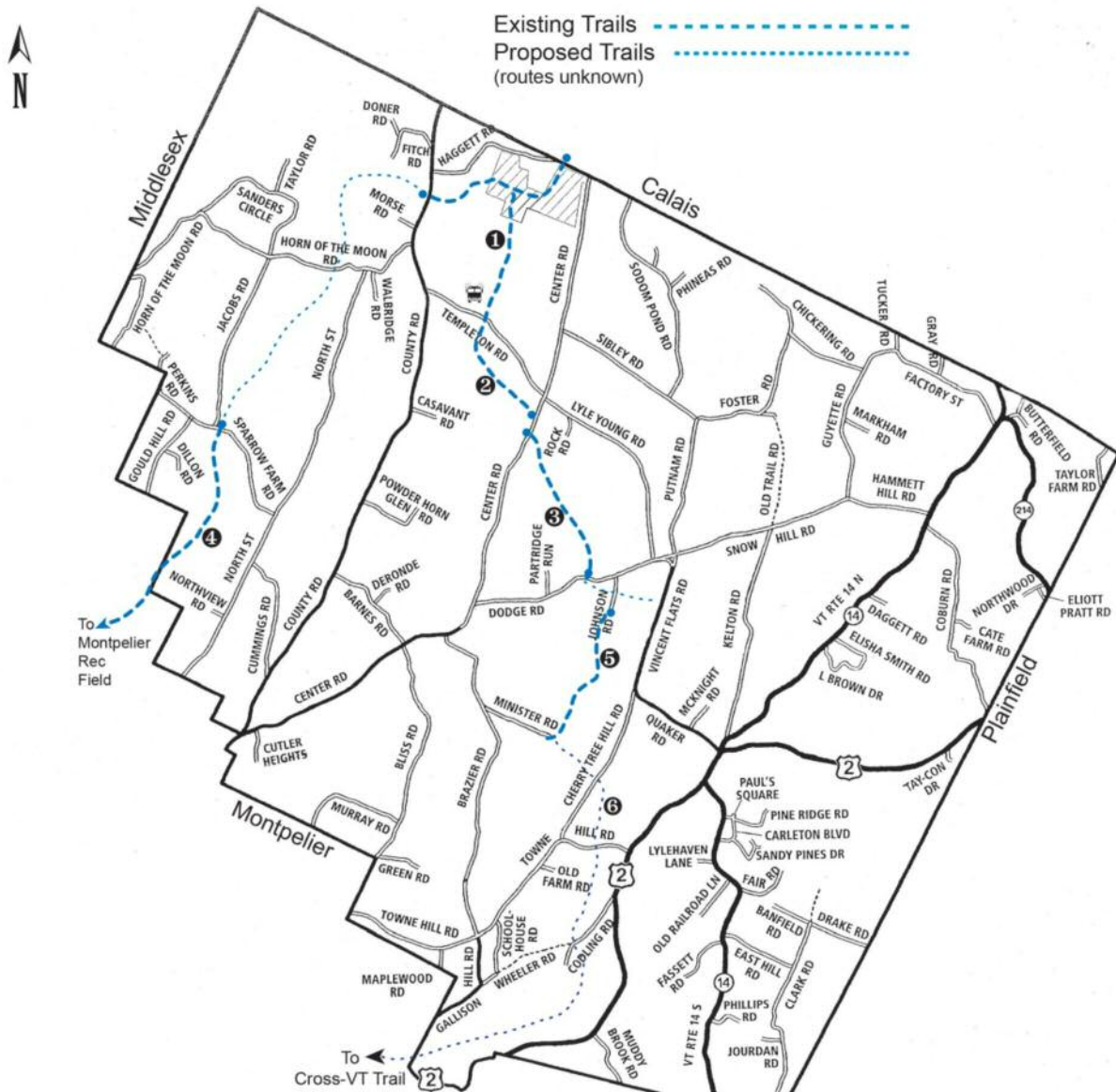
### **GOALS**

- Maintain a proactive and supportive relationship between the town and its trail user groups.
- Keep the trails we have, and expand those sections that public use and sentiment, and landowner willingness, suggest.
- Provide better access and parking for the town's trail resources.

### **ACTIONS**

- The Selectboard, town highway road crew and trail user groups should work together to provide sufficient, safe parking off the traveled roadway and to educate trail users on safe parking practices. In particular, look for ways to address parking for trail users at the County Road access.
- Trail user groups in town should maintain close communication with the Selectboard, Planning Commission, and EMTI to be informed about trail needs or opportunities, such as Land Trust actions, housing developments, and Class 4 road discussions.
- Road paving projects undertaken within the town should provide pavement markings or bike lanes for safe sharing of roads by bicycles and automobiles.
- The Selectboard should notify trail user groups at least 30 days before any major status change of Class 4 roads that would affect future trail access or use.
- Trail user groups should continue to update trail maps and make them available online and at the Town Office.
- Trail user groups should work with East Montpelier Elementary School on its plans for trails and facilitate linking with the town trail network.
- Town residents, in coordination with one or more of the group(s) noted previously, should continue to volunteer their time and energies when maintaining existing trails or when new trail segments are added to the town's trail system.

## East Montpelier Trails



### East Montpelier Trails

1. Town Forest Road to Fire Station (2-2.5 miles)
2. Holden to Templeton (1.5 miles)
3. Templeton to Fairmont Trail (2 miles)
4. Sparrow Farm to Montpelier (3.5 miles)
5. Mallory Brook (incomplete)
6. Cherry Tree Hill to Cross Vermont Trail (planned)

# ECONOMIC DEVELOPMENT

## CURRENT STATUS

As we move into the second decade of the twenty-first century, many of East Montpelier's economic activities remain much the same as they have for a half century. Agriculture continues to play an important role in the town. Businesses are concentrated primarily in East Montpelier Village and North Montpelier continues to have a country store (Note: the Riverbend Store and post office were closed in late 2012 and its future is uncertain). There are also

businesses scattered along Route 2 and several industries and other businesses are located within the industrial zone along Route 2 and Route 14. The Morse Farm and Bragg Farm continue to attract tourists and many enterprising individuals operate a diverse range of businesses out of their homes.

But within the last five years, new businesses have been added, some have failed or moved elsewhere, and the technologies on which businesses depend have evolved. One significant change has been the reliance on high speed internet as an essential part of doing business. Some locations continue to rely on a dial-up internet connection and this can present a significant handicap. Another significant change has been the interest in local food and the blossoming of numerous small agricultural enterprises specializing in a variety of products including meats, vegetables, berries, cheeses, and plants. Maple syrup is as vital as it has ever been, with many large and small producers. Both the Bragg Farm and Morse Farm have expanded and diversified. The Morse Farm operates a ski touring center in winter and bike races and other events in summer. Businesses operating out of homes include many highly skilled carpenters and builders (now often focusing on energy efficient homes), day care providers, foresters and loggers, and professionals offering a range of consulting services.

Some of the major businesses are located in East Montpelier Village. They include Dudley's store, Washington Electric Coop, the East Montpelier Home Center, an Antique Store, S&H Underwriters Insurance Company, the North Country Credit Union (which just built a new facility), North Star Fireworks, rb Technologies, Shaline Bridal, ALCO Energy Products, Mekkelsen RV, and other smaller businesses. The industrial zone which lies between Route 14 and Route 2 includes Casella Waste Management, Black Rock Coal, the Central Vermont Humane Society, Huntington Homes, Pine State

### Covered Employment & Wages\* 2011 Vermont Department of Labor

#### General

- 70 employers within East Montpelier – up 6.1% from 2010
- 694 jobs total – up 9.1% from 2010
- Average wage for all employees: \$37,060 (private sector: \$34,500 / government sector: \$42,272) – up 1.6% from 2010

#### Private Employment

- 66 employers are privately owned and provide 465 private sector jobs
- 18 employers produce goods: 13 are construction based, 2 are manufacturers (wood products and furniture related)
- 48 employers are service providers: wholesale trade, retail, financial services, professional and business services, education and health services, leisure and hospitality; retail (129 jobs) and education/health service (65 jobs) sectors provide the greatest number of jobs

#### Government/Public Employment

- 4 government employers: federal government (3 jobs); local government (226 jobs, including school jobs)

#### Travel Time to Work

- Mean travel time to work for all working residents is 20.5 minutes (American Community Survey 2006–2010)

\*Source: <http://www.vtlmi.info/indareanaics.cfm>

Trading Co., and KC's Performance. There are also a number of businesses located along Route 2 and Route 14 outside the village and industrial park. These include Delair's Carpet Barn, Demer's, Gilles Sales and Service, Plainfield Hardware, the Green Valley Campground, Central Vermont Storage, Laquerre's Marine and East Montpelier Storage.

## RESOURCES AND CHALLENGES

East Montpelier has always had a strong agricultural economy and our rural landscape is very much part of our identity as a town. Nevertheless, East Montpelier's location close to Montpelier and Barre, as well as good access to Routes 2 and 14, place it in an excellent position for attracting business. There is considerable interest among residents and businesses in and near East Montpelier Village that could make the village a more vibrant and community focused center. Limiting growth, however, is the reliance on on-site wastewater disposal combined with a moratorium on new potable water hookups. This limitation is particularly significant for businesses such as restaurants and cafés. Despite recent interest in operating such enterprises and a strong interest by East Montpelier residents in having a restaurant or café in the village (expressed in both the village forums and in the Planning Commission's Citizen Survey), there are significant challenges. Some larger property owners in the village have the potential to include larger wastewater systems that could become community systems available to other nearby properties and businesses that want to expand. These larger properties also have the potential for compact, mixed-use, village-scale development, but available wastewater disposal capacity will determine how much future development is possible.

Residents of North Montpelier are also interested in enhancing the vibrancy of the village with appropriately scaled local businesses. The Riverbend Store is particularly valued. A combination of recent construction of the former "Singing Bridge" in North Montpelier, as well as the generally poor economic climate, has been hard on the store and on other nearby businesses. North Montpelier shares with East Montpelier Village the challenge of keeping current business and attracting new ones.

The East Montpelier Zoning Regulations permit commercial business uses along much of Route 2. The Residential and Commercial District south of East Montpelier Village extends up to U-32. Most businesses in this area are small in scale and fit well with the residential uses that also characterize this area. Larger businesses are becoming more typical along Route 2 between East Montpelier Village and Plainfield. Although the East Montpelier Zoning

### Occupation / Industry for E.M. Residents (American Community Survey 2006-2010)

#### Occupation

Civilian employed population 16 years and over	1,507	
Management, business, science, and arts occupations	705	46.8%
Service occupations	272	18.0%
Sales and office occupations	261	17.3%
Natural resources, construction, and maintenance occupations	206	13.7%
Production, transportation, and material moving occupations	63	4.2%

#### Industry

Civilian employed population 16 years and over	1,507	
Agriculture, forestry, fishing and hunting, and mining	80	5.3%
Construction	131	8.7%
Manufacturing	36	2.4%
Wholesale trade	72	4.8%
Retail trade	84	5.6%
Transportation and warehousing, and utilities	38	2.5%
Information	27	1.8%
Finance and insurance, and real estate and rental and leasing	44	2.9%
Professional, scientific, and management, administrative and waste management services	193	12.8%
Educational services, and health care and social assistance	401	26.6%
Arts, entertainment, recreation, accommodation & food services	108	7.2%
Other services, except public administration	92	6.1%
Public administration	201	13.3%

Regulations discourages strip development, the continued build out of businesses in both areas has the potential of creating strip development. This type of growth is often inefficiently organized, detracts from the village as the economic focal point, creates access management problems, and has a negative visual impact along the approaches to the village.

Sidewalks have recently been put in place enhancing the “village” feel of the East Montpelier Village and adding to the safety of pedestrians who use the village. Bike lanes and additional sidewalks are planned to be constructed in 2014 and will enhance the attraction for current businesses and the potential for attracting new ones to this area.

### **FUTURE ECONOMIC DEVELOPMENT POTENTIAL**

Agriculture should continue to be a dominant part of our local economy. But East Montpelier must also revitalize our primary village as a vibrant economic center. Accomplishing this will require human energy and financial investment. Of primary importance is finding solutions to wastewater disposal, as well as potable water hookups that could potentially be expanded. This will require working closely with existing business owners and larger landowners to provide solutions that benefit the whole community. The Village Committee has worked to enhance the village by making it a more attractive and convenient place. These measures will continue to be important so that the village becomes a destination for locals, as well as those passing through. North Montpelier also needs to ensure that its local store remains and serves the needs of local residents, as well as attracting customers who pass by.

Our industrial park should be used as a place for businesses or light industries that are not compatible within village areas. This area is generally well separated from more rural and residential areas and should remain so. Strip development along our major highways should be prevented. This can be handled by ensuring that businesses and other uses within these areas are organized efficiently with shared access road or drives, and that they are designed to be compatible with traditional rural settlement patterns.

### **GOALS**

- Concentrate commercial growth within East Montpelier Village, especially business uses that support the community, ensure they are compatible with residential uses, and reinforce the village as the town’s social and cultural center.
- Encourage small community-focused commercial enterprises in North Montpelier Village.
- Explore the possibility of developing community drinking water and wastewater systems for the village of North Montpelier.
- Encourage clean and environmentally sound commercial and/or light industrial development within the industrial zone.
- Continue economic planning for new locally owned and operated enterprises and promote businesses which employ a year-round local labor force.
- Support the viability of sustainable agricultural enterprises and promote the development of new businesses that use locally grown agricultural products and organic produce.
- Maintain zoning bylaws that encourage home businesses while still ensuring that rural residential character is preserved
- Discourage strip commercial development outside village areas.

### **ACTIONS**

- The Selectboard should appoint a Wastewater Committee charged with developing feasible solutions to addressing expanded wastewater disposal opportunities within East Montpelier Village.
- The Planning Commission should develop zoning bylaws that promote compact, village-scaled commercial uses within East Montpelier Village that are compatible with mixed uses, including residential.
- The Planning Commission should review zoning bylaws to determine if those areas identified as commercial and industrial are appropriate and adequate to meet the town’s needs.



- The Planning Commission should develop zoning bylaws that discourage strip development outside of village areas.
- The Planning Commission should ensure that the industrial zone can support clean, non-polluting industries without conflicts with nearby residential uses.
- The Village Committee should continue to pursue projects that enhance the community and make it more attractive and convenient for people who live, work, and do business in the village.
- The Planning Commission in coordination with local agriculture groups should encourage local agricultural enterprises through such measures as hosting farmer's markets or fairs, providing information about local agricultural products, and by ensuring that zoning and other regulations do not unduly interfere with agricultural uses.
- The Selectboard should appoint a town representative to the Central Vermont Economic Development Corporation.
- The Selectboard should promote the continued upgrade and expansion of high speed telecommunications throughout the town to support home-based business and overall communications improvement.



# HISTORIC RESOURCES

## HISTORY

See the opening chapter, A Look at the Town, for the history of East Montpelier.

## 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 life of its current residents. The historic settlement patterns of East Montpelier are still very legible and contribute to the character of the landscape. These patterns include a clear distinction between villages and 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 house and outbuildings, each oriented perpendicularly to each other and to the road.

Buildings, structures, districts, 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 or by accident.

In 2011 the Planning Commission amended the zoning regulations to encourage the adaptive reuse of old barns. The new regulations expanded the types of uses permitted including some commercial uses that are consistent with the residential and agricultural character of the associated district.

The East Montpelier Historical Society, a non-profit organization is involved in raising awareness of the town's history. It meets monthly from February through November. Activities include creating dis-

plays at the Town Offices and the Vermont History Expo and on Rally Day, preserving historical records and artifacts, and holding regular meetings with 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 that helped raise awareness of the importance of historic buildings. A very complete history of the town, *Across the Onion: A History of East Montpelier, Vermont, 1781-1981*, published 1983 by the Historical Society and authors Ellen C. Hill and Marilyn S. Blackwell includes information about the town's historic houses and barns. Ellen Hill also authored the booklet *Revolutionary War Soldiers of East Montpelier*. *Across the Onion* was reprinted in 2009 and the Society updated and reprinted in booklet form the information from the Bicentennial Committee's map.

The Historical Society created a website at [www.eastmontpelierhistoricasociety.org](http://www.eastmontpelierhistoricasociety.org). The site features information about the society, its meetings, and membership. There are articles on local history, information on how to obtain its publications and links to other historical resource sites.

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. There are three errors in the inventory of North Montpelier, however, that should be corrected. The villages of East Montpelier and North

Montpelier were identified as historic districts; the 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.

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, 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.

Decay, neglect, and deferred maintenance pose a threat to the town's historic resources. Barns and out-buildings 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.

Identification of archaeological sites in East Montpelier has been very 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.

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 first public cemetery deeded to the town in 1794, the Center Burial Ground, was later abandoned. Its tombstones were used to build the surrounding stone wall and then to repair a nearby culvert after the 1927 flood. After a descendant recovered Barabas Doty's stone and returned it to the cemetery in 1978, it was

reopened as the Doty Cemetery. Other public cemeteries include the Center, Cate, Clark, Wheeler, East Village, and Cutler. Historic private family burial grounds include the Tinkham, Quaker, Peck, Gray, Gould, Bennett, Dillon, Willard, and White.

The East Montpelier Cemetery Commission is responsible for general maintenance, fencing, and 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.

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. The commission assumes responsibility for maintenance of the private burial grounds as well. Signs have been placed at all cemeteries and most of have been cleared of brush and fenced. The Historical Society recently 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.

Numerous East Montpelier residents were buried in the Plainmont Cemetery on US Route 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 are recorded at the Calais Town Clerk's Office.

There have been some town-sponsored efforts to encourage preservation of historic resources. The Four Corners Schoolhouse Association, founded in 1989, has succeeded in keeping the Four Corners Schoolhouse as a community property and to maintain the building as the last surviving 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.

## HISTORIC SITES OF EAST MONTPELIER

### 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 Show 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 INTEREST

- 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

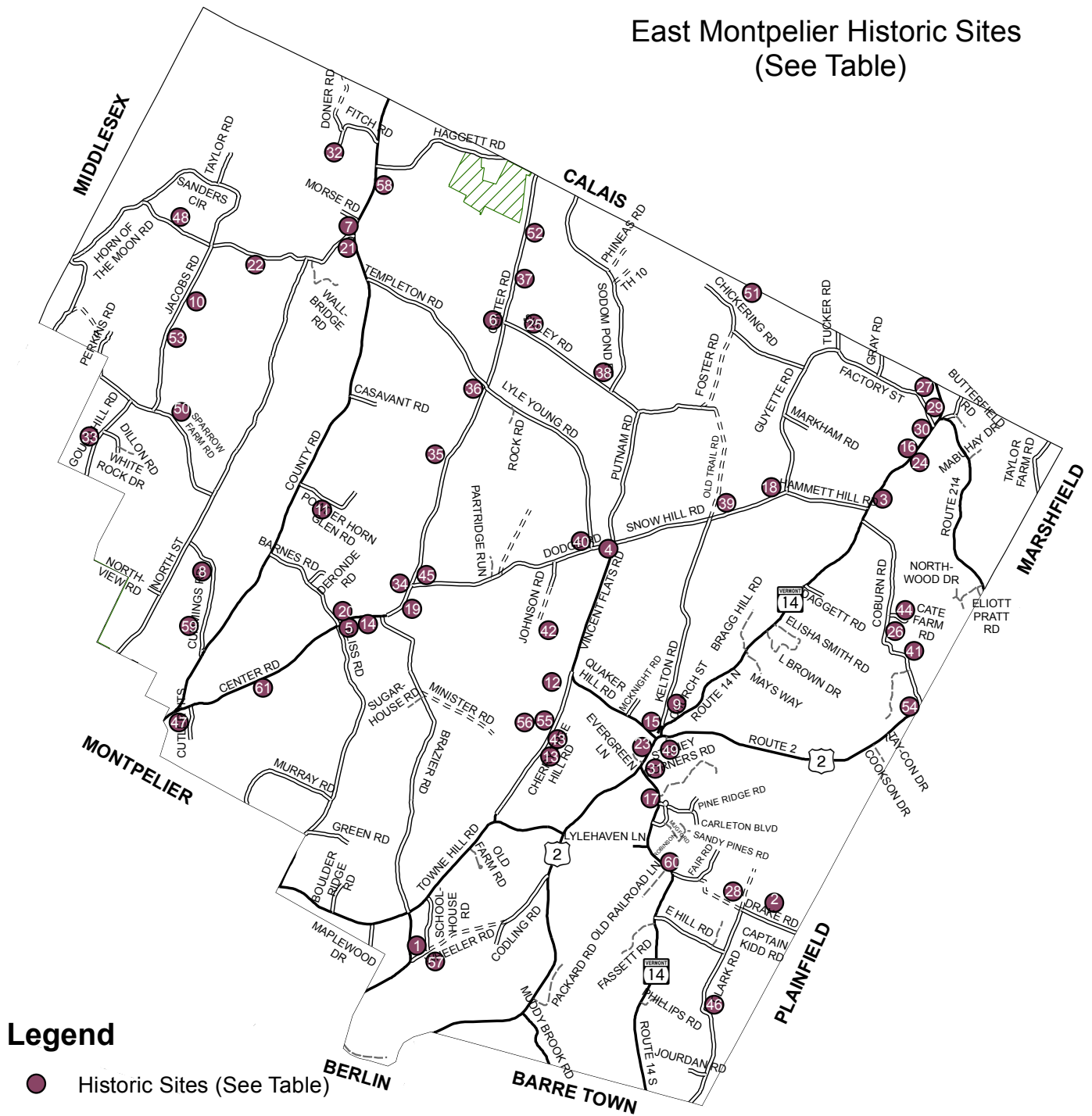
- 60 Old Railroad Station \*
- 61 Old Slate Quarry

\* Structure no longer exists

For more information about these historic points of interest, see  
 "Historic Sites of East Montpelier," available at the Town Office.



# East Montpelier Historic Sites (See Table)



Map Created 01/03/13 by CVRPC  
N:\Towns\EMontplr\Town\_Plan\_2012\Historic Sites Map.mxd

Sources:  
Historic Sites: East Montpelier, 2012.  
Town Forest: Conserved Lands Database, 2012.  
Town Roads: VTrans and CVRPC, 2012.

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.



The historic core of East Montpelier Village has received Village Center Designation from the State Agency of Commerce and Development. This designation makes historic properties within the village eligible for a number of tax credits for substantial rehabilitation (10%), façade improvements (25%), and code improvements (50%).

The Town Clerk is responsible for the preservation and restoration of town records. Since 2000 the town has appropriated funds annually for restoration expense. 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.

Observing land-use patterns, the designs of houses, barns, and outbuildings, and understanding the types of archaeological sites and their locations helps us understand how East Montpelier has developed and changed during its two-hundred-year history. Knowledge and appreciation of that history not only adds to the quality of life in East Montpelier but also increases our sense of community and continuity in a changing world. For a listing of places of historical interest in East Montpelier see the Historic Resources Map.

## GOALS

- Build an understanding and appreciation of local heritage as seen in historic structures, surrounding landscapes, and archaeological sites.
- Promote the preservation of East Montpelier's historic properties, without infringing upon the rights of property owners.
- Ensure that development near important historic structures or sites in East Montpelier does not compromise their aesthetic integrity.
- Preserve historic documents and artifacts.
- Preserve and maintain public and private cemeteries as a record of past families living in East Montpelier.

## ACTIONS

- The East Montpelier Historical Society, Elementary School, U-32 High School, and other local organizations should encourage interest in local history by providing programs and information about the town's history and historic resources.
- The East Montpelier Historical Society and the Town Clerk should continue to take measures to preserve existing town records and historical collections.
- The East Montpelier Historical Society should work with the Vermont Division of Historic Preservation to correct errors in the inventory of historic sites in North Montpelier.
- The East Montpelier Historical Society should undertake an inventory of historic barns, outbuildings and other agricultural structures in East Montpelier. This document should become part of the official town records and be available to the Development Review Board in its deliberations.
- The East Montpelier Historical Society should publish a record of its activities in the annual Town Report.
- The East Montpelier Historical Society should assist owners of historic buildings who wish to apply for listing on the national or state Register of Historic Places.
- The East Montpelier Historical Society along with the Village Committee should encourage property owners within the Village Designation area to take advantage of tax credits for improvements to historic buildings.
- The Planning Commission should encourage the preservation of historic properties and historic settlement patterns in zoning regulations.
- The Cemetery Commission should continue to keep vegetation from overtaking the old family burial grounds.
- The Cemetery Commission should continue to repair/restore damaged and fallen gravestones, signs, and fences around the Town's cemeteries.



## PUBLIC SERVICES

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EDUCATION

---

ENERGY AND ENERGY CONSERVATION

---

TRANSPORTATION

---

SOCIAL SERVICES

---

FIRE PROTECTION AND AMBULANCE SERVICE

---

POLICE AND DISASTER PLANNING

---

SOLID WASTE

# EDUCATION

## HISTORY

The East Montpelier Elementary School (EMES) opened its doors in 1966 and housed grades one through eight. High school students were tuitioned to other school districts until the present 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 (aka U-32) opened in 1971 for students in grades 7 through 12 from the five-member towns.

Kindergarten students left the Morse School building 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 at EMES to begin in the spring of 2013.

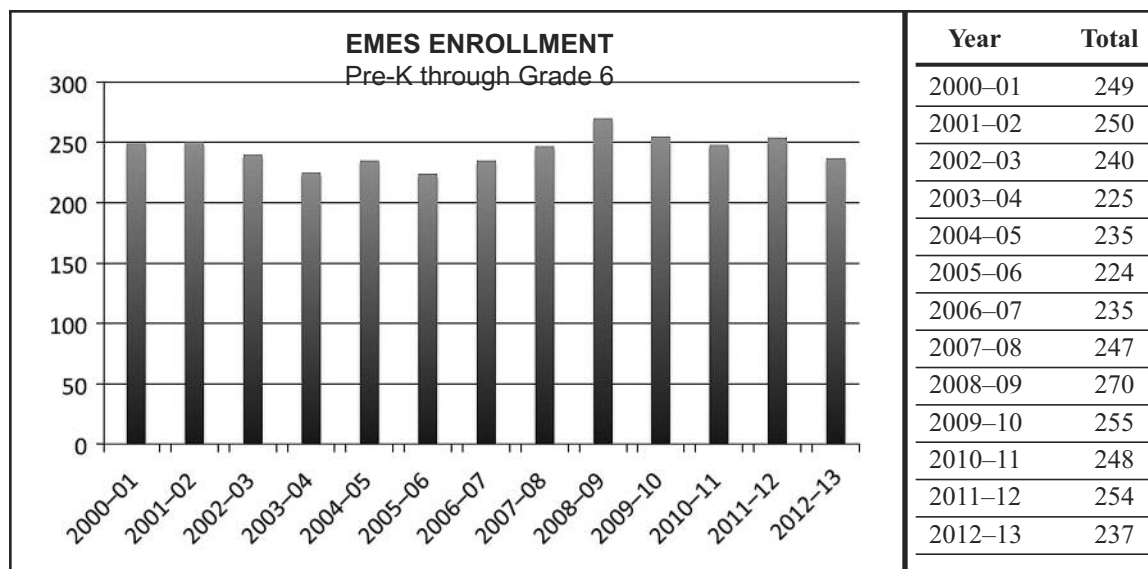
## CURRENT STATUS

Approximately 75 percent of property taxes raised in East Montpelier support school operations, with about 49 percent of this amount allocated to the elementary school and about 51 percent allocated to U-32 Middle/High School. In fiscal 2012, total education spending approximated \$5.9 million. Of this \$5.9 million, \$3.8 million is allocated from state revenues for equalized pupils in East Montpelier with the remainder of \$2.1 million raised through a combination of state and local property taxes.

## East Montpelier Elementary School (EMES)

The mission of our elementary school is to “Teach all children to become competent, caring citizens and life-long learners through a challenging and relevant curriculum.”

Education has always been a high priority and valued to East Montpelier residents. The elementary school is the focal point of the community. It is not only where our children learn; it is also used for many parental, community and recreation activities and events.







is comprised of the superintendent, curriculum, instruction and assessment, student services, early education, human resources, technology services, business/finance management and administrative assistant support staff.

#### Capital Improvement: Facilities Usage/Updates

The school continues with the process started a few years ago of creating a vision for the school for the next 25 years. The facility needs considerable work to address deferred maintenance but also to address capacity and 21st century learning.

The EMES Facilities Committee is working hard with the School Board to outline the facility's overall needs, to evaluate those needs and then to prioritize needs. The Committee is also researching costs and green technology, and taking into consideration community concerns and priorities as raised through the public process to date. At the same time the Committee is developing a capital plan to be proactive in maintaining the school building. In November 2012, town voters approved an \$8.1 million bond vote to implement a number of needed upgrades to the EMES building and campus. Construction is slated to begin in Spring 2013.

#### U-32 (Middle/High School)

A seven-member board with representatives from the five sending towns governs U-32 High School, a grades 7-12 facility located in East Montpelier. The current student population is 807 including 192 students from East Montpelier.<sup>2</sup> The number of representatives from each member town is based on a ratio of each town's population. Currently, East Montpelier has two representatives on the U-32 board.

The opportunity to hear the report of the U-32 Board of Directors occurs at a district meeting usually held just before Town Meeting Day. The U-32 budget is voted by Australian ballot at the March Town Meet-

ing held by each of the five sending towns. Administrative supervision is provided to U-32 through the WCSU, which employs a superintendent, director of special services, curriculum coordinator, business manager, several early educators, and support staff.

In 2001 the supervisory union, in collaboration with Washington Central Friends of Education, the Montpelier School District, and the Montpelier Downtown Association, received a 21st Century Community Learning Center three-year federal grant of \$4 million that created Community Connections. The grant provided funding to improve student scholastic performance, promote healthy behaviors among youth, and increase involvement of community members in the schools. With other state and federal grants, Community Connections continues to provide after-school and summer programs for youth pre-K through high school, mentoring with Girls/Boyz First, the alternative high school diploma, and activities for youth and families promoting physical activity and healthy eating. Community Connections collaborates with the Central Vermont New Directions Coalition to prevent drug and alcohol abuse.

In 1998, overcrowding, deferred maintenance, safety, and air quality issues led voters to approve a \$12.1 million bond to renovate and expand the U-32 facility as well as to create a designated middle school space. In 2000, voters approved additional spending authority of state aid for \$2.9 million. In 2001 a new academic wing and gymnasium were finished, and in mid-2002 the renovation of the old building was completed. The centerpiece of the school is the new atrium with all student support services surrounding it. The school has state of the art technology systems, expanded parking facilities, new athletic fields, a lighted game field for football, soccer, lacrosse, track, and field hockey. In addition, a structure was built to house the new wood chip fired heating system.

A goal of U-32 is for it to become a community-based educational facility. The new campus, which can accommodate 850 students, is expected to meet the academic and community needs of both students and adults in the area for twenty-five to thirty years.

The school features a unique teacher advisor (TA) system in which each staff member acts as an advo-

*2. Enrollment breakdown as of July 2012: Berlin 209; Calais 111; East Montpelier 192, Middlesex 131; Worcester 74. In addition to the town count, there are also students enrolled as Exchange (5), Lottery (9), Tuition (62), Homeless (11) and Waiver (Foreign Exchange 2).*



cate for approximately 15 students, and students address faculty members by their first names. Other strengths include: outstanding theater and fine arts programs, incorporation of sports and drama as co-curricular learning experiences, a strong elective course system, a standards-based experiential program for independent study, and the incorporation of multiple pathways. Advanced Placement (AP) courses have been added to the curriculum.

In addition to courses offered at the U-32 building, students are eligible to attend the vocational/technical programs at the Barre Technical Center. There are a variety of educational pathways, including Branching Out, the Alternative Path to a Diploma, The Pilot, and Community Based Learning, 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. Through a strategic planning process, the community has established a central goal of creating a learning community that promotes commitment to personal best.

## GOALS

- Provide for supportive and stimulating schools that promote learning for the students, staff, and community.
- Encourage all parents to become actively involved in their children's education at home and at school.
- Value the unique qualities of each student and motivate each to enjoy learning and experience success, both academically and socially, while instilling respect for the rights of others.

- Keep informed about student population changes and communicate information about the academic and economic effects of those changes on the school.
- Promote interaction among community members, including those without children, to encourage more community participation in the schools.
- Promote use of school facilities for adult education.

## ACTIONS

- The school staff should continue to design a curriculum that will advance the goals adopted by the school boards.
- The School Boards should continue to solicit participation by the public at large in budget discussions prior to their annual meetings.
- As part of long-range planning, the School Boards should address potential growth or decline in enrollment by conferring with the Planning Commission about anticipated changes resulting from planned development.
- Both schools should continue to seek methods to promote greater involvement of the general community in school programs.
- Both schools should retain the open-door policy of permitting residents access to the schools, and provide school space for adult education.
- The Auditors should publish the outcome of voting on all U-32 High School and East Montpelier Elementary School warned articles in the subsequent year's Town Report.

# ENERGY and ENERGY CONSERVATION

## HISTORY

Early settlers in East Montpelier found rivers to provide energy sources 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. Lighting was provided by homemade candles or kerosene lanterns. 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 Route 2 through East Montpelier Village and along VT Route 14 to North Montpelier. Later, Green Mountain Power purchased these rights and proceeded to lay out the power lines. In 1939, Washington Electric Co-Op began to install electric lines in the more rural areas of town that Green Mountain Power would not serve. 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 the 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.

## CURRENT STATUS

The residents of East Montpelier depend upon electricity, oil, gas, wood, coal, sun, and water (hydro) for their energy needs. The most locally-abundant source of energy is wood. Fuel for heat includes oil, wood, and gas and, to a lesser degree, coal, electricity and solar energy. Liquid propane gas, in many instances, has replaced electrical energy for cooking and water heating. Most other energy consumption for lighting and appliances (including well-water pumps) uses electricity. Fuel for town highway maintenance vehicles is primarily diesel, while private vehicles are primarily gasoline powered.

The town is served by two electrical utilities, Washington Electric Co-Op (WEC) and Green Mountain Power (GMP). Washington Electric Co-Op serves the more rural areas of town, a result of the original decision of Green Mountain Power not to make the economic investment to serve the rural areas of town. WEC serves 681 meters in town, about 52 %, while GMP serves 606 meters, about 48 %.

There are limited sources of hydro-generated electricity for East Montpelier energy users. A hydroelectric plant at the Wrightsville Reservoir Dam supplies about 2.7 million kilowatt hours per year to the Washington Electric Co-op, enough to power about 440 homes at current average consumption rates. 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 kilowatt hours 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. A small and privately-owned facility in North Montpelier on the Kingsbury Branch sells about 750,000 kilowatt hours annually the Vermont Electric Power Producers Inc. (VEPPI), enough to serve about 120 homes.

As of April 2013, the Renewable Energy Atlas of Vermont identifies 27 roof-top photovoltaic (PV) installations, 5 roof-top solar hot water installations, and 4 ground-mount PV installations in East Montpelier. All except one of the PV systems is net-metered (i.e., connected to the electricity grid). The largest solar installation to date is at the McKnight Farm. Kingsbury Hydroelectric Company recently added 220 photovoltaic panels and is producing 50kw of electricity.

The vast majority of energy consumed in East Montpelier originates from far outside our region. Notable exceptions to this are the wood-chip fired boilers

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 co-operation 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](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", car-pooling, 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.



# TRANSPORTATION

## HISTORY

The road system in evidence today was developed early in East Montpelier's history. A map of 1858 shows a road pattern almost exactly the same as today's. Center Road appears on a 1792 map as an early stage route between Montpelier and Newport. All town roads were gravel- and dirt-surfaced until the 1930s when paving began on the state routes.

From 1849 to 1956, trains operated on a line between Montpelier and Wells River. The East Montpelier stop, "Fairmont," was located on Route 14 south of the East Village and provided transportation for dairy products as well as passenger service. The town also was served for a time by an airport located in the area known as Paul's Square near the old airport hangar.

## CURRENT STATUS

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, but they are limited as a means of transportation by the widely dispersed pattern of development in the rural areas, and the lack of sidewalks, paths, or adequate shoulders along main roads.

The town's current road network covers approximately 74.1 miles and includes two arterial roads (US Route 2 and VT Route 14), five collector roads (County Road, Towne Hill Road, Center Road, VT Route 214, and Gallison Hill Road), and approximately 47 miles of residential roads providing access to homes and farms. Traffic on town roads ranges from very light to moderate. Traffic is increasing everywhere and problems arise when development results in roads serving two or three functions. For example, multiple residential curb cuts cause traffic conflicts on a collector road such as the County Road.

