

# Montgomery Village Center

Renewal Application

## **Complete Application. All Requirements Met.**

- Cover letter dated 08/11/2016.
- Authorization from selectboard on 08/01/2016.
- Town planning process confirmed on 09/28/2016 by NRPC.
- Zoning bylaws and district map included.
- Boundary map included. No changes to the boundary proposed.

## **Staff Recommendation**

**Renew designation.**

# Montgomery Village Center

## Aerial Map



# Montgomery Village Center

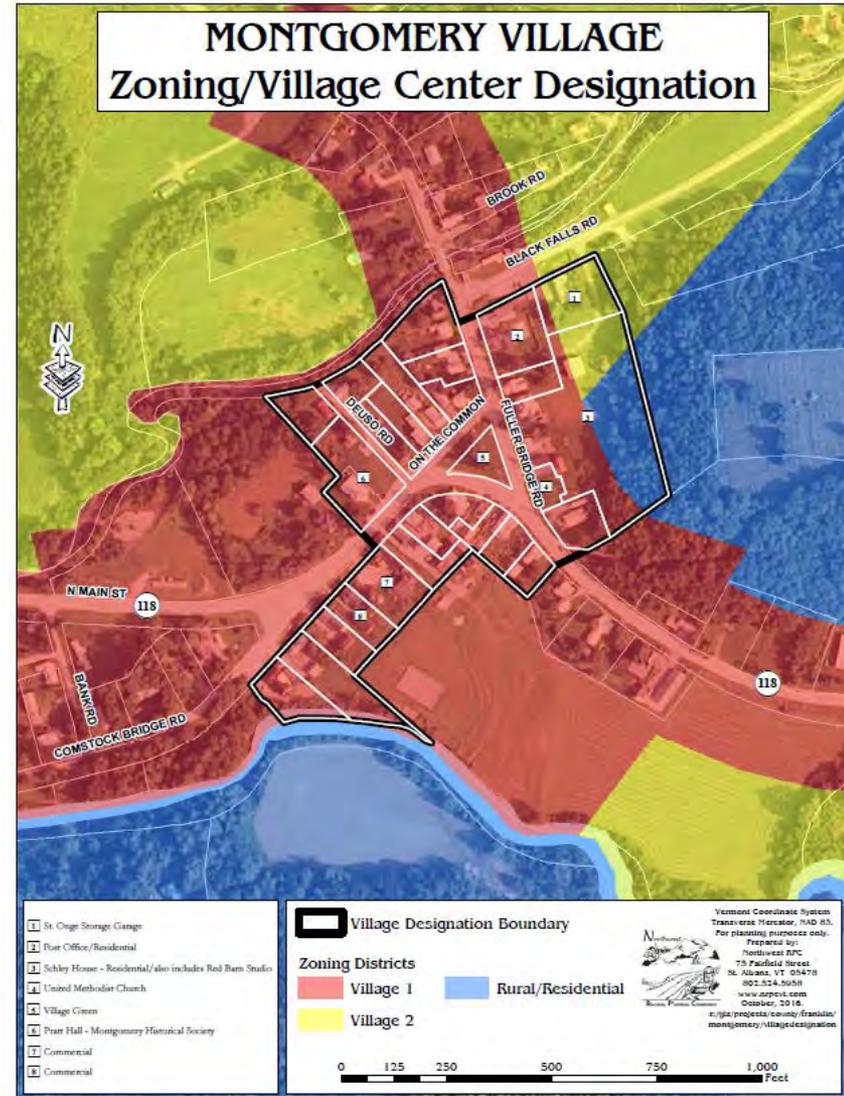
## Revitalization Efforts

- Updated town plan in 2016.
- Renovated the grange hall and now it is actively used for public meetings and community events
- Converted the Baptist Church into the Montgomery Arts Center to support local arts programming
- Ongoing improvements to one of the six historic covered bridges in town.

# Montgomery Village Center

## Zoning Bylaws and District Map

The designated boundary is located within the following zoning districts: village 1, village 2 and rural residential zoning districts.

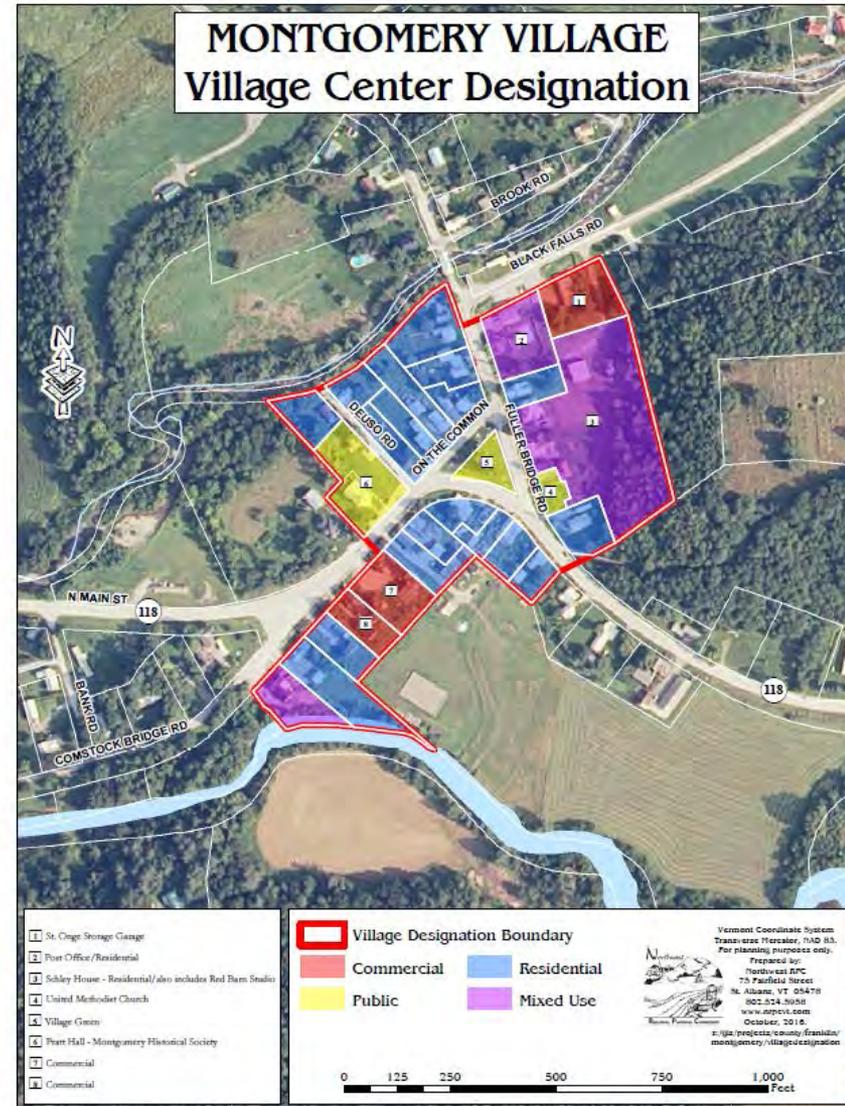


# Montgomery Village Center

## Boundary Map

**No changes proposed.**

Montgomery village consists of many historic buildings, including commercial, civic, mixed use and residential uses. The village includes the post office, United Methodist church, village green, historical society, small businesses and single and multifamily residences located in the designated village center.



# Montgomery Village Center

Discussion/Questions and Motion



**Staff Recommendation**

**Approve renewal application and award designation.**



**MONTGOMERY**  
FOUNDED 1780

Town of Montgomery - P.O. Box 356  
Montgomery Center, VT 05471  
802-326-4719  
[www.montgomeryvt.us](http://www.montgomeryvt.us)

August 11, 2016

Richard Amore  
Community Planning & Revitalization  
Department of Housing & Community Development  
One National Life Drive, 6th Floor  
Montpelier, VT 05620-0501

Dear Mr. Amore:

On behalf of the town of Montgomery, please find the following materials for renewal of the two Village Center Designations: Montgomery Center and Montgomery Village. Enclosed are the following documents in support of the Town of Montgomery's application:

- Narrative
- Meeting minutes and Authorization of application from selectboard chair.
- Northwest Regional Planning - Letter of Support
- Maps - Montgomery Center - Village Center Designation  
- Montgomery Village - Village Center Designation
- Excerpts from Municipal Plan & Zoning Regulations
- Zoning Map - Town of Montgomery

Montgomery has had the village designations since 2003. Since designation there has been some reinvestment in structures within the village center such as the Grange Hall in the Center and the Baptist Church into the Montgomery Arts Center.

It is Montgomery's hope that these projects will lay the ground work for additional reinvestment in Montgomery's designated village centers and that private property owners within the designated village centers will begin to take greater advantage of opportunities available to them through the designation program. There is still a considerable work that can be done to improve and

revitalize Montgomery and the village center designation program is an important part of Montgomery's efforts.

For specific questions regarding Montgomery's revitalization efforts and/or their reasons for renewal, please contact:

Roberta Baker, Chairperson  
Montgomery Planning Commission Chair  
211 South Main Street  
Montgomery Ctr., VT 05471  
802-326-4351 or 802-782-2058  
(bertabaker@fairpoint.net)

Sincerely,

Roberta Baker, Chair  
Montgomery Planning Commission

Cc: Charlie Hancock, Montgomery Selectboard Chair

# Narrative

## Background

Montgomery is defined by the natural character which surrounds us, by our history, and by the community of people that call our broad valley at the northern end of the Green Mountains home. Surrounded on three sides by pristine ridge lines, enveloped in woodlands, and threaded by wild and scenic brooks flowing into the Trout River, our town expands from two village centers along rural back roads. Transformed through the last century by growth and development, including shifts in economy and culture, our covered bridges and historic buildings still serve as icons of our heritage, and provide a testament to a past driven by agriculture and a vibrant wood products industry. Our sense of community is strong. We value our connections with each other through the arts, local entertainment, and a willingness to support our neighbors and the community that binds us. We are proud of what we as a community have created together, assets like our top ranked school, library, and recreation center, and the traditions which bring us together around food and drink in celebration of this place and its people. We are blessed by what the natural world has provided us, from our vast forests and the myriad of wildlife species which share them, to our smallest swimming holes and the pleasures found there. As we consider our plan for the future we are charged with balancing the stewardship of our past with shaping a vision for growth which sustains these elements which define our town.

## Furthering Goals of the Plan

The Town of Montgomery seeks to continue their enrollment in the Vermont Village Center Designation Program in order to help with the goals of the Town Plan.

The primary purpose of the Village Center Designation Program (VCDP) is to provide support for historic downtowns and villages by providing funding, training and resources to communities. Montgomery recognizes this benefit of continued participation in the VCDP through the Archaeological, Historic & Scenic Resources and Community Facilities chapters of the Plan.

The Montgomery Town Plan promotes the use of historic buildings such as the Grange for public meetings and events; it also has the recreation center (located in Montgomery Center), and both Caleb's Baseball Field/River Walk and the Village Green (located in Montgomery Village) for the use and enjoyment of the

town as a whole and for all residents and visitors. Montgomery also is the home of six historical covered bridges. In 2015, voters approved funding for the continued efforts in restoring one of the historic bridges to be placed in the center area for the use and enjoyment of all.

Montgomery has also revitalized the old Baptist Church located in the village into the Montgomery Arts Center. This is an example of the work that we hope to continue in the future.