## Arterial Roads

US Route 2 passes through the eastern part of town, from the Montpelier city boundary to the village of Plainfield, and is the major link between Montpelier and St. Johnsbury. The second arterial road, VT Route 14, enters at the Barre Town boundary and passes through the villages of East Montpelier and North Montpelier. The Route 2 and 14 intersection at the northern end of East Montpelier Village was reconstructed in 2010 and is now a signalized T-intersection with left-turn lanes. Sidewalks, crosswalks and a pedestrian walk signal were also part of this project. Also in 2011 the Singing Bridge in North Montpelier was replaced with a wider but less musical bridge that includes a sidewalk on one side.

## Collector Roads

Collector roads generally provide a direct link between larger arterial roads and often carry cross town as well as local traffic.

**The 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 easy route between home and work. County Road has been repaved on numerous occasions.

**Towne Hill Road** is a heavily used cross-over between Montpelier and Route 2 near East Montpelier Village. The intersection at Route 2 is heavily used. The road serves as a collector for the residential area and as a major access route to U-32 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 High School. The road carries considerable traffic to Montpelier, Route 2 and the Barre-Montpelier Road but serves prima-

rily as access to the high school. The intersection with Towne Hill Road is heavily used. There are several residential properties along Gallison Hill Road.

**Vermont Route 214**, the Plainfield-North Montpelier state highway, is a collector road connecting Routes 2 and 14. It serves residents of Plainfield and Marshfield and Goddard College. The Northwood Campus formerly part of Goddard College is now a residential apartment development known as Northwood Village.

**Center Road** is paved into East Montpelier Center village and then becomes a gravel road continuing north to Adamant. The Center Road is quite scenic and provides good encounters with the town's rural character. Identified as an historic site on the Vermont Division for Historic Preservation survey, a narrow section of the road passes through a beautiful canopy of maple trees, a scenic attraction enjoyed for many years. Most traffic tends to cut across to the Elementary School and Route 2 along Dodge Road to Vincent Flats Road (also a paved road). These roads serve as collector roads perhaps more so than the northern portions of Center Road.

**Collector Road Traffic Count History \***

	1993	1996	1997	2000	2001	2010
County Rd	1700				1700	1300
Towne Hill			1900		2800	2500
Gallison Hill			1200		1300	1600
VT Rt 214		640		750		720
Center Rd			560		650	570

*\* Data represents the calculated Annual Average Daily Traffic (AADT) volume for road listed. All AADT's are combined two-way volume of the road.*

Traffic volumes are monitored by the Vermont Agency of Transportation. The table above shows traffic patterns on East Montpelier's collector roads. In general, traffic volumes have been consistent over the last ten years with the exception of Towne Hill Road which has experienced significant growth in traffic volume since 1997. Towne Hill Road is a popular bypass route to and from Montpelier.

## Residential Roads

The majority of road mileage in East Montpelier is classified as residential. Virtually all residential roads

are gravel, and most 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 expressed by a number of respondents to the 2011 Town Plan Survey to keep the narrow, traffic-slowng rural nature of the road network. Most roads have a posted speed limit of 35 mph. County, Center, and Towne Hill Roads have been posted at 40 mph. Road postings occurred over concerns that people were driving too fast.

## Class 4 Roads

In addition to the normally traveled roads, the town also owns approximately 2.5 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 a separate category. There are five legal trails totaling 2.6 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.

## Town Road Policies

In 2012 the Selectboard approved policies for the upgrading and acceptance of roads. The first addresses Upgrading Class Four Roads to Class Three Roads, and the second addresses the Acceptance of New Town Roads. The policies address issues of cost, standards and appropriateness. The new town roads policy states: "The Selectboard does not encourage additional town roads, with the associated costs of their maintenance."

## 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 or Legal Trails, or allow the land to revert to the adjacent landowners. The East Montpelier Selectboard appointed a committee to study this issue. The committee received a grant from the Department of Housing and Community Affairs for \$1,500 in 2007 to assist in the study. Most of East Montpelier's old roads have continued to be in use or identified in records so that there were few ancient roads that required investigation. Nine possible ancient corridors were identified, of which two were given further study based on public comments. These roads connected Sibley/Foster Road and extended to Lightning Ridge Road in Calais. Records for these road corridors are 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.

### **Road Maintenance**

The town road crew consists of four full-time employees. The town's road equipment includes four dump trucks with plows and sand spreaders, a grader, front-end loader, backhoe, and chipper. (A detailed list is updated annually in the Town Report.) The size of the road crew and the inventory of equipment need to reflect the direction the town chooses to take on road maintenance. 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.

Another area of concern for road maintenance is obtaining and paying for the gravel needed to maintain the town's roads. The town no longer has its own gravel pit and must purchase gravel or crushed granite from neighboring towns.

In 1995, in response to the desire to maintain the rural look of the road network, volunteers led by the Town Forest Committee began a program to beautify the roadsides. This includes the clearing of brush and the planting of new trees. The committee works with the Road Foreman to maintain the results of their efforts, including consultation with affected right-of-

way landowners before marking trees for cutting, as well as to ensure safe road conditions.

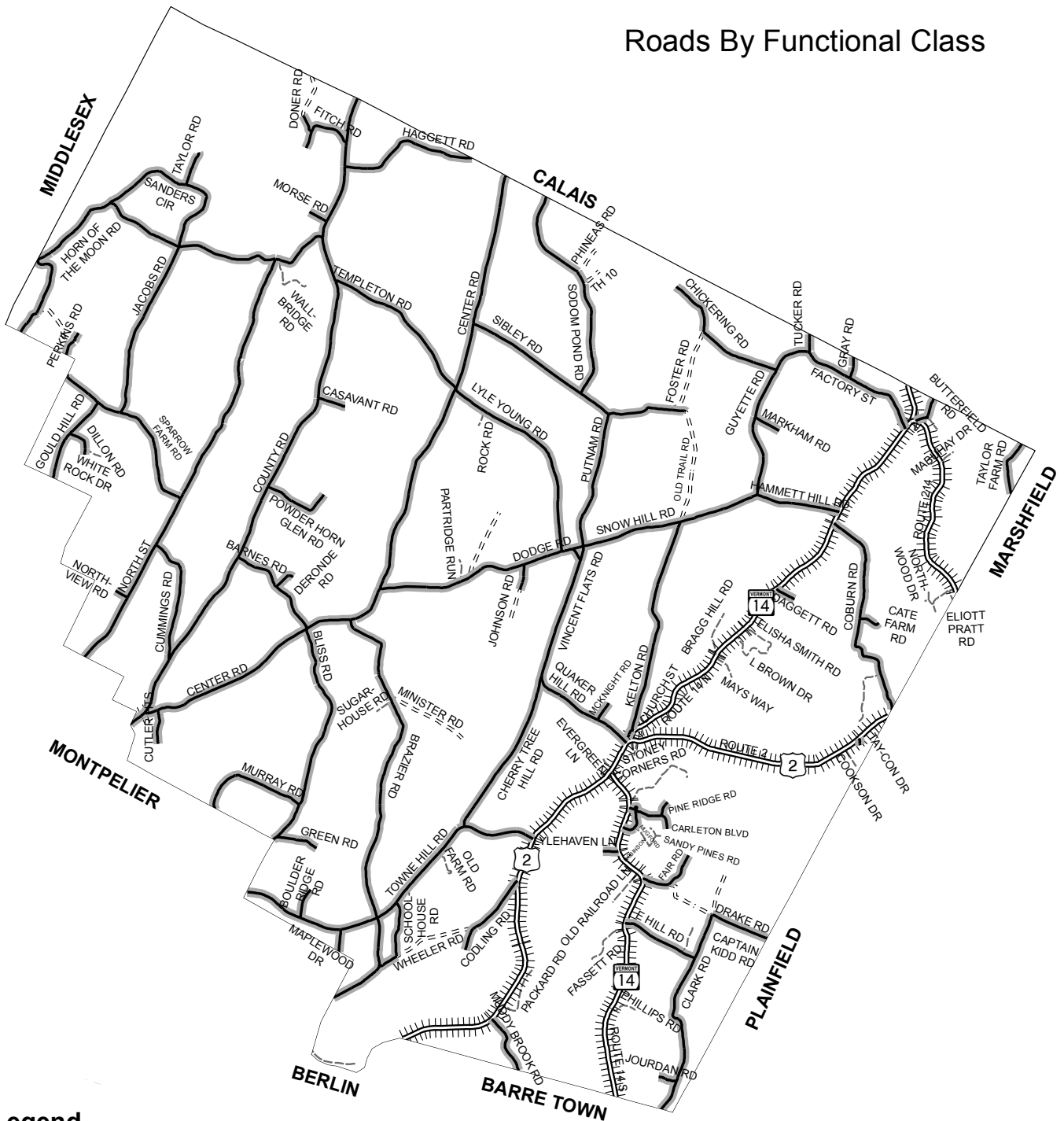
### **Public Transportation**

Green Mountain Transit Agency (GMTA) currently operates two bus routes through East Montpelier. The bus currently stops at the parking lot in front of Washington Electric Coop (WEC) off of Route 14. A new Park and Ride facility is currently being planned for the old Fire Station site on the opposite side of Route 14 (see below under New Projects). The US 2 Commuter runs between Montpelier and St. Johnsbury twice daily in the morning and late afternoon. The Health Center Community Shuttle runs three days a week to and from the Plainfield Health Center along Route 2 and Route 14 from Barre. Advance notice is required for pick up. Other services are available by arrangement for the disabled and elderly for medical and shopping needs. Currently, public transportation is provided to residents of East Montpelier by GMTA Wheels RideShare program, the Rt.2 Van Pool, and Wheels to U-32 and Senior Meals Program. The availability of public transportation helps to reduce problems of isolation in rural living. Public transportation routes, times and availability are subject to change. Please visit <http://www.gmtaride.org> for detailed information or call 802-223-7287.

### **Bicycle and Pedestrian Accommodations**

In recent years there has been increasing interest in providing sidewalks within East Montpelier Village. A number of local residents walk between their homes and the Post Office or Dudley's store. Some children also walk along these state highways to school or to meet the bus. The situation is both dangerous and a deterrent to pedestrian use of the village. As a result of strong local interest, a sidewalk study was conducted through a grant from the agency of transportation. The engineering firm of Dubois and King was hired to conduct a feasibility study. The study explored several alternatives including options for bike lanes. While a portion of the proposed sidewalks may be included in near term budgets, a sidewalk along the entire length of Route 2 is likely to be completed in phases.

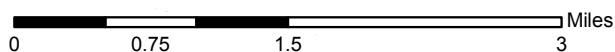
# Roads By Functional Class



## Legend

### Town Roads by Functional Class

- Arterial Roads
- Town Local
- Class 4/ Legal Trail
- Private



Map Created 01/03/13 by CVRPC  
N:\Towns\EMontpelier\Town\_Plan\_2012\ Roads by Function Class.mxd

Source:  
Road by Functional Class: VTrans and CVRPC, 2013

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.

Safe pedestrian and bicycle movement is of interest in many parts of town. North Montpelier residents have expressed interest in sidewalks and other residents have requested safer shoulders for biking along roads like Towne Hill Road.

## Budget

Federal and state governments pay for all of the costs of maintaining federal and state highways (US 2, VT 14 & 214). The town, with some federal and state financial assistance, is responsible for the repair and maintenance of town roads. According to the Annual Town Report, Town Highway Department expenses in Fiscal Year 2011 totaled \$563,600.61, or approximately 30% percent of the Town's total expenses and 71% of the Town's general expenses (excluding school budget). This budget was divided among Operations (55%), Town Garage (3%), Equipment Repairs (9%) and Labor (33%). Most funding for local road expenditures comes from local tax dollars; however, the town does receive state funding on a per-mile basis, which in 2001 amounted to 18 percent of total highway expenditures.

### Roads and Legal Trails in East Montpelier

State Highways (Rt. 2, 14, 214) = 12.09 miles  
 Class 2 Town Highways = 14.44 miles  
 Class 3 Town Highways = 47.60 miles  
 Class 4 and Legal Trail = 2.6 miles

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**Total Maintained Roads = 74.13 miles**

Total All Road Rights-of-Way = 76.73 miles

## Scheduled Future Projects

**Route 14 Bridge:** Plans are currently progressing to replace the Route 14 bridge (Bridge #68) at the south end of East Montpelier Village. Issues with regard to providing conduits for water and other utilities across the bridge are under discussion. Work to replace this deteriorating bridge is scheduled to begin in 2015. The project will include a signalized intersection and left turn lanes. A sidewalk over the north side of the bridge will extend up to Route 2. Wiring for a push button pedestrian cross walk will be installed and can be put into operation when and if a sidewalk is built along Route 2.

**Park and Ride Facility:** The Town is currently working with the State and Washington Electric Coop to develop a Park and Ride facility on the site of the former Fire Department. The Park and Ride would accommodate approximately 35 cars as well as a bus shelter.

**Village Sidewalks:** The Town received funding from the State's Bicycle and Pedestrian program to design and build sidewalks within East Montpelier Village.

## Regional Coordination

It is important that local land use and transportation decisions are considered in the context of the regional transportation network that serves East Montpelier. In addition to the need to coordinate planning for alternate transportation modes, such as public transit, with neighboring communities it is important to consider local highway improvements in a regional context.

## Access Management

The efficiency and safety of all town roads are directly affected by the frequency and location of points of access or curb cuts. The design of curb cuts is also important in terms of drainage and road maintenance. Some access management methods are appropriate to residential development, some to non-residential development, and some equally to both. Specific standards cited in the Central Vermont Regional Transportation Plan for improving access management include the following:

- minimum sight distances at a driveway or road intersection,
- maximum number of driveways per lot,
- mandatory shared driveways, and
- optimal corner turning radius.

Measures such as these may be incorporated in zoning and subdivision bylaws as well as curb cut permits. Consistent and comprehensive access management policies are necessary to balance the needs of motorists, pedestrians, bicyclists, and other users of the roadway system to travel in safety and efficiently.



## GOALS

- Maintain and plan for a network of roads that will provide safe and adequate transportation for all road users balanced with the desire to retain the scenic beauty and natural areas of town.
- Maximize safety for through-travel on collector roads while allowing reasonable access for landowners, pedestrians, bicyclists, and other local, non-motorized travel.
- Coordinate land-use and transportation planning. Foster pedestrian-friendly, traffic calming design in village centers.
- Enhance opportunities for public transportation.
- Encourage public participation in transportation planning, including involvement from neighboring towns when appropriate.
- Promote and educate the public about cost-effective energy efficiency in transportation planning and the benefits of alternative means of transportation.

## ACTIONS

- The Selectboard should develop policies for the construction and cost efficient long-term maintenance of roads that focuses on safety, adequacy, and access, and complements the other goals of this plan.
- The Selectboard and Road Foreman should ensure that the rural character of roads is maintained in maintenance and improvement projects. If changes are proposed notify the public and consider 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.

- The Planning Commission should work with the Selectboard to establish clear design and safety standards for new roads and private driveways in the zoning regulations and subdivision bylaws, and to coordinate review procedures for approval of subdivision roads. Regulations should ensure that development plans minimize the construction of new roads and driveways and reduce roadway width requirements to the minimum possible.
- The Selectboard should work with the Agency of Transportation to ensure that all transportation projects meet the goals of this plan including providing multiple use accommodations especially for pedestrian and bicycle use, and protecting the character of the roadside.
- The Planning Commission should meet periodically with the town representative to the Regional Transportation Advisory Committee and invite the public to participate.
- The Selectboard should work with neighboring towns on transportation projects of mutual interest, and coordinate purchases of material, goods, and services when possible.
- The Road Foreman should continue to coordinate efforts with the Tree Warden and Town Forest Committee to beautify the town's right-of-way at the edges of roads in a manner that balances the need for safety and access with scenic beauty.
- The Selectboard should review the town's speed limits and consider reducing traffic speeds within the town's villages, posting more gravel roads, maintaining or reducing speed limits on collector roads, and stricter enforcement on collector roads.

# 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 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 provide assistance in specific areas.

## CURRENT STATUS

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 con-



tinuing 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.

On a more local level, the town's four churches (Old Meeting House, Old Brick Church, Crossroads Christian Church, and Lighthouse 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 special needs of their members. 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. The churches noted above within East Montpelier are referenced on the facilities map.

More information regarding the availability of services can be obtained from the Town Clerk, the Town Service Officer, or from the East Montpelier Elementary School.

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 who work together to provide assistance to 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. The Front Porch Forum, an on-line way to connect East Montpelier residents that became available in late 2011, can also be used to communicate service needs.

East Montpelier recognizes the need for safe and affordable quality child care services. The town has four known Registered Home Care Providers and seven known Licensed Providers, including East Montpelier Elementary Preschool, Community Connections at East Montpelier, and Community Connections Preschool Aftercare at East Montpelier Elementary. 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.

## GOALS

- Facilitate access to services for those in need.
- Promote and support person-to-person informal helping networks.

## ACTIONS

- The Town Clerk and the Elementary School should continue to post up-to-date information for residents to learn about existing social services.
- The Funding Request Study Committee should continue to evaluate requests from Social Service agencies in light of the needs of current residents.
- Individuals in need of services should direct requests or needs to the Town Service Officer when appropriate.
- A town web site should be created consistent with Secretary of State layout and content.
- Neighborhood groups, who are inclined to do so, should contact the Town Service Officer who can maintain a listing of neighborhood groups' points of contact.

# FIRE PROTECTION and AMBULANCE COVERAGE

## HISTORY

Since 1964 the East Montpelier Volunteer Fire Department Inc. (EMFD)—a private nonprofit corporation (501c3)—has provided fire and first response to the towns of East Montpelier and Calais. EMFD has relied on volunteers, and continues to focus its energy on remaining a predominately volunteer organization. Due to the large demographical area and the rural nature of its coverage area, EMFD operates out of two stations that are strategically located in close proximity to major roadways (County Road and US Routes 2 and 14).

## CURRENT STATUS

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.

In spring 2010, the EMFD moved into the new state-of-the-art facility, located in the village at 54 Village Acres (on property just off Route 2). This 8,000 square foot building incorporates four apparatus bays, operations room, lockers, kitchen, offices, and community room. The building is fully sprinklered and has full emergency generation and is designed to operate as the Emergency Operation Center (EOC) for the towns of East Montpelier, Calais, and surrounding communities during major emergencies. The EOC has been put into operation on two occasions (the most recent during Tropical Storm Irene in August 2011) and is proving to be an invaluable resource. This new building is jointly owned by East Montpelier and Calais. 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.

With the completion of the new building, EMFD proposed and successfully expanded its services to include the start-up 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. A three year contract for services was signed by both East Montpelier and Calais in 2010 which included a level-funded budget (fire and ambulance) and included the start-up of a self-funded capital replacement fund. This fund will help pay for future equipment purchases such as trucks, fire and emergency medical services (EMS) equipment, and maintenance of the emergency services building. At the conclusion of the first year more than \$60,000 was deposited into the capital replacement fund – this exceeded the projected \$52,000.

EMFD also is providing ambulance services to the Town of Plainfield. The revenue from this will also be deposited into the capital replacement fund. Secondly, this venture supports our ongoing desire to partner with our neighboring communities to improve services and share resources when possible.

The chart appearing at the end of this chapter defines since 2009 the nature and origin of fire and ambulance emergency calls plus burn permits issued. The number of total calls each year is increasing and the majority of total calls arise from within East Montpelier.

## Staffing

The current staffing model that is being utilized has been and is very successful in other communities such as: Williamstown, Northfield, and White River Valley Ambulance. EMFD should continue to collect data to assure resources are deployed in such a manner that paid staff supplements its volunteer staff. By



	East Montpelier	Calais	Plainfield	Mutual Aid	Totals
<b>Ambulance Calls:</b>					
2009/10	219	59	0	0	278
2010/11	189	93	70	0	352
2011/12	209	67	96	25	397
<b>Fire Calls:</b>					
2009/10	109	44	0	21	174
2010/11	122	58	0	12	192
2011/12	119	39	0	24	182
<b>Burn Permits:</b>					
2009/10	0	0	0	0	0
2010/11	60	0	0	0	60
2011/12	139	0	0	0	139
<b>Total Calls:</b>					
2009/10	328	103	0	21	452
2010/11	371	151	70	12	604
2011/12	467	106	96	49	718

doing this, both the level of services needed and the cost of the services will be sustainable. Nationally, services such as EMFD are weakest during daytime hours while its volunteer staff is most likely to be working; therefore, EMFD needs to remain keenly aware of this fact.

With the ever growing demands on our volunteers and the start-up of the ambulance EMFD has transitioned from an all-volunteer department to a combination volunteer/paid department. EMFD is currently staffed as outlined below and continues to rely heavily on volunteers and like departments nationally feeling the pressure of members who are available during daytimes. From July 1, 2010 to June 30, 2011, EMFD responded to 604 calls. Over 80% of those were EMS related and over 45% of those were during the hours of 8:00am and 6:00pm. The following schedule reflects how EMFD covers/staffs the ambulance; fire coverage has not changed:

**Shift #1** – 12:00 a.m. to 8:00 a.m.  
Crew Chief, Attendant, Driver

**Shift #2** – 8:00 a.m. to 4:00 p.m.  
Paid staff (1 EMT-I) supplemented  
by volunteer responders

**Shift #3** – 4:00 p.m. to 12:00 a.m.

Paid staff (1 EMT-I), Attendant, Driver

Essentially, EMFD is staffed 8a.m. to 12a.m. with one paid staff member, the other responders are paid a small stipend to cover other hours (\$5.00 per shift) and then paid \$10.00 per call (transports only) The paid staff consist of many EMFD members as well as trained providers from other services. The paid staff have 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.

### Equipment

EMFD currently operates the following equipment:

- 2 Class “A” pumper/tankers (one at each station)
- 2 Tankers (both used town truck chassis; both housed at Templeton Road facility)
- 1 Heavy Rescue (used truck purchased from Essex Jct.; housed at ESF)
- 2 ALS ambulances (both used and housed at ESF)
- 1 Utility truck (used for day to day operations, EMS first response, brush fires; housed at ESF)



The capital replacement fund through 2021 calls for the purchase of a new ambulance in 2014 and a Pumper replacement in 2021. EMFD attempts to purchase all future equipment through the self-funded EMFD capital replacement fund; however additional public funds may be required to replace existing aging equipment.

## Water Supplies

Currently the town has dry hydrants located at these locations: Packard Drive, Vincent Flats Road, Center Road, Templeton Road, Horn of the Moon Road, Sparrow Farm Road, Factory Street, Northwood Drive, East Hill Road, and Clark Road. These dry hydrants were largely constructed through grants initiated by EMFD.

EMFD has also discussed additional water supply opportunities such as coordinating with the Agency of Transportation to provide a dry hydrant as part of the planned US Rte. 2/VT Rte. 14 bridge construction project. There has also been discussion of a potential future water supply for the existing hydrants in the Village.

## GOAL

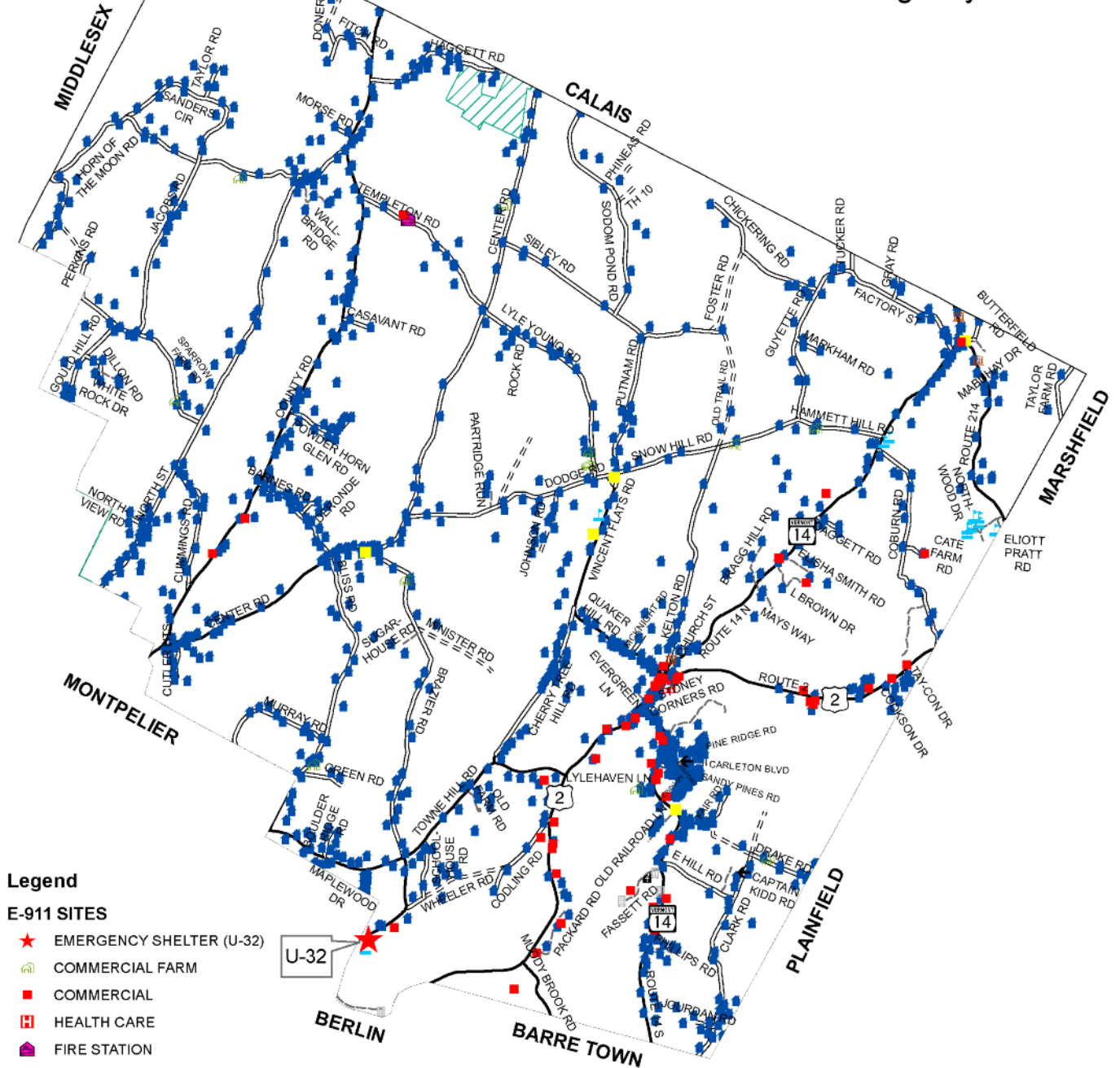
- Continue to maintain adequate fire, EMS and emergency response.

## ACTIONS

- Town officials should continue to strengthen its relationship with Calais to assure and foster continued partnerships such as joint ownerships, and shared emergency services.
- Town officials should work diligently with EMFD to encourage, support, and promote its mission of providing state of the art emergency services.

- EMFD should continue to work closely with town officials in regards to assuring the delivery of services, the cost of services, and the reliability of services.
- EMFD should continue to provide quarterly meetings for both selectboards that give updates on operations, and finances of EMFD, as specified in the contractual language.
- EMFD and town officials should continue to work together to assure that Emergency Operation Plans, Disaster Mitigation plans and other essential documents remain up to date.
- EMFD should continue to provide fire prevention, community risk, awareness classes throughout community. These efforts if possible should be expanded to parts of community such as; neighborhood groups, landlords, tenants, and other groups of interest.
- EMFD should continue to stay focused on retaining/promoting volunteer services and look at ways of allowing and welcoming assistance from not only those interested and/or able to participate in firefighting operations, but those able to assist with administrative/support operations.
- EMFD should continue to collect data to assure human resources are deployed in such a manner that paid staff supplements its volunteer staff.
- Both EMFD and Town should look to expand its available water supplies. In the future, the Town should assure that infrastructure improvements such as the US Rte. 2/VT Rte. 14 intersection and Village Bridge replacement project incorporate dry hydrant/river access.
- EMFD should continue to work closely and support its membership within the Capital Mutual Aid System; this system is designed for communities to help each other during large emergencies at no cost to each other.

# E-911 Sites/Emergency Shelter



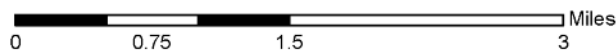
## Legend

### E-911 SITES

- ★ EMERGENCY SHELTER (U-32)
- COMMERCIAL FARM
- COMMERCIAL
- HEALTH CARE
- FIRE STATION
- HOUSE OF WORSHIP
- GOVERNMENT/TOWN
- INDUSTRIAL
- PUBLIC GATHERING
- EDUCATIONAL
- RESIDENTIAL

### Town Roads

- Pavement
- Gravel
- ... Class 4/ Legal Trail
- Private
- Town Forest



Map Created 01/03/13 by CVRPC  
N:\Towns\EMontpelier\Town\_Plan\_2012\Housing Distribution Map.mxd

SOURCE:  
E911 Sites: E911, 2012.  
Roads: VTrans 2012.

Town Forest Data: Vermont Town Forest Database, 2009.

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.

# POLICE and DISASTER PLANNING

## CURRENT STATUS

The Vermont State Police (VSP) continue to provide the bulk of law enforcement within East Montpelier. They routinely respond to break-ins, domestics, motor vehicle accidents, and other 911 calls as needed. Additionally, the town contracts extra coverage (40 hours per month) which are primarily being used to address traffic violations on roadways within town. VSP tend to patrol parts of town based on the concerns and requests made by residents.

The town has two elected Constables that do not enforce traffic laws or engage in law enforcement duties other than animal related responses. The constables also assist VSP when requested during non-violent type emergencies.

Recently, emergency/disaster preparedness has been front and center. The failure of a beaver dam above the Adamant Dam, the flash flooding in early spring 2011, and Tropical Storm Irene in late August 2011 tested the town's abilities to handle such events and highlighted the importance of disaster planning documents. As of this writing, the town's Emergency Operations Plan and Hazard Mitigation Plan are approved and up-to-date. The events above shed light on the fact that more attention needs to be given to updating and reviewing these plans, as well as educating all town officials of such plans as newly elected officials join our team.

The primary emergency shelter for East Montpelier is the Barre Auditorium since the East Montpelier Elementary School currently lacks emergency power and has limited resources. The 2012 bond vote for improvements to EMES did not include the purchase and installation of an emergency generator. The American Red Cross is a valuable asset during an emergency. U-32 is the second shelter and has a contingency plan to staff and operate the shelter if it were opened at that location.

With the construction of the new Emergency Services Facility (fire station), the town now has available a state-of-the-art Emergency Operation Center (EOC)

which includes the community room designed to offer space for up to 40 local, state, and federal officials to coordinate and deliver emergency or disaster services. Within this space, eight different work spaces are available that will offer phone, internet and radio communications, all done without interrupting the operations of EMFD.

## GOALS

- Ensure that police and disaster services continue to meet the needs of residents
- Develop and maintain a Rapid Response Plan and an Emergency Operations Plan that reflects the needs of our community during emergency situations.

## ACTIONS

- The Selectboard should continue to evaluate the cost and effectiveness of contracting police services to agencies such as the Vermont State Police and Washington County Sheriff's Office.
- The EMFD should evaluate relationships of local officials (Emergency Management Coordinator, Constables, Road Foreman, Health Officer, EMFD, Selectboard) to better understand compatibility roles and responsibilities.
- Town officials should maintain relationships with Vermont Emergency Management, Vermont State Police, and other State and Federal agencies to assure availability of assistance.
- Town officials should coordinate with EMFD a semi-annual table top/practical drill that introduces officials to the operations and functions of the EOC and Emergency Operations Plan.
- All emergency response plans should be reviewed annually by major stake holders (i.e. town officials and EMFD).
- Town officials should work closely with the Central Vermont Regional Planning Commission and Vermont Emergency Management while developing, maintaining, and testing emergency response plans.

# 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, many of which yield interesting treasures today. 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 Route 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 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 1990, CVSWMD proposed the establishment of a solid waste facility with a lined landfill and recycling facility designed to serve all member towns, to be located in East Montpelier near the existing Central Vermont (CV) Landfill. At the same time the current landfill owner proposed a similar facility using the existing CV landfill site. The town voted to reject the district’s proposal in 1991. About the same time, the provisions of Act 78 were 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 and since that time the current owner runs a transfer station and recycling center. CVSWMD community waste is serviced by the lined landfill in Coventry, Vermont.

## CURRENT STATUS

From the work place to everyday household trash, solid waste should be an issue of great concern to everyone. The average household in East Montpelier spends as much as \$5 per week to as much as \$50 per month to dispose of household trash. With more than 1,060 households in town, that is approximately \$260 to \$600 per year per household being spent on disposal of household trash. Disposal of electronic waste (e-waste) such as televisions, computers, and larger objects such as stoves, refrigerators, furniture, or construction debris, as well as hazardous materials, including paints and pesticides, pose greater challenges. They not only require additional handling and costs, but they pose additional environmental concerns. CVSWMD continues to assist communities in setting up safe and economical disposal of these items.

Roadside dumping from tires to appliances to everyday trash is an environmental, as well as safety and aesthetic, issue. Two programs, Green-Up Day and Adopt-a-Site, are attempting to reduce or eliminate illegal litter. In 2012, Green-Up day volunteers collected 2,580 pounds of garbage and 117 illegally dumped tires. State law prohibits depositing junk cars and garbage on lands of others or within 300 feet of the lands of others, or 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.

Recycling and composting can help to reduce the amount of solid waste going into our landfills. Casella operates a recycling center on US Route 2 in Berlin where many townspeople dispose of glass, cans, cardboard, and other recyclable materials.

Casella also operates a transfer station and recycling center at the site of the now closed CV Landfill. Town trash is trucked from there to other landfill sites in the region. Since 1974 the Barre Granite Association has maintained a granite sludge disposal site on its property off of VT Route 14 South. Both

of these operations operate with Conditional Use Permits, administered by the Development Review Board (formerly Zoning Board of Adjustment), with periodic reviews.

East Montpelier continues to be active with the CVSWMD with a community member serving on the board and participates in such programs as the Composting Program for Schools and most notably the Zero Waste initiative. CVSWMD is Vermont's second largest solid waste management district and is charged with leading our member communities to reduce waste. In 2004, CVSWMD broke the mold by becoming the first such municipality on the east coast to set a Zero Waste goal. 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. The CVSWD member communities are proud to be an ongoing part of Vermont's Zero Waste evolution!

Achieving zero waste means that 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, while governments and municipalities worldwide actively promote a zero waste future as the only way to go. Zero waste systems would ease the economic and environmental burden of raw resource extraction. Sound consumer choices play a role as well. Through careful purchasing, reuse, recycling, and composting programs like those offered by CVSWMD, residents kept about a third of those waste materials out of landfills in 2008. That means we still had tons of "waste" to put somewhere!

## GOALS

- Ensure an environmentally sound and economically responsible plan for the town's solid waste, including access to a solid-waste facility that will meet the needs of the residents of East Montpelier for the foreseeable future.
- Ensure that local zoning regulations reflect the community's concerns about solid waste disposal.
- Through public awareness, encourage citizens to reduce, reuse and recycle under the initiatives developed by the CVSWMD.
- Continue to have the Selectboard appoint a community member to the CVSWMD Board.
- Protect the character of the area surrounding the present solid-waste facility located in East Montpelier.
- In line with the CVSWD "Zero Waste" initiatives, achieve a 10% reduction of landfill disposal of solid waste generated by town residents, town offices, the two schools and other town government operations.

## ACTIONS

- The Selectboard should encourage citizens to let the town know of any trash trouble spots.
- The Selectboard should improve enforcement of illegal dumping and storage.
- The Selectboard should continue to participate in Green-Up Day and Adopt-A-Site as part of its educational programs with the CVSWMD. These programs may be funded by grants from the state and solid waste district.
- The Selectboard should ensure that special disposal days and sites are posted at the Town Clerks office, in the East Montpelier Signpost and on Front Porch Forum.
- The Selectboard should enforce local ordinances and state statutes regulating burning, dumping, storage, and other disposal of solid waste in order to protect health and safety of the community.





## NATURAL RESOURCES

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FOREST RESOURCES

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EARTH RESOURCES

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WETLANDS, WATERWAYS AND WILDLIFE

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SCENIC RESOURCES

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WATER SUPPLIES AND AQUIFERS

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# FOREST RESOURCES

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, water quality, recreational opportunities, and quality of life of residents and visitors alike. With increased commercial and residential development, one thing is certain: the management and conservation of our forests and other natural resources have become more important.

## HISTORY

In 1962, the town purchased about 100 acres of land off Haggett Road, in the northern section of town, as a Town Forest. For many years it was underused. Since the late 1980s, thanks to the efforts of the Town Forest Committee, a management plan has been developed and implemented, and several timber sales have been conducted, the most recent in the winter of 1998. More than 500 cords and 392,000 board feet of timber, primarily white pine, were harvested resulting in revenues to the town of nearly \$48,000. In addition, the Recreation Board has established a series of hiking trails in the Town Forest, which are heavily used throughout the year. As more land in East Montpelier is developed, the importance of the Town Forest will grow.

## CURRENT STATUS

East Montpelier's forest cover – now estimated at 58 percent – has expanded since the mid-nineteenth century, a time when much of the town's woodland had been harvested and replaced by pasture and farm fields. As an indicator of the relative importance of farming in East Montpelier, the average percent of forestland in the state is 76 percent. Conversion of forest back to agricultural fields and forest loss to single-family housing development has seen a reduction in the total acreage of forest in the past decades.

Publicly-owned forestland accounts for about 220 acres, or 1 percent, and is located at the East Montpelier Town Forest (100 acres), the Wrightsville Dam

(38 acres owned by the state), Baird property involving two parcels (45 acres total), property behind town garage (26 acres), Benton property (11 acres) and various small state-owned parcels scattered around town. Private landowners own the remaining acreage. Some are well-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.

The state's Current Use Value Program, established in 1980, provides significant tax incentives for landowners who agree to keep woodland undeveloped and follow forest management plans. In 2001, 4,581 acres of forestland were enrolled in this program. As of 2011, this has increased to 5,718 acres. This almost twenty percent increase in enrollment in the Current Use Program in ten years shows how important this program is in maintaining the town's working landscape. A total of 92 individual parcels are currently enrolled in Current Use. Because property tax burdens are often cited as a reason for forestland conversion, encouraging continued or increasing enrollment in the Current Use Value Program is an important goal.

Land conservation efforts, started in the mid-1980s, have led to the protection of about 3,100 acres in the town. Although focusing on agricultural resources, land conservation has had an impact on forest resources as well. Recent conservation activities have focused on public water protection areas and recreational access. An agricultural land assessment, LESA, was conducted in town to identify significant farmland resources for potential conservation. Analyzing large unfragmented forest blocks remaining in town would be beneficial as well.

Data on the classification of forest types found in town shows the following: 2,185 acres of broadleaf, 5,138 acres of coniferous, 3,965 acres of mixed, and 555 acres of wetland. Much of the forest in East Montpelier appears to be second- and third-growth

timberland that has been harvested previously, with good potential for future harvest. Land conversion from pasture to forest accounts for the remainder. This is typically in a state of low-value softwood and scrubland, which although possessing wildlife habitat, will require management to provide future forest products. Numerous sugar bushes dot the landscape in town, as well as Christmas tree plantations. These value-added forests provide additional income to forest landowners.

Harvesting of forest products is evident throughout town, both in terms of larger commercial operations and homeowner activities for domestic wood heat 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 Route 14 North is the only local sawmill, producing approximately 50,000 board feet of lumber annually, 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. The two facilities use approximately 1,150 tons of wood fiber, which is transported into town.

In addition to East Montpelier's forests, 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. Many of the mature sugar maples which line our scenic roadways are in serious decline due to age, road salt, and road maintenance practices. 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. Not only do they provide shade, but they reduce dust, control soil erosion, and assist in traffic calming. A new 'Town Green', part of the reconstruction of the junction of US Route 2 and VT Route 14 North will over time become a shady community gathering spot for local events. With these amenities come maintenance responsibilities however.

Forestland has many non-commodity values as well. It provides wildlife habitats, serves as aquifer pro-

tection zones, reduces soil erosion, and protects often overlooked natural communities. The Agency of Natural Resources has identified four sites in East Montpelier with rare or significant natural communities that should be recognized and protected. Another three sites are within 1,500 feet outside of the town borders. Forest buffers along streams play a critical role in maintaining water quality and assist in recharging the town's aquifers. Flood events may become more frequent, making the protection and improvement of riparian areas an important goal in the years ahead. Wildlife habitats, such as deeryards, and travel corridors are enhanced by a variety of forest types. Significant habitats are shown on the next page.

Even though most of the forestland in East Montpelier is owned by private individuals, 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 as well as 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.

The forests of Vermont, and in turn East Montpelier, are exposed to a number of threats. Perhaps the single biggest threat is the conversion of forests to other uses. Conversion may stem from parcelization, changing landowner objectives and development. Results from conversion include fragmentation of wildlife habitats, impacts to natural processes, ability to manage effectively for forest products, and loss in integrity of natural communities. A second concern is the increase in invasive, non-native plants; European buckthorn, barberry, honeysuckle and hogweed are just several of the multitudes of plants that are taking over native vegetation along our roadways, fields and forests. Spreading by wildlife and human activities makes invasive plants difficult, but not impossible, to control. Of equal concern is the potential introduction of invasive pests. Much has been made of the impacts of emerald ash borer, Asian long-horned beetle and hemlock woolly adelgid on our

forest ecosystems. These pests, if established, could have serious consequences, particularly in sugar-bushes. A final threat, one with far reaching consequences, is impacts from global climate change. Adaptation of our forest to climate change will be difficult to measure, but future management decision may need to be altered to deal with these implications.

## GOALS

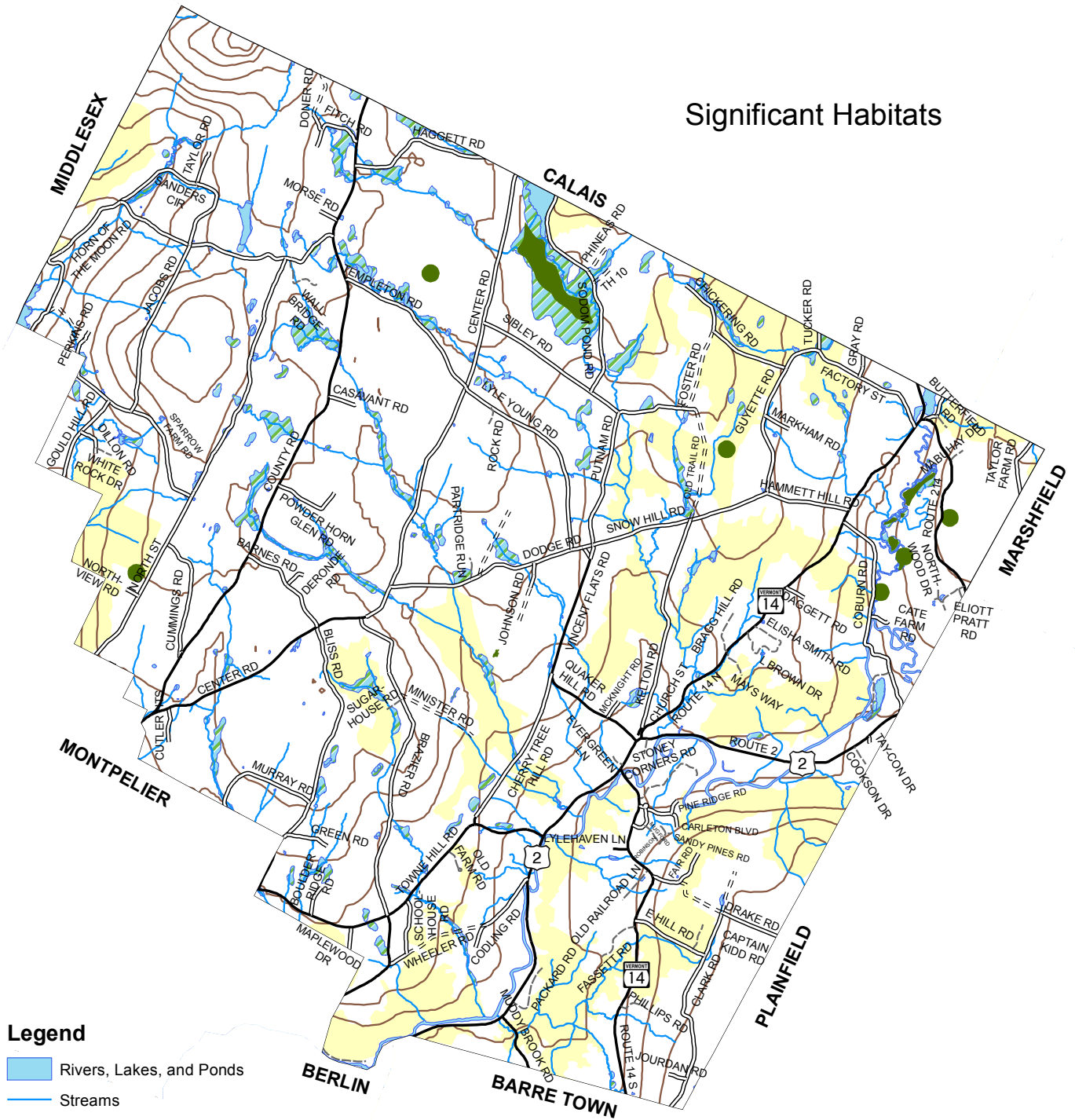
- East Montpelier will have abundant and healthy forest, valued by all citizens and managed for long-term sustainability. The multiple benefits of the forests will be acknowledged for their ecological, economic, social, and conservation values. Forest landowners and community leaders will encourage and support the conservation and management of healthy forests that reflect stated multiple uses and values.
- Maintain and enhance forest ecosystem health and productivity, while conserving biological diversity across all landscapes.
- Encourage long-term stewardship of forestland that empowers landowners to achieve sustainable management objectives.
- Continue to assess the forest resources in town and threat to their long-term sustainability.
- Manage public forestland to ensure ecosystem health and as a demonstration of proper forest practices for private landowners.
- Promote the stewardship and replanting of roadside trees.
- Encourage an ethic of respect for the land, sustainable use and exemplary management.
- Conserve large tracts of undeveloped forestland that protect wildlife habitats, improve water quality, and enhance recreational activities.
- Encourage local use and sourcing from town's forests and forest products sector.
- Maintain Town Forest as a source of forest products and revenue as well as a place of public use and enjoyment.

## ACTIONS

- The Town Forest Committee should:
- Offer town-sponsored workshops on stewardship and management of small woodlots, information on the Vermont Land Trust, and conservation easements.
- Develop a curriculum program for the elementary and secondary schools to educate the students on the schools' wood heating systems.
- Work with the Road Foreman to inventory the health and integrity of woody vegetation growing within the road rights-of-way and identify areas in need of improved management.
- Work with the C and the Planning Commission to assess and spatially document significant forest resources in town for planning and zoning purposes.
- Work with the Conservation Fund Advisory Committee to continue partnerships with the Vermont Land Trust and other forest land conservation groups.
- Inventory the Town Forest and assess the need for harvesting activities.
- Fabricate and install new signage at Haggett Road entrance to Town Forest.
- The Planning Commission should
- Encourage forest protection through the town's land use and development regulations, with particular emphasis on maintaining and enhancing riparian forest buffers, retaining unfragmented forestland, and avoiding the use of invasive species.
- Evaluate zoning regulations to encourage sustainable forestry practices and a strong forest products economy.
- The Planning Commission and Selectboard should encourage the use of local forest resources in municipal construction and development.
- The Selectboard should encourage enrollment in the Current Use Program to help maintain the town's working landscape and significant habitats.



# Significant Habitats

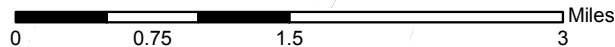


## Legend

- Rivers, Lakes, and Ponds
- Streams
- Contours (100 Ft)
- Wetlands
- Rare, Threatened, and Endangered Species
- Deer Wintering Areas

## Town Roads

- Pavement
- Gravel
- Class 4/ Legal Trail
- Private



Map Created 01/03/13 by CVRPC  
N:\Towns\EMontpelierTown\_Plan\_2012\Significant Habitats.mxd

SOURCE:  
Rare Threatened and Endangered Species Data: VTANR, 2007.  
Deer Wintering Areas: VT ANR 2010.  
Roads: VTrans 2012.  
Surface Waters: CVRPC Surface Water Data, 1993.  
Contours: CVRPC

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.



## EARTH RESOURCES

Historically, there have been relatively small sand and gravel quarries in East Montpelier. A map generated by the state in the 1960s bears out that statement. No commercial operations exist in town at the present time. An old gravel pit off Coburn Road (formerly town-owned but now state-owned) continues to be used as a swimming hole. The town once owned and operated its own small gravel pit off VT Route 14 but the material extracted from the site was used primarily to fill pot holes. Material remaining at that site is now considered low grade. The majority of road mileage in town is gravel. Because the town gravel pit has been worked out, the town purchases the gravel it needs from outside sources. The town trucks the material once purchased. Sand is purchased by the town through competitive bidding. Sand use by the town varies from year to year but, on average, about 5,400 cubic yards of sand are used on an annual basis.

The State of Vermont recently completed bedrock and surficial geologic mapping of the town. Moving west to east, bedrock geology in town is dominated by three formations: the Richardson Memorial Contact, the Green Mountain Belt and the Connecticut Valley Belt. The latter two formations are considered metamorphic rock. The Bedrock Geologic Map of the Town of East Montpelier is in Appendix E.

The Surficial Geologic Map for the town indicates much of the town's area is dominated either by glacial till or lacustrine deposits of varying thickness (see Appendix E). The thickest surficial deposits (i.e., overburden overlying bedrock) are located in the Winooski River Valley.

Extraction of soil, sand, and gravel is allowed as a Conditional Use in all five zoning districts of town. However, sand and gravel deposits are glacial in ori-

gin and generally follow the courses of streams and rivers. An Act 250 permit would be needed for any new proposed extraction activity. According to a map produced by the state in the 1960s, there are no known viable sources of sand and gravel in town. The newly completed surficial geologic mapping by the state may indicate the presence of additional sand and gravel deposits. US Route 2 travels along the Winooski River through commercially and industrially-zoned areas. These areas of town are more likely to support the truck traffic associated with commercial extraction operations.

### GOALS

- Provide for siting and operation of development so that future extraction of earth resources is not foreclosed.
- Avoid unnecessary land use conflicts and environmental damage in conjunction with earth resource extraction.

### ACTIONS

- The Planning Commission should ensure the zoning regulations permit earth resource extraction operations as a Conditional Use in situations where such operations will not adversely affect the character of the neighboring area and traffic on roads in the vicinity, along with requiring a plan for the rehabilitation of the site once operations cease.
- The Selectboard should request the state to revise the 1960s vintage sand and gravel map which would help better identify site(s) having favorable sand or gravel deposits as part of planning for future needs.

# WETLANDS, WATERWAYS and WILDLIFE

## 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 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. In addition, native Americans (i.e., the Abenaki Indians) frequently used the Winooski as a major route to eastern points. For the Europeans, 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 abuse and 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. With the abundance of available land and with the limited potential of wetlands for agricultural productivity, wetlands were largely ignored until the recent escalation in the value of land.

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

The Town of East Montpelier (roughly 20,480 acres or about 32 square miles in area) is blessed with a fine assemblage of fish and wildlife species, including species that live in our area on a year-round basis and those that visit on a seasonal basis. These range from resident invertebrates, fish, reptiles, and amphibians, to more visible and mobile birds and mammals. While some species are common, many are considered unusual, if not rare, for the region (e.g., otters, wood turtles, evidence of a sizeable, now inactive great blue heron rookery, occasional winter appearances of snowy owls). The reader is referred to the Appendices for a listing of common and uncommon wildlife species found in East Montpelier.

Several deer wintering areas provide important refuge for the animals during the period of deep snow, cold temperatures and scarce food. These areas, identified by the Vermont Fish and Wildlife Department, are shown on the Wetlands and Waterways Map. Although the size and number of these wintering areas are important (yet are subject to change as most are located on privately-owned property), it is the connectivity between these critical habitat areas that helps to ensure the continued success of the white tail species.

Within East Montpelier, there are several so-called natural areas: lands, waters, or wetlands containing irreplaceable or valuable components of our natural heritage. These include sites for designated rare, threatened, or endangered species; communities of unusual plants and animals; and largely undisturbed areas that are important for educational, recreational, or scenic purposes.

While there are no officially state-designated natural areas within the town, Chickering Bog is the best

example of a local natural area. While the bog itself occupies some five acres, the Vermont office of The Nature Conservancy manages and maintains an overall area closer to 130 acres, some of which is located in the neighboring town of Calais. The Nature Conservancy has held some interest in the bog and surrounding lands since 1983; it recognizes the area as “natural” due to its unique ecology where human uses and disturbances are minimal. A trail providing public access to Chickering Bog is located and accessed off Lightening Ridge Road in Calais. There is, however, no pull-off parking at the trail head.

The town’s waterways still play an important role in the community. Two small, private hydroelectric plants have been developed in recent years, one in North Montpelier (located on the Kingsbury Branch) and one off US Route 2 near the Berlin line (located on the Winooski River). A third hydroelectric plant owned and operated by Washington Electric Cooperative and in existence for many years, is near the East Montpelier town line (located in Montpelier at the outlet of Wrightsville Reservoir on the North Branch of the Winooski River).

More common to most residents is the use of rivers and streams in East Montpelier for recreational purposes. While the larger waterways (Winooski, Kingsbury, and North Branch) are used by canoeists, the more numerous but smaller streams are much appreciated by fishermen. With the exception of the Wrightsville Reservoir, a 90-acre impoundment of the North Branch, the vast majority of land along the waterways in East Montpelier (except that immediately bordering highways) is privately owned. As such, access to these public resources is severely limited.

The major surface water resources completely in town (\*) or partially (\*\*) and some of their characteristics are noted below, and are shown on the map at the end of this chapter.

### Rivers and Streams

- \*\* Winooski River, near the mouth of the Kingsbury Branch: 160 square mile drainage
- \*\* Kingsbury Branch, at its mouth: 53 square mile drainage

- \*\* North Branch, at the outlet of Wrightsville reservoir: 67 square mile drainage
- \* Bennett Brook (also named Mallory Brook), at its mouth: 5 square mile drainage
- \* Sodom Pond Brook, at its mouth: 11 square mile drainage

### Lakes and Ponds

- \*\* Wrightsville Reservoir: 90 acres; 629 feet above sea level
- \*\* North Montpelier Pond: 72 acres; 703 feet above sea level; 51 square mile drainage
- \* Sodom Pond: 21 acres; 1,058 feet above sea level; 3 square mile drainage
- \* Horn of the Moon Pond: 10 acres; 1,230 feet above sea level; less than 1 square mile drainage
- \* Nelson Pond: 10 acres; 1,210 feet above sea level; less than 1 square mile drainage
- \* Chapell Pond: 2 acres; 1,170 feet above sea level; less than 1 square mile drainage
- \* Coburn Pond, state-owned: wetlands and swimming hole

The water quality of these surface water resources can generally be rated as “good.” Nevertheless, threats to this level of overall quality in the future have been identified. Elevated levels of mercury in fish tissue is a water quality concern in all Vermont waterways. North Montpelier Pond has, since the early 1980s, been infested by Eurasian water milfoil, a nuisance non-native aquatic plant. 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 of all residents.

In May 2011, during spring rain events and again in August 2011 during Tropical Storm Irene, residents of East Montpelier were reminded how our appreciated streams and rivers can suddenly turn violently destructive. To minimize future flood related damages, the town and landowners need to continue their respect of floodplains and riparian corridors and understand why rivers and streams need those areas to accommodate higher out-of-bank flows. Avoiding damages and minimizing flood risks begins with an

appreciation for the space needed by these waters as well as recognition of the proper size of culverts and bridges to allow passage of higher flows.

To assist with recognizing and reducing or eliminating potential hazards, in March 2012, the town completed developing its Hazard Mitigation Plan and submitted it to the Federal Emergency Management Agency (FEMA). The table appearing below, taken from the Plan, identifies what are considered to be the worst threat hazards facing the town. These are listed as such based on the likelihood of the event occurring and the community's vulnerability to the event. FEMA approved the town's Hazard Mitigation Plan in September 2012.

Hazard Type	Probability <sup>3</sup>	Community Vulnerability <sup>4</sup>	Worst Threat <sup>5</sup>
Landslide	Med	No	
Dam Failures	Med	Yes	X
Drought	Low	No	
Earthquake	Low	No	
Flood / Flash Flood / Fluvial Erosion	High	Yes	X
High Wind	Low	No	
Hurricane / Severe Storms	Med	Yes	X
Structure Fire	Med	No	
Tornado	Low	No	
Water Supply Contamination	Low	No	
Wildfire / Forest Fire	Low	No	
Winter Storm / Ice Storm / Extreme Cold with Power Failure	High	Yes	X

**3. Probability:** High: Near 100% probability in the next year. Medium: 10% to 100% probability in the next year, or at least once in the next 10 years. Low: 1% to 10% probability in the next year or at least once in the next 100 years.

**4. Community Vulnerability:** Does the hazard present the threat of disaster (Yes)? Or is it just a routine emergency (No)?

**5. Worst Threat:** Identified hazard presents threat of loss of life and property—hazard mitigation activities are identified; Moderate threat: Town is aware of potential hazard impacts.

The following hazards were found to be most significant within the Town of East Montpelier:

- Dam Failures
- Flood/Flash Flood/Fluvial Erosion
- Hurricane/Severe Storms
- Winter Storm/Ice Storm/Extreme Cold with Power Failure

Due to the frequent and severe nature of flooding events, the Town of East Montpelier believes flooding is the worst natural hazard within the town and will focus on mitigation efforts to reduce the impacts from flooding events.

Climate change will require that Vermont as a state, and East Montpelier as a town, pay more attention to its rivers and streams and to reconsider development near these waterways. Climate data indicate Vermont is experiencing more extreme rain events and the trend is likely to continue. More frequent as well as heavy rain events are expected to pose recurring challenges to East Montpelier and the central Vermont region. Natural features such as wetlands and river bank forests can be used to help absorb floodwaters and reduce flooding.

Maps of flood hazard areas in East Montpelier can be viewed at the town municipal building. The maps are also available in paper as well as electronic format (pdf) through the Federal Emergency Management Agency (FEMA) Map Service Center ([www.msc.fema.gov](http://www.msc.fema.gov)) or by calling 877-336-2627).

Updates to the flood hazard maps have been completed for East Montpelier and all of Washington County as part of the FEMA's Map Modernization Program and the maps became effective in September 2011. Preliminary Digital Flood Insurance Rate Maps (DFIRMs) for Washington County were released in May 2007 including new hydrological and hydraulic studies on the Winooski River. Revised Preliminary DFIRMs for Washington County were released June 15, 2009 including revised hydrology on Stevens Branch; new hydraulics and delineations along the Winooski River (downstream from the Middlesex Dam #2); still water base flood elevations for Mirror Lake and East Montpelier Pond; and refinements to A Zone boundaries in East Montpelier and five other nearby towns. East Montpelier is a

community that participates in the National Flood Insurance Program (NFIP). The town has updated its bylaws in order to adopt the new DFIRMs and meet the requirements for NFIP.

According to the maps noted above, approximately 5.6% of the land in East Montpelier is found within the 100 year floodplain (involves about 1,145 acres). A little over 23% of the properties in town are totally or partially located within the 100 year floodplain (involves 31 structures). There are just 11 structures in East Montpelier within the 500 year floodplain. Fluvial (river-related) erosion hazards refer to streambed and streambank erosion and are often associated with major or catastrophic physical adjustment of a stream channel's width, depth and location that can occur during flood events.<sup>6</sup>

Flash flooding represents the most frequent type of natural disaster in Vermont, resulting in the greatest magnitude of property and infrastructure damage. While inundation-related flood loss is a significant component of flood disasters, the predominant mode of damage seen in Vermont arises from fluvial erosion. The NFIP and associated DFIRM maps *do not* consider fluvial erosion hazards (FEH).

The Vermont Agency of Natural Resources is working with towns throughout Vermont to identify and map river corridors and implement protection strategies designed to mitigate FEH.

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. A one mile or so segment of the river below Winooski #8 dam (located along US Route 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 newly created recreational boating access site to the Winooski River, maintained by the Vermont

River Conservancy, is located near the mouth of the Kingsbury Branch. Ownership of the site has been conveyed to the town.

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" is believed to occur in many of the local waterways. In addition, there is a 6-acre pond used for swimming known as Coburn Pond.

The State of Vermont classifies all surface water 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. All surface waters in East Montpelier are designated and managed by the State as a "cold water fishery."

Although wetlands were once considered useless, these resource areas are now widely recognized as vital for improving water quality, reducing flooding, providing significant wildlife habitats, and for recreation. Wetlands are an important natural resource in town, not only because they contribute to the rural character and overall structure of the town's natural environment but also because they serve as laboratories in which to explore nature close-up. Wetlands also complement the rural character of the town.

In 1986, the Vermont General Assembly passed a Wetlands Act in order to protect designated areas as significant wetlands in the state. The act 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." All wetlands shown

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6. 100-year and 500-year floodplains are commonly used references to delineate areas that would be flooded by waters at least 1 foot deep once every 100 years or once every 500 years. Importantly, many areas are inundated and do flood more frequently than once in 100 years or by water less than one foot in depth.



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 recog-

nized 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.

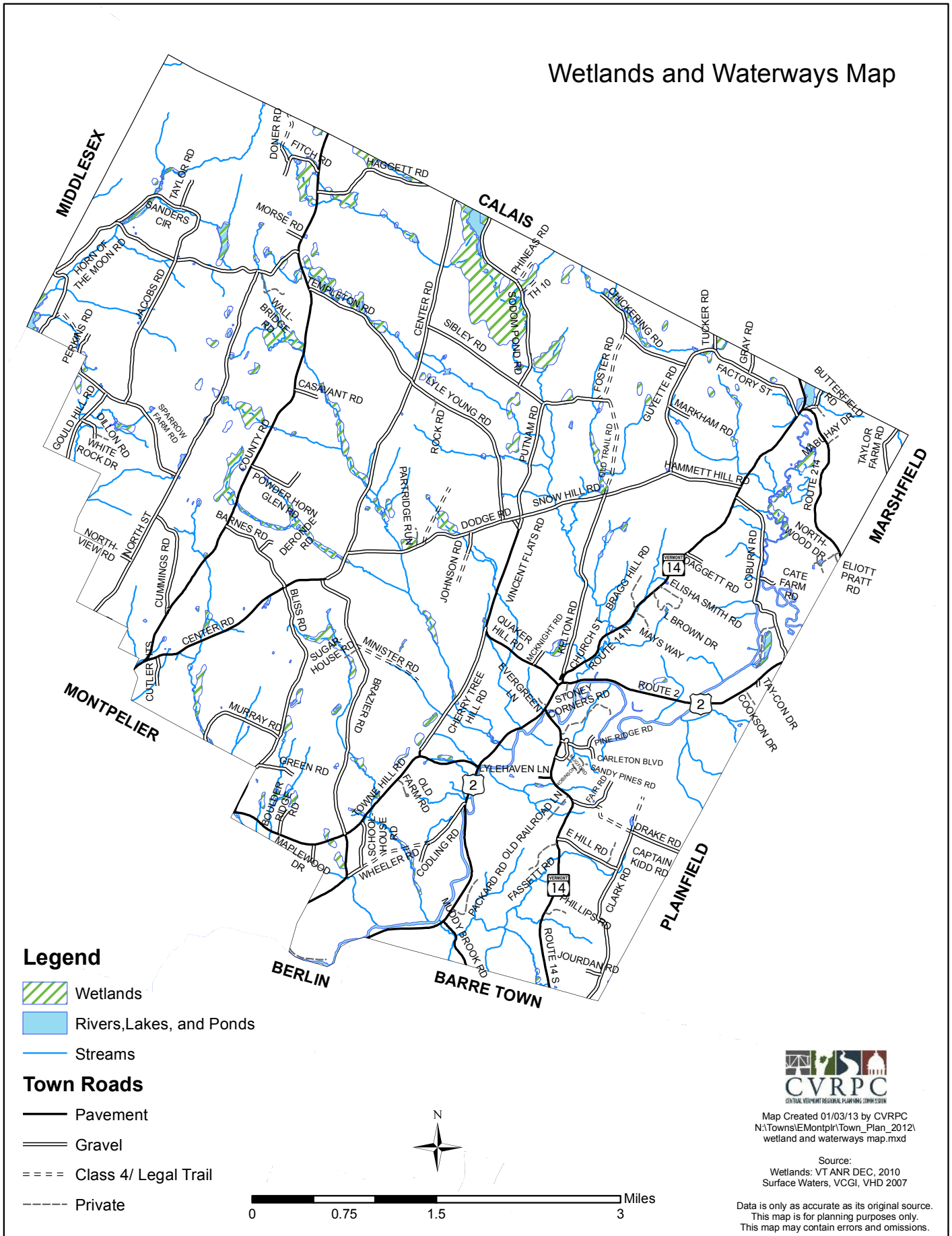
## ACTIONS

- 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,

such as the Vermont Land Trust, the Trust for Public Land, the Vermont River Conservancy and The Nature Conservancy, be enlisted to explore incentives and funding for landowners who wish to enter into such long-term (often permanent) agreements.

- The Selectboard should consider creating an East Montpelier Conservation Commission to broaden and coordinate conservation efforts, including the work of the current Conservation Fund Advisory Committee. Such a commission, if created, could work in a number of regards including but not limited to:
  - Inventory important fish and wildlife species,
  - Inventory rare, threatened, or endangered species,
  - Monitor certain areas for biological diversity or environmental health,
  - Assist with the maintenance and/or monitoring of previously conserved lands,
  - Work to identify or rank areas in need of protection or preservation,
  - Work to raise awareness by private property owners of techniques and organizations for managing or preserving their land,
  - Seek privately raised funds for purchase of development rights,
  - Organize or coordinate environmental education and clean-up activities,
  - Inform residents about surface water resources and the means to protect them, the value and sensitivity of watersheds, the relationship between land use and water quality.
- The Selectboard and School Boards should ensure that town maintenance activities involving roadways and other town owned property are done in a manner that minimizes negative impacts on surface and ground water quality.
- The Selectboard, or its designees, should take an active role in any discussions to reclassify waterways or wetlands. Public notice of any impending reclassification should be published and posted.
- The Recreation Committee and the Planning Commission should work with landowners and other interested parties such as the Vermont River Conservancy to provide increased access to, and appropriate use of, wetlands and waterways. Use of the town's conservation funds and other similar public and private funds could be considered for the purchase of important public access to wetlands and waterways.
- In light of recent floods and anticipated effects from climate change, the Planning Commission should explore the capability and opportunities arising from Fluvial Erosion Hazard (FEH) mapping or creating a FEH zoning bylaw provision. Adoption of a FEH bylaw will allow the town to receive higher cost share from the State when repairing damages from future flood events.
- When repairing and installing culverts, the East Montpelier Road Crew should look for opportunities to create more plunge-pool type cooling-off spots, such as the one on Dodge Road. Any such projects could be done to also allow for fish passage and be sized to accommodate higher or flashier water flows (higher flow rates with more rapid rises and falls) and water volumes arising from anticipated effects due to climate change.
- To help prevent erosion and minimize impacts from stormwater runoff, the Planning Commission should consider use of LID techniques (e.g. minimize creation of impervious surfaces and protecting soils' infiltration ability) within certain provisions of the town's land use and zoning regulations.

# Wetlands and Waterways Map



# 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. A look at an artist's view of the town and surrounding areas a century ago, when more land was in agricultural use, would show panoramas that are even more impressive than today.

The town has undergone considerable change to its scenic character in the past century, including 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 significant older structures—houses, barns, bridges, even stone walls.

## CURRENT STATUS

East Montpelier's gently rolling topography and rich soils have sustained a broad tapestry of meadowlands which give East Montpelier a distinctly open landscape with frequent views toward the surrounding 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 Route 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, Route 2 is becoming increasingly characterized by numerous small commercial businesses organized into strip development patterns. East Montpelier Village contains many historic properties and an increasing number of local businesses, but lacks a sense of pedestrian

scale or focus. Older patterns of development can contribute to the scenic quality of the landscape.

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 and numerous roads and drives that inefficiently cut up the landscape. Some larger agricultural properties have been subdivided at a much larger scale development. The Sparrow Farm is an excellent example of accommodating numerous homes while protecting the most scenic and valuable open space.

Historically, development in the rural areas of town has been located close to roads, usually oriented either parallel or perpendicular to the road. Houses and outbuildings oriented in numerous directions rather than in historic patterns or relating to the natural topography can create suburban patterns of development that are contrary to rural character. Many newer homes have been set back into or at the edge of woodlands, often helping to minimize their visibility and leaving more open areas intact.

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 is the trend to purchase development rights and preserve agricultural and other significant land which helps to maintain 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 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 was also valuable, providing a small contribution to these acquisitions.

The Town Forest Committee practices roadside thinning to remove brush and open up space for young border trees. Many landowners are planting roadside trees for the future.

Respondents to the 2011 Town Survey placed high value on the town's scenic and rural character. The following six characteristic of rural landscapes were identified in the survey 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 which 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 Village the Riverbend Country Store, the falls, and the pond; and in East Montpelier Center the Old Meetinghouse Church and the historic Parley Davis House.

Each village has a distinct character. East Montpelier Village and North Montpelier include a mix of commercial uses along with residential and home occupations. 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.

Interest in the scenic character of East Montpelier Village was strongly expressed in two recent forums held in the spring of 2011. Residents and business

owners want to see an attractive and vibrant village that provides community oriented services. Residents in North Montpelier Village have also become active in promoting similar values for enhancing the village community.

### **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 forest land. The abundance of open meadow land 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 survey





overwhelmingly identified agricultural uses as vitally important to the town with scenic character being one of agriculture's important contributions. Protecting open agricultural meadows to the greatest extent possible will be critical to retaining East Montpelier's scenic and rural character.

### Distant Views

The abundance of open meadowland and high elevation provide numerous opportunities for views around town. Many spectacular views include distant mountains, but closer views across a small valley to a cluster of farm buildings, or of nearby woodlands with wildflowers are also valued. Many views are enhanced by foreground meadows. Open meadows not only serve as the windows to distant views, but they are critical to the quality of the view itself. Views often include patterns of field and forest and sometimes a local natural or cultural focal point like the view from Lyle Young Road toward the historic Sibley Farmstead. More distant or background views range from nearby hills like the familiar views from eastern parts of town toward the Marshfield Cliffs and Spruce Mountain, to dramatic distant mountain views of the Worcester range and Camels Hump from many roads in town. From a few locations it is possible to see the White Mountains, such as from Fairmont Farm's high pastures or Fitch's hill on the side of Long Meadow Hill.

### Ponds and River Corridors

Water features usually contribute to scenic quality. One of the most important in East Montpelier is the Winooski River, which more or less parallels Route 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

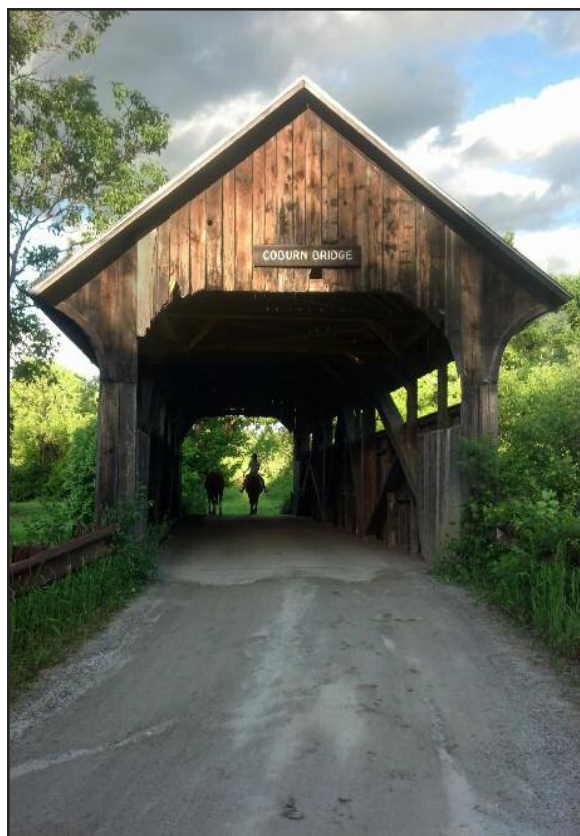
Moon Pond and the 6-acre swimming hole known as Coburn Pond accessed from Coburn Road. North Montpelier and Sodom Ponds also have frontage in the town of Calais.

### Roadsides

Narrow gravel roadways are an important part of East Montpelier's scenic and rural character. Some of these roadways are further enhanced with distinct 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.



## 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.

# WATER SUPPLIES and AQUIFERS

## 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. As the town developed, however, poor commercial practices and inadequate procedures for disposal of household waste threatened the quality of surface water and groundwater. In the past thirty years, the development of stricter sewage regulations has restored much of the lost water quality.

A 1976 study identified certain areas of town with “locations of sand and gravel aquifers having sufficient water-saturated thickness to yield large quantities of water.” The possibility exists that the town or a private enterprise could locate a well in those areas which could produce as much as one million gallons per day — enough to serve 13,000 residents or several commercial enterprises. The areas in question are located generally along the North Branch and Winooski Rivers. The study notes that any significant pumping of this aquifer would result in lowering the flow of the Winooski River below the minimum standard during drought periods. This would require storage of water at certain times of the year so that the minimum flow standard would not be violated. The study, however, did not include the detailed testing required to determine the actual existence and quality of any aquifer.