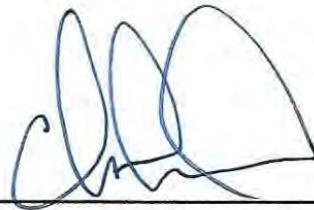
As yet Montgomery's commercial village properties have not taken advantage of the program. It is hoped that with the Program's efforts of outreach, that commercial properties will utilize what the Program offers to grow and create more employment.

Though we still face challenges with empty store fronts in iconic buildings, such as Kilgores, the designation for both Montgomery Center and Montgomery Village will allow us to take advantage of opportunities to see continued success in these areas.

Town of Montgomery  
P.O. Box 356  
Montgomery Ctr., VT 05471

The Town of Montgomery is requesting two village center designations. One is for the district in Montgomery Village, and the other is for a district in Montgomery Center. Both Districts meet the definition of "village center" distinguished by their own post offices, churches, residential and commercial buildings.

At a duly warned meeting of the Montgomery Selectboard on 1 AUGUST, 2016, (see attached minutes) it was voted to authorize the following application for Village Center Designation for two districts in the Town of Montgomery.



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Charlie Hancock, Chairman  
Montgomery Selectboard Board



**MONTGOMERY**  
FOUNDED 1780

Town of Montgomery - P.O. Box 356  
Montgomery Center, VT 05471  
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REGULAR MEETING OF THE  
SELECTBOARD & WATER COMMISSION  
PUBLIC SAFETY BUILDING CONFERENCE ROOM  
Monday, August 1<sup>st</sup> 2016, 6:30pm

Selectboard members present: Charlie Hancock-Chair, Scott Perry-vice chair, Mark Brouillette, Colin Sorenson, Sarah Silva

Visitors: Lynda Cluba, Marijke Dollois, Michael Snider, Sue Wilson

Clerk: Elizabeth Reighley

Meeting was called to order at 6:30pm

**1. Review and make any changes to the agenda.** Lynda Cluba was added to the visitor section for the Dog Census updates.

**2. Review/approve minutes of July 18<sup>th</sup> 2016.** Board discussed amendments to the previous minutes. Charlie suggested carrying over the concerns about the Building Brighter Futures to the Buildings and Grounds section of the agenda to clarify conference room usage and the existing children's program that meets every Thursday morning. Scott motioned to approve the meeting minutes of July 18<sup>th</sup>, with the following amendments, seconded by Mark.

*Item 8c VEC Power Extension on Hazens Notch: Only excavation work has been completed so far.*

*Item 9c Resignation/Nomination: Strike the phrase 'for the remainder of his term' from this section.*

Motion was passed by 3-1- 1 abstention.

**3. Public Works**

**a. Roads and Bridges.** \*No updates on the grant statuses. Michael has been trying to connect with Jim Cota and has not heard back. Scott and Mark will reach out and schedule meetings with Jim at his office and coordinate with Bethany Remmers to work on culvert inventory. The roads are almost done with chloride, North Hill needs to be revisited with the grader, and the village has been mowed. Michael will get a status report from the town clerk to see where the Highway budget is at and update the board at the next meeting.

**Amended Paving Grant\***

**Structures Grant for Route 58\***

**Better Back Roads Bridge and Culvert Grant\***

**USFW Culvert Grant for AOP design\***

**Longley Bridget Update.** Carry over

**Brady Road update.** Carry over

## **b. Buildings and Grounds**

**Existing Town Office Renovation/Repair.** Michael is waiting on a quote for the railing/ramp project at the old town office building, in the meantime he has braced the railing to prevent any falls from occurring. Sarah proposed placing the job on the town website to increase awareness and advertise for carpenters who may be interested in the job. The board agreed that this may be advantageous for future town projects as well.

**Conference Room.** The conference room usage and schedule was discussed in regards to the prior motion made about reserving the room for town office usage. Board members re-evaluated the last motion as there was some confusion about the placement of the Building Brighter Futures in conjunction with the office hours. Scott had talked with Jodi after the last board meeting to discuss BBF and they were more than willing to work out an alternative schedule or work around the town office hours. The quilting group and painting class have moved to the Montgomery Center for the Arts. Members agreed that the children's program is still certainly a priority and they will reach out again to work with the group to find the most efficient solution for everyone.

**Bond vote.** Members discussed the bond vote and the need to move forward with a resolution, Charlie presented draft paperwork from Bond Attorney Paul Giuliani, and all agreed to review the documentation. Charlie indicated that in his correspondence with Giuliani that he was prepared to work with the town on a New Town Office Bond vote during the general election. Discussion took place regarding the library proposal and whether to move forward in lieu of Marijke's statement from the Library Trustees. There was talk of scheduling a joint meeting in order to present the Trustees with a proper proposal and clarify some of the information with them before turning away from this idea completely. Several points were made about the resolution of need and what this vote means to taxpayers. Colin reiterated that with the last few votes all failing to pass, should we stop and look at presenting a different resolution to the voters? Colin suggested offering a referendum to the taxpayers in November and based on those results vote again in March. The board discussed bond vote options at length. 7:47p.m. Colin exited the meeting in protest of the bond discussion. The board agreed to hold a town wide meeting to provide information and a chance for voters to weigh in on the bond vote topic. Charlie stated they will plan an agenda for the evening and he will reach out to Larry Letourneau to get updated figures on the price per square foot of the building plans. The meeting will take place at the Grange Hall on Wednesday August 24<sup>th</sup> at 7:00p.m.

**PSB Alarm System.** Scott motioned to authorize Michael, Director of Public Works, to sign and send in the Sunray Fire & Security Contract. This was seconded by Mark and passed by 4-0.