In response to a proposed plan to withdraw a significant quantity of ground water in East Montpelier for bottling and sale, in March 2008 townspeople adopted an article declaring a three year and three week (i.e., to March 31, 2011) prohibition on any withdrawals in excess of 10,000 gallons per day. The article defined withdrawals as including, but not be limited to, “collection, extraction, piping, transport or sale of groundwater, surface water or spring water from the Town and its movement outside the Town.”

The express purpose of the temporary prohibition was to allow the citizens of East Montpelier adequate time to gather information regarding the impact of such withdrawals on the citizens and natural resources of the town. A citizens’ group, the Community Groundwater Study Group, formed to gather such information and their work is ongoing.

The town acknowledges the Vermont Legislature’s passage of Act 199 during the 2007-2008 legislative session relating to the management of groundwater.

In this Town Plan, “groundwater” means water below the land surface, plus springs. “Spring” means a groundwater source where groundwater flows naturally to the surface of the earth. Withdraw or withdrawal means the intentional removal by any method or instrument of groundwater from a well, spring or combination of wells or springs.

## CURRENT STATUS

The availability of a reasonable quantity of good quality water is essential to every resident. An average household requires about 70 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 quite adequate and, for the most part, of excellent quality. To ensure this excellent quality, residents need to be vigilant protecting and monitoring their water supplies. The State of Vermont recommends that, at minimum, all private water supplies be tested for bacteria and selected chemicals each May when the risk from contamination is most evident. Homeowners, business owners, farmers, and provisions in town ordinances should work together to prevent water supply contamination.

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. And finally, 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	Blueberry Hill Entertainment Center	NP	I
VT0005264	Crystal Springs Water System	PCWS	A
VT0006670	East Montpelier Elementary School	NTNC	A
VT0008134	Green Valley Campground	NC	I
VT0020367	Huntington Homes	NTNC	A
VT0021185	Montpelier Springs	NP	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. The map on the next page identifies the SPAs for those water systems in East Montpelier. DEC currently regulates five active public water systems in East Montpelier. There are six additional systems that are considered by DEC as inactive and therefore are not regulated. SPAs that are associated with inactive systems are not considered active; therefore any restriction associated with a SPA for an inactive system is not applicable. Additionally, a portion of the SPA for the Murray Hill water system in the City of Montpelier crosses the East Montpelier town boundary.

While there are several private and public water supplies in town, East Montpelier has no municipal water system. This may limit some potential industrial and commercial development and large residential complexes that might consume substantial amounts of water. The 54-unit housing complex at the former Northwood Campus of Goddard College is served by the Plainfield Municipal Water System.



There are certain notable safeguards concerning groundwater withdrawal found in town and state regulations. In the event of an application to withdraw groundwater for commercial purposes, the town's land use regulations allow for an independent review of the proposal to be paid for by the applicant. The review of an application is when East Montpelier residents need to establish "interested person" status (defined in the land use and development regulations). In the event a withdrawal permit is issued by the town, the town can also hire—again at the permit holder's expense—a qualified independent party to conduct permit compliance monitoring. In addition to these locally-based safeguards, a change of ownership of a source of groundwater constitutes an amendment to a groundwater withdrawal permit issued by the state which enables the East Montpelier Selectboard to exercise its party status during state permit proceedings.

In 2009, the Community Groundwater Study Group and the town secured a state-federal grant for geologic mapping to help with identifying the location, flow direction, and potential yield of groundwater in East Montpelier. The mapping was performed under the supervision of the Vermont State Geologist. Delivery of the final maps occurred in December 2012. Maps illustrating Well Locations, Well Yields, Surficial Geology, and Bedrock Geology are in Appendix E.

Using the location and other characteristics of 192 accurately mapped bedrock wells (see Well Locations Map, Appendix E), groundwater generally flows towards the North Branch in the northwest quarter of town and toward the Winooski River and tributaries in the southeast three-quarters of town. The mapping work completed by the state indicates the most favorable area of town for suitable and sustained yields is likely the greater village area along the Route 2 corridor. The reader is referred to the Geology Maps in the Appendix E showing the combination of bedrock well yield, thickness of material overlying bedrock and surficial geology.

As part of the recently completed groundwater mapping work, the state sampled the groundwater chemistry (quality) of seven bedrock wells for constituents

of concern that may affect public health. Sampled wells were located in each of the three major bedrock formations. Constituents sampled included: gross alpha (naturally occurring radioactivity), arsenic, fluoride, lead, nitrate and uranium. None of the bedrock wells sampled exceeded any standard established by the Vermont Department of Health.

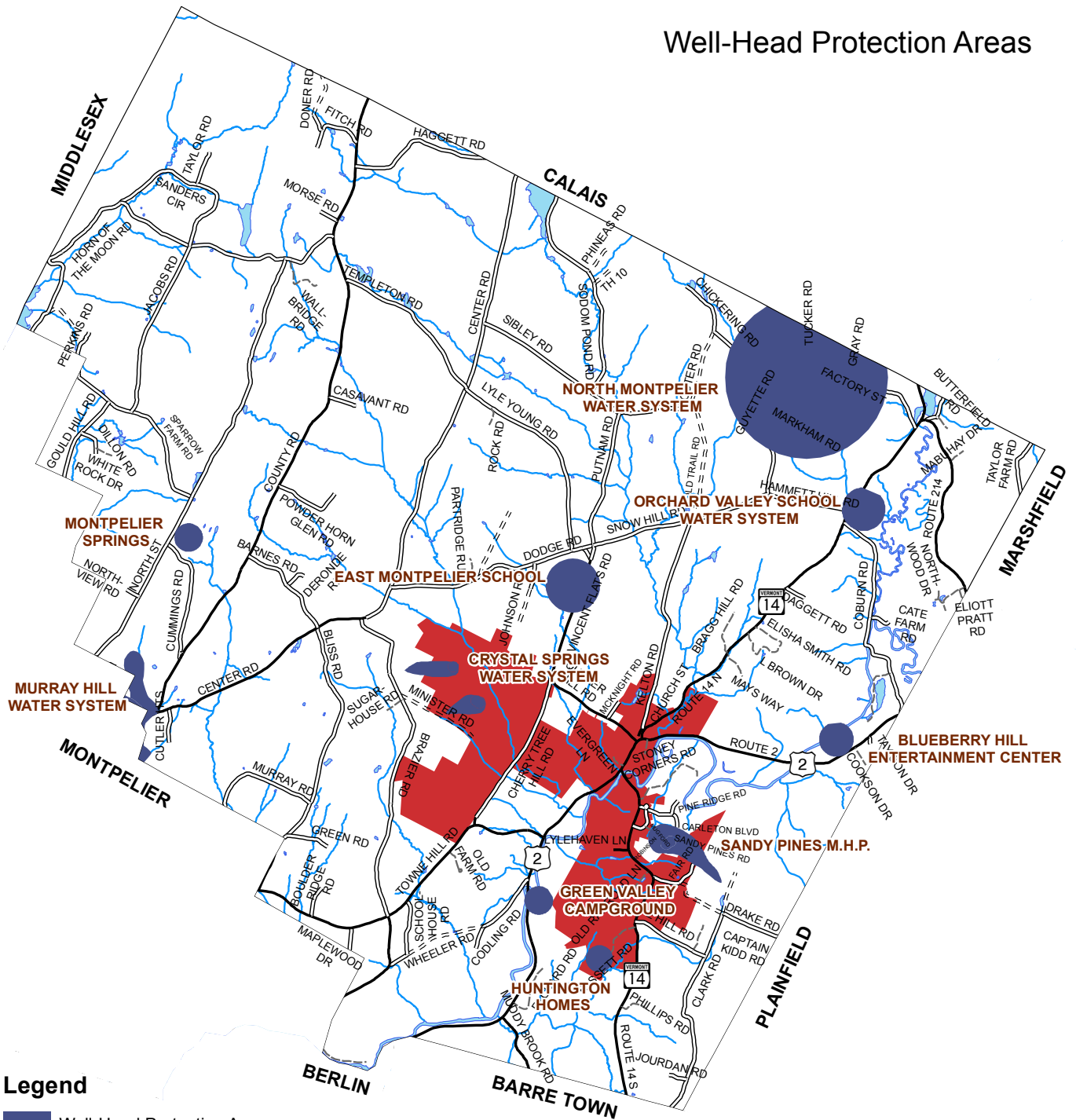
In 2011, a fire district was created with the intent to provide potable water to residents and businesses in the East Village area. In 2012, members of the fire district area approved a Feasibility Study loan which will enable an engineering feasibility study intended to identify current system deficiencies and associated costs to correct. The study findings will help the fire district in its negotiations with the owner of Crystals Springs regarding ownership and operation of the water supply and distribution system. The Wellhead Protection Areas Map shows the approximate boundary and area of the fire district.

## GOALS

- Ensure the continued availability of a sufficient and sustainable supply of clean water for residential, agricultural, commercial and industrial use.
- Safeguard the quality and quantity of the town's groundwater, assuring that any withdrawal or use of the town's groundwater does not harm the citizens, existing uses, water systems or ecosystems of East Montpelier.
- Acknowledge groundwater as an important natural resource that supports our rich natural ecology, our community and future generations and as groundwater exists in the state's public trust, the town gives priority to water withdrawals for domestic drinking water, fire emergency, agriculture and permitted commercial uses.
- Protect and improve water supply for persons and businesses being served by Crystal Springs source.
- Protect existing water sources while ensuring reasonable quantity of good quality groundwater for every resident by applying a groundwater withdrawal threshold lower than used by the State of Vermont.



# Well-Head Protection Areas



## Legend

- Well-Head Protection Areas
- Fire District Boundary
- Rivers, Lakes, and Ponds
- Streams

## Town Roads

- Pavement
- Gravel
- Class 4/ Legal Trail
- Private



0 0.75 1.5 3 Miles



Map Created 01/03/13 by CVRPC  
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SOURCE:  
Well Head Data: ANR Water Supply Division, 2001, and CVRPC.  
Fire District Boundary: CVRPC 2010  
Surface Waters: CVRPC Surface Water Data, 1993.

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.

## ACTIONS

- Planning Commission and Selectboard should consider where future public water supplies may be possible and appropriate to support any anticipated growth areas.
- Planning Commission and Selectboard should encourage homeowners to test their water supplies annually for quality and safety.
- Selectboard should appoint a representative (possibly the Health Officer) to meet with the owners of private water systems and with the Water Supply Division of the Vermont Department of Environmental Conservation to review the status of systems under state jurisdiction and their ability to serve expanded uses, particularly in proposed growth centers.
- Central Vermont Solid Waste Management District should continue promoting efforts to properly dispose of hazardous household and industrial waste, which has the potential to pollute groundwater and surface water.
- The Development Review Board, Planning Commission and Selectboard should ensure that local practices provide for adequate isolation distances from wells and springs to certain land use practices (e.g., septic systems, storage of salt and hazardous materials, fertilization, animal pasturing, and waste disposal) that might otherwise contaminate water supplies.
- All townspeople should pay careful attention to the maintenance and proper operation of on-site wastewater systems (i.e., your own septic system!) to prevent any “gross system failure” (where there is breakout and backup of sewage) as well as the unseen “treatment failure” (where the sewage effluent stays below the ground surface but where treatment is inadequate and ground or surface water may be contaminated).
- The Planning Commission and Selectboard should encourage the appropriate use of alternative low-use appropriate technologies in new and rehabbed construction, including: low-flow toilets, showerheads, and other water fixtures; composting toilets; and alternative wastewater systems, including gray water recycling and living machines (bio-filtration systems).
- The Planning Commission, the Community Groundwater Study Group, and Selectboard should consider amending town regulations in order to establish 35,000 gallons per day as a withdrawal threshold requiring a permit (a lower and more-restrictive threshold than currently specified by the State of Vermont). Such an amendment should exclude uses for agricultural and fire-fighting purposes.
- The Selectboard and Planning Commission should evaluate recently completed geologic mapping of town groundwater resources with respect to possible changes to the conservation overlay (an overlay in zoning regulations).
- The Selectboard, Planning Commission and other municipal officials should maintain periodic communication and coordination with the Fire District regarding land use and planning matters affecting the East Montpelier Village area.



## LAND USE

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LAND USE PATTERNS AND ZONING

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VILLAGES AND GROWTH AREAS

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HOUSING

---

AGRICULTURE

---

WASTEWATER DISPOSAL

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# LAND USE PATTERNS and ZONING

## EXISTING LAND USE

The citizen survey conducted in 2011 demonstrated a great appreciation by East Montpelier residents for the rural character of the Town. Open space, agricultural land, forest land, historic architecture and distinct villages were noted as extremely valuable. Given the close proximity of East Montpelier to both Montpelier and Barre, the fact that the town retains a distinctly rural character is impressive.

East Montpelier has three villages, East Montpelier Village, North Montpelier Village, and East Montpelier Center. These villages retain traditional 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. Some more recent development has eroded these historic patterns to an extent. Zoning within East Montpelier and North Montpelier Villages is generally 1 acre, while East Montpelier Center is in the Agricultural and Forest Conservation District requiring a minimum lot size of 7 acres. Large lot sizes can encourage new development to be less compactly organized than historic patterns where lots were often 1/8-1/2 acre with buildings fairly close together. The area around U-32 has been identified as one of the town's potential growth areas. It is on the border with Montpelier and there is considerable residential development nearby in East Montpelier as well as commercial development in Montpelier.

Outside of villages, densities become much lower with buildings often separated by forest land or agricultural fields. Strip development was identified in the survey as a significant concern. Outside East Montpelier Village, the land tends to be zoned for mixed uses along the state highways. This has led to a scattering of commercial and residential uses lining Routes 2 and 14. Often these uses are inefficiently organized on the site and do not repeat historic settlement patterns.

Development in areas outside the villages is primarily residential with associated barns or garages. 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 the Morse Farm and Bragg Farm. Both are located on paved roads and are well known tourist destinations.

Generally, subdivisions for housing tend to be relatively small in East Montpelier, consisting of two or three lots. A five-lot subdivision is on the larger end of what typically comes before the Development Review Board. East Montpelier still retains a feeling of rural character, but over time the incremental subdivision of land and construction of new homes can begin to erode the distinction between village and countryside and begin to create a more suburban landscape. Encouraging efficient development that repeats historic patterns and protecting maximum open space will help protect rural character. It is always important to respect the rights of individual property owners. But efficiently planning for development can benefit the landowner as well as others appreciating the landscape from a distance.

## CURRENT ZONING DISTRICTS

At present, the town has five land use (zoning) districts and an Overlay District as follows:

### Commercial District: Zone A (594 acres)

Zone A is located along Route 2 beginning on the east side of East Montpelier Village and continuing to the Plainfield town line. 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 minimum lot size is 1 acre.

### **Industrial District: Zone B (636 acres)**

The industrial district is located south of East Montpelier Village between Route 2 and Route 14. Its 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.

### **Residential and Commercial District: Zone C (2,413 acres)**

Two areas are Zoned Residential and Commercial: East Montpelier Village extending south along Route 2 to the Montpelier border and east along Route 14 to the old railway right-of-way; and North Montpelier Village extending south to Coburn Road and approximately a half mile south on Route 214. The purpose of this zone 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.

### **Rural Residential and Agricultural District: Zone D (7,930 acres)**

Zone D covers the rural portions of town closest to Montpelier, Barre, and Plainfield. 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.

### **Agricultural and Forest Conservation District: Zone E (8,905 acres)**

Zone E covers the rural areas in the northern part of town excluding North Montpelier Village. 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.

### **Conservation Areas Overlay District**

The Conservation Overlay District includes a number of conservation areas around East Montpelier including wetlands, ponds, the high elevation portions of Longmeadow Hill, and an Aquifer Protection Area. The latter runs generally along the Winooski River and Kingsbury Branch, but also extends south of East Montpelier Village between Routes 2 and 14. The purpose of the Conservation Overlay is to “ensure the protection of critical natural resources by requiring that development occurs in a manner that does not degrade or impair the ecological values and functions associated with the various resources included in the overlay district regardless of the underlying zoning designation.” For wetlands, critical wildlife habitat or unique natural features unspecified setbacks are required. Specific setbacks for wetlands are required by the state, but no setbacks or other protection measures are identified for other conservation areas.

The Aquifer Protection Area covers a large area including portions of both the Commercial District (Zone A) and the Industrial District (Zone B). An applicant proposing development within this area must demonstrate that the use will not result in the pollution of ground or surface waters or the reduction of groundwater supply. No guidelines for protection are identified in the regulations. The DRB may consult with the Vermont Department of Environmental Conservation or require certification by a registered professional engineer in considering the application. They may also place conditions on the proposed use.

## **FUTURE LAND USE AND ZONING DISTRICTS**

The Rural Residential and Agricultural District (Zone D) and the Agricultural and Forest Conservation District (Zone E) generally work well for the town. Smaller lot sizes (3 acres) are permitted in Zone D which is closer to several growth areas: Montpelier, East Montpelier Village, U-32 and Barre. By contrast Zone E is located farther from commercial and institutional centers and the larger lot sizes help protect the more open rural character of these areas of town.



However, the Planning Commission should review other zoning districts in order to ensure that they address the following issues or opportunities:

- **Create an East Montpelier Village Zone**

There has been on-going and increasing interest in enhancing East Montpelier Village as a place to live, work, and do business. In 2008 East Montpelier Village received Village Designation status from the state. In a series of forums focused on East Montpelier Village during the spring and summer of 2011, participants expressed interest in defining the village as a distinct entity with zoning that would encourage a denser pattern more typical of the historic core of the existing village. East Montpelier Village is now primarily within the Residential and Commercial District (Zone C). Zoning does not currently distinguish between the type of development that might be desirable within the village and areas outside the village. The relatively large lot zoning (1 acre) within the village tends to discourage a more compact and efficient form of development. It also tends to promote patterns that are more suburban in character than the historic patterns that now exist in the village. The Central Vermont Regional Planning Commission's 2011 Village Study Report examined typical lot sizes within East Montpelier Village and found that lots  $\frac{1}{8}$  to  $\frac{1}{2}$  acre in size are fairly typical as they are in most Vermont villages. Allowing greater density has a number of advantages. It would allow infill development on existing lots and a tighter more pedestrian friendly town center. Concentrations of population and businesses facilitate the feasibility of public transportation. Village zoning could encourage compact settlement patterns by allowing greater density and proximity of buildings, but also encouraging historic patterns that are typical of historic villages such as buildings located close to the street, oriented parallel or perpendicular to the street, parking located at the side or rear of buildings, and a minimum two-story height.

At present, wastewater disposal is a significant deterrent to both greater density and the development of commercial uses that require larger septic capacity. However, small lot zoning could provide the flexibility to plan for greater future densities when wastewater becomes available. It would also allow

landowners with adequate septic capacity to develop at higher densities but with a village pattern and scale. Allowing greater densities must be one part of more comprehensive planning efforts to create a vibrant mix of residential, commercial and office uses within a pedestrian friendly village center (see also the Chapter on Villages and Growth Areas).

- **Protect Agricultural Land from Poorly Planned Development**

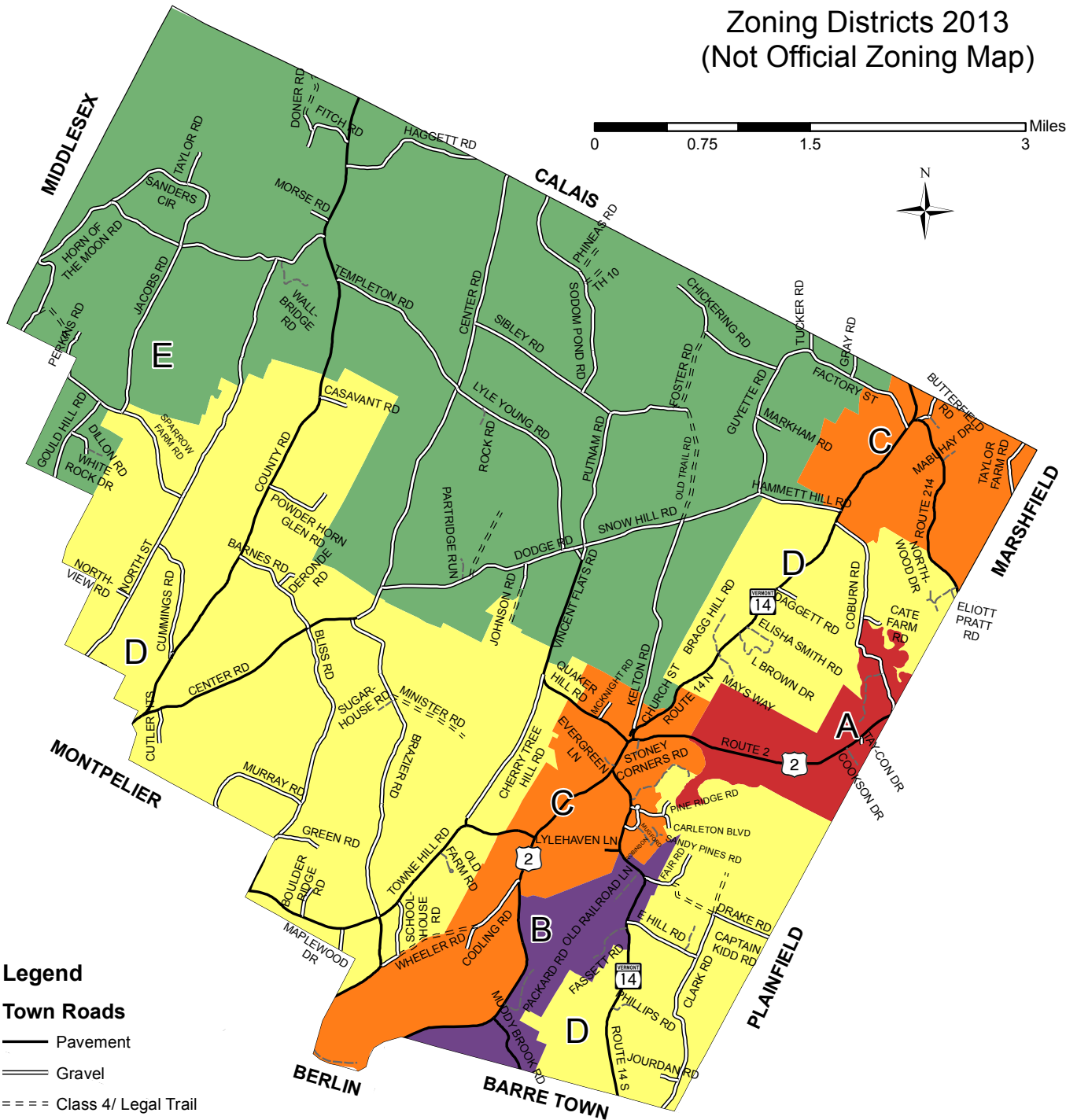
Agriculture is extremely important to East Montpelier residents as is evident in the Citizen Survey results. Farmland often easily accommodates development so finding ways to both protect farmland and to encourage well planned development will be necessary. The Sparrow Farm serves as one example of accommodating development on the less valuable portions of the farm while retaining the most valuable fields surrounding the farmstead. By contrast, other examples exist of incremental development resulting in awkward lots and access roads with little preservation of agricultural soils. Encouraging or requiring Planned Unit Development instead of conventional subdivisions is one approach that can help protect farmland. Encouraging building along narrower drives rather than wider roads is another. Developers should be encouraged to plan efficiently, to consider possible future growth and to protect in perpetuity the most valuable agricultural soils or other site resources. Conservation subdivisions are a technique that can provide for this balance.

- **Discourage Strip Development in Zone A (Commercial) and Zone C (Residential and Commercial)**

The Commercial District (Zone A) runs from the eastern edge of the village to the Plainfield Town line. Similarly Zone C runs the length of Route 2 south of East Montpelier Village to the Montpelier town line, and along the northern portions of Routes 14 and 214. These districts form the gateway to East and North Montpelier Villages and encouraging attractive development in this area will affect the image of our town for residents and outsiders. While discouraging strip development is clearly stated in the purpose of these two zones, there is nothing in

# Zoning Districts 2013 (Not Official Zoning Map)

0 0.75 1.5 3 Miles



## Legend

### Town Roads

- Pavement
- == Gravel
- === Class 4/ Legal Trail
- Private

## East Montpelier Zoning

### ZONE, Acres

- Commercial District- 599.92 Acres
- Industrial District- 530.89 Acres
- Residential and Commercial District- 2347.58 Acres
- Rural Residential and Agricultural District- 8003.51 Acres
- Agricultural and Forest Conservation- 8998.18 Acres



Map Created 01/03/13 by CVRPC  
N:\Towns\EMontpelier\Town\_Plan\_2012\ Land Use Districts Map.mxd

Source:  
Town Roads: VTrans, CVRPC, 2012.  
East Montpelier Zoning: CVRPC, 2007.

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.

the regulatory requirements which would prevent such a pattern from occurring. Linear zoning districts along major roadways will lead inevitably to a strip development pattern along the major approaches our two primary villages unless provisions are in place to prevent this. The appearance of both East Montpelier and North Montpelier Villages and their approaches was a concern expressed in the survey.

There are a number of techniques that could help to discourage strip development and encourage a more compact traditional pattern of development as is called for in the regulations. These include: 1) encouraging growth within the villages through new village zoning which encourages compact development; 2) limiting access along Routes 2, 14 and 214; 3) Requiring multiple lots along a single access arranged in a compact and traditional pattern; 4) providing illustrations in the zoning ordinance showing how development should be organized; 5) requiring any parking lots to be located at the side or rear of structures and to be screened from view; 6) requiring complete or partial screening of development from Route 2; 7) developing a conservation subdivision ordinance which requires a portion of the property to be left as open space (e.g., 50%) and clustering of the remaining development, and/or 8) identifying zones of development intensity and zones of open space along the commercial corridors.

- **Take Advantage of Zone B (Industrial)**

The Industrial District is generally located on the outskirts of the village with access from both Route 2 and Route 14. This zone currently includes a mix of residential, commercial and light industrial uses. One reason for designating an industrial district is to eliminate the potential conflicts that may arise when residential uses are in close proximity to industrial uses. Conflicts can occur due to greater noise, traffic and visual impacts. It may be useful to ensure that the town maintains an adequate area for accommodating industrial uses without potential conflicts by restricting new residential uses within this zone, or adjusting the zone's boundaries to exclude areas that would be appropriate for residential uses.

- **Explore the Potential for Other Growth Areas such as Gallison Hill**

The 2008 Town Plan identified the area around U-32 as a potential growth area. No studies have been conducted to determine whether this would make sense for the town, or if East Montpelier residents would like to pursue the idea of this or another part of town as a potential area of concentrated development. Such development could be entirely residential or it could consist of a mix of residential, institutional and commercial uses. At present U-32 serves as a regional institutional focal point. It is close to Montpelier and to the Barre Montpelier Road. There are commercial and industrial uses nearby, it has access to sewer and water from Montpelier, and it is along the Cross Vermont Trail. For these reasons the area could provide an opportunity for a well planned growth center for the town. Consideration could be given to allowing higher density housing and related educational uses within this area. Safe pedestrian and bicycle transit in around and connecting to this area should also be considered.

Concentrating new development within identified growth areas such as East Montpelier Village, North Montpelier Village, and the U-32 area has a number of advantages:

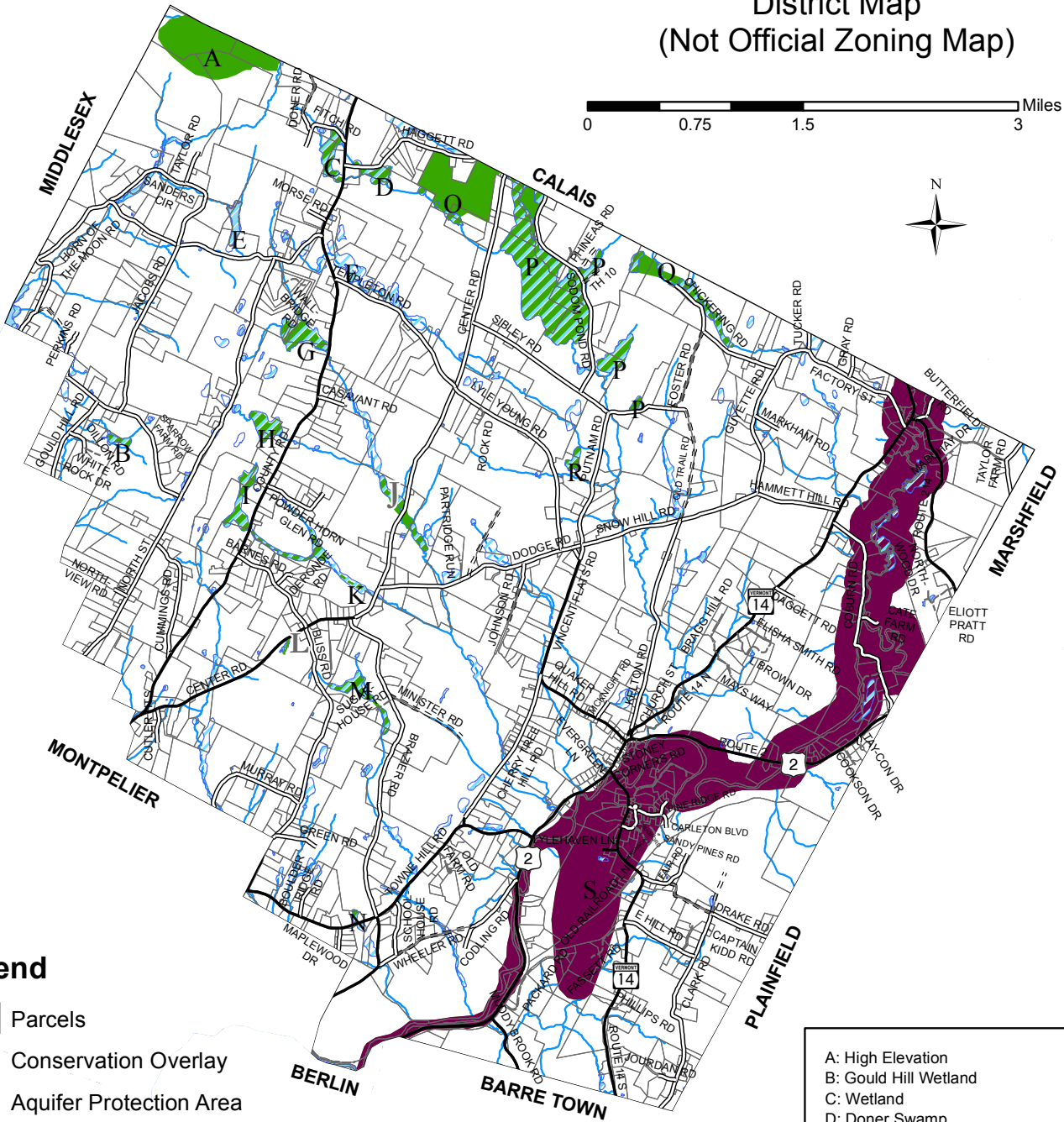
- Concentrations of population make public transportation feasible for more people.
- Concentrations of development and the efficient use of land helps protect open space.
- Increasing densities within a few focused areas enhances the potential for pedestrian connections and the creation of neighborhoods.

- **Review Boundaries of the Conservation Area and Aquifer Protection Overlay Zones**

The Conservation Areas Overlay Zone may need revisions to reflect current data provided by the Agency of Natural Resources. The Coburn Pond area should be added to reflect its wetlands status. In addition new geologic and groundwater mapping may provide more accurate information for determining the boundaries of the Aquifer Protection Zone

# Conservation Areas Overlay District Map (Not Official Zoning Map)

0 0.75 1.5 3 Miles



## Legend

- Parcels
- Conservation Overlay
- Aquifer Protection Area
- Wetlands
- Rivers, Lakes, and Ponds
- Streams

## Town Roads

- Pavement
- Gravel
- Class 4/ Legal Trail
- Private

- A: High Elevation
- B: Gould Hill Wetland
- C: Wetland
- D: Doner Swamp
- E: Horn of the Moon Pond
- F: Nelson Pond
- G: Danforth Wetland
- H: Shouldice Wetland
- I: Shouldice Road
- J: Bennett Brook Area
- K: Beaver Pond
- L: Wilson Pond Area
- M: Witham Swamp
- N: Bliss/Towne Swamp
- O: Town Forest and Wetland Area
- P: Sodom Pond
- Q: Chickering Bog
- R: Campbell Marsh
- S: Aquifer Protection Area



Map Created 01/03/13 by CVRPC  
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Source:  
East Montpelier Parcels: VCGI, 2012.  
Conservation Overlay: East Montpelier, 2003.  
Wetlands: VT ANR DEC, 2010.  
Surface Water: VHD, 2008.  
Town Roads: VTrans and CVRPC, 2012.

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.



- **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

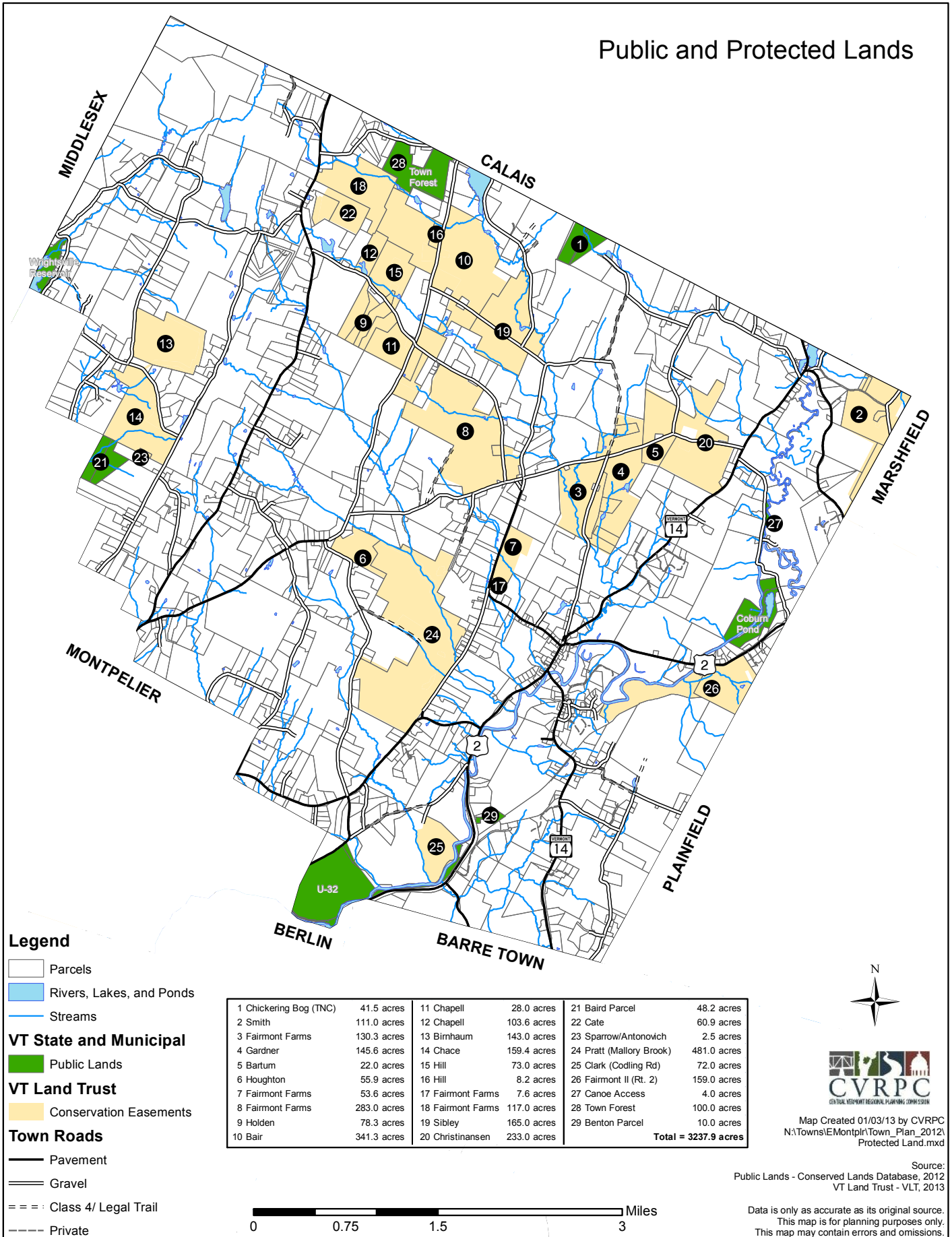
- Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land, protection of open space, and the enhancement of East Montpelier's villages.
- Protect valuable agricultural land.
- Zoning regulations and other policies and 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.



# Public and Protected Lands



- Create a village zone for North Montpelier Village.
  - Clarify the Conservation and Aquifer Protection Overlay Zones by defining the resources to be protected and providing clear guidance for resource protection.
  - Revise the Aquifer Protection Overlay Zone if needed to reflect current geological and groundwater mapping.
  - Review the Industrial Zone to ensure that conflicts with residential uses will not interfere with future commercial and industrial development within the zone.
  - Explore the potential for other growth areas such as Gallison Hill. The Planning Commission should initiate a detailed planning process for the growth areas in town to ensure that development is efficiently planned and that each growth center provides a desirable place to live, work and do business. Each growth center should retain a distinct character and function.
  - Strongly encourage developers to do Planned Unit Developments that efficiently use the land, reflect historic settlement patterns, and protect open space. Provide encouragement and incentives for this approach.
  - Protect riparian areas and encourage the use of Low Impact Development strategies within the zoning regulations
- The Selectboard should review its policies and actions to be sure it is consistent with the goals and recommendations of this Plan.
  - All Development Review Board members should review the Town Plan to ensure that its decisions are consistent with this document. The DRB should also inform the Planning Commission if inconsistencies are observed between the Zoning Regulations and the Town Plan.
  - The Forestry Committee should identify unfragmented forest land and provide recommendations to the Planning Commission as to how these areas should be protected.

## VILLAGES and GROWTH AREAS

### BACKGROUND

East Montpelier has three villages. East Montpelier Village is the largest village and is located at the intersection of two state highways, Route 2 and Route 14. It is also located on the Winooski River which historically powered several mills in town. North Montpelier Village on Route 14 is smaller and on the boundary with Calais. A small general store on the south shore of North Montpelier Pond is within the village and the Kingsbury Branch flows through the village. East Montpelier Center is a small hamlet consisting primarily of residential uses and farms. East Montpelier Village and North Montpelier Village are identified as growth areas. In addition, the area around U-32 is a designated growth area for the town. U-32 serves as a regional educational focal point and is on the border of Montpelier. No plans have been developed for the future growth of the three growth areas.

### CURRENT STATUS

Each of these villages and growth areas is individually described below:

#### East Montpelier Village

East Montpelier Village (also known as East Village) is the largest town center and is the focus of business in town. It is located at the junction of Routes 2 and 14 and along the Winooski River. The Town Offices are located there, the Fire Department's primary facility serving East Montpelier and Calais, the Old Brick Church and the Post Office. Numerous businesses are located in the village including Dudley's Store, a focal point of activity in the village. Recently the Agency of Transportation completed a major reconstruction of the Route 2 and 14 intersection in this section of town. The intersection is now a signalized



intersection with two crosswalks as well as sidewalks. The intersection redesign also created a new green space in front of the Old Brick Church.

In 2009 East Montpelier received Village Center Designation from the Vermont Downtown Program. Enabling legislation (24 V.S.A. Chapter 76A) was created to recognize and encourage local efforts to revitalize Vermont's traditional village centers (see map at the end of this chapter). The designation allows owners of historic buildings to apply for a 10% tax credit for substantial building rehabilitation, a 25% tax credit for façade improvements, and a 50% tax credit for code improvements (such as bringing a building into compliance with state codes). A village that has been designated a "village center" also receives priority for a planning grant through Vermont's Municipal Planning Grant program and also for Community Development Block Grant funding. Grant money is not "paid back;" it is one-time financial assistance.

The Village Center designation includes only the historic center of the village extending along Route 2/14 from the Mekkelsen's homestead on the south to the antique store on Route 2, and along Route 14 north to the Town Office. The village east of the Winooski River was not included due to the predominance of newer homes and businesses in this area. Notable in this part of town is the old airport hangar which now houses rb Technologies, a computer services business, and Shaline Bridal. North Country Credit Union recently constructed a new bank building while the former building is being used by North Star Fireworks. Also located in what some refer to as the "upper village" are a car dealership, propane company, flower nursery and many homes including the dense residential neighborhood of Sandy Pines mobile home park with 56 lots.

The bridge over the Winooski River connecting the two parts of the village is deteriorating badly. A new bridge is scheduled to be built in the next several years. The new bridge will contain sidewalks which will connect to a future crosswalk over Route 2/14. There has been ongoing discussion about the potential for a sleeve to be included along the side or underside of this bridge for carrying water pipes and possibly other cables. The Village Committee

and the Selectboard have been working with the Agency of Transportation as plans for the bridge move forward.

Around 2004, a Village Committee formed with the goal of creating a more vibrant and attractive village where people would want to live, work and do business. The Committee's first project was to work with the Agency of Transportation to ensure the Route 2/14 intersection project included sidewalks, crosswalks, maximum green space and plantings. A number of local residents and business owners as well as people from outside the village were actively involved. While the committee was unable to get all of the requested sidewalks built as part of the project, AOT provided most of the committee's requests. Since then the committee has worked on a number of projects including obtaining Village Designation for East Montpelier Village (described above).

In 2011 the committee received a Municipal Planning Grant to engage village residents and businesses owner in discussions of the future development and enhancement of the village. Two forums were well attended and specific goals and actions were documented in a report prepared with the assistance of the Central Vermont Regional Planning Commission entitled *Town of East Montpelier, Village Study Report*. High priorities identified were to provide sidewalks to improve safety, reduce traffic speeds, develop a river walk, construct gateway signs, create businesses that can serve as community gathering places such as a restaurant or café, provide housing and facilities for seniors, and develop a wastewater system that can accommodate future growth. Development concepts such as creating small secondary streets with compact development reflecting historic patterns were of great interest as well as providing greater connections between the east and west sides of the village.

As part of the forum, several subcommittees were formed to follow through on the recommendations. A wastewater committee was formed to move forward on a previous wastewater study commissioned by the Selectboard and a committee looked into options and locations for gateway signs. In August 2012 four new gateway signs were installed. In response to suggestions, the Rally Day Committee held



its morning events in the village in both 2011 and 2012. Events included a river walk, a history walk, a farmer's market on the new green, and a barbeque and numerous events for children at the Fire Station.

The Village Committee successfully won a grant from the Agency of Transportation to study the feasibility of sidewalks along Route 2 and 14 connecting the proposed Route 14 bridge and the existing sidewalks at the northeast end of the village. The engineering firm of Dubois and King prepared alternative options for sidewalk and bicycle accommodations. At a public meeting a preferred option was selected. The Town then applied for and received a construction grant through the Agency of Transportation's 2012 Bike and Pedestrian Grant Program.

The East Montpelier Senior Living Initiative (EMSLI) has searched for several years for a site to build affordable housing for seniors within East Montpelier Village. The group was close to realizing its dreams in 2010 but the project fell through after plans were close to completion. There continues to be a strong desire to develop a senior housing project in the village, including the possibility of the facility also serving as a senior center.

Bus service is now provided by the Green Mountain Transit Agency between Montpelier and St. Johnsbury, and Barre and St. Johnsbury with a stop in East Montpelier. The site of the former fire station serves as the bus stop. The Selectboard has negotiated with Washington Electric Coop to purchase that site to use as a Park and Ride and a permanent bus stop location. The town has received grant money to work with the engineering firm of Stantec to design the facility.

Much of East Montpelier Village depends on a private company, Crystal Springs Water Company, for its potable water supply. The system is in poor repair and the current owner is considering retiring. There are 115 connections in East Montpelier and a moratorium has been imposed by the state on any new connections. A fire district formed with approval by the Selectboard is negotiating to take over the water system. In January 2011, the fire district received a planning loan from the State of Vermont to be used for an evaluation of the water system. Information

about the fire district is available at [www.emfiredistrict.org/](http://www.emfiredistrict.org/).

A fire district is a legal entity that is a self-governing municipal corporation located within a town and charged with providing specified public services. Fire districts are often established to address public needs in a part of town that the town itself has declined to assume. They are most often formed to address needs of public drinking water or wastewater treatment. In fact, fire districts have often played a leading role in Vermont's modern environmental conservation movement by providing quality drinking water and effective wastewater treatment, often via the same water source. A fire district has its own bylaws and is charged with collecting fees and maintaining and possibly extending the system. These services may be handled by a specified contractor. See: [www.cfd1.org/about\\_fire\\_districts.html](http://www.cfd1.org/about_fire_districts.html).

Wastewater treatment continues to be a significant handicap to development within East Montpelier Village. Along with potable water, the limitations on individual wastewater systems have been a deterrent to businesses that would like to expand, especially businesses that require public rest rooms such as such as a restaurant or café. Wastewater options proposed in a study commissioned by the Selectboard in 2008 were very costly. The study addressed two problems: an unidentified number of potentially failing existing systems which may be contributing to pollution of the Winooski River or nearby groundwater; and the issue of developing new systems to address existing and future needs. Four options were studied: developing a village-wide wastewater system, developing a series of smaller dispersed systems on better soils in or near the village, connecting to the Montpelier sewage treatment facility (which has excess capacity) and connecting to the Plainfield wastewater facility. Plainfield declined to participate in such an endeavor. At least two larger landowners within the village have expressed possible interest in providing wastewater treatment if excess capacity is available beyond the needs of possible development within those parcels. Additional study is needed to examine this potential and to develop realistic options. Moving forward may require the Selectboard to designate a study committee charged with this task.



### **North Montpelier Village**

North Montpelier Village is located along Route 14 at the southern end of North Montpelier Pond. Once there were mills along the Kingsbury Branch which flows through the village but today there is a small hydroelectric project that profits from the dam on the east side of the Route 14.

The much-loved “Singing Bridge” that crossed the Kingsbury Branch was replaced in 2011 by a less musical structure. Local residents organized to try to retain the historic bridge, but later focused efforts on ensuring that a sidewalk was included on the bridge. The local Riverbend Store and Post Office property was recently sold and neither is in operation at this time. North Montpelier Pond sits just to the north of the store and is a popular place to fish and canoe. Public access is off of Route 14. The Calais town line is just north of the Route 14/214 intersection. Some Calais citizens nearby feel as connected to the village as those on the East Montpelier side. The local efforts to provide sidewalks on the bridge galvanized residents to work to ensure that the village retains some of its valued resources.

The wastewater study that addressed East Montpelier Village also addressed options for North Montpelier Village. These options were also prohibitively expensive and no further action has been taken.

### **East Montpelier Center**

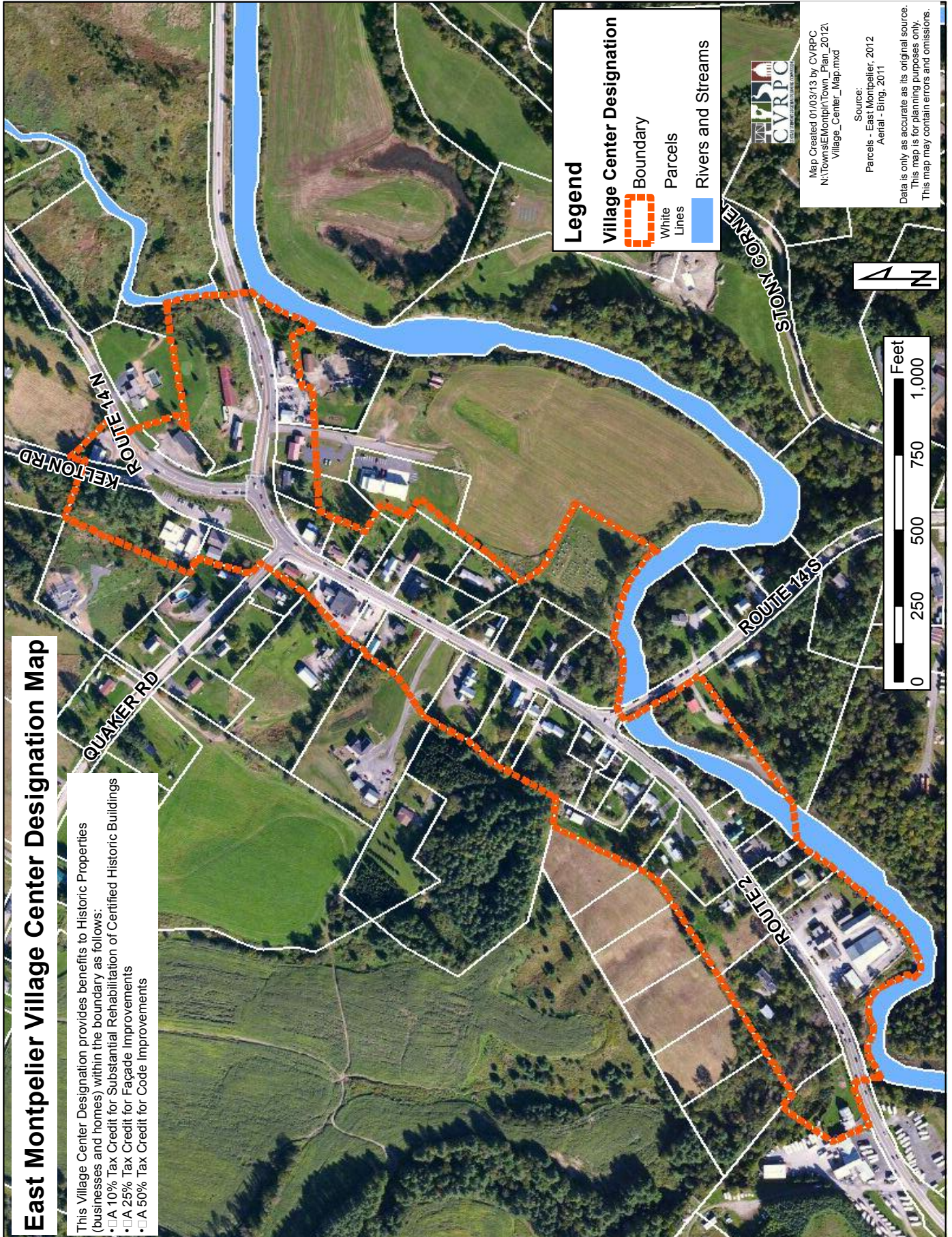
East Montpelier Center is not located on any state highways and has no commercial uses. A small section of paved roadway (Center Road) changes to gravel at the entrance to the west end of the village. The village is at the intersections of Center Road, Bliss Road, Barnes Road, Brazier Road and Dodge Road. Several large farms are located within or surrounding the village. The Old Meeting House Church is the historic focal point of East Montpelier Center and once served as the meeting house for the Town of Montpelier before the City of Montpelier was separately incorporated. Today the village is primarily residential. There are no commercial uses other than the Center Farm which sells organic chicken and lamb, a small plant nursery, and a few other home businesses.

Center and Dodge Roads serve as a common route to travel across town for many local residents and some Center residents have become concerned about traffic, especially farm vehicles. In 2012 Vermont Compost Company received an Act 250 permit to operate its facilities in Montpelier and in East Montpelier on Vincent Flats Road. The operation was considered to be a commercial use in the proceedings. Some local residents expressed concern about the traffic generated by the Vermont Compost trucks transporting material between the company’s production area off Vincent Flat’s Road and their sales facility on County Road on the Montpelier town line. The Selectboard and Planning Commission submitted testimony in the Act 250 hearings concerning this issue. The issue of a “commercial” use off near Vincent Flats Road in Zone E has not been resolved.

### **VILLAGES AND GROWTH AREAS: GOALS AND ACTIONS FOR THE FUTURE**

All three villages were identified as important to community residents in the 2011 Citizen Survey. Each one has a distinct character and provides different opportunities. All three villages have historic patterns in common. Like nearly all historic Vermont villages buildings tend to be located close to the street and close to each other. This pattern is an efficient use of land and has a number of benefits. The proximity of homes and/or businesses makes it easy to walk to visit neighbors or go to the store. Concentrations of people make public transportation feasible. With homes located close to the road, the house itself provides separation from the road for a private back yard use area. Often back yards are contiguous with open space or agricultural fields. Historic buildings also tend to be at least two stories in height - an efficient use of land. Architectural styles vary but they are usually oriented parallel or perpendicular to the road, often with a barn or outbuilding at right angles creating an entry court. This pattern gives Vermont villages a harmony despite the numerous types of architectural styles and colors. Retaining historic patterns was noted as desirable in the Town Survey and in the forums held in East Montpelier Village. These forums provided a clearer idea of how residents would like to see East Montpelier Village grow and develop. Similar processes could be helpful for determining the future of East Montpelier’s other vil-







lages. In order to encourage future development and residential use within the villages, it will be critical that these locations provide a desirable setting for both living and doing business.

### **General Goals for East Montpelier's Villages and Growth Areas**

- East Montpelier's three villages should continue to be the focus for growth in town so that the town's rural countryside retains its open and scenic character.
- Future growth within each village should be reflective of the distinct character of each and consistent with the desires of those who live and work within each area.
- Each village should be an attractive and desirable place to live.

### **EAST MONTPELIER VILLAGE**

The *Village Study Report* (July 2011) prepared by the Central Vermont Regional Planning Commission and the Village Committee provides recommendations for future growth and development of the village. Both the citizen survey and the forums demonstrated a strong interest in the enhancement of the village. Participants felt that the village currently lacks character, that it is unsafe to walk and that community gathering places are lacking. On the other hand, there is great enthusiasm for the future potential of the village. Several landowners within the village have worked with the Village Committee and seem interested in developing in a manner that would benefit the village and town as a whole. Development will be challenging and is likely to be limited by a number of factors, including septic capacity, floodplains and steep slopes. The current economic situation adds additional challenges. Advance planning can help ensure that that growth occurs in such a way as to provide a vibrant and attractive town center.

### **Goals for East Montpelier Village**

- Foster a vibrant and attractive town center that is a desirable place to live, work and do business.
- Encourage commercial growth within East Montpelier Village.
- Provide housing and amenities that encourage people of all ages to live in East Montpelier Village.
- Direct growth in a manner that is compact, efficient and reflects the historic settlement patterns of the village core.
- Ensure adequate water supply for the future growth.
- Ensure that the Post Office, town offices, and general store remain in the village as critical community services. Encouraging similar services within the village such as banks, car repair services, restaurants, hardware stores, and drug stores (some of these already exist).

### **Actions for East Montpelier Village**

- The Planning Commission, Village Committee and Selectboard should provide for the participation of local citizens and business owners in discussions of the future of the East Montpelier Village.
- The Village Committee and Selectboard should ensure pedestrian safety through the construction of sidewalks and managing traffic speeds.
- The Selectboard should appoint an ad hoc committee, including members of the Planning Commission and Village Committee, to develop solutions to wastewater disposal either through a larger village-wide system or a series of smaller possibly private systems.
- The Planning Commission should review and revise, as necessary, the zoning regulations to encourage compact settlement and efficient and historic settlement patterns. Consider allowing higher densities.

- The Planning Commission, with assistance from the Village Committee, should work with landowners, especially larger landowners to provide assistance in planning for future development.
- The Village Committee should work in conjunction with the Selectboard to provide amenities to make the village attractive such as a river walk, trail connections to East Montpelier's larger trail system, safe bicycle routes, and facilities for children such as playgrounds.
- The Village Committee and Selectboard should provide facilities for the elderly including housing, a senior center, safe pedestrian connections to stores, the Post Office and town offices,
- The Selectboard, in coordination with the Village and Energy Committees should work to expand bus service from the village to other destinations.
- The Selectboard, in coordination with the Village Committee and Planning Commission should provide a convenient and attractive Park and Ride facility within the village.
- The Selectboard, in coordination with the Village and Energy Committees, should encourage owners of historic properties to undertake repairs and energy efficiency improvements while retaining the historic architectural character. Many of these properties are currently eligible for low-interest loans as a result of the Village Designation.
- The East Montpelier Historical Society in coordination with the Village Committee should highlight the history of East Montpelier Village with historic plaques, a walking tour brochure and ongoing walks and talks featuring the history of the village.
- The Village Committee and Selectboard should develop a river walk to take advantage of the lovely views over the Winooski River and to provide a place for local residents to walk away from the busy roads.

## NORTH MONTEPELIER VILLAGE

There is increasing interest in the potential for North Montpelier to be a more vibrant and attractive village center. The village has several resources that could be enhanced as focal points: North Montpelier Pond, the waterfall and riverway of the Kingsbury Branch, and the former Riverbend Store. Planning should be coordinated with Calais which occupies the northern portions of North Montpelier.

### Goals for North Montpelier Village

- Foster a strong sense of community within the village
- Encourage commercial growth that supports and enhances the local community.
- Explore alternatives to the now closed Riverbend Store and Post Office to provide a community focal point.
- Encourage pedestrian and bicycle transportation within the village.

### Actions for North Montpelier

- The Selectboard should appoint a North Montpelier Village Committee to promote enhancement and economic vitality of the village. This committee should be charged with the following actions:
  - Work with owners of the former Riverbend Store to develop a more vibrant community-oriented facility.
  - Work to enhance connections to, use of, and views of North Montpelier Pond.
  - Coordinate with the Planning Commission and Selectboard to apply for Village Designation as provided for in 24 V.S.A. Chapter 76A which provides tax credits and grants for revitalization efforts.
  - Develop entry signs for the village.
  - Enhance connections with, use of and views of the Kingsbury Branch and the waterfall,
  - Assist building owners in repairing and improving the energy efficiency of historic buildings.

- Improve pedestrian connections throughout the village.
- Engage residents and business owners in planning for the future of North Montpelier.
- Study the feasibility of water and wastewater systems for North Montpelier Village.

### **EAST MONTPELIER CENTER**

East Montpelier Center is distinct from the other villages in that it is not on a major state highway. This gives it a quieter and more rural feel. It is also entirely residential and agricultural, with no commercial uses. In general this character should be retained.

#### **Goals for East Montpelier Center**

- Retain the rural residential and agricultural character of East Montpelier Center.

#### **Actions for East Montpelier Center**

- The Planning Commission should consider whether any zoning or other land use changes would help to retain or enhance the character of East Montpelier Center.

### **GALLISON HILL GROWTH AREA**

This area was designated as a growth area in the 2008 Town Plan but no planning has been done to determine what form this growth area should take or if it makes sense at all. The school is a significant regional activity center and provides potential for future development of similar or related and supporting uses in the future including residential uses and institutional used related to education. The area is connected to the Montpelier wastewater system and is near commercial uses on Route 2. In addition trails at U-32 connect with the Cross Vermont Trail as well as other trail systems in East Montpelier. For these reasons the area makes sense as a potential growth area. Future goals would be as follows:

#### **Goals for the Gallison Hill Growth Area**

- Take advantage of a major community and regional focal point by planning for a potential growth area in a manner that is consistent with existing uses and compatible with surrounding residential neighborhoods.

#### **Actions for the Gallison Hill Growth Area**

- The Planning Commission should discuss whether or not there is potential for future growth within this part of town.
- If the potential exists for this area to evolve, the Planning Commission should hold public meetings to consider planning options. Planning should be coordinated with U-32 and the City of Montpelier.
- The Planning Commission should consider increasing housing density in the surrounding area.



# HOUSING

## HISTORY

Until the middle of the twentieth century, the location and type of housing in East Montpelier was directly related to a family's means of livelihood. Those who worked the land lived in farmhouses; those employed in the village mills usually lived in rental housing, or, as in North Montpelier, in boarding houses owned by the mill operators. Others who were retired or operated small businesses owned houses in the village areas. Houses were large, often accommodating three generations, as well as farm hands.

## CURRENT STATUS

East Montpelier today is home to a heterogeneous mix of people representing a variety of ages, occupations, and economic wealth. Over the past few decades, the town has become a rural residential bedroom community with mostly expensive single-family houses distributed widely around town on large lots. Through the middle parts of the 20th century, as smaller farms were consolidated into larger ones, many older homes were left on small lots that no longer conform to current zoning regulations.

In 2010, there were 1,129 full-time housing units, a 9 percent increase since 2000. In the 2000s, household size based on occupied units equaled 2.41 people per unit. Of the total housing units in town 881 were owner occupied, 187 were renter occupied and 61 were vacant. (For growth in housing units, see the "Housing Growth" graph on page 12.)

Year	Households	Population	Household Size
1900	827	2,239	2.7
2000	1,007	2,578	2.56
2010	1,068	2,576	2.41

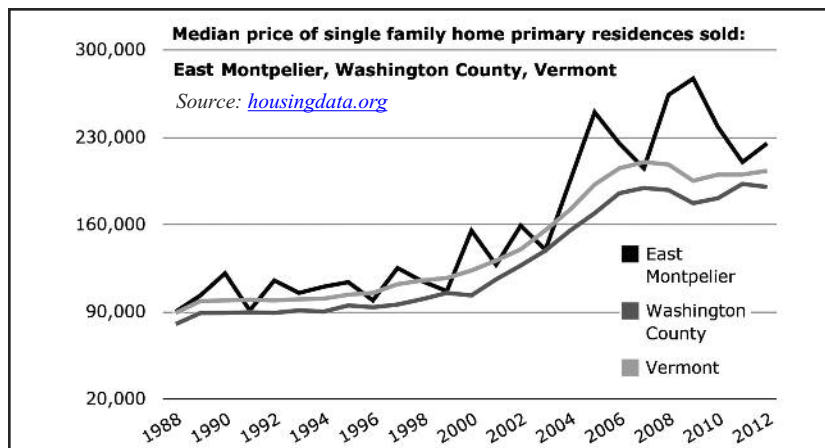
The town's scenic beauty, conserved open land, proximity to services and employment, and especially its schools have made it attractive local for middle-income families. The median value of a home in 2010 increased approximately 53% percent since 2000. As can be seen from the "Median Housing Value" table below, East Montpelier has the most expensive housing in Central Vermont. According to the Vermont Housing Finance Agency, the median value of a single-family primary residence in our town was \$238,250 in 2010, compared to a median value of \$181,000 in Washington County as a whole.

### MEDIAN HOUSING VALUE Town by Town Comparison

	2000	2010
Barre Town	\$97,900	\$169,900
Barre City	83,000	140,000
Berlin	90,000	205,000
Calais	123,500	204,500
East Montpelier	155,000	238,250
Middlesex	136,500	187,750
Montpelier	108,900	209,500
Plainfield	100,400	182,500

Source: VHFA; [housingdata.org](http://housingdata.org)

The lack of affordable housing was identified at the 1988 town forum as a significant problem, again in the 2002 Town Plan Survey and again in the 2011 Town Plan Survey. Affordable housing is defined by the Dept. of Housing and Urban Development as housing costs (including mortgage, taxes, and insurance) that consume no more than 30 percent of annual gross income. Using the affordable housing cost index (30 percent of 80 percent of median family income in the town) and normal carrying costs, it is estimated that an "affordable house" in 2010 was one that cost approximately \$169,000 or less for a two wage earner household with each earner's pay equaling the 2009 Washington County average wage of \$35,255. As per the 2010 Grand List, adjusted for the Common Level of Appraisal for that year, about one quarter of residential home sites in town were assessed below \$169,224. This percentage compares with 2001 when about one third of residences were "affordable." However it is a sharp decline in affordable housing from 2005 when half the home sites in town met the definition of affordable.



Because our property values are high, with building lots costing \$50,000 dollars and up, it is difficult to build affordable single family housing in our town. At the same time there is a lack of multi-family housing rental units and condominiums within our borders. With our town's high property values, large lots, and upper-end tax rate it is probable that little new affordable housing will be developed in East Montpelier in the near future.

Sandy Pines Mobile Home Park contains 55 housing units. Residents own their homes and pay a monthly fee to rent a lot and pay for water and septic, as well as trash and snow removal. With relatively low appraised values, these units fall within the affordable range for the town. In 1999 the park's sewage system was replaced with the assistance of a loan from the Vermont Community Development Program. According to the 2010 Census, there are 187 rental units in town, representing 17.5 percent of total housing.

From 2000 to 2010 East Montpelier added 74 housing units. For the same time period, the Central Vermont Regional Planning Commission Housing (CVRPC) Distribution Plan suggested that the town should have added 168 units - a deficit of 94 units. The CVCRC further projects that from 2010 through 2020 the town needs to add an additional 293 units. East Montpelier is a town that values its open land and scenic vistas, fully one-third of the town's land has been conserved for agriculture and open space. The town also has long had large-lot zoning regulations to encourage the continuation of its farming community, and has continually supported local agriculture and land conservation. In light of these long held values and policies, the CVRPC projections for housing are probably unrealistic.

Respondents to the 2011 Town Plan Survey supported projects that ensure affordable housing for the elderly. The Planning Commission conducted public discussions on housing and settlement patterns at which other residents expressed interest in retirement and shared housing for elderly residents.

In 2004, the East Montpelier Senior Living Initiative (EMSLI) formed to promote the preservation and creation of safe and affordable housing opportunities for senior citizens within our town. Community input yielded ideas ranging from creating senior apartments to developing intergenerational co-housing to providing services to help seniors stay in their own homes. In 2007, EMSLI received grants from The Vermont Community Foundation and a Municipal Planning Grant from the state Department of Housing and Community Affairs to study the need and feasibility for dedicated senior housing in town. The market analysis supported the development of at least 21 affordable units, with additional market-rate units also feasible. The most likely location for such a facility would lie within the East Montpelier Village area or nearby, with paved road access. The group continues to work on site selection, ownership and management issues, facility design, financing, and citizen participation. Although EMSLI has encountered many dead ends in their search, they have continued to pursue the creation of affordable senior housing in East Montpelier.

In the 2009 Zoning and Subdivision regulations the Planning Commission changed some requirements to encourage the development of affordable housing units. Planned Unit Developments are allowed in the Commercial, Industrial, and Residential-Commercial districts (zones A, B and C). Planned Residential De-

# Housing Distribution Map



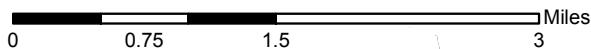
## Legend

### Housing Development by Year

- 2012 (1 Unit)
- 2011 (5 Units)
- 2010 (3 Units)
- 2009 (15 Units)
- 2008 (10 Units)
- Housing Sites before 2008

### Town Roads

- Pavement
- Gravel
- == Class 4/ Legal Trail
- Private



Map Created 01/03/13 by CVRPC  
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Housing Distribution Map.mxd

SOURCE:  
Housing Development By Year: CVRPC 2013.  
Roads: VTrans 2012

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.

velopments are allowed in all zoning districts except the Industrial district (zone B). PRD's allow an increased density bonus of up to 25% above normal site requirements; 50% above normal site requirements if at least 20% of the dwelling units are affordable housing units. The Planning Commission and town officials have obtained Village Center designation for East Montpelier Village. Such designation makes grant funds available for village housing projects.

## GOALS

- Develop patterns of housing that maximize open spaces and encourage clustering and greater use of planned residential development provisions.
- Facilitate the development and availability of housing that is affordable to people of various income levels.
- Assist with housing upgrades and maintenance for the elderly and low-income residents.
- Encourage shared dwellings where feasible, with special consideration given to creative types of living arrangements that are designed to enable people who cannot live alone to remain in their homes.
- Support energy-efficient rehabilitation of older houses.
- Pursue multifamily housing developments.
- Support the development of housing for senior citizens.
- Encourage mixed use commercial retail apartment development in East Montpelier and North Montpelier Village centers.

## ACTIONS

- The Selectboard should give special support to projects that address the need for housing in our community, including but not limited to:
- Encourage proposals for the development of a multi-unit retirement residence.
- Continue to support efforts to help elders and persons with disabilities to stay in their homes.

- Continue to support programs administered by Community Capital of Vermont and Central Vermont Community Land Trust to address regional housing needs.
- The Selectboard should adopt a special tax on conserved properties to establish a fund to provide tax incentives for the development of clustered affordable housing.
- Provide tax incentives for PRD's
- Provide tax incentives for multi-unit housing projects.
- The Planning Commission should review zoning regulations related to housing and draft amendments, as needed, in order to encourage the following:
  - Shared and multi-family dwellings, especially in residential zones.
  - Clustered housing and preservation of open spaces.
  - Inclusion of residential units in mixed-use commercial development.
  - Establish special small lot ¼ acre zones in the east, north and center village areas as well as along Gallison Hill Rd. from U-32 to Towne Hill Rd. in areas where water and wastewater infrastructure can or does exist.
- The Planning Commission should communicate with the Central Vermont Regional Planning Commission to adjust their housing projections to better suit the needs and character of our town.
- The Planning Commission should review capital planning and budgeting to coordinate all town building needs.
- The Conservation Fund Advisory Committee should explore the feasibility of working with the Vermont Housing and Conservation Board to integrate affordable housing space as part of proposed conservation projects.
- The Planning Commission should conduct a housing needs assessment for the town using the Vermont Housing Finance Agency needs assessment methodology.



# 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 fact, 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 and 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. In 2012 that had been reduced down to four herds, one with more than 600 milking cows and one as an organic producer.

### 1988 Town-Wide Forum

The original question posed to residents at this forum was "What do you want your town to look like in 20 years?" Town residents participating in this forum identified agriculture and open-space protection as important to the future of the town. Arising out of the forum, 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 planning grant of \$13,500 from the Vermont Department of Housing and Community Affairs for the mapping and evaluation of agricul-

tural land in East Montpelier. With these funds the committee developed a Land Evaluation and Site Assessment (LESA) system, a tool 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. The LESA system continues to be used by the Conservation Fund Advisory Committee to assist the town in evaluating land that has been proposed for preservation. The adoption of a town-wide LESA program has enabled the town to become a higher priority in funding land conservation projects from the Vermont Housing and Conservation Board. The original agricultural inventory map was developed by the Agriculture and Open Space Committee.

For years the town has strongly supported its agricultural community in many ways, including the use of tax abatement contracts which became available in 1975. There are 780 acres of agricultural land enrolled in this town-sponsored tax abatement program. In 1980, the State of Vermont began a program of tax stabilization for farm and forestland known as the Current Use Value Program. In 2011, there were 8,823 acres of East Montpelier's agricultural and forestland enrolled in the State of Vermont Current Use Value Program. This state program provides tax relief for property owners who contract to use their land and buildings for active agricultural or forestry purposes. The town continues to support its own farm tax abatement program, providing similar tax relief on the local level for agricultural landowners who do not care to be in the state sponsored program. The town-sponsored farm land tax abatement option is being evaluated in 2012 and recommendations concerning its future will be available in 2013.

In 1989, residents expressed commitment to open-space preservation by acting 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 have been identified as important. In 1989, 1990, 1991, 1992, 1995, 1996, 1997, 1999, and 2002 residents voted at Town Meeting to provide about \$10,000 per year for this fund. During the 1990s, six agricultural land parcels were preserved using money from the Town Conservation Fund. Other groups or farm and forestland owners in town have also worked with a variety of land conservation organizations, such as the Vermont Land Trust, Trust for Public Lands, and others to acquire development rights on additional parcels of agricultural land. Land in East Montpelier presently conserved is 3,094.5 acres.

### 2011 East Montpelier Town Survey

At the 2011 town meeting and through the Signpost, residents were asked to comment on a wide variety of planning questions. The question posed “was how important is each of the following issues in town planning?” The results of the survey overwhelmingly establish that the preservation of East Montpelier’s rural character is the most important issue related to town planning. Preservation of rural character through protection from development of open meadows, forest areas and active farms were the most important to individuals who completed the survey. The preservation of East Montpelier’s open space, scenic qualities and its rural character is intimately related to the task of managing rural development and one of its most critical components, available agricultural land. The 2011 East Montpelier Town Survey also establishes that the primary important factors for local zoning regulations are the protection of open space and the prevention of strip development. The existence and promotion of agricultural use of this land meets these objectives. There were more written comments concerning agriculture than any other subject listed in the survey. Listed below are a few written comments from the survey: “Family farms provide quality dairy and healthy locally grown foods,” “Very important - we need working farms to keep land open, provide livelihood and sustain local sources of food as transport costs continue to rise,”

“East Montpelier is a leader in land conservation which should be continued, that is why we have a large amount of agriculture in town.”