**Keys.** Carry over

**TD Bank ATM proposal.** Charlie received an email from TD Bank indicating that they would like to renew their lease for the ATM at the old town office building. With the uncertainty of the future of the building Charlie suggested offering a one year term, Sarah agreed that it would make more sense to only enter into a one year term in case the town office is torn down for renovations. Discussion was had. Scott motioned to renew the lease for the TD Bank ATM for a three year term at the existing rate, seconded by Mark. Sarah moved to amend motion to renew the lease for only one year, seconded by Colin. The amendment to the original motion was passed by a vote of 4-1. The amended motion to renew the lease with TD Bank for a one year term at the existing rate was passed by a vote of 3-2.

## **4. Visitors**

**a. Marijke Dollois, Montgomery Library.** Marijke spoke about the discussion the Library Trustees had regarding the idea of building a new library instead of a town office and allowing the clerks' office to assume the current library space. She indicated that the library was not in favor of this idea as they felt it would increase potential costs associated with daily operations; would utilities increase town budget? If the library was built to include longer hours and a larger reading/kids area, a kitchen, and a conference room would this lead to increased

salary for the librarian? Marijke explained that these concerns led them to believe this would not be a favorable move among taxpayers and that they may not vote for such a proposal.

**b. Lynda, Dog Census.** Lynda briefly summarized the status of the dog census for the board and indicated that she has sent out two different letters notifying dog owners that they need to register their dogs with the town by the end of July otherwise they will be assessed a \$10.00 fine in addition to the regular license fees; she also indicated that should the owners not respond or make arrangements with the office to license their dogs that this may result in dog impoundment. She will update the board again should the need to impound a dog arise if any are left unlicensed by the next meeting.

## **5. Water Commission Issues**

**a. Review proposals from Simon Operation System.** Carry over.

**b. Water Disconnect List.** The board reviewed the water shut off list. Scott motioned to approve and sign the list and authorize the Town Clerk to send notices to any accounts that remain unpaid or have not obtained payment arrangements. Sarah seconded the motion and it was passed 4-0.

## **6. Old Business**

**a. Hectorville Bridge Project Update.** Carry over

**b. Stanion Court Case Status.** Carry over

## **7. New Business**

**a. Village Center Designation.** Scott motioned to authorize Charlie to sign the designation away from the table, seconded by Mark. Motion passed 4-0.

**b. Overweight Truck Permits:** None

**c. Liquor/Tobacco Licenses:** None

**8. Open Mail / Sign Orders / Administrative Matters.** All orders signed at this time. Scott will be reaching out to Zach, the webmaster, to discuss putting up a town job listings page on the town website. Charlie will reach out to Paul Giuliani for further clarification about absentee ballot dates. The Hazard Mitigation and Local Emergency Operations plan updates need to be added and discussed at the next meeting.

Scott motioned to end the meeting seconded by Sarah. Board adjourned at 8:30p.m.

Respectfully Submitted,

Elizabeth Reighley



75 Fairfield Street • St. Albans, VT 05478-1850 • (802) 524-5958 • (800) 564-5958 • Fax (802) 527-2948

September 29, 2016

Charlie Hancock  
Selectboard Chair  
Town of Montgomery  
P.O. Box 356  
Montgomery Center, VT 05471

Re: Montgomery Village Center Designation Application

Dear Mr. Hancock,

The Northwest Regional Planning Commission (NRPC) is pleased to support the Town of Montgomery's application to renew Village Center Designation for Montgomery Village and Montgomery Center.

Montgomery's most recent municipal plan was adopted on February 15, 2016. On September 28, 2016, in accordance with 24 V.S.A Section 4350, the NRPC granted regional approval to the Montgomery Town Plan and confirmed the Town's planning process.

The NRPC hereby offers full support for the renewal of the Montgomery Village and Montgomery Center Village Designation and looks forward to working together as the Town continues planning efforts.

Please feel free to contact me should you have any questions.