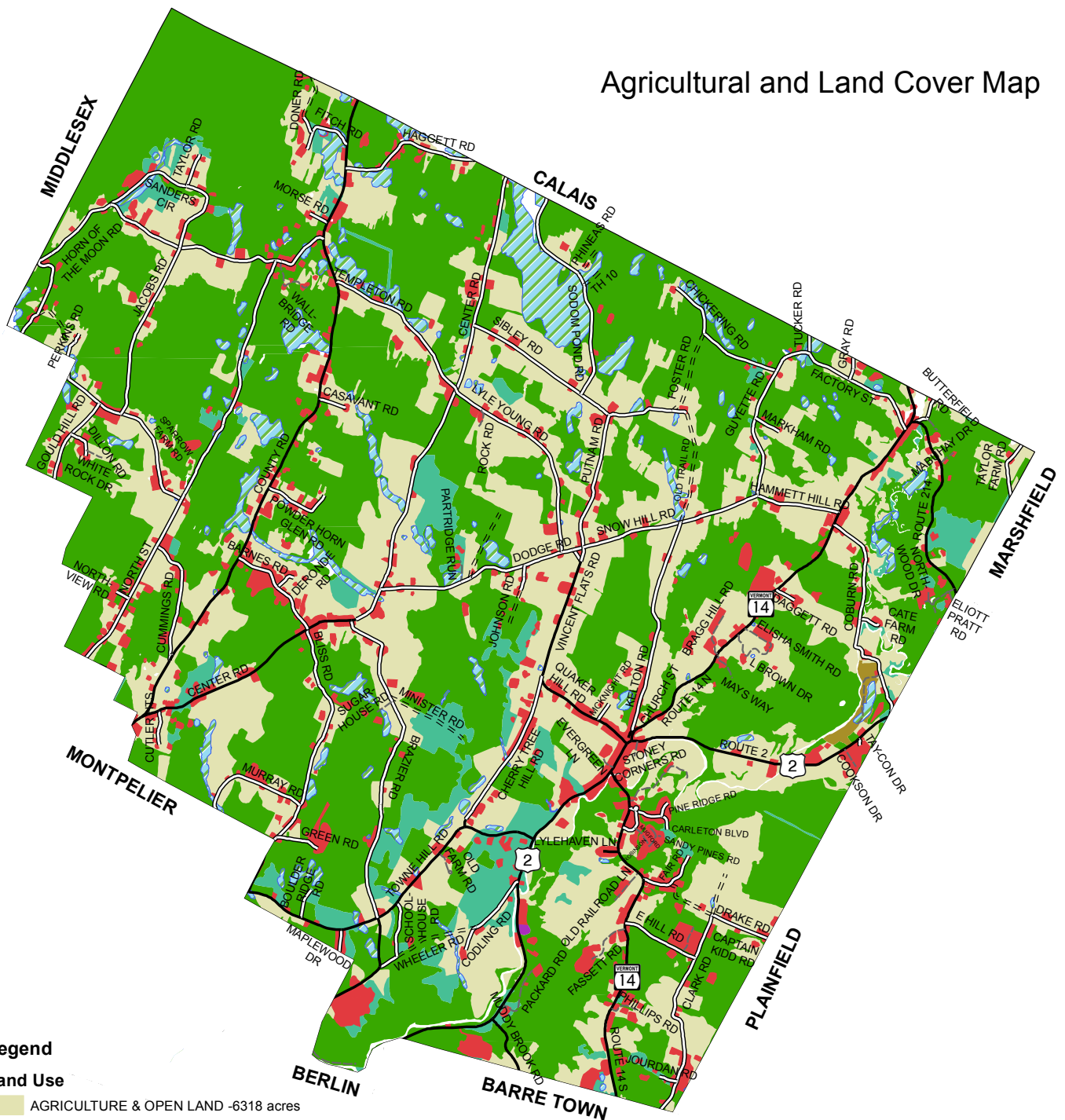
### CURRENT STATUS

The two biggest and most prominent forms of agriculture in East Montpelier today include dairy farms, followed by diversified farms fueled by the local food movement. 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 in other towns in Central Vermont. This is due in part to families in town who own farms or farmland and who have a strong commitment to land conservation. In addition to having very fertile soils, East Montpelier is located in an upland valley, receives a good quantity of rain, and has a very good growing season by Vermont standards. Organic production is a growing trend noticed in town and across Vermont.

Many East Montpelier landowners are engaged in a wide variety of agricultural enterprises, including:

- dairy farming
- raising breeding stock for dairy farms
- growing forage crops to support dairy operations
- raising replacement heifers for dairy herds
- growing Christmas trees
- growing fruit crops, including apples
- growing vegetable crops, including organic produce
- producing maple syrup & maple products
- raising cattle for beef production
- raising sheep
- selling a wide variety of Vermont-grown agricultural products through retail operations
- raising horses
- goat dairy
- raising meat birds, chickens and turkeys
- greenhouse vegetable production
- small scale egg production
- small scale on-farm food processing
- organic production of a variety of crops, cattle and milk
- the growing of herbs, flowers and berries.

# Agricultural and Land Cover Map



## 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 -63 acres

### Town Roads

- Pavement
- Gravel
- Class 4/ Legal Trail
- Private



Map Created 01/03/13 by CVRPC  
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Sources:  
Land Use: CVRPC, 2013.  
Wetlands: VT ANR DEC, 2010.  
Town Roads: VTrans and CVRPC, 2012.

Data is only as accurate as its original source.  
This map is for planning purposes only.  
This map may contain errors and omissions.

In 2003, East Montpelier residents voted on and passed a four-part non-binding resolution concerning genetically engineered (GE) crops. State and federal legislation to prohibit or restrict the use of GE crops was not enacted. Fast forward to 2012 and 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 - particularly consumption by school aged children and other segments of the population.

### **Dairy Farming**

Since the turn of the 20th century, dairy farming in town and across the country has undergone a technology transformation. In 1901, there was no electricity, all equipment was powered by horses and many of the back breaking tasks on the farm were completed by hand. Milk production per cow was a fraction of what it is today. From 1965 to present, milk production on a per cow basis has tripled. In 1901, there were no state and federal sanitary regulations or inspectors as there are today to insure high quality dairy products.

Since that time there are now fewer farms with more cows and more land required to feed these animals; dairying went from a way of life to a business. It is estimated that at least 90% of the prime and good agricultural lands in town are devoted to grass and corn silage production, which is consumed by our dairy herds. The ability to produce high-quality grass and corn locally has contributed importantly to the continued success of East Montpelier farms. Much of this land used is leased from landowners who are not dairy farmers. This demand for crops provides income to the landowner and enables many to keep land in agricultural use. Several of our dairy farmers have had to purchase and rent good tillable acreage in adjoining towns to provide enough feed for their cattle.

Today dairying is a very capital intensive business with a narrow profit margin, yet in 2011 East Montpelier's four dairy farms generated approximately \$8,500,000 in milk sales alone. In addition these dairy farms generated approximately \$300,000 in

dairy beef sales and another \$300,000 in sales of breeding stock. (sales information estimated by authors of this chapter). Volatility in dairy pricing at present is influenced by factors that are many times beyond the control of our farmers. Overproduction in western states and the high cost of energy and grain in the last 4-5 years have had a large impact on milk prices and profitability. Clearly, dairy and livestock farms have had a profound positive impact on our community both economically and visually.

### **Diversified Farms & 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 localvore movement. Even though a number of our farms have long been producing locally-grown food, the last few years have seen a greater demand for these types of agricultural products. This is due to the fact that consumers today want to know who produces their food and where it comes from. Many also attribute health benefits, higher quality, and better flavor to locally produced food.

Today over 90% of Vermont's food is imported into the state. With increasing energy costs and possible disruption of energy sources it is prudent to produce more of our food right here in town. We are at the end of the food and energy pipeline. The only foods we currently produce enough of in East Montpelier to supply our population are milk, and possibly maple syrup. All these factors in addition to our proximity to Barre, Montpelier and Burlington have provided much greater marketing opportunities for diversified farming in town. Many of these products are marketed directly to consumers, restaurants, stores, schools, institutions farmers markets and CSA programs, known as community supported agriculture. 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.

### **Economic Impact of Agriculture in East Montpelier is Sizeable**

Many residents think of agriculture in terms of dairy. Dairy farmers are by far the largest land users in



town and generate 75% of the gross revenue of any one agricultural enterprise in our community. They are also the largest taxpayers in town as well. In addition, there have been and will likely be more diversified farms on smaller land bases in the future. East Montpelier farms produce about every Vermont product in existence and more and more consumers are discovering this. Few residents realize that the combined on-farm agricultural sales produce more revenue—\$11,000,000 annually (estimated by chapter authors)—than any other single business type in our community.

### **Vermont Accepted Agricultural Practice Regulations**

The Vermont Agency of Agriculture, Food and Markets regulates all farming activities through compliance by all farms with the Vermont Accepted Agricultural Practice (AAP) regulations, which apply to the construction and maintenance of farm structures, as well as waste management and nutrient application in order to protect water quality. Compliance with Accepted Agricultural Practices takes the place of local zoning regulations for agricultural practices, although all farm structures must comply with local zoning setbacks for buildings.

Keeping land in agricultural production in light of the historic, economic, cultural and environmental benefits of production agriculture and preventing the loss of farm land to other development is reflected in Vermont law by the presumption that existing farming activities, which comply with AAP regulations, 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.” For many, this provision is also equated to one’s “right to farm.”

The 2011 East Montpelier Town Survey also establishes that the primary important factors for local zoning regulations are the protection of open space and the prevention of strip development. The existence and promotion of agricultural land use meets these objectives.

### **GOALS**

- Educate residents concerning the variety and volume of agricultural products produced in our community and agriculture’s positive impact on the town and its open space.
- Connect our schools to the farmers in town and the importance of food production and food security to our community.
- Retain a critical mass of farmers and agricultural land to insure agricultural services, viable agricultural community and desire for farmers to stay in town and produce a variety of products.
- Provide for flexibility and creativity in the town’s land use regulations so agricultural businesses and homeowners can co-exist.
- Retain a viable agricultural community with productive use of highly-rated LESA land.
- Foster conservation efforts, both voluntary and regulatory, through zoning, to protect prime agricultural land from development and to reduce or avoid problems generated by development and agriculture where they exist side by side or in close proximity.
- Involve residents in an on-going process to ensure planning and protection for the agricultural industry. Such efforts should reflect the needs and desires of the farming community as well as protecting environmental quality and the quality of life in the community at large.

### **ACTIONS**

- The East Montpelier Elementary School, U-32 School and the agricultural community should develop a working relationship to establish a greater appreciation and understanding of this important economic aspect of our community.
- East Montpelier Elementary and U-32 School Boards should work together to source at least 10% of their food purchases throughout the year from local farms.
- East Montpelier Elementary and U-32 Schools should purchase milk from the cooperatives associated with Lylehaven, Butler, McKnight or Fairmont dairy farms found within town.

- The town Energy Committee and the local food producers' network should provide information to residents to promote and showcase agricultural products within our town. Such information could be provided on a continuing basis in the Signpost and Front Porch Forum. Strive for this by having one agriculture related topic in each Signpost issue.
- The Planning Commission should periodically update data on general land use and development patterns, including the Agricultural Lands Inventory.
- The Planning Commission should periodically meet and coordinate with the Conservation Fund Advisory Committee.
- The Conservation Fund Advisory Committee should continue to use the LESA system as one means of evaluating agricultural land in conjunction with land conservation efforts.
- The town Energy Committee and local food producers' network, while continuing to the diversification and promotion of local foods produced in town, should form an East Montpelier Agricultural Cooperative to share resources, trucking skills, etc.
- The town Energy Committee and agricultural interests in town should consider use of the Four Corners School (or some other site) for a mid-week farmers market and community supported agriculture drop off site from June – August.
- The Selectboard should consider purchasing a parcel of high quality farmland for a young farmer to get started in farming and the farmer would provide a designated amount of food products for every interested family in town.
- The Conservation Fund Advisory Committee should work with owners of agricultural land in town to seek alternatives to development. This effort might include seeking more diversified agricultural uses of the land, and sale of development rights. Consider the conservation of smaller parcels of land suitable for diversified agricultural operations.
- The Rally Day Committee should continue the farmers market at Rally Day activities in September and in conjunction with town Energy Committee and local food producers network expand the farmers market to other days or seasons if demand warrants.
- The Selectboard should inform the Planning Commission, Development Review Board and townspeople about scheduled informational hearings associated with Large Farm Operation permits issued by the Vermont Agency of Agriculture.

# WASTEWATER DISPOSAL

## HISTORY

Until the last half of the twentieth century, the disposal of 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 to 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 the disposal of wastewater. 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 was 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 ground-water and surface-water contamination.

To ensure that on-site wastewater systems for newly constructed homes and subdivisions are adequate, an On-Site Sewage Program was established under the purview of the Vermont Association of Conservation Districts in 1980. East Montpelier joined that program in 1980. In 1987 East Montpelier passed an ordinance requiring town certification of all on-site (septic) systems prior to the issuance of a permit for new residential construction and for the construction of replacement systems. According to the ordinance, at the time all systems were to be designed by a professional engineer or a certified technician and approved by the town Sewage Officer.

From 1987 when the sewage ordinance was adopted until the 2003 Town Plan was drafted, 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 were for sand filter systems, at-grade systems (like a mound but without the sand), and an alternative peat moss filter system.

In 2002, the legislature passed a new statewide on-site wastewater program. The effect of this program for East Montpelier residents is simple: as of July 1, 2007 the state Agency of Natural Resources (ANR) has jurisdiction over septic system permitting, including new systems and repair and replacement of existing systems. ANR adopted new wastewater system and potable water supply rules in September, 2007. Among other provisions, the new state rules include an amnesty provision for working septic systems in place prior to January 1, 2007, the removal of mound system replacement area requirements, and a specific allowance of composting toilets. (10 V.S.A. Chapter 64, the Environmental Protection Rules; Chapter 1, Wastewater System & Potable Water Supply Rules; and Chapter 21, Water Supply Rules, Appendix A. Part 11 - Small Scale Water 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

Under the new state regulations for wastewater and water supply systems, over 109 wastewater treatment systems have been approved by ANR since 2007 in East Montpelier. These systems were either traditional in-ground septic tank leach field systems or mound systems. Other systems approved in recent years were for sand filter systems, at-grade systems, and an alternative peat moss filter system.

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.

Technological changes in wastewater treatment allows very different development patterns to emerge, such as more dense development in and around existing villages, clustering of housing, and development on lands previously considered unsuitable for on-site wastewater treatment. These changes may also allow replacement systems to be designed for village areas where lack of space prohibited a good solution in the past. However, advances in technology never seem to come without a price. The new systems will require close attention and more intense management to ensure proper operation and maintenance to protect ground and surface water from contamination.

As land with good soils becomes scarcer, pressure will increase to find acceptable solutions to wastewater disposal on more marginal lands. Recent innovations in the field include several lots sharing a common septic area on one jointly owned lot and the use of sand filters where space is limited.

Today, almost all wastewater treatment systems in East Montpelier are via ground-treatment septic systems. There are exceptions: the apartment complex on the former Goddard Northwood campus is served

by the Plainfield sewer system and the Plainfield Wastewater Treatment Plant, which discharges into the Winooski River. And the U-32 High School is served by the Montpelier City wastewater facility which discharges to the Dog River. East Montpelier does not have a similar municipal treatment system.

In the last decade, it has become clear that many small towns and villages in Vermont have failing on-site wastewater systems and that there is insufficient land to replace them with adequately functioning systems. This is due to lack of space, lack of suitable soils, and inadequate isolation distances from wells. Towns in the region are discovering that a solution is prohibitively expensive, at least without supplemental government grants.

In 1989 the Selectboard appointed a committee to study the possibility of constructing a public sewage system in East Montpelier Village. The committee completed its work and submitted findings to the Selectboard in March 1992. Among the ideas explored were:

- Connecting to the Montpelier sewage system via Route 2, Gallison Hill, or the County Road,
- Connecting to the Plainfield sewage system via Route 2 or Route 214, and
- Developing our own one or more small scale decentralized system.

In 2005 the town was awarded planning grant funds from the Vermont Department of Environmental Conservation to hire a consultant that would assess the needs for and determine potential wastewater treatment solutions for North Montpelier Village and East Montpelier Village. The East Montpelier Wastewater Advisory Committee selected a consultant to complete the needs assessment and generate ideas and costs for potential solutions. In addition to the primary recommendation for the town to prepare a detailed wastewater management action plan, the consultants found several areas in each village area that could serve as community disposal areas to mitigate systems that have failed, or have the potential to fail, provided the landowners would agree to sell the land for that purpose. Because estimated costs for one or more decentralized disposal areas ranged between \$9.5 million and \$13.5 million and were deemed cost prohibitive, the consultants were tasked



to study the feasibility and cost of connecting to sewage treatment facilities in either Montpelier or Plainfield. Cost estimates for connection were reviewed again as recommended in 1992 in an amendment to the report and again the cost estimates were deemed prohibitive and estimated to be \$10 - \$15 million.

Each of these possibilities would be costly and serve only limited areas. Because state and federal funding for such projects is currently very limited, it is likely that almost the entire cost would have to be borne locally. Another important consideration in any municipal system is the development that may be stimulated by the new infrastructure and the impact this may have on other municipal services.

Possible solutions for wastewater treatment continue to be discussed in densely populated areas such as the villages or where suitable soils are scarce. For the foreseeable future, most of East Montpelier will need to be served by on-site septic systems. Recent technological advances provide some hope for new systems. Within a few years it is possible that alternative systems, not so heavily reliant on soil conditions, may become economically feasible. Any such changes will need approval by state government.

Since on-site wastewater systems are privately owned by residents, they are operated and maintained by the owner. 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 re-

minding system users of the need for periodic pumpouts.

## GOALS

- Protect and improve quality of ground water and surface water of East Montpelier and protect the health its citizens.
- Develop a wastewater solution for East Montpelier Village and North Montpelier Village.
- Provide for orderly growth throughout town, especially in designated growth areas.

## ACTIONS

- The Selectboard should support adoption of another Wastewater Committee charged with finding cost-effective wastewater treatment systems for the East Montpelier Village and North Montpelier Village. These systems may be public or private, centralized or decentralized.
- The Sewage Officer in coordination with the State, should encourage all townspeople to pay careful attention to the maintenance and proper operation of their individual on-site wastewater systems.
- The Sewage Officer, in coordination with the State, should promote public health protection, land use planning and water quality protection coordination among the Selectboard, Planning Commission, Health Officer and Development Review Board regarding wastewater treatment capacity and compatibility with soil types.
- The Selectboard should expand upon information regarding potential sources of funding for individual onsite wastewater treatment system repairs and upgrades.
- The Selectboard and Wastewater Committee should consider establishing a wastewater management district(s) or association(s) within the villages as a potential model for implementing a wastewater disposal solution.



## APPENDICES

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A: REQUIRED ELEMENTS OF TOWN PLAN

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B: TOWN PLAN SURVEY RESULTS

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C: RECREATION SURVEY RESULTS

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D: COMMON AND UNCOMMON WILDLIFE

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E: SURFICIAL AND BEDROCK GEOLOGY MAPS

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# APPENDIX A:

## REQUIRED ELEMENTS OF TOWN PLAN

### VERMONT STATUTES TITLE 24, CHAPTER 117

#### § 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;
- (2) A land use plan, consisting of a map and statement of present and prospective land uses, indicating those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 VSA §8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting 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;
- (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;
- (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;
- (5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

- (6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;
  - (7) A recommended program for the implementation of the objectives of the development plan;
  - (8) A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under this title;
  - (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;
  - (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.
  - (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.
- (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.
- (d) Where appropriate, a municipal plan may provide for the use of "transit passes" or other evidence of reduced demand for parking spaces in lieu of parking spaces.



## APPENDIX B:

# TOWN PLAN SURVEY RESULTS

### **SUMMARY EAST MONTPELIER SURVEY (COMPLETE SURVEY RESULTS FOLLOW)**

All East Montpelier residents received a survey this winter with questions on many topics. Many thanks to the 146 residents/families who filled out the survey! The responses helped the Planning Commission draft the 2013 Town Plan. Overall, respondents showed a great appreciation of our town, its rural nature, sense of community, and farming traditions (though lowering taxes was a common theme). The entire survey with compiled responses is available on the Signpost website, but here are some highlights:

- Rural character, water quality, energy conservation and the quality of our schools ranked as the most important issues in town planning.
- Housing for seniors was noted as important.
- Protection of groundwater quality ranked high as a focus of future land conservation and planning efforts, with protection of farmland second.
- The importance of farming to our community was strongly stated in numerous comments focusing on its importance in providing local food and retaining the character of the landscape.
- There were many comments about enhancing East Montpelier Village including desires for restaurants, a farmer's market, a park and ride, and sidewalks.
- East Montpelier residents seem generally satisfied with our recreational opportunities.
- Energy efficiency and meeting safety codes were the most important goals for improving the elementary school facility.
- There were three things that people liked most about the town: people/community, rural character, and the town's proximity to Montpelier and Barre.
- There was less agreement about dislikes but some that were commonly mentioned were: lack of internet access, high taxes, lack of an appealing village center, traffic, and mud season.

## 2011 EAST MONTPELIER TOWN SURVEY

(COMPILED RESULTS MAY 2011)

1. How important is each of the following issues in town planning?	Degree of Importance			
	High	Med.	Low	No
a. Preservation of rural character	115	18	7	2
b. Affordable housing	71	57	17	2
• Unsure what you mean. Homes? Apts?				
c. Commercial and light industrial development	31	67	33	10
d. Employment opportunities	41	69	26	1
e. Quality of schools	105	30	10	1
f. Energy conservation	103	36	6	2
g. Protection of water quality	109	20	9	1
h. Road maintenance and improvement	58	66	15	5
i. High taxes	52	62	22	2
• Fair Taxes, progressive taxes				
• Depends on if you like what taxes are supporting				
• Important that they are as low as possible				
• All the above costs money!				
j. Compact settlement patterns	55	56	18	6
k. Wildlife corridors (connected areas with no roads or development)	79	40	20	4
l. Recreational opportunities	49	65	21	7
m. A vibrant village center in East Village	35	64	29	4
• In North Montpelier, too				
n. Other (please specify):				
• Police patrols				
• Develop and pass a noise ordinance – restrict the level of noise from target practicing militias, etc – discharging firearms should be illegal except in allowed hunting areas, in season				
• The point of view regarding taxes is not clear here				
• Less Planning Commission authority				
• How about vibrant village center in No. Montpelier				
• Agriculture				
• Sustainable agriculture				
• Gathering places for elderly				
• Upgrades to North Mont village				
• Will our children be able to settle here and afford to raise their families?				
• More open working landscape				
• Agriculture (small farms)				
• For commercial development – vibrant small businesses so the money and the business priorities stay local.				
• (i), given the services the town receives taxes not high. We need to take responsibility and pay				
• A vibrant village in North Montpelier, too.				
• Traffic speed controls.				
• Affordable services.				
• Encourage dense development in villages, keep outskirts rural.				

2. How important are each of the following <b>scenic features</b> ?	Degree of Importance			
	High	Med.	Low	No
a. Open meadows	106	30	4	3
b. Forest areas	102	32	8	3
c. Active farms	110	22	8	5
d. Village centers	59	62	21	5
e. Distant views	68	52	20	3
f. Distinction between village and countryside	54	56	23	6
• Unsure what this means				
• Think France and Italy: tight village core and ring of surrounding farmland				
g. Rivers and ponds	89	40	10	2
h. Rural roads	68	50	16	1
• Please pave				
i. Other (please specify)				
• The Center is scenic, the Village less so				
• Trees on roadside – protect them!! They matter!				
• I'd like to scrape off every house built since 1950 on the main roads for aesthetics				
• Ag future lies in organic veggie farms				
• Don't keep widening our rural roads				
• Historic buildings/features				
• Centralized village rather than sprawled development.				
• Dairy is dying veggie is next				
• Big trees in Town center				

3. Indicate the Importance of each type of <b>housing</b> :	High	Med.	Low	No
a. Duplex or multi-family houses	32	61	36	10
b. Condominiums	10	42	61	23
• Why				
c. Apartments	23	62	44	8
d. Housing for the elderly	68	53	17	5
• Communes				
e. Mobile home parks	9	45	61	24
f. Mother-in-law apartments (allowable now in all districts)	52	63	23	1
g. Single-family housing	81	43	6	0
h. Other (please specify)				
• Small affordable places to live				
• Population centers				
• Put all housing in a cluster.				
• Energy efficient attractive low income housing which could include condominiums.				
• Designed to fit the local architectural vernacular.				
• Need a variety of housing types and costs.				
• Doesn't this all depend on demographics which you know better than individuals?				
• Affordable Housing				

- Low income housing
- Quality low income housing
- Encourage Cluster housing in all ways possible
- Cluster housing
- Clustered, energy-efficient rural co-operative “designs of the future”
- International communities
- Clustered houses
- Co-housing like White Pine Co-Housing
- Depends on how done

4. How important is it that our <b>zoning regulations</b> do the following?	Degree of Importance			
	High	Med.	Low	No
a. Remain as they are now	13	34	28	26
• Haven’t read the current plan lately				
b. Be revised to better accomplish the following goals:				
1. Increase density in certain areas like villages and growth centers	56	48	12	11
• [underlined this item and added:] sustainable ag districts				
2. Do more to prevent strip development .....	85	28	13	8
3. Do more to protect existing open space .....	85	27	9	10
4. Reduce restrictions on how landowners can develop .....	19	37	36	30
5. Revise zoning districts (e. g. create a village district) .....	31	62	21	9
6. Create incentives to encourage certain densities or types of development .....	46	45	18	14
• Depends				
• This would help share the tax burden				
7. Other (please specify)				
• Be more flexible with landowners who want to develop with higher density and at the same time protecting farmland on their property				
• Encourage clustered housing in the 7-acre zone areas				
• Go back to the way they were before				
• Revert to prior regulations				
• I am very concerned about the 1,000+ acres of Lyle Haven farmland that is vulnerable to development				
• More focus on property owner’s rights				
• Keep 7 acre zoning requirement and consider broadening that area				
• Cluster housing to preserve open space				
• Revise zoning in more areas so 1 acre lots are sufficient to build a single family home on				
• Don’t know enough to answer these.				
• Remain rural; Montpelier and Berlin are minutes away and provide for commercial space				
• Town’s future will shift to significant dependence on locally grown food				
• Encourage public transportation and access points wherever possible				
• Expand permitted uses of agricultural properties to allow use in hospitality arena (e.g. Sibley wedding business)				



- Change zoning to permit cluster housing
- I don't know!
- More businesses to reduce pressure on property tax.
- Preserve ag and forest land
- No to #4 if this will promote sprawl and Levittown housing developments with box chain stores.
- Noise levels and yard junk.
- I'm always conserved that neighbors will open a garage or repair type business that is located in an agricultural part of town.
- Reduce restrictions on property owners.
- Too much commercial sprawled along Rte 2 and 14 focus in villages and other concentrated areas, industrial area.
- Do more to prevent both commercial and residential sprawl. Eating up land with inefficiently planned development on big lots; encourage shared driveways, development close to roads.

	Degree of Importance			
	High	Med.	Low	No
5. There are now about 2,226 acres of privately owned land in town under permanent conservation easements. How important is it that current or future town funds be used for the following types of <b>land conservation efforts</b> ?				
a. No more conservation <ul style="list-style-type: none"> <li>• Ridiculous</li> <li>• Too many restrictions</li> <li>• We want conservation</li> <li>• Myopic beyond measure</li> <li>• Double negative</li> <li>• Yes conservation</li> </ul>	24	15	23	73
b. Focus conservation on trail corridors <ul style="list-style-type: none"> <li>• Unclear, trail corridors?</li> </ul>	53	57	25	8
c. Focus conservation of wildlife corridors and protection of unfragmented lands <ul style="list-style-type: none"> <li>• Important</li> </ul>	67	46	16	7
d. Focus conservation on protection of farmland <ul style="list-style-type: none"> <li>• Important</li> </ul>	90	39	11	6
e. Protect ground water quality	111	20	6	3
f. Other (please specify) <ul style="list-style-type: none"> <li>• East Montpelier is a leader in land conservation which should be continued, that is why we have a large amount of agriculture in town</li> <li>• ATV trails should be considered, also limited use on Class 4 roads</li> <li>• Farms are important but shouldn't need town funds</li> <li>• A standing tree produces seven dollars worth of environmental service for every single dollar that might be gained by harvesting</li> <li>• Riparian buffers and easements</li> <li>• There is always room for conservation</li> <li>• NO ATVs</li> </ul>				

	High	Med.	Low	No
6. How important is <b>farming</b> as part of East Montpelier's future?	82	16	6	0
Why?				
<ul style="list-style-type: none"> <li>• Local food</li> <li>• For scenic values and sustainability (local food)</li> <li>• Maintains the character of the community</li> <li>• Local, sustainable agriculture will become more important in our future</li> <li>• We already have 2226 acres of protected – we certainly don't want to go backwards. It is a drawing card being so close to the capital city of Montpelier</li> <li>• There are many younger farmers who presently farm in town or would like to farm here. Local food production is rapidly growing here. With increasing energy costs, local food will become more important</li> <li>• History; future small farms</li> <li>• Because once farmland is developed it never goes back and development is ugly</li> <li>• Real farming, yes; industrial farming, no</li> <li>• Because we all need to eat to live</li> <li>• Small farms are failing so it will never be like it used to be; don't try to make it so; the costs are too high; encourage small footprint businesses to come to EM for jobs/taxes and protect rural landscape; if raise food OK</li> <li>• Family farms provide quality dairy and other healthy locally grown foods</li> <li>• Extremely important. For local food production, economic development and employment, tourism and preservation of our farming heritage.</li> <li>• Keeps businesses local</li> <li>• Self-sufficiency and economic development through local food systems</li> <li>• It is an incentive to keep land open, used, managed. Our land is relatively good for various farming approaches.</li> <li>• Important but should not be subsidized by taxpayers</li> <li>• Keeps landscape open and in use; keeps local economy intact; we should do more to promote/encourage local farming</li> <li>• Local food sources are incredibly important to maintain</li> <li>• Vital local foods/proper land use</li> <li>• Want to encourage sustainability and localization – need farms to do that – I get my milk now from a farm</li> <li>• Without farms keeping big fields open, view amenities and attractiveness of our beautiful landscapes. However, I would like to see incentives to persuade our major farmers to become organic and not use round-up and planting round-up ready crops. It would be an interesting figure to determine how many fields are treated and how many gallons of herbicides are used each year. They may be a big business in town, but I believe that 'cides deaden the soil.</li> <li>• Very – that's why we live in a rural town</li> <li>• Farming is a business, what can any entity do to keep "farming" as part of a community if it's not possible to make a profit; no profit = no business</li> <li>• Keeps land open, in use, good for wildlife, it is our heritage</li> <li>• Keeps land open and productive; supplies local food</li> <li>• Working landscape</li> <li>• It's our living history</li> <li>• Very important – we need working farms to keep land open, provide livelihood and sustain local sources of food as transport costs continue to rise</li> <li>• To preserve open land; wildlife habitat and the true character of the area</li> </ul>				

- Food/local economy
- We mustn't become so urban- and human- focused we become isolated from our roots, our food sources, and our history.
- People want locally produced food more and more and we want clean water – so farms need to be well regulated.
- Locally grown food is more nutritious and helps reduce carbon footprint
- Not necessarily high impact dairy farming, diversify for food security, localvore enhancement, more nut trees and fruits, veggies
- Farming is important to the town's future because FOOD is fundamental to our survival... and because energy scarcity will require us all to become localvores.
- Local foods, local knowledge, we all eat and drink, and they also provide open space
- Local economy, local foods, conserving (can't read)
- Local food is safer, fresher and economically better
- Should be a local sustainable source of food
- Escalating oil prices will drive out most VT dairies. Small organic farms, labor intensive offer a rational future option
- We all need to eat. Locally grown is higher quality. Farms boost economy
- We need to feed ourselves and communities; sustainable models include diversification of ag products w more clustered affordable housing included on conserved ag land – “holistic management” model
- I'm hoping that we will return to our local food sources, home gardens and farmers markets, thus the need to encourage our local farmers
- Local employment and share the tax burden
- Local food supply
- [Can't read first word] to the economy,
- An integral part of our DNA. At this point farming is coming back to play a major part in future economic systems.
- We have to eat!
- It is crucial that existing farms remain in production. If this land were to be developed for housing the financial ramifications would be disastrous. Also, farms will be needed to produce food as we hit peak oil.
- Energy and climate change may create greater need for local growing/consuming
- Because we need to know where our food and milk come from
- Hugely important. Farming is both our heritage and the source of our food.
- Provide employment, allow people to buy local (produce, etc.)
- Future demand for locally grown food will be greater than now.

#### **Character/open space**

- Extremely – character of our town is based on farming, we value this, we should encourage farming
- Preserve open land, rural character, local food
- When land is conserved it is for a reason. Farming is a great use of conserved land and farmers maintain and improve the land they use.
- Keep land open.
- Helps keep the land in use and open
- With country living you have farming and it should stay that way.
- It is a rural town and should remain so.
- Working farm is vital: regular, dairy, forest, etc.
- Maintain long views
- Look at what farms we have. Keep them

- Very important to maintaining the landscape and rural character we love.  
All town as bedroom community would not be desirable.
- Preserves the environment and rural character, makes responsible community members
- Because of the history of East Montpelier

### **Farming as industry**

- Farming is actually an industry now, not small family farms
- (marked importance of farms LOW) Family farms are no longer in existence
- I view East Montpelier as primarily residential; dairy farming is high impact
- Land in conservation already that has to be kept active because of this –  
Brings people to area because there is open area that is farming – Should help promote this – Whatever kind of farming it may be.
- A tradition, quality foods, jobs and land use
- It is our town; economy, landscape; environmental protection
- I think that it's most important to diversify farming so that more people can work the land. They cannot all be dairy farmers.
- It helps maintain the open lands in our neighborhoods.
- Sustainability is going to become more and more important. Also, we live here for wildlife, and the visual beauty recreation.
- Need farms of all types. Rather have than industry.
- Small farms, especially, will be needed to grow our own food when it becomes too expensive to ship from out of state.
- So we have a local food infrastructure, as well as a working landscape.  
Farmers are also committed to the local area, rather than say an operation owned by someone who lives elsewhere.
- The ability to provide local food-dairy, meat, veggies, etc. to our families is very important to us.
- Space too limited to explain all of the reasons. Basically our global distribution system of food lacks quality and does not improve local economy.
- It is our history and past. We as a community we and a rural community should not try to be a Berlin or worst Williston.
- Employment, rural character, open land, food and fiber
- Our heritage, also supports tourism.
- It should be maintained or improved and encourage
- In keeping with our rural character.
- In the future, after peak oil, VT Villages will have to grow more people food.
- It's Vermont and we need farms even in our own backyards.
- Traditional farming and new forms of agriculture (organic, vegetable, specialty crops) are very important.
- The cows keep the diverse country side from growing up to brush.
- Very-ideal for local food to be accessible.
- Very important- farming is an integral part of Vermont's culture, and for good reason. It provides sustainable livelihood for many citizens and allows residents of the area the opportunity to purchase and use local farm products.
- Important part of landscape character. Ag feeds people and EM has prime farmland.
- It's important to all of VT
- It is the landscape and our local food source.
- Local production of food should be encouraged. We have good soils and farm structures, let's take advantage of it.



	Degree of Importance			
	High	Med.	Low	No
<b>7. How important is our current network of local walking trails?</b>				
a. How important is the completion of the Town Trail Loop (complete trail through easements on land of willing landowners)?	69	45	22	7
b. Would you be interested in having some of your land conserved for a trail easement?	Yes: 77		No: 55	
• We already do				
c. Should the Town grant tax-free status to land conserved for trails?	Yes: 69		No: 61	
• Maybe reduced rate, tax free is too much				
• Perhaps reduced rate				
• Selfishly yes, but I'm not sure that's fair				
• No but tax reduction makes sense				
• Not sure about this one.				
• Or at least substantially lower taxes				
d. Are there other trails you would like to see? Where?				
• Flat walking trail, possibly around the fields beyond Railroad Lane				
• Summer walking trails between/crossing over from County Rd to North St				
• ATV trails – connect to small stores – this will help keep money in small stores; it works very well in other states, why not ours				
• Would be nice having trails on the south side of town				
• Parallel to North Street, where the ski trail is now				
• If the town grants tax free status, I would be interested in having some of my land conserved				
• Long Meadow Hill				
• Badger's Hill area				
• Connecting North Village to East Village				
• East Montpelier Village walking trail				
• Along the river				
• Some tax breaks could encourage owner participation				
• Around perimeter of our farm and through woods – out of Seth's way [person indicated their land currently conserved]				
• Around Adamant Ponds				
• Cross VT Trail connector to U-32				
• Main trail from Benton [not sure if this is correct] to Route 14 trail head				
• Loop through town				
• Maintain our Town Forest trails				
• Depends on how it's done				
• And what about biking/skiing commuter trails?!				
• Trail from EMES area to village – esp. if village develops.				
• To reduce car traffic and encourage pedestrian commuters.				
• A more direct route from Upper North St/Cummings/Sparrow to downtown Montpelier.				
• My land might make a good connection between the town trails and the EM trail (better than corn fields).				
• Loop river walk in village, across southern end (North-County-XVT; Montpelier Rec Center North.				

	Level of Satisfaction: High Med. Low No			
8. What is your level of satisfaction with your access to internet technology?	26	37	17	7
8a. Should the Town be directly involved in promoting the availability of internet technology? How?	Yes: 74	No: 49		
<ul style="list-style-type: none"> <li>• Stay involved and active in discussions with Cloud Alliance, Vtel &amp; Fairpoint</li> <li>• Not a high priority – other entities doing this</li> <li>• Encourage IT business to move and grow in EM</li> <li>• Coordinate with state and private company efforts; we are still limited to dial up!</li> <li>• Pressure on local/state vendors</li> <li>• Yes, if easy</li> <li>• Use its bonding authority for enabling grants and loans</li> <li>• Low level of satisfaction; town needs to work on infrastructure</li> <li>• As advocate for under-served areas in the current state process</li> <li>• Create Wi-Fi spaces</li> <li>• Working with Cloud Alliance on tower placement, at least</li> <li>• State issue, not town.</li> <li>• Pressure Comcast to bury cable to more locations</li> <li>• Only through urging existing providers to service all the town</li> <li>• But with attention that preliminary research indicates wireless and cell towers emit carcinogenic radiation</li> <li>• Encourage our legislature to support IT development for our town (this tool will aid in the expansion of local and home based jobs)</li> <li>• Without added towers</li> <li>• Towers</li> <li>• Front Porch Forum program in Middlesex – do we qualify for this?</li> <li>• Provide incentives</li> <li>• Don't know</li> <li>• Not sure</li> <li>• Many of our citizens would like to telecommute to work, and more might move here, if available.</li> <li>• I live seven miles from the state capitol and don't have access to broadband.</li> <li>• By putting towers, lines in remote areas on top of mountains.</li> <li>• Work with providers to create completion packages and choice for all</li> <li>• It is not up to the town to provide internet access.</li> <li>• Through commercial avenues (e.g., Comcast, etc.)</li> <li>• Restaurant / summer farmer's market</li> <li>• Leave it to business folks</li> <li>• Losing the PO would be major blow to vibrant village center</li> <li>• Yes, all of the above, any realization will depend on economy. How about covered bike racks for folks coming into EM to ride the green MTN transit?</li> <li>• Anyway it can be affordably.</li> <li>• Just Ask Burlington!</li> <li>• I have cable.</li> <li>• There is too much internet.</li> <li>• Yes, Fairpoint. Pressure Comcast to complete high speed through the area</li> <li>• Need more access to high speed internet (I think it's coming). Perhaps a technology committee.</li> </ul>				

	Degree of Importance			
	High	Med.	Low	No
<b>9. Please rate the importance of each of the following for the future of <b>East Village</b> on Route 2:</b>				
a. Creating a more attractive village	54	48	24	7
b. Improving pedestrian safety and circulation	76	35	23	5
c. Expanding the water supply system (formerly Crystal Springs)	32	55	29	8
d. Investing in wastewater (sewer) facilities to ensure water quality and allow future development	44	54	31	9
e. Encouraging higher densities • In limited areas only	43	42	30	19
f. Encouraging a mixture of uses	55	46	25	5
g. Preserving the historic structures and character	82	34	18	4
h. Keeping the post office and municipal building in the village	93	18	16	6
i. Other (Please specify)				
<ul style="list-style-type: none"> <li>• That Route 2/14 [intersection] is a disaster waiting to happen! This is a safety improvement??? Fortunately its right near the ambulance station!</li> <li>• [respondent wrote "don't know" for c – g]</li> <li>• Keeping PO in town critical to develop critical mass for amenities in "j"</li> <li>• A viable wastewater system for East Montpelier village essential for allowing density to evolve.</li> <li>• Parking and safe crossing could support new use for abandoned garages on each side of Route 2 in village</li> <li>• PO in former NC Savings building would be convenient, has easy parking and could kill hopes for village</li> <li>• Yes to all of above, great ideas; not able to rate importance</li> <li>• Sustainable ag within walk of village</li> <li>• Those would all be nice but it's a major road intersection – restructuring might be required.</li> <li>• Lower village speed limit (30mph)</li> <li>• Is any of this possible? Our village is traffic – just a place on a [can't read two words] highway. A restaurant would be incredible but it's unrealistic.</li> <li>• Yes to all. However a balance of rural and commercial. The beauty of East Montpelier is its rustiness</li> <li>• Senior living near village</li> <li>• Integration of new green space with village – and I wonder in general what the plans are for this green space.</li> <li>• Why not expand East Village to include the school!!!?</li> <li>• Stop trying to make it another Montpelier</li> </ul>				
j. Are there other amenities you would like to see in East Village (e.g. farmers market, park and ride, restaurants, lighting, sidewalks...)				
<ul style="list-style-type: none"> <li>• Farmer's market</li> <li>• Anything to encourage use of mass transit</li> <li>• I think the recently cutoff road end near WEC/church should be a small park</li> <li>• Bike trail connecting to other towns</li> <li>• These will be a natural byproduct/occurrence of a well-executed Town Plan</li> <li>• Farmer's market, restaurants, sidewalks</li> <li>• All of the above examples</li> <li>• All of these encourage growth and business development</li> </ul>				

- Sidewalks; Park & Ride
- Park & ride
- Housing for the elderly, without they will have to leave EM
- Restaurants
- Park & ride, restaurants, sidewalks
- Park & ride; no more lighting
- Sidewalks
- Park & ride for the commuter bus pick-up
- Farmers market; restaurants
- Restaurants; lighting; sidewalks – these would be great
- More maintenance = more tax
- Farmer market; restaurants
- Sidewalks through the village center are a necessity for public safety;  
a local café would be great
- Farmers market; restaurants
- All of the above.
- All of the above
- All of the above
- All of these
- All of the above
- All of above
- All those except farmer's market – they are already Montpelier and  
Plainfield markets; I don't think an East Village market would succeed
- Farmer's Market
- Farmers Market
- Farmer's Market
- Farmer's Market
- Farmer's Market
- Farmer's Market
- Farmer's mkt
- Farmer's Market
- Farmer's Market
- Farmer's market – what a great idea!
- Restaurants
- Restaurants
- Restaurant
- Restaurants
- Restaurant/Café
- Café
- Restaurants
- Restaurants
- Restaurants
- Sidewalks
- Sidewalks
- Sidewalks
- Sidewalks
- Sidewalks
- Sidewalks...only if the school becomes part of East Village
- Park and Ride
- Park and Ride
- Park and Ride
- Park and Ride
- Park and Ride
- Park and Ride

- Park and Ride
- Bus
- Riverwalk
- Low energy lights if at all – preserve night skies
- Public Transport
- No lighting
- Entertainment
- Green
- Public gathering spaces
- Activities for local seniors
- Expand food shelf
- Access to area where someone could garden for themselves - have small plots to be rented to grow their own food/veggies and such.
- Restaurants and sidewalks
- It may be a long haul to create an attractive village center at this high traffic intersection. More commercial facilities and some housing (higher, density) would be a start. The town role may be to set up the infrastructure (sewer, water) and encourage some tasteful, integrated private development.
- Sure!
- farmers market, park and ride, restaurants, lighting, sidewalks
- farmers market, park and ride, restaurants, lighting, sidewalks. I guess yes. Carefully
- no
- all of the above
- Gazebo, music, farmers market, wifi, restaurants.
- Open air concerts/family gatherings
- Farmer market would be nice. A good location would be next to the Old Brick Church.
- If economically viable.
- Federal grants for energy efficiency.
- Parks, vibrant downtown with restaurants.
- Farmers market.
- Park and ride, restaurants and sidewalks
- No.
- All of the above. Alas, no bypass- we flubbed it!
- Farmers market or coop for local foods! Park and ride and a restaurant.
- Sidewalk is important for safety /community. Control of traffic speed.
- Village green/park area would be nice.
- A park and ride makes sense, but on weekends I use the town clerk's lot.
- More walkable village, improve public transit.
- Yes, all of the above; river walk.

	Degree of Importance			
	High	Med.	Low	No
<b>10. How important is it that the Town reduce energy use:</b>				
a. In public buildings	99	36	7	3
b. Encourage energy conservation throughout town	96	39	9	3
c. How could this be done?				
• Upgrade technology				
• Community action such as is being done to energy committee				
• Educational forums				
• Efficiency Vermont				



- Encourage energy efficiency
- Tax deduction for geothermal, solar, wind for private home owners
- Ask Energy Committee
- Already being done, invest in solar
- Education, tax incentives, home tours
- Follow advice of Energy Committee, support heat conservation programs
- Insulation, efficient use
- Improve building energy losses/allow solar designs/zoning allowances/cluster housing
- Invest in buildings on a sound basis
- Don't light at night, use CFL's in all
- Provide workshops for people with ideas, information and contacts (free assist and fee charge basis)
- Small steps each year to town buildings
- Net metering; subsidies for solar/micro-hydro
- Pass PACE
- Energy districts, promote/support neighborhood-based renewable, support PACE financing
- Tax incentives for home improvements
- Energy Tax Credits
- Have meeting and let people know what resources are available
- We have a wealth of creative & committed folks – [offer] tax incentives where rationally possible
- PACE will help
- Energy education
- Conservation – change lights/consult with Andy Shapiro
- Insulation; retrofit; efficient lighting, heating, energy use
- Good question; raise awareness of state and federal programs
- Energy committee
- Continue with Energy Committee; feature this in the Signpost – regular column on individual initiatives; use public buildings as examples; sponsor speakers discussing the subject; remind people to use the buses; create bike paths
- Wind Energy
- See Dave Grundy
- Grants
- Low interest loans; volunteers trained [by] efficiency VT
- Let's ask the energy experts
- Heating oil and gasoline at seven dollars a gallon and more loom in our future. Conservation and efficiency will repay up-front costs tenfold. With town support, i.e., Rally Day type organizing, I see residents of the town mobilizing to help neighbors carry out ever tighter weatherization. Think barn-raising.
- Leveraging low interest loans for homeowners (see Carl Etnier)
- Increased...PACE, solar and mini wind where appropriate
- Create a long vision and budget for improvements to the buildings
- Tax reductions for installation of alternative sources and efficiency have improved
- Wind, water and making existing forests part of energy savings
- Continue to work with state and other towns
- Publicity
- Consult local experts

- Don't know
- Grants, partnerships, CF bulbs free at events
- Free energy audits, energy use mandatory systems, more solar for Fairmont Farm, grants
- Passage of PACE would help
- A more proactive process of identifying homes in need of work
- Turn off lights not in use; good windows
- Gatherings, committees, and neighborhoods getting together should make it a "special discussion".
- Encourage use of renewable energy.
- Co-oping with solar.
- Education workshops, state/federal incentives
- Education increase gas tax.
- Tax incentives or bond funded loans to homeowners
- Don't know
- Insulation, weatherization, PACE, Efficiency Vt
- Compact fluorescents
- Insulation wool sweaters
- Brochures, Signpost, open house tours, info sent home via EMES students
- Create incentives for alternative energy initiatives (installation of solar panels, increasing efficiency in old buildings, etc.).
- Seem to be doing well now.
- Encourage compact settlement in villages.
- Energy standards for new buildings in regulations, encourage walking and biking

	Degree of Importance			
	High	Med.	Low	No
<b>11. How important are each of the following approaches in considering possible <b>extraction of ground water</b> for private sale:</b>				
a. Keeping the current Town regulatory process <ul style="list-style-type: none"> <li>• Not sure what that is.</li> <li>• Not sure of current process</li> </ul>	18	30	39	16
b. Strengthening East Montpelier's current regulatory process <ul style="list-style-type: none"> <li>• Don't know what current regulation process is</li> <li>• If current regs restrict sale of local water, keep 'em.</li> </ul> <p>Region's water future HIGHLY uncertain. Soon our potable groundwater may be town's most precious asset.</p>	61	18	16	11
c. Prohibiting any extraction of ground water for private sale <ul style="list-style-type: none"> <li>• [starred this] Sale of groundwater – not considering for ag use where H2O stays in watershed</li> </ul>	74	20	8	22
d. No restrictions on water extraction for commercial sale <ul style="list-style-type: none"> <li>• Don't know the current regulations</li> <li>• If no restrictions reduce our tax burden, this makes sense to us</li> <li>• I don't know enough about this issue. Again, carefully.</li> <li>• Isn't this a state function?</li> <li>• Business corporations should pay the public for extraction of a public resource!</li> <li>• One must be able to find middle ground.</li> <li>• Yes. Should not happen</li> <li>• Don't know the current regs</li> <li>• Water is an ever shrinking public good</li> </ul>	13	8	13	75

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**12. Are there any recreational activities you would like to participate in but that are unavailable or inadequate in Town?**

- I am satisfied
- Love the trail system, Morse Farm for skiing and biking
- Flat walking trails
- If they are not here, they are very close/driving distance
- More walking paths, ease in biking
- Swimming – keep sand pit available – is only place in town where I go to swim
- Dancing
- No, we have more than most
- Bike trail to Montpelier, parallel to Towne Hill Road
- Better support for bike commuters – safe routes on our busier roads (or alternative routes)
- Arts, board games, bridge, Curling!! Transportation for elderly.
- Make VAST trails easily accessible to skiers – for fee, ski memberships
- Quarry swimming accessible and developed
- Swimming
- Indoor swimming pool, handicapped accessible
- Access to Winooski for boating – Route 2 where new bridge went in? Or in Village?
- It would be nice if the rec field had a tennis court or two.
- Summer concert series
- Reasonably priced health club
- Walking in the village
- Covered bike racks where sensible. Encourage bikes in all future transportation plans
- Better shoulders on County Road for safer bicycling
- Beach volley ball [note: smiley face after]
- Can't think of any
- We can do just about anything here
- None
- No
- None
- No
- No
- No
- No
- No
- More senior citizen activities or place to go for such that EM Seniors could enjoy operating and setting up.
- Keep the partnership (funding) of Montpelier facilities, senior center and Kellogg-Hubbard
- Outdoor town skating rink?
- Nice goal but proximity to Montpelier reduces need
- We have it all if you know where to find it.
- No.
- Would like to see more kids baseball/soccer/etc. programs.
- No
- We are lucky to have access to walking trails, ski trails, snowmobile trails, hunting, wildlife viewing, canoeing and I value them all.

	Degree of Importance			
	High	Med.	Low	No
<b>13. If renovations were to be made to the East Montpelier Elementary School, please indicate the importance of each of the following:</b>				
a. Accessibility with regard to the ADA (handicapped accessibility)	67	39	15	6
b. Meeting safety codes (electric, fire, health)	105	23	4	2
• Of course				
c. School as a community center (community events)	58	44	22	8
d. School as a community center for sports (gym, fields)	48	48	30	8
e. Importance of the gym for sporting events	35	40	40	9
f. Energy efficiency (windows, doors, insulation)	105	24	4	4
• Think pay back				
g. Technology infrastructure for classrooms (computers, etc.)	68	44	15	5
h. Other				
• As cost effective as possible				
• There is no money for improving school				
• Again, our taxes are too high, so keep this in mind when considering the cost of renovation				
• Need 'em all!				
• The School is falling apart! Major investments needed.				
• Thought a and b are mandated by federal regulations				
• Possible (likely) future economic conditions bode ill for bond approval for a new school. Do the best with existing facility.				
• Make more use of existing space				
• Why are our schools in dire need of renovation?				
• Gym space at U-32 is excellent; this should be accessible to town. No need to renovate EMES gym.				
• The high school provides the opportunities for recreation; we don't need two in East Montpelier				
• I'd like thorough consideration of consolidation of some of these small [schools] before I'd support any capital improvements. Many of them are unsustainable at their current size.				
• Cost effective, not extravagant.				
• We now also have the fire station for smaller meetings, gym still useful for larger events and outdoors.				

**14. What do you like most about living in East Montpelier?**

- Beauty, rural, farms, community, proximity to downtown Montpelier
- Rural character but proximity to Montpelier
- Its rural nature with access to Montpelier
- Safe, private but available community
- Country atmosphere, but close to Barre-Montpelier area
- The rural character of the town and our farms in town that provide for a quality of life not available in other Central Vermont communities
- Peace, quiet, privacy, rural, bucolic
- Neighbors
- The great sense of community
- Close to town (Montpelier), still has rural charms

- Rural and agricultural community; great trails and access to outdoors, wildlife; proximity to Montpelier; free preschool
- Friendly neighbors and community dinners with those neighbors; civility at town meetings; mix of open land, views, farmland, forest; closeness to Montpelier; care of back roads; quality of schools
- Good neighbors; church availability; local post office; all those who do volunteer work to make EM a good place to live
- Beautiful countryside
- Rural but close to anything you might need; summers
- Natural beauty, sense of community, good schools, beautiful farms, birds and wildlife
- The presence of wonderful people; working farms and its rural character
- The character of the neighborhoods
- Community, nature, schools
- Forests, quiet dirt roads, organic vegetable farms, friendly people, coyotes
- Space around us, rural lifestyle – can raise livestock, hike, it's quiet and dark at night; getting to know, visit neighbors from time to time; having good gardening soil; SignPost
- Rural
- Close to Montpelier
- Rural, country living
- The countryside
- Being so rural, so close to capital; very supportive and engaged community – caring community – willing to do things others will enjoy – trails, elderly housing
- Rural character, nice neighbors, it's not Montpelier
- Rural, but close to a store offering all I need
- Rural aspect of town
- How close it is to my work, the rural nature of the town, proximity to Montpelier
- Rural character, privacy
- Open space; trails; proximity to Montpelier and I-89
- Access to Montpelier and Plainfield, views, forests, trails
- Friendly neighbors who care about each other
- A rural atmosphere with proximity to cultural venues and the Capitol
- Rural character – open land, accessibility of forests/trails, active farms

### People/Community

- Great People! Wonderful neighbors.
- The people, the community spirit
- The people – we are a great community
- I like the small Vermont town where you know your neighbor's name and everyone pulls together to help in hard times
- The people – diversity,
- Sense of community
- Neighbors
- Neighbors
- Community – neighbors
- Good people
- Our neighbors, neighborhood potlucks
- The residents
- Neighbors
- Acceptance and integration of newcomers



- Opportunities to gather: rally day, town meeting, potlucks
- Neighbors and willingness to help share information
- Sense of community
- Caring talented neighbors
- Palpable pride that residents feel about living in E. Montpelier
- Neighbors
- Some people, level of social awareness of some people, kindness among people, neighborliness
- We are a varied community with a nice range of economic backgrounds and lives
- People
- Community
- Friendly culture
- Engaged citizens
- The people
- People value connectedness
- Sense of community
- The “can do” attitude of people
- The diversity and the closeness of the community and people
- Sense of community

#### **Character/Aesthetics**

- Views and Farms
- The country living, close to resources
- Small town character
- It's beautiful and peaceful and I'm surrounded by conserved land.
- Beautiful,
- Small town feel
- Rural, peaceful
- Conserved land
- It is quiet, not overdeveloped
- Peace, privacy
- The rural character
- Rural Character
- Being surrounded by conserved, actively farmed land
- working farms
- historic buildings
- community centers
- Rural Character
- Ability to walk out back door to trails with our dogs
- Rural nature
- Rural nature
- Open spaces
- Low population despite proximity to Montpelier (a plus)
- Rural nature
- Rural character
- Small size
- Nature
- Pristine nature of the environment
- Ruralness
- Rural character
- Scenic vistas
- Quiet
- Beauty

- Rural
- Landscapes
- Rivers, waters
- Wildlife
- Rural character
- Views from high plateaus
- Well maintained older homes, farms, barns
- Character
- My house and lawn and quiet
- Wild areas
- Open spaces
- The Rural nature
- Rural quality
- Open
- Rural environment
- I like the space
- Rural community
- Beautiful landscape
- Scenery
- Agriculture
- Rural Area
- The size of the town.
- The rural “feel”
- Private location
- Quiet
- Rural character

#### **Proximity to Montpelier/Barre**

- Easy access to Montpelier, Williston
- Proximity to Montpelier
- Close to Montpelier
- Location to Montpelier
- Near Barre and Montpelier
- Proximity to Montpelier and more rural areas
- Proximity to Montpelier
- We are close to jobs yet we have beautiful surroundings and quiet areas
- Proximity to Montpelier and I-89
- Proximity to shopping
- Proximity to Montpelier
- The close proximity to Barre and Montpelier
- Close to other important services
- Close to Montpelier yet not a city

#### **Other**

- Back roads for biking,
- Winding back roads
- Dirt roads for cycling, walking
- Ski trails,
- Trails
- Trail system
- Nature trails
- Public trails through “private” properties
- It's home. I feel I could make a difference if I tried!

- Active resident input on decision making
- Accessible town government
- Good leadership on town committees
- Our town office
- Responsive town clerk and assistant!
- Good schools
- Our schools
- Good high school
- High taxes (not!)
- Convenience of post office, store, town clerk's office
- Good road maintenance
- The two local general stores
- Town isn't involved in my business
- Easy access to Barre Montpelier Areas/Shopping
- The rural character
- The open spaces, the trails
- For adults – No/low Kids-high
- Good people, active communities, town forest and trails, good schools
- The open forest working landscape.
- I love the people in my neighborhood, I love being on the fire department, I love the Jean Cate Community Fund and the work they do, and I love that I've been in town long enough to know most of the people who are active in town affairs.
- Many beautiful views in all directions. The atmosphere in the neighborhood areas is one of people being friendly, helpful to each other, and concerned with others wellbeing.
- Community
- The sense of community, rural, yet close proximity to Montpelier. Access to Burlington.
- The friendly open neighborhoods and attractive rural views.
- Rural nature, proximity to Montpelier, good town roads and maintenance, proximity to good medical care. Great place to live.
- Quiet little traffic, people leave alone
- Sense of community, open space, proximity to Montpelier
- It's my home
- Town meeting
- Wildlife and good neighbors
- Location, community, farm economy strengthening school, steady property values, beautiful landscape, fishing, hunting, foraging.
- The people, the rural setting close to other town's amenities. The community.
- Peaceful place and wonderful people.
- The rural character. The roads are well maintained by the crew.
- Rural, agricultural community, close to Montpelier
- Close to Barre/Montpelier
- Beauty of Area.
- Rural atmosphere, low density housing
- Open vistas, rural character, extra ordinary participation of so many citizens in town activities; EMFD, zoning, planning, schoolboard, selectboard, fall rally day lots of people who truly care about EM.
- Slower pace, rural character and the fact it is not Montpelier. Our town forest is such a bonus.
- Rural within easy striking distance of capital, I-89, Barre, Burlington but also far enough away. Also its residents. Also EM Signpost. Also its trails.

- Proximity to Montpelier and Barre.
- I and most of my family have been born here for over 200 years. It is my heritage and has been good to us.
- Great elementary school
- Beautiful surroundings.
- The rural beauty, the working farms, the Nordic ski trail system and hiking trails, the dirt roads.
- Community values (e.g., signpost, rally day and landscape).
- Dirt roads for biking and running
- Close to Adamant and #10 pond.
- Being close to Montpelier but in the country.
- Beautiful views, farmland and rural landscape
- Nice community – diverse economically considerate

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**15. What do you like least about living in East Montpelier?**

- No local police, hunters are aggressive and don't always respect the rights of land owners
- Over-reliance on vehicles/road maintenance
- Nothing
- Pizza Joe moved away
- We have no café in the center of town
- The elitist attitude of some residents in town
- A sense of disconnection from community
- Lack of infrastructure: transportation, internet, utilities (water/sewer); all artificially limit growth
- Roads
- High property taxes
- Mud season
- No bicycle lanes on major routes – Route 2E and Route 14
- Ugly village center
- Winters
- Noise pollution, daily explosions, guns, including automatic weapons, firing from 7:30am until dusk. We are on the ridge (Horn of the Moon area) and it sounds like we live on a military base
- Wish there was commuter services on Route 14 South
- Taxes
- No restaurants, stores, services
- Barking dogs left outside for hours; people driving too fast, not slowing down for bikes/pedestrians/horse; snow plowed into my driveway from town plowing; guns repeatedly fired, sometimes for hours, adjacent to EM trails and roads
- Hard to walk along paved roads; lack of high-speed internet services
- Taxes too high
- High taxes – push for senior housing (paid with taxpayers funds I assume) – large fire station unnecessary
- Not an organized town, no organized government; spending is out of control, taxes out of control; we need elected body of government
- Some of the roads, especially in mud season; danger at town center crossing (Route 2 & 14)
- Its spread out with no real center; school becomes meeting place; I want to do more with Four Corners Schoolhouse because it's a great resource
- Wish we had a community center building like Calais does
- Constant analysis of the town

- Road conditions in general. I believe the State should move to a bare roads policy and find a revenue generating source to pay for that. I also think more of our dirt roads should be paved and that speed limits should be posted and enforced (35MPH)
- It's more and more like town each year! We are getting too "fancy" and spend like drunken sailors!
- Dusty roads
- Lack of internet access
- Suburbanization, growth of "trophy house" in past 15 years
- Uncleared snow covered roads during winter that make driving hazardous
- Speeding traffic in the village; trucks using air brakes
- Increasing fragmentation and increasing number of small parcels with single homes and/or developments
- I worry that there aren't many younger people willing to take leadership roles.
- It used to be a smallish. I don't know most of the folks here now. New houses everywhere – mini mansions, taxes high. Australian ballot: get rid of it.
- Not following zoning rules of lot size
- We are geographically scattered and don't have the sense of community, identity and cohesion that, for instance, I think a town like Plainfield has.
- When once in a while, a person will talk or write about the way another person or persons do their work whether an employee or volunteer.
- No Village Center
- ?
- Few housing options as we age, high property tax, high cost of living for seniors (and everyone else). Population weighted toward the aged.
- The name of the town (believe it or not).
- Property taxes, teacher salaries
- High property taxes as compared to other towns in region
- Can't think of anything?
- Lack of high quality broadband access
- No real town center or functional town hall / meeting space.
- The out of control school funding. The current gym at the elementary was good enough for my kids and should be good enough for the current kids.
- Dusty roads, speeding traffic, high school taxes
- No town really.
- High Taxes
- Lack of appealing Village Center, park, trees, sidewalks. Some emotional nexus, flagpole, fountain, bench with flowers, "historic sign or two.
- We need a community center like they have at Maple Corner.
- Dial up internet was my only complaint but we now have moderate speed internet – so I'm content.
- Speeders on County Road. High taxes and low degree of municipal services.
- Citizens unwelcoming (in general).
- Taxes.
- The large acreage requirements for building lots and excessive setback have been counterproductive resulting in houses in the middle of good farm land.
- Lack of police protection and drug use and trade on the dirt roads close to Montpelier.
- High \$electricity
- The taxes are excessive and it is particularly difficult for older citizens on a fixed income.
- Mud season, black flies and deer flies



### **Roads/Transportation/Traffic**

- Mud Season
- Mud season
- Mud season
- Muddy roads
- Mud season
- No safe shoulders on County Road – can't bike to work
- Unpaved roads
- North Street Dirt
- Vehicle speeding on North Street
- The hardest part is transportation
- Too much traffic
- Truck traffic
- Noisy traffic
- The farm trucks constantly on our road at the time of year when we most want to be outside enjoying our town. The noise is terrible and goes on all day till 10:00pm. Walking on the road is no longer enjoyable.
- The amount of truck traffic from the farms... its constant 3 seasons of the year, yet people still say they are family farms when they have grown into industries.

### **Taxes/Costs**

- High taxes
- High property taxes for school and now 24% increase of WEC
- High taxes (property)
- Politics! Taxes are too high
- High cost of living
- High taxes
- Taxes
- High property taxes
- Taxes (ha, ha!)
- High taxes. The last assessment was a sham. I am in the process of selling both my home and business in East Montpelier and finding a more favorable town.
- Taxes are too high
- How easily budgets and items that raise taxes pass in this town

### **Misc.**

- Limited public transportation
- No public transportation available
- No Coffee house
- No commercial services except Dudley's. The ugly nature of the road running by the post office and Dudley's – no human scale.
- "Down in the mouth" appearance of E. village center.
- Lack of appealing pedestrian friendly town center
- Unsafe and unattractive village
- Dilapidated North village
- Unreliable internet services
- No cell service
- Poor cell phone coverage
- Lack of High Speed internet
- Lack of internet access
- Schools need to do more to draw in Community

- The elementary school has had maintenance deferred for too long. The lack of ADA access is disgraceful and sets a bad message to the kids.
- Long drive to airport at 5am
- Yucky inconsiderate neighbors (only 2 or 3)
- Mud boggers, ATVs and snowmobiles
- Snowmobiles and ATVs
- Limited activities for teens and elderly in town
- Growth, population pressure, the pressures on our farmers
- Possibility of unneeded or unwanted "growth"
- Lack of cultural diversity
- Mean-spirited or narrow thinking (but it's everywhere)
- That there aren't enough interesting jobs that pay well close to home
- Zoning
- Crows from compost facility
- Obstructionist residents
- People not very open minded or open to new-comers that aren't like them

#### Nothing

- Nothing
- Nothing
- Can't think of any
- Happy with it all!

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#### 16. In the next five years, what would you like to see changed about East Montpelier?

- Reduction in crime, e.g. drug use and trafficking, more police patrols, improved hunter safety and respect for non-hunter's rights
- Promote walking and cycling
- Reduce energy use
- Improve the elementary school
- Rotten, abandoned or ugly buildings around the new intersection could be repaired or removed
- Bridge over the Winooski River Vt Rte 14S. It is bad and getting worse all the time
- Continue land conservation and trail easements in town. Maintain our scenic roads
- More alternative energy usage
- More cluster development, less strip
- Less new development while we have so many existing homes
- Renovation of EMES; preschool available to all kids
- Protect groundwater from any private sales; allow and encourage clustered housing to preserve open fields
- Make property owners clean up eyesores in town (I prayed every day the Daniels mess would be cleaned up so people approaching town would be spared that eyesore)
- Revitalize village
- 14 Bridge intersection improvement; slower speed through Rte 2/14 roads through village; develop village area for visitors/tourists/residents to enjoy; shops, convenience stores, farmers market
- Noise ordinance – discharge of weapons – ordinance regarding disturbance of peace – please restrict hunting and target practice in residential areas
- Lowering the taxes
- Restaurants

- More organic vegetable farms and orchards
- Incorporate some of the “Transition Town Montpelier” efforts and initiatives here – root cellars, shared crop harvesting, cooperative ventures (building, etc)
- Lower taxes
- Lower taxes
- Add some more paved roads, such as much used and important connections such as from County Road to Route 2 (via Templeton)
- Less of an elitist, suburban mentality
- More connection between neighborhoods – have many neighborhood dinners – would like to get to know others in other neighborhoods – walking trails to different neighborhoods
- Village water and sewer, more trails, keep mobile homes in certain areas, not mixed in so much as they are now – it devalues other properties
- A sidewalk on the new bridge in No Montpelier and along the roadsides of the North Montpelier village
- Reduce the residential tax burden
- Fiscal restraint
- Affordable internet access
- More carpooling and connections to VT Transit buses into Burlington and Berlin Mall
- Village speed limit set at 25MPH; sidewalks and trees along the village Route 2; an outdoor public space for concerts, picnics (i.e., Village Green)
- Stricter control on development
- More encouragement of alternative energy/efficiency/public transport
- More emphasis on housing tax base and village centers rather than farming
- Better bike paths
- More farm stands and farms selling products at farms
- Maybe a B&B to attract bikers, walkers
- Better elder care
- Increased road care
- Sidewalks
- Street lights
- Increasing, spreading devotion to enhancing and building a sense of community
- Strengthen community at all levels and protect disadvantaged
- Slow deliberate growth
- Hold taxes to accommodate economy, older citizens, etc.
- More local farms (fair price for dairy)
- More land conservation
- Public transportation with many access points
- Quality, reliable broadband service
- Concrete steps toward affordable senior housing
- Improve East Village
- Major school renovations at EMES
- Improve the elementary school
- Bring our IT availability up to par with current technology.
- Stabilize spending in town so ordinary people can afford to live in E. Montpelier
- More carpooling, bicycle commuting, and public transportation – decreased dependence on fossil fuel
- Better cell phone coverage
- Very little
- East Village have a water system that allows expansion of customer base.

- Town faces water disposal issues and develop a plan that enhances solutions.
- A bus to Montpelier that runs really often – not just to commute to a job but to go into and out of Montpelier on errands or for events.
- We're new to the area so difficult to say
- Physical improvement to the school
- Expansion of water and sewerage, thus encouraging more new business and housing; new business would employ local people
- For E. Montpelier village: Perhaps parking in front of Old Brick church will help. Trees, sidewalks, vibrant businesses, signage. High gasoline prices will facilitate relocation efforts. Trees flower beds, blossoming trees. We will become much more bike/public transport dependent.
  - Tax incentives for village businesses?
- School renovations in 13 a, b and e
- More neighborhood networks to deal with coming budget cuts and energy crisis
- Changes to zoning regs in 4.7 [person recommended here changes to permit hospitality uses in ag areas and cluster housing.
- Very little
- EM and Calais to collaborate with CVCLT to upgrade NM village; carefully designed plan for East Village (but that's underway)
- Increased commerce in Res/Ag District
- Micro-bus
- More row crops/market gardens and greenhouses on or near main roads
- Lower appraisals
- That we encourage and seek out clean light industry that will be able to employ our town's people.
- That we develop farms that produce 85% of our food
- Creation of a recreational area with a playground for children
- Leave well enough along
- Some way to encourage more townspeople to serve the town
- Control escalating school costs at EMES and U32 by mandating that teachers pay a realistic % of their health care costs that reflect what others pay in the marketplace
- Improved public transportation
- Cell service so I can get rid of land line
- Lower Property taxes
- Less zoning regulations for residences
- Have the elementary school renovations completed
- Public swimming area at Coburn Road quarry
- Better broad band
- Less griping about taxes, more realistic valuation of old homes for sale
- I would like to see the taxes go down
- All boards work towards a common goal rather than separate goals which compete for our tax dollars. It pits the school against the town, has for years. It's time for both to work together.
- Become more energy efficient in town buildings and activities.
- Increase the production of food for local consumption.
- In the tough economic times, less items that raise taxes, i.e., new elementary school, renovations, gym, fire station, and the like.
- Make it more attractive
- Nothing
- Settled down village
- Maybe a restaurant, breakfast place, coffee shop

- Official library besides the one at school – some people cannot travel so far to get to the library in Montpelier or Barre.
- Make clustered housing on an easy possibility.
- Limit development in rural areas
- Less houses
- Village Development
- Development of the East Village with sidewalks and other pedestrian amenities.
- A more friendly and open town office.
- Note: I do like 5 on the Selectboard. Thanks, for this survey.
- Nothing
- More education on taking care of our natural resources: soil, water, forest, farms and wildlife and battling invasive species (phragmites, knotweed, hogweed, honeysuckle, buckthorn)
- Develop a village with shops, parking, and good stormwater infrastructure, access to the river and a rural town hall. Conservation commission.
- Nothing – If it ain't broke then don't try to fix it.
- Slower traffic on dirt roads
- Lower property taxes.
- A town community near Dudley's.
- Upgrade of town center.
- Would like to see Mekkeson trailers disappear in a puff of smoke or perhaps some visual screening perhaps high oil prices will help them fade away visual blight of highest order.
- Less change over at Town Hall – hire and keep a local administrator.
- Wastewater disposal implemented in village area allowing higher degree of commercial development. Trial loop completed. Spur trails developed pavement extended to 4 corners school house.
- More interaction with fellow citizens.
- Nothing.
- Serious considerations for wastewater disposal in the East Village area.
- Dog license renewal should be mailed to people.
- Reduced drug use, and drug trade on our roads.
- More pedestrian and cycle traffic.
- Stronger relationships between neighbors and so we can recognize each other and help each other when in trouble.
- More thought about what is affordable in terms of taxes.
- Pave County Road. More local affordable food produced in town.
- I'd like to see our villages develop as vibrant community centers, each with a different character. I'd like to encourage compact mixed use development in EM village. This will require wastewater so we can have restaurants and other community facilities.