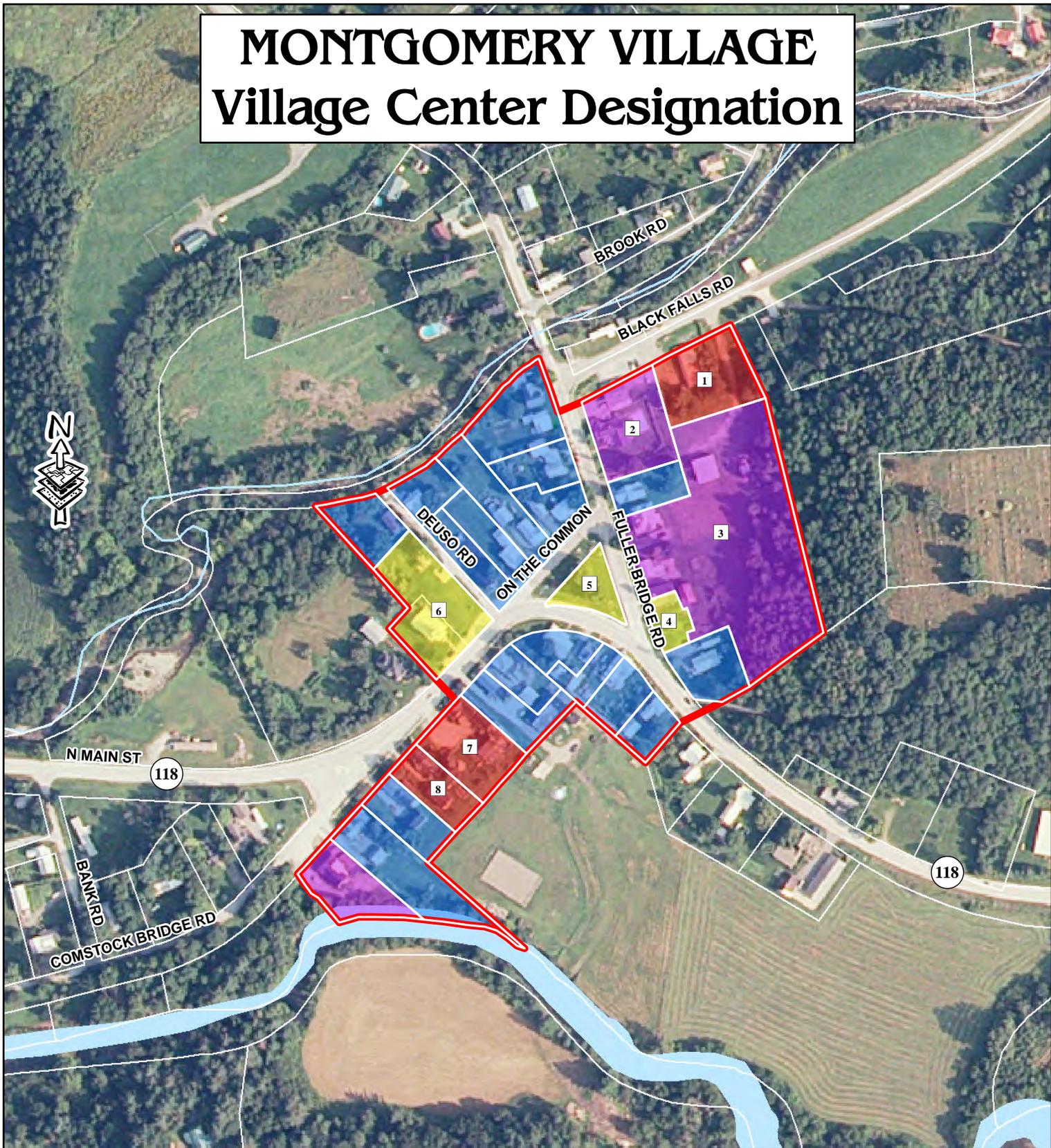
Sincerely,



Taylor Newton  
Regional Planner

# MONTGOMERY VILLAGE

## Village Center Designation



- 1 St. Onge Storage Garage
- 2 Post Office/Residential
- 3 Schley House - Residential/also includes Red Barn Studio
- 4 United Methodist Church
- 5 Village Green
- 6 Pratt Hall - Montgomery Historical Society
- 7 Commercial
- 8 Commercial

**Village Designation Boundary**

<span style="display: inline-block; width: 20px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> Village Designation Boundary	<span style="display: inline-block; width: 20px; height: 10px; background-color: red; margin-right: 5px;"></span> Commercial	<span style="display: inline-block; width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></span> Residential
<span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; margin-right: 5px;"></span> Public	<span style="display: inline-block; width: 20px; height: 10px; background-color: purple; margin-right: 5px;"></span> Mixed Use	



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

Prepared by:  
 Northwest RPC  
 75 Fairfield Street  
 St. Albans, VT 05478  
 802.524.5958  
 www.nrpcvt.com  
 October, 2016.

<z:/gis/projects/county/franklin/montgomery/villagedesignation>



Excerpts from:

Montgomery Town Plan

Montgomery Zoning  
Regulations

# *Montgomery, Vermont Town Plan 2016-2021*



Big Jay from North Hill Road, Winter 2015

**Adopted by the Montgomery Selectboard on February 15, 2016**

## **CHAPTER 3. Summary of Goals and Policies**

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### **ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES**

**GOAL: TO RECOGNIZE THE ROLE OF MONTGOMERY'S ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES IN SHAPING THE TOWN'S PRESENT QUALITY OF LIFE AND FUTURE OPPORTUNITIES**

#### **Policies**

- Protect sites of potential archaeological and/or historical significance
- Promote community growth that maintains the land use pattern developed throughout the Town's history – densely settled villages separated by open agricultural and forest land
- Promote the use of historic buildings for public purposes whenever feasible
- Preserve the scenic beauty and rural character of Montgomery's ridgelines, forests, open lands, and roads

### **COMMUNITY FACILITIES**

**GOAL: TO LOOK AHEAD AND PREDICT FUTURE NEEDS FOR PUBLIC FACILITIES BASED UPON COMMUNITY GROWTH AND CHANGE**

#### **Policies**

- Promote efficient and functional use of existing municipal buildings and facilities
- Provide sufficient space and facilities to carry out essential municipal functions
- Provide a gathering place for the local population to address town business
- Conserve Montgomery's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
- Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
- Promote the protection and maintenance of public recreation trails within the town on private land, including the Catamount Trail, a cross-country ski trail that runs the length of Vermont
- Provide space for gatherings, functions, and events to provide educational, social, and civic opportunities to enhance community involvement and identity

## **COMMUNITY SERVICES**

**GOALS: TO PROVIDE MUNICIPAL SERVICES, OR ENABLE OTHER ENTITIES TO MEET THE NEEDS OF LOCAL RESIDENTS OF ALL AGES WITHOUT UNDUE OR SUDDEN IMPACTS UPON LOCAL PROPERTY TAXES**

### **Policies**

- Provide emergency services to protect the health, safety, and property of local residents
- Provide library services to enable Montgomery residents access to information, resources, and opportunities for personal and community enrichment
- Encourage safe and affordable childcare facilities in the community

## **COMMUNITY UTILITIES**

**GOAL: TO PROVIDE PUBLIC UTILITIES TO SUPPORT CONCENTRATED COMMERCIAL, AND LIGHT INDUSTRIAL DEVELOPMENT.**

### **Policies**

- Protect the public water supply by restricting inappropriate development in the source protection area
- Operate the Montgomery Water System in an economic manner, while providing an adequate source of good potable water for the needs of the Village and Center
- Promote the expansion of telecommunications and electric facilities provided that infrastructure to develop these opportunities shall be located in appropriate areas; respecting the integrity of residential areas, aesthetic concerns, and natural resource issues

## **ECONOMY**

**GOAL: TO FOSTER A DIVERSE AND STABLE ECONOMY BY HELPING TO ENSURE THE SUCCESSFUL OPERATION OF EXISTING ECONOMIC ACTIVITIES AND PROVIDING OPPORTUNITIES FOR NEW ONES**

### **Policies**

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

## **ENERGY**

### **GOAL: TO PROMOTE ENERGY CONSERVATION AND THE DEVELOPMENT OF LOCAL ENERGY PRODUCTION**

#### **Policies**

- Make Town owned buildings as energy efficient as feasible
- Encourage the development of renewable energy resources, including the heating of municipal facilities
- Promote car-pooling among area residents; encourage the use of informal park and ride lots where possible
- Encourage energy conservation by promoting patterns of development that utilize clustering and energy efficient site design whenever possible
- Encourage energy efficiency by making available information regarding groups and organizations in the State, which can provide consumers with information on how to become more energy efficient
- Support renewable energy systems that are appropriately sited and scaled and which are consistent with the environmental, aesthetic and cultural values of Montgomery and with considerations to no undue adverse impact upon the important scenic and natural resources outlined in this plan

## **TRANSPORTATION**

### **GOAL: TO ENSURE THE DEVELOPMENT OF A FUNCTIONAL AND CONNECTED TRANSPORTATION NETWORK.**

#### **Policies**

- Protect the health, safety, and welfare of the traveling public
- Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
- Promote transportation activities that respect the natural environment
- Maintain the scenic character of the Town's rural byways
- Support public transit efforts of the Green Mountain Transit Agency to increase mobility and access of Town residents
- Provide appropriate provisions for bicycle and pedestrian use on designated routes, including sidewalks, paths, widen shoulders, proper signage and pavement improvements.
- Maintain good quality, safe local roads and streets, sidewalks, bridges, and equipment needed for their maintenance.
- Recognize the link between land use and transportation and coordinate transportation improvements to facilitate and complement the desired type, location, density, and timing of local development.

## **EDUCATION**

**GOAL: TO CREATE A LEARNING COMMUNITY THAT WILL PROVIDE OUR STUDENTS WITH THE TOOLS FOR LIFELONG SUCCESS**

### **Policies**

- Provide appropriate facilities and infrastructure for a variety of academic, athletic, social, cultural and community activities
- Broaden access to educational and vocational training opportunities for all ages
- Ensure that both motorized and pedestrian access to school is safe and convenient
- Support use of town lands, facilities, and resources for broad-based educational experiences

## **HOUSING**

**GOAL: TO PROVIDE SUITABLE LAND AREAS FOR RESIDENTIAL DEVELOPMENT THAT WILL SERVE THE NEEDS OF MONTGOMERY'S CURRENT AND FUTURE RESIDENTS**

### **Policies**

- Ensure adequate housing options for people of all income levels, ages, household types, and preferences
- Ensure that households and individuals with special housing needs, including the elderly, handicapped, and low-income households are able to attain suitable and affordable housing
- Promote low-density residential housing in areas without municipal services and higher densities in parts of town with existing services or close to existing service boundaries
- Conserve and protect the vitality and quality of existing neighborhoods
- Allow for innovative housing to promote low-cost, low-impact, consolidated, and resource efficient options.
- Accessory apartments are encouraged, as they provide needed income for the homeowner and needed small apartments for residents living alone
- Affordable housing should minimize long-term living costs through high quality design, efficient construction, energy efficiency, and proximity to employment
- Encourage land use patterns which are inherently more affordable by nature of cost of efficiencies associated with construction (e.g. shorter access roads, smaller lots, proximity to utilities)
- Existing housing in the floodplain should be flood-proofed for the safety of the residents and the Village as a whole

## **NATURAL RESOURCES**

### **GOAL: TO PROVIDE FOR THE LOCAL GROWTH THAT IS COMPATIBLE WITH THE TOWN'S NATURAL FEATURES INCLUDING SOILS, LANDSCAPE, WATER RESOURCES & WILDLIFE**

#### **Policies**

- Limit development in areas where soils have limited capacity to support structures or filter wastes and in areas where the slope is greater than 15%
- Maintain natural vegetative cover to the greatest extent possible where development occurs in Conservation Districts (Conservation I and II)
- Guide development away from productive agricultural or forest soils
- Protect the water quality of the Trout River and its tributary streams by preventing erosion along their banks and encouraging reduction of stormwater and agricultural runoff and non-point source pollution
- Protect groundwater quality by regulating uses that could introduce contaminants into the ground in the source water protection areas
- Limit the loss or degradation of wildlife habitat by maintaining significant features, including wildlife corridors and unique sensitive areas or natural communities, and protecting such areas from development that would demonstrably reduce the ecological function of habitat on the landscape scale
- Development shall be designed and sited in a manner to limit the fragmentation of large blocks of contiguous forest to the greatest degree possible
- Prohibit land development resulting in the loss of wetland and floodplain storage capacity
- Recognize the collective value in preserving natural resources throughout the town and encourage good land stewardship practices among private landowners in matters of soil health, biodiversity, and water quality
- Ensure the conservation and proper stewardship of significant natural communities and our forestland
- Avoid development and other encroachments – including fill, dredging, new structures, parking areas, infrastructure and utilities – within mapped river corridors
- Protect headwaters and the ecosystems they sustain from risk of degradation; to ensure high water quality, these areas shall be principally maintained for forestry and recreational uses
- Incorporate vegetated buffers from streams, rivers and ponds into Montgomery's zoning bylaws in order to better protect water quality

## **FLOOD RESILIENCY**

**GOAL: ENCOURAGE AND FOSTER A FLOOD RESILIENT COMMUNITY**

**GOAL: MITIGATE THE RISK FOR LOSS OF LIFE AND INJURIES THAT RESULT FROM FLOOD EVENTS**

**GOAL: REDUCE DAMAGES TO PUBLIC INFRASTRUCTURE RESULTING FROM FLOOD EVENTS THROUGH HAZARD MITIGATION PLANNING AND PROJECT IMPLEMENTATION**