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**17. In the next five years what would you like to see preserved about East Montpelier?**

- Rural beauty, farms, local food promotion
- Character of landscape
- Scenic forests and fields
- Its rural character
- Farms and country side views
- Brazier and Lylehaven Farms
- The speed limits
- Views, fields, woods



- Rural character/agricultural identity
- Barns, dirt roads, open fields
- Working lands continue to be working; rural character; high quality education for kids
- Open space
- Farms, meadows, woods
- Rural landscape of outlying area
- Quiet, natural and rural atmosphere
- We've protected Lyle Haven from development
- Trails, land
- More protected forests
- Open fields, clean water, trails maintained and not subject to ATVs, community spirit, barns conserved
- Farms
- Rural character
- Acreage restrictions for building houses. Increase that restriction, keep land open
- Land, water, trees
- Rural quality with cluster housing where have development; keeping sand pit open to community; more neighborhood energy net metering clusters (wind, solar in neighborhoods)
- Helping young people get into farming; list of people willing to lease their lands
- More farms staying generational, the trail systems
- The pond and the Highway Dept swimming hole. The wetland they inadvertently created by allowing Mother Nature to take its course
- Historical preservation
- Our rural heritage – we are not a suburb, don't make us into one
- Open land and historic barns
- Farms
- It's historic buildings such as Four Corners Schoolhouse and it's farms, forests and hiking trails
- Post Office and Dudley's Store as East Village Center, with repairs to P.O. parking lot
- Active farms, open rural working landscape (includes forest lands)
- Civility and sense of community
- Views
- Small Dirt roads, keep them small and narrow
- The Village
- Nature Trails – walking and riding
- Rural character
- Open land
- Open working landscape – support small agriculture
- Maintain Quality Education
- Dirt roads
- Strict zoning regulations
- Rural nature of town, trails, farms,
- Good school
- Low development; dirt roads
- Minimal light pollution
- Our rural landscape
- Our sense of community
- Landscape
- Open Land, working farms, town centers
- More land, farms

- Farmland
- Trails
- Forests
- See #14 (rural nature, open spaces, low population despite proximity to Montpelier)
- Close community involvement by citizens in all aspects of Town business.
- Rural character, small size
- The environment: water, trails, farms
- Ruralness
- Community
- Historic Buildings
- Town Trails
- E. M. has good school system
- The ongoing enlightened commitment of caring talented citizens to plan for the coming societal changes and guide the East and North villages' renewal. Plus Dudley's, Riverbend, No. Montpelier Post Office
- Our sense of community and its history, our values of mutual respect and support
- Rural nature
- Minimal traffic
- Rural dirt roads
- Working landscapes
- Coburn Pond
- Protected waters
- Historic buildings
- Singing bridge
- The sense of community gets preserved
- That young and old can live here comfortably
- The woods, the fields and the character
- Just the way it is
- Community
- Continue to preserve the rural character of the town
- Rural quality
- See 14 [person mentioned good leadership, engaged citizens, open]
- Rural environment
- Local general stores
- Walking trails
- Active farms
- Even the dirt roads can be a hassle at this time of year. I'd like to keep them because they preserve our rural character.
- Much of rural character. It's inevitable that there will be growth but I want to preserve our connection to vistas, forest lands and dirt roads. No more pavement.
- The center
- Meeting house chicken pie suppers
- Rally Day
- Town Meeting
- Quality of our school – which means improving the structure
- Farm land! There is currently a very large farm that is in jeopardy of being sold off for development. This would have very serious ramifications on our town budget. The cost of providing services would be far greater than any tax income.
- Farms
- Land conservation

- Rural areas
- Rural looking
- Its pristine setting
- Trails around town
- Cross VT trail completion
- Historical buildings/sites/farms.
- Keep its rural character
- Keep open spaces
- Open Land/working forest
- Farmland
- The network of dirt roads is fantastic for all types of recreation. It would be nice to slow down the traffic and keep these roads as safe and useable as possible.
- Vermont lifestyle
- Improvements to the village.
- Open space
- All its wetlands and vernal pools
- The working landscape, careful development.
- The open land, fields and forest. We have a special place and it's something you can never get back. I feel all water way should be protected from development. Farimont farms should provide biofuel to heat school due its proximity.
- Rural character, farming, hiking/walking trails.
- Rural /small town.
- Profound commitment of dedicated concerned and committed citizens.
- Existing farms to still be thriving – more gardening farms.
- Certain views and public trail to highest point in town.
- School system.
- Farmland and open space.
- Rural character and architecture of historic buildings.
- Farms, open land, low traffic.
- The rural landscape, open space, and farming.

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**18. Other Comments:**

- Vehicles go too fast on our county roads
- Thank you for your hard work
- The Route 2/14 intersection is still unsafe. I feel unsafe when making turns onto and off the highway. Speed is too fast.
- I love living here!
- Don't let EM become this unaffordable – thank you for serving
- Our taxes are too high! We need to find ways to ease the tax burden on residents, otherwise we'll have to sell our home and move
- What happened to neighborhood groups?
- Thanks
- I've no desire to see much commercial development; Berlin, Barre and Montpelier are close enough
- Keep up the good work!
- Please bring Front Porch Forum to E. Montpelier (in addition to or in place of E. Montpelier Signpost)
- Wastewater treatment facility in core E. Village inescapable cornerstone for future vibrant development

- Thanks for asking about our planning dreams! I think more Planning Commissions need to ask these communities for input.
- Thanks for in depth survey, a great job!
- Thanks!
- Thank you!
- The school budget NEVER gets voted down and the school board knows this... it is padded with extra \$ and they know it. The school budget needs to be voted on by the whole town, not just those that can go to town meeting. It's a sad day when 100-150 people get to vote on a budget that everybody has to pay for...
- Need to keep Coburn Road swimming hole. It would be a great asset if it were made accessible and developed as another recreation area in our town.
- We are facing challenging years ahead. I expect we will experience significant paradigm shifts in the areas of food, transportation and energy. These will require imaginative approaches.
- Leave it along – things are fine without further regulations
- Get rid of unsightly junkyard/car collections and messy farmers
- Do everything possible to encourage farms.
- Keep up the good work!
- Land prices are ridiculously high – buying 2 acres for \$60K or more put one in hock for a large part of life – no wonder there is little affordable housing! Fair market value assessment is ruining the town and country assessments should be based on actual use and not highest potential use!
- We love our home, we love East Montpelier!!
- Really support Bike use: covered racks, signs promoting motorist awareness of bike fights
- Pushing for wide safe shoulders whenever possible.
- Keep up the good work.
- Thank you for doing such a good work!! We appreciate it.
- Despite last year's difficulties, I think the Rte.2/14 intersection came out very well.
- We are extraordinarily lucky to live in such a beautiful rural area so close to a city with wonderful resources- let's try to protect the rural character, open space, views, trails and beautiful back roads of EM.

## APPENDIX C: RECREATION SURVEY RESULTS

The survey below was delivered to all families of East Montpelier Elementary School, referenced on *The Signpost* website for on-line completion, and available at Town Meeting. The results of the survey are indicated following the possible responses to each question.

### East Montpelier Recreation Committee Survey (Compiled Results Spring 2012)

Thank you for taking the time to complete this brief survey. The East Montpelier Recreation Committee's mission is to support recreational activities and community events for all residents of East Montpelier by providing quality facilities for recreational activities and supporting quality events that enhance the community. We recognize that the vitality of our community comes from our members and as such we need your opinions to ensure that we are accomplishing our mission and meeting the needs of our community. Thank you for participating.

Current programs include soccer, basketball, baseball, Easter Egg Hunt, and swimming.

1. Have you, or your family, participated in activities sponsored by the East Montpelier Recreation Committee?

**Yes: 48      No: 17      Not Sure: 6**

2. Do you have children age 18 or younger living in your household?

**Yes: 43      No: 29**

3. If yes, do they participate in athletic programs sponsored by the East Montpelier Recreation Committee?

**Yes: 34      No: 17**

4. Would you and your family be interested in participating in community-based activities?

**Regularly: 19      Occasionally: 42      Never: 4**

5. What types of activities would you like to see offered by the Recreation Committee? (swimming, tennis clinics, Easter Egg Hunt, soccer, basketball, baseball, guided nature walks, community hikes, community cookouts, skiing, cross-country skiing/snowshoeing, ice skating, river tubing etc.)

**All of the above, historic/nature walks, sports tournaments, open gym nights, community**

**cookouts, outside activities for all levels (age and fitness), teen activities for competitive athletes between seasons and teens not participating on athletic teams for seeking athletic activity, community cookouts, running and fitness groups, community kickball / dodge ball / softball / basketball / pick up hockey, running program for boys (similar to Girls on the Run), tennis clinics**

6. How often do you visit the Recreation Field in East Montpelier?

**Extremely often: 1**

**Very often: 5**

**Moderately often: 16**

**Slightly often: 16**

**Not at all: 27**

7. During the winter season, how often would a member of your family utilize an outdoor ice rink, if located in town?

**0 times: 14**

**1-5 times: 21**

**6-10 times: 13**

**10+ times: 20**

8. Would you or your family participate in activities geared towards seniors?

**Yes: 14**

**No: 28**

**Maybe: 26**

9. How likely is a member of your household to participate in activities for teens and young adults?

**N/A: 27**

**Not Likely: 22**

**Somewhat Likely: 10**

**Very Likely: 7**

10. Are there additional offerings you would like to see from the East Montpelier Recreation Committee? (*see question 5 above*)



## APPENDIX D:

# COMMON AND UNCOMMON WILDLIFE

Listing of common and uncommon wildlife, provided by the Vermont Department of Fish & Wildlife, which are known to occur or are likely to occur in East Montpelier.

The listing of species below is not meant to be all inclusive and may, in fact, not represent some species that should be represented for East Montpelier.

### **Common Birds\***

Blue jays  
Chickadees  
Cardinals  
Finches  
Nuthatches  
Woodpeckers  
Crows  
Ravens  
Barred owls  
Coopers hawk  
Sharp shinned hawk  
Broad winged hawk  
Great horned owl  
Ruffed grouse  
Wild turkey

### **Uncommon Birds**

American bittern  
Great blue heron  
Green heron  
Wood duck  
Black duck  
Hooded merganser  
Goss hawk  
Scarlet tanager  
Spruce grouse  
Bobolink  
Horned lark  
Osprey

### **Common Mammals**

White-tailed deer  
Moose  
Fisher  
Beaver  
Weasel  
Red fox  
Coyote  
Red squirrel  
Snow shoe hare  
Bat species (various)  
Peromyscus species (mice, voles, shrews)

### **Uncommon Mammals**

Bobcat  
Gray fox  
Mink  
Otter  
Black bear  
Gray squirrel

*\* There are many common birds likely to be found in East Montpelier. Their presence and abundance is dictated by habitat conditions.*



# **APPENDIX E:**

## **SURFICIAL and BEDROCK GEOLOGY MAPPING**

**SUMMARY ANALYSIS**

**BEDROCK GEOLOGIC MAP**

**SURFICIAL GEOLOGIC MAP**

**ACCURATELY LOCATED WELLS**

**WELL YIELD ISOPATCH MAP**

## **ANALYSIS OF GROUNDWATER RESOURCES IN THE TOWN OF EAST MONTPELIER, VERMONT SUMMARY**

**FEBRUARY, 2013**

At the request of the East Montpelier Selectboard, the Vermont Geological Survey (VGS) and the Norwich University Department of Geology completed bedrock and surficial geologic maps of this town during the 2011 field season. Concurrently with the mapping, volunteers from East Montpelier assisted us in accurately locating domestic wells in town using GPS units. These wells were later combined with others that had been independently correlated with E-911 locations (total = 192 wells). Each well is associated with a log that contains information on well depth, overburden thickness and characteristics, yield, and static water level. It is necessary to integrate the well log data with the geologic maps in order to produce derivative maps that bear directly on groundwater resources. We will summarize the bedrock and surficial maps, highlight findings of the derivative maps, and then compile data related to the Antonovich spring(s).

The Richardson Memorial Contact (RMC), which is a faulted Silurian unconformity that runs through the northwestern quarter of East Montpelier, separates metamorphic rocks of the Green Mountain Belt (GMB) to the west from those of the Connecticut Valley Belt (CVB) to the east. The GMB is composed of Pre-Silurian phyllites and phyllitic quartzites of the Moretown and Cram Hill formations, whereas Silurian-Devonian phyllites (Northfield Fm), siliceous marbles interlayered with phyllites (Waits River Formation), and thin granite bodies (New Hampshire Plutonic Series) comprise the CVB.

Uplands are primarily underlain by dense Pleistocene silt- and fine-sand-matrix glacial till. Till is thin (<20') on hilltops and bedrock outcrops are abundant. Striations and grooves in bedrock indicate that the latest ice movement was generally to the south-southeast or south, varying from 159 to 202 degrees. The deposits in the Winooski River valley

are commonly over 30 meters thick and consist of a sequence of Holocene stream deposits overlying Pleistocene lacustrine sand, silt, and silty clay deposits, which, in turn, overlie till or ice-contact sand and gravel. The limited surface exposures and the available borings and wells suggest that the gravel and sand deposits below the lake deposits may be discontinuous esker deposits. This buried sand and gravel may have significant aquifer potential. The deposits in the Kingsbury Branch valley in the eastern part of town are also thick, but are predominantly fine-grained.

The isopach map, which portrays the thickness of overburden overlying bedrock, shows that the thickest surficial deposits are located in the Winooski River Valley, on the southeast side of town. A generalized map of groundwater flow directions (potentiometric surface), based primarily on topography, but also locally constrained by static water levels, shows groundwater flow directions towards the North Branch in the NW quarter of town and toward the Winooski River and tributaries in the SE three-quarters of town.

All accurately-located wells in East Montpelier were completed in bedrock. On average, wells in the Silurian-Devonian rocks have twice the yield as those in Pre-Silurian rocks, and were only 80% as deep. Many bedrock wells with yields >20 gpm are found in the vicinity of the Winooski River Valley, where overburden thickness is >25'. We hypothesize that groundwater in the porous and permeable surficial material flows downward and augments that in the bedrock aquifer.

Groundwater from 17 bedrock wells was tested for Gross Alpha, Uranium, Arsenic, Nitrate, and Fluoride by VGS and Middlebury College (Daly, 2011). No results exceeded established standards of the Vermont Dept. of Health.

The spring(s), on property owned by Daniel Antonovich, sits on the thinly-bedded carbonate member of the Waits River Formation (DSw11), which has average well yields of ~21 gpm. The Johnson Company (1995b) suggested that groundwater that emanates from this spring(s) is derived from the underlying bedrock aquifer and that the small watersheds that encompass the spring(s) have an area of ~260 acres.

Based on the combined gauging data from the “Spring House overflow/leakage pipe and weir” and “North Street Pipe” acquired by the Johnson Company (1995c), the maximum spring discharge occurs in March followed by a consistent decline to the minimum discharge in August. These data are consistent with recharge being dominated by a pulse of groundwater derived from early spring snowmelt and rainfall.

Using the average (72 gpm) and maximum (178 gpm) gauging results from the spring and the methods and constraining data (annual Montpelier precipitation=34"; annual loss from surface runoff=15"; annual loss from evapotranspiration=10") of the Johnson Company (1995a) in the formula  $\text{Recharge Area} = \text{Total Spring Discharge per year} / \text{Total Groundwater Recharge per year}$ , the recharge area for the spring(s) ranges from 155 – 383 acres. However, because the maximum spring flow is coincident with a period of negligible evapotranspiration, the adjusted acreage for the recharge area would only be 182 acres. The adjusted recharge area then only ranges from 155-182 acres, which is less than the combined area of the small watersheds discussed above. Because groundwater recharge to the bedrock aquifer in the Waits River Formation is dominantly driven by episodic spring snowmelt and precipitation, during a period of minimal evapotranspiration, the recharge area for any given spring or well will be considerably less than would be predicted by a year-long analysis.

There has been speculation that the source of groundwater feeding the spring(s) was as far away as southern Quebec. Using a simple analysis of the drainage patterns of HUC8 watersheds in the northern half of Vermont, there is no reasonable way for surface and/or groundwater from southern Quebec to reach to East Montpelier or vice versa.

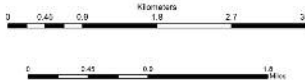
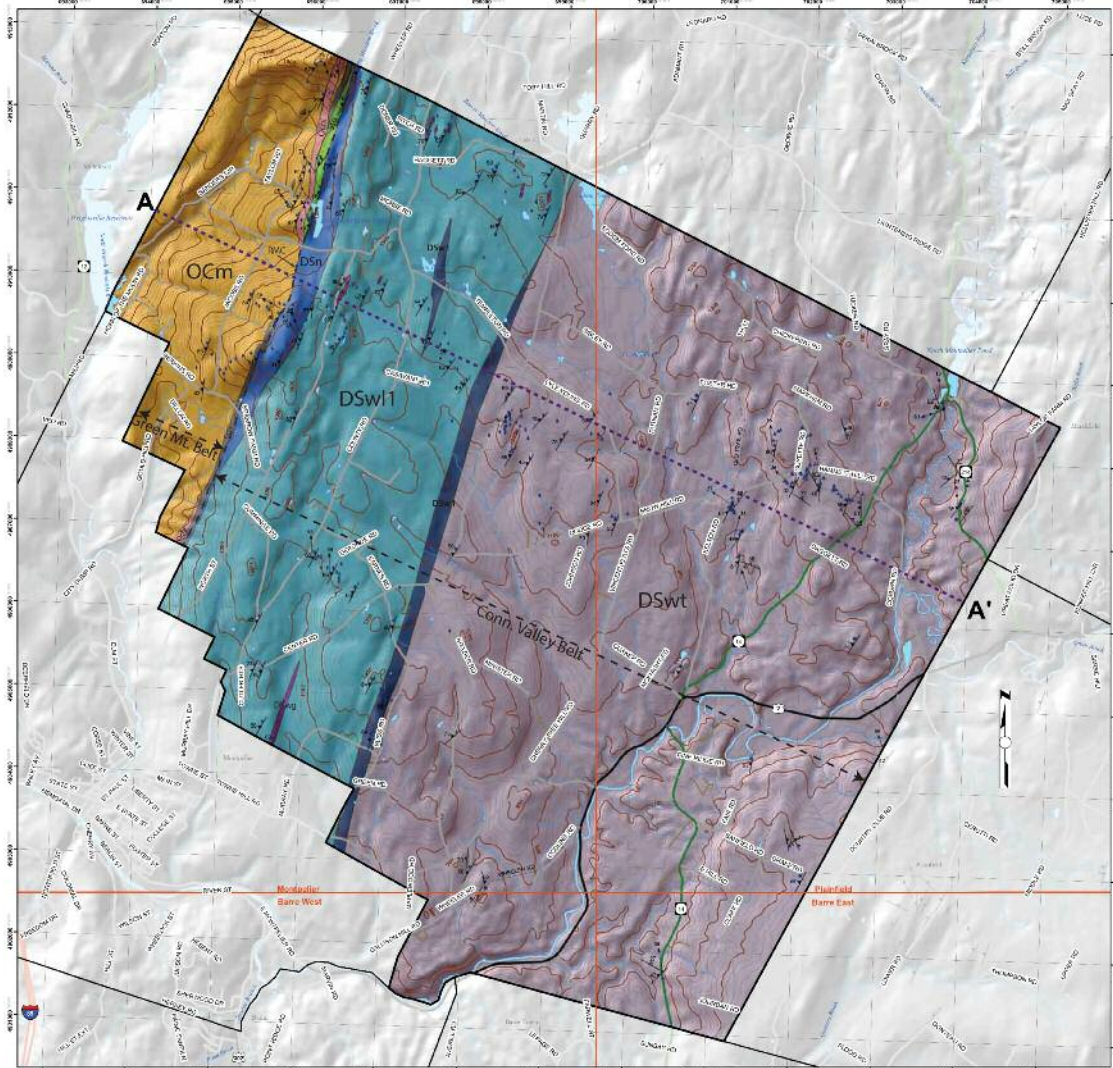
In 2000, the Johnson Company sampled groundwater from three springs on the Antonovich property and had these samples analyzed at the Endyne Laboratories in Williston, Vermont, for a number of parameters. The Vermont Geological Survey, in conjunction with partners at the Vermont Agency of Agriculture and Middlebury College, have sampled and analyzed groundwater from bedrock wells in the Waits River Formation in the towns of East Montpelier, Plainfield, and Craftsbury for most of the same parameters. We directly compared the Johnson Company results with those from other wells in the Waits River Formation and found that they are not statistically different.

— Jon Kim and Larry Becker, Vermont Geological Survey  
— George Springston, Norwich University

Selected mapping details follow.  
To view the full mapping project,  
see the large poster on display  
at the Town Offices or view  
online under “Town Docs” at:  
[www.emsignpost.com](http://www.emsignpost.com)



Figure 1- Bedrock Geologic Map of the Town of East Montpelier



#### Explanation of Map Symbols

- Outcrop location from Kim and Ruksznis (2011)
- Outcrop location from Kim et al. (2003) Walsh et al. (2011)
- Selected outcrop location from King (1961)
- Town Boundary
- 7.5' quadrangle boundary

#### Bedrock Geologic Map of the Town of East Montpelier

Compiled by Jonathan Kim from King (1961), Kim et al. (2003), Walsh et al. (2011), and Kim and Ruksznis (2011)

#### Explanation of Structural Symbols

- Strike and dip of dominant foliation. In Pre-Silurian rocks, this foliation is usually a composite foliation (S1-S2) of Taconian (Ordovician) age, whereas in Silurian-Devonian rocks, it is the first foliation (S3) of Acadian (Devonian) age.
- Strike and dip of bedding schistosity of King (1961), equivalent to the first Acadian (Devonian) S1 foliation (S1).
- Strike and dip of extensional cleavage: 1) Acadian S3 (Devonian) in Pre-Silurian rocks and 2) Acadian (Devonian) S4 in Silurian-Devonian rocks.
- Trend and plunge of stretching lineation: 1) Taconian L2 in Pre-Silurian rocks and 2) Acadian L3 in Silurian-Devonian rocks.
- Trend and plunge of extension lineation: 1) Acadian L3 in Pre-Silurian rocks and 2) Acadian L4 in Silurian-Devonian rocks.

#### References

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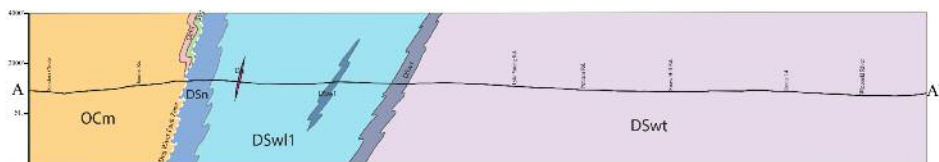
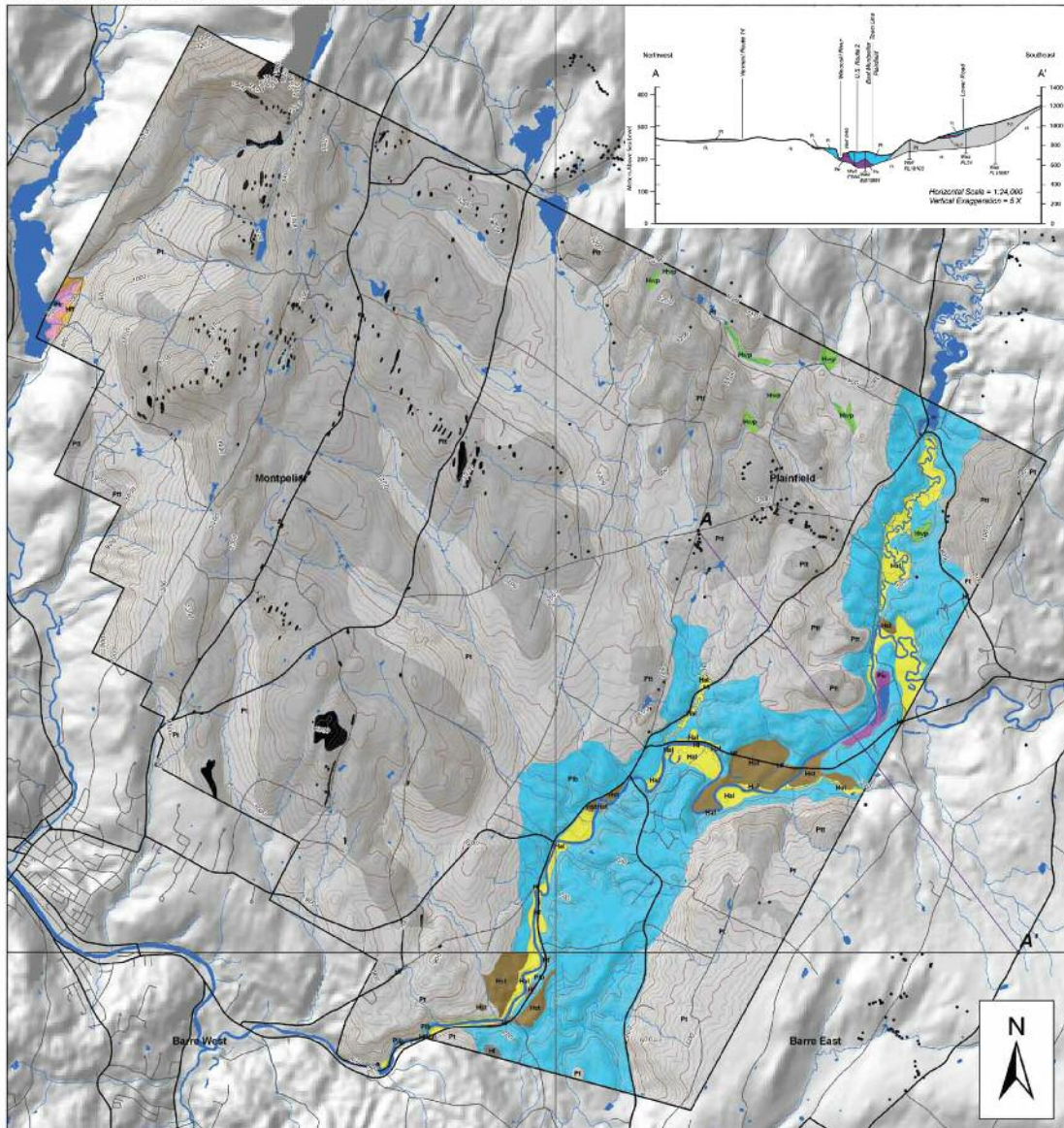




Figure 2- Surficial Geologic Map of the Town of East Montpelier



## Surficial Geology, East Montpelier

Compiled by George Springston  
From Larsen (1999), Springston (2011), and Wright (1999)

### Description of Map Units

#### Holocene Deposits

- Hf** Artificial Fill. Artificially emplaced earth. Common along road beds and embankments and in the more populated areas. Highly variable thickness.
- Hs** Holocene Alluvium. Silt, sand, pebble gravel, cobble gravel, and boulder gravel deposited by modern streams. Deposits include stream channel and bar deposits and finer-grained floodplain deposits. Minor wetland deposits are common within these areas and are not distinguished. Thickness of these deposits in the tributaries is typically less than 3 meters.
- Hwp** Holocene Wetland Deposits. Peat or Muck. Thick accumulation of organic matter with minor clastic sediment. Wetlands with organic sediment at least 0.5 meter thick.
- Hst** Holocene Stream Terrace Deposits. Silt, sand, pebble gravel, cobble gravel, and boulder gravel deposited on terraces above the modern floodplains of streams. They represent former floodplains that have been dissected by younger streams. Generally less than 5 meters thick.
- Hr** Holocene fan-terrace deposits. Pebble and cobble gravel and pebbly sand deposited on top of lake bottom deposits of glacial Lake Winoski subsequent to drainage of the lake. The gravel and sand are commonly less than 3 meters thick.

#### Pleistocene Deposits

- Plc** Pleistocene Lake Deposits. Coarse-grained. Very fine to medium sand deposited in shallow waters or on shorelines of glacial Lake Winoski. Thickness can range from less than a meter on the valley sides to several meters or more in the valley bottoms.
- Plb** Pleistocene Lake Bottom Deposits. Clay, silty clay, clayey silt, and silt with lesser amounts of fine to very fine sand. The deposits consist of fine-grained layers (silty clay or clay) alternating with coarser-grained layers (clayey silt and coarser) that are interpreted as annual deposits (varves) in glacial Lake Winoski. Thickness varies from less than one meter to greater than 10 meters.
- Pic** Pleistocene Ice-contact Deposits. Pebbly medium to coarse sand and pebble, cobble, and boulder gravel deposited in contact with glacial ice. Largely blanketed with lacustrine deposits. Generally less than 20 meters thick. Moderate to good aquifer potential.
- Pt** Pleistocene Till. Dense silt-matrix to fine-sand-matrix till. Thickness is highly variable, from less than 1 meter to greater than 30 meters.
- Ptt** Pleistocene Till, Thin. Descriptions as in preceding unit. Thickness highly variable but generally less than 6 meters and bedrock outcrops are common.

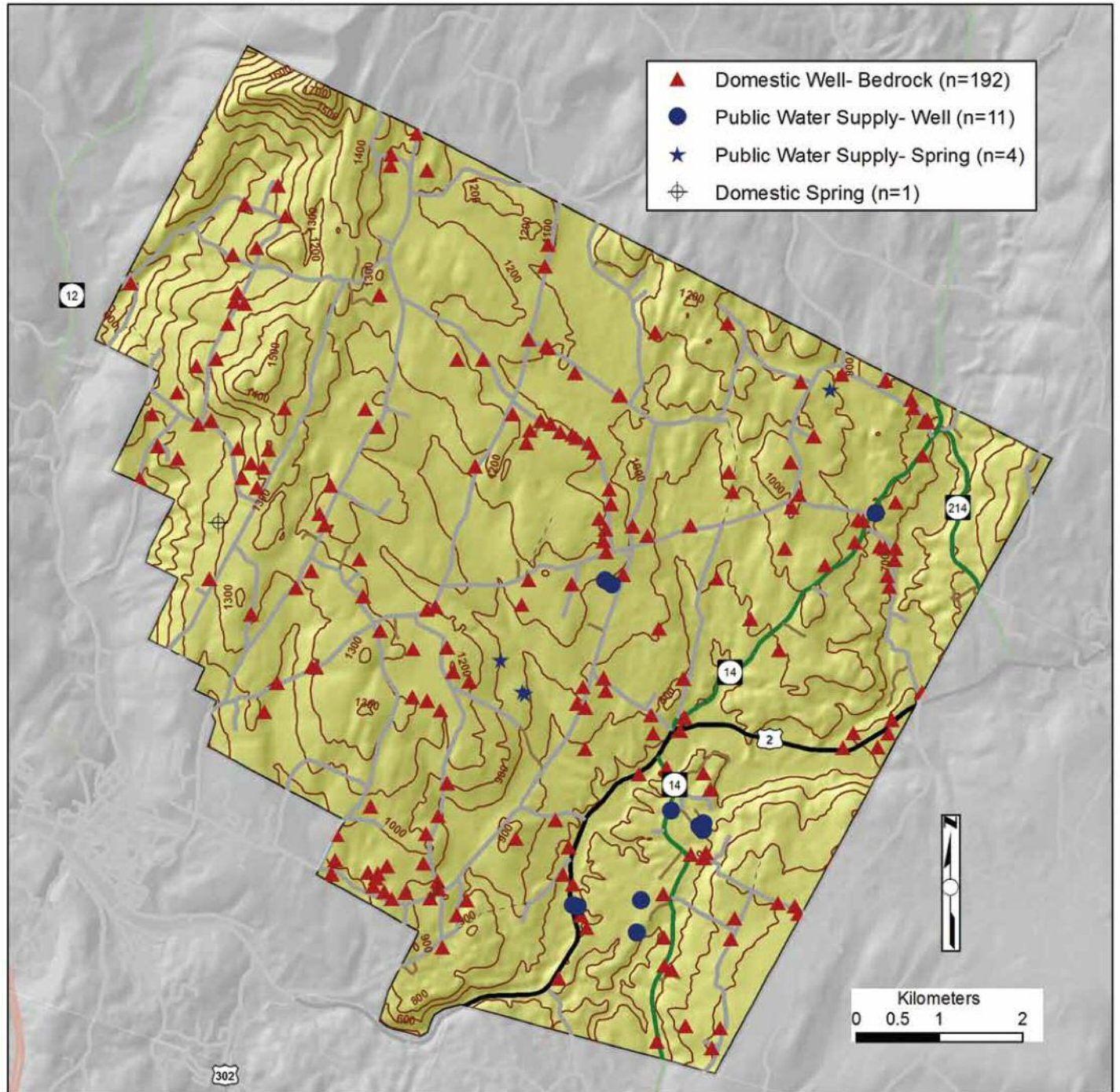
### Explanation of Map Symbols

- Cross Section Line
- Bedrock Outcrops
- Bedrock Outcrops
- 7.5 Minute Quadrangles
- 100 foot Contours
- 20 foot Contours
- Streams
- Water Bodies
- Major Roads
- Minor Roads

#### References

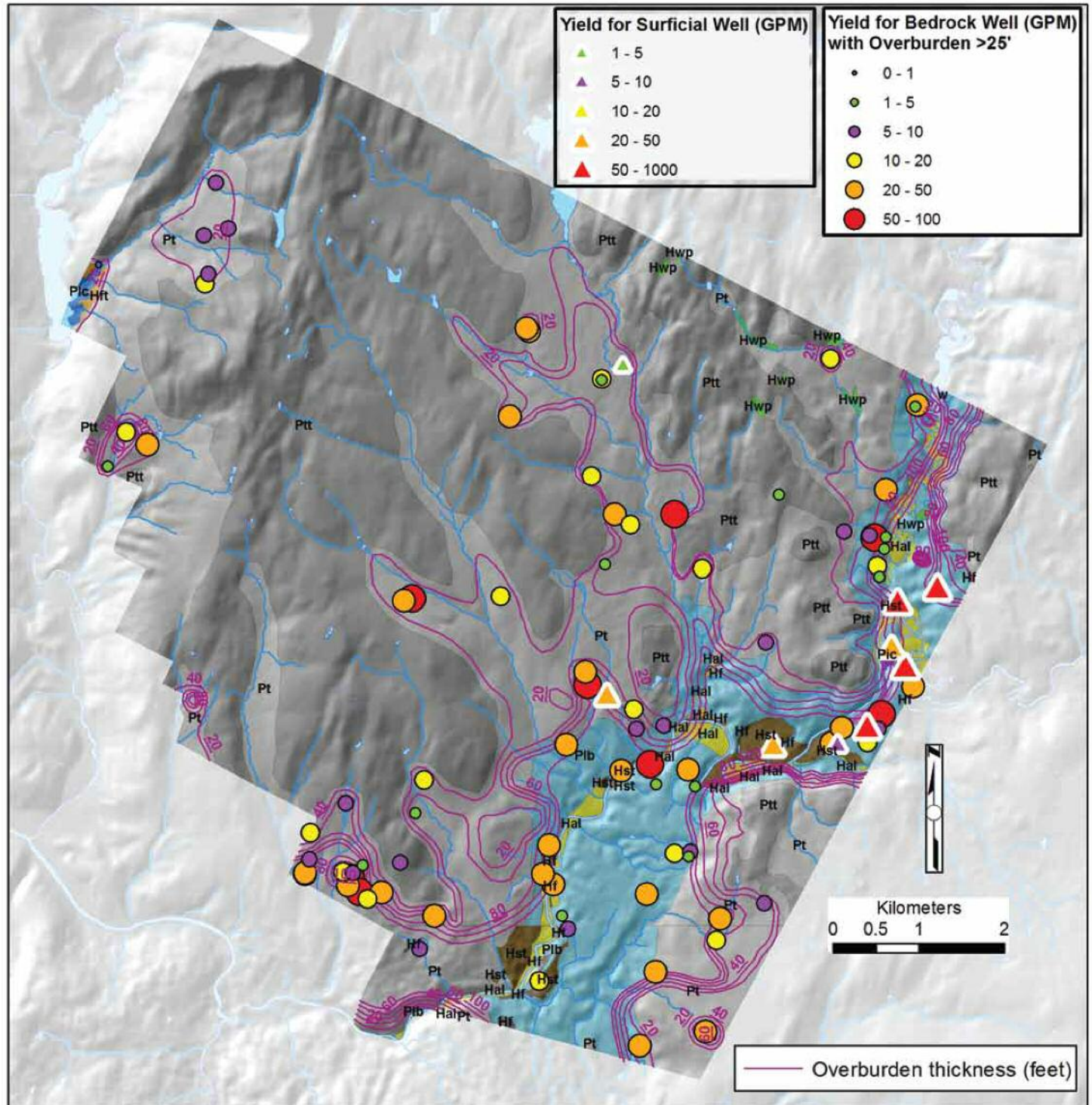
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- Wright, Stephen, 1999. Surficial geologic map of the Barre West quadrangle. Vermont Geological Survey Open File Report VGS-99-6. Vermont Geological Survey, Waterbury, 1:24,000.



**Figure 3- Accurately Located Wells in East Montpelier**

Well locations that were determined via GPS unit or by correlation with E-911 addresses.



**Figure 9- Well Yields, Isopach Map, and Surficial Geologic Map**

Many of the high-yielding (>20 gpm) bedrock and surficial wells (orange and red symbols) in the southeastern part of East Montpelier are associated with surficial deposits in the Winooski River Valley that are >25' in thickness. This valley was filled by a glacial lake in the Pleistocene Epoch. Locally, groundwater probably preferentially accumulates in porous and permeable horizons in these glacial lake deposits to form surficial aquifers of limited extent. High-yielding surficial wells in this area support this. In addition, we suspect that groundwater from these surficial deposits leaks downward and boosts the yield of the underlying bedrock aquifer.