### **Policies**

- Encourage flood emergency preparedness and response planning
- Where development already exists in vulnerable areas, measures shall be taken to protect people, buildings and facilities to reduce future flooding risk
- New development shall be planned for and encouraged in areas that are less vulnerable to future flooding events
- Discourage new development in the Special Flood Hazard Area and river corridors; in areas where new development is allowed, it should not exacerbate flooding and fluvial erosion
- Encourage the protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion; where feasible floodplain restoration and conserved land in vulnerable areas should be encouraged

## **LAND USE**

**GOAL: TO MAINTAIN MONTGOMERY'S RURAL CHARACTER AND SCENIC RESOURCES BY ENCOURAGING DEVELOPMENT TO FOLLOW WISE LAND USE PRACTICES**

### **Policies**

- Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses
- Limit development on slopes greater than 15% and maintain natural vegetation on slopes
- Protect scenic ridges by limiting development above 1,600 ft. in elevation
- Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table
- Protect public health, welfare, and safety by limiting development in the flood plain
- Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks
- Conserve productive lands by accommodating development in areas apart from most farming activity
- Recognizing the community's susceptibility to flooding, new development shall conform

strictly to floodplain regulations

- Promote new development in areas of existing infrastructure, such as roads, power, and water.
- Encourage sustainable agricultural and silvicultural practices to both protect the use of land and water resources, and keep a working rural landscape based on a practice of stewardship
- Avoid fragmentation of large forest blocks of contiguous forests that provide both economic opportunities for landowners as well as ecological and cultural benefits to the community, including wildlife habitat, water quality maintenance and recreation
- Promote anti-sprawl initiatives as a measure to maintain the appropriate use of our land resources
- Promote the enrollment of productive farm and forestland in the current use value appraisal program.

## CHAPTER 9. Economy

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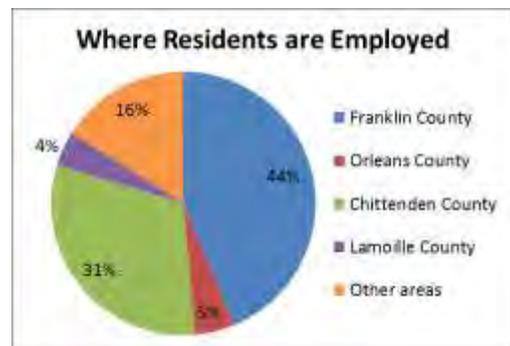
### **GOAL: TO FOSTER A DIVERSE AND STABLE ECONOMY BY HELPING TO ENSURE THE SUCCESSFUL OPERATION OF EXISTING ECONOMIC ACTIVITIES AND PROVIDING OPPORTUNITIES FOR NEW ONES**

#### **Policies**

- Support and encourage sustainable and diversified activities to supply local and regional food needs
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- Encourage commercial development that supplies local needs for retail, business, and personal services
- Encourage and develop resources for home occupations
- Encourage Montgomery’s growing arts community
- Encourage businesses and industries that use the skills of the local labor force
- 
- Create an attractive, safe and friendly village environment that invites and supports safe pedestrian use, community events and an active lifestyle

The term “economy” for purposes of municipal planning refers to resources, production, jobs, income and activities in the town and region that contribute to the economic well-being of local residents, businesses and industries. Economic planning can assist in providing jobs commensurate with the skills and aims of local residents, a more balanced tax base to meet community needs, the protection of important economic resources, and the provision of services and products to support the local community. Poorly planned economic development can adversely affect the local environment, strain municipal services, cause dislocations of businesses and labor, and adversely impact community character.

The majority of Montgomery’s residents work outside of the community, and most of the existing businesses in Montgomery are small in comparison to other communities in the region. Excluding self-employment, approximately 3% of Montgomery residents work in Town and another 40% are employed in other parts of Franklin County. Montgomery and its neighboring towns house much of the region’s workforce as well as provide affordable housing opportunities. Providing a diverse housing stock, as prescribed in the Chapter 13 on Housing, will help to strengthen the local and regional economy.



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

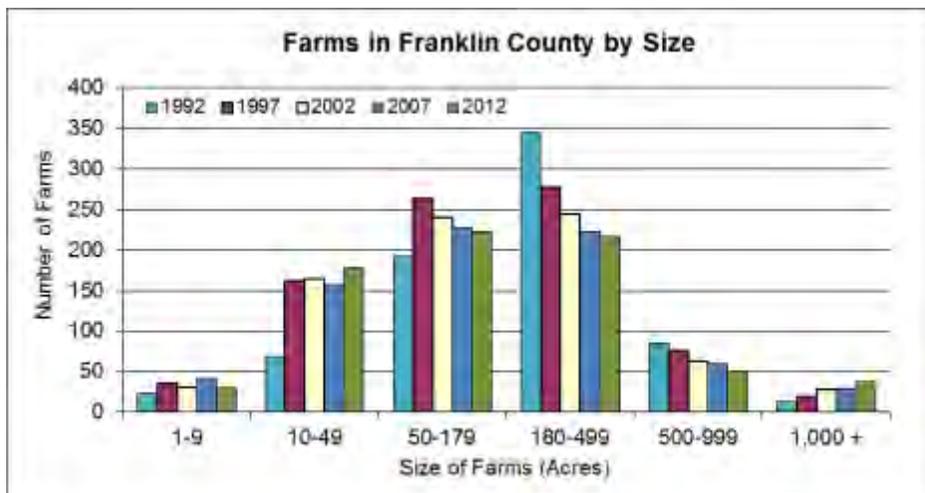
**Elements of the Economy**

The towns that comprise the Northwest Region of Vermont all generally have the same types of economies. They are usually made up of three different elements: agriculture, business and industry, and tourism.

**Agriculture**

The economy of the Northwest Region, particularly with regard to land use, remains predominantly rural and resource-based; however, it is in transition. In Franklin County, the number of farms between 1997 to 2012 decreased by twelve percent while the size of farms increased by ten percent in this same timeframe (Census of Agriculture).

The Montgomery agricultural economy has experienced both consolidation and diversification that is consistent with the trend statewide. In order to remain profitable, the average Vermont dairy farm has become larger which leads to a decrease in the number of farms while the amount of land being farmed may increase. This increase in large farm activity has led to environmental and health concerns at the local and state level. The available statistics also point to an increasing number of small farms that are diversifying the region’s agricultural economy, which for more than a century has been largely focused on milk production.



There are presently one operating dairy farm and two farms that raise and sell beef and/or pork in Montgomery. Montgomery also has several large sugaring operations and numerous hobby and small commercial producers. Several hobby beekeepers help keep local crops pollinated. Soil

and climate conditions present the opportunity for a more diversified agriculture.

Agriculture is extremely important to the regional and local economy. The agricultural industry exports goods from the Region and imports new dollars into the local and regional economy. Local farm operators tend to rely on other local businesses for their needs. By keeping things local, the multiplier effect of every new dollar brought into the area increases.

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

### **Business and Industry**

To complement the rural character of the Town and agrarian economy, small commercial enterprises, home occupations and light industry, in appropriate locations, should be encouraged. Montgomery does have a variety of businesses that serve both local needs and the needs of its surrounding areas. These businesses provide a mixture of employment opportunities for its residents and for residents from other towns. According to the 2013 American Community Survey, most of the employees in Montgomery worked in the educational, health and social services trade sector, followed by those working in the retail, construction and manufacturing trade sectors.

The Town of Montgomery has many different types of businesses and services for its residents and visitors. These include tourist orientated services, outdoor recreational services, retail stores, lodges, construction services, automotive services, financial advising services, and restaurants. These businesses all contribute to the local economy by providing jobs, tax revenues, lodging, dining, and other services for Montgomery's residents.

*Business Associations.* In 2009 a local business alliance, Montgomery Area Community Alliance (MACA), was formed to encourage business, economic development, and employment in the Montgomery/Jay Peak area. While this organization is not currently active, some of the economic development strategies discussed in this plan may be better implemented by such an association rather than by Town Government. A local businesses association would help to market Montgomery and Montgomery businesses, provide networking opportunities for local businesses, and advocate on behalf of local businesses.

*Village Designation.* Both of the Villages in Montgomery received state designation in August of 2003 as a way to support the revitalization of the existing traditional village centers. This designation supports the goals of the community by gaining access to several benefits as listed below as one tool to encourage investment in these settlement areas that will lead to enhancing the livability by expanding access to employment, housing, education and schools, services, public facilities, and other basic needs. Supporting our villages also aligns with the statewide planning goals of encouraging compact development and maintaining the historic settlement pattern as stated in 24 V.S.A. § 4302.

## State Village Center Designated Areas in Montgomery



Benefits available for designated village centers are:

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

While village center revitalization is an ongoing process to improve a community's vitality and livability, village center designation is only one tool and its focus is on supporting commercial activity in the center of Vermont's villages.

### **Tourism**

Many towns in the Northwest Region of Vermont depend on their natural features, their rural settings, and their history to attract tourists. The Town of Montgomery is no exception to this fact. See Chapter 6 – Community Facilities for discussions of tourism resources.

*Historic & Cultural Tourism.* Historic and cultural tourism promotes responsible travel to these sites and activities that educate the community and visitors by connecting us to our history and culture. Activities that could be explored in Montgomery include historic sites, agricultural tours, cultural events, performing arts center, and festivals. Covered bridges are an attraction that draws tourists to the Region and to the Town. The covered bridge is viewed as a treasured landmark in the State of Vermont for they represent each town's history and an appreciation of their cultural heritage. Currently, there are six covered bridges in the Town of Montgomery, all

of which can be found on the National Register of Historic Places (one is disassembled pending restoration). A description of these can be found in Chapter 5: Archaeological, Historic, and Scenic Resources.

*Ecotourism.* There is potential in Montgomery to promote ecotourism or nature-based tourism destination that acts as a tool for both education and community development and promotes the available outdoor recreation and rural serene environment. This type of tourism should ensure that travel to and use of the natural areas is done responsibly and sustains the well-being of the community while providing a quality experience that connects the visitor to nature. Ecotourism activities could encompass nature-based tours and attractions, wildlife viewing, and outdoor recreational activities such as swimming holes, hiking, boating, fishing and winter sports.

As noted in the Chapter 14 Natural Features, Montgomery contains several large blocks of unfragmented forestland which provide critical habitat for a diverse range of wildlife. According to the 2011 US Fish and Wildlife Service survey, \$704.4 million was spent in 2011 on fish and wildlife-based recreational activities in Vermont which includes activities such as wildlife observation, bird watching, fishing, and hunting, and fall foliage touring. Given the impact of these activities on the Vermont economy, conservation and protection of important wildlife habitat should be considered an economic development strategy as well as a natural resource conservation strategy.

The encouragement of both of these types of tourism support the Town's goals to maintain the natural environment, history, and cultural heritage of the area.

### **Home Businesses**

In addition to providing local employment, home businesses also provide a cost effective way to start a new business. In general, a home business is defined as a business operating out of an existing home or accessory dwelling which is operated by the resident of the home. While there is little data available on home businesses currently operating in town, given the strong tourism industry in the area, this likely fills an important component of the town's economy. According to the 2009-2013 American Community Survey, 20% of the population over 16 reported being self-employed and 7.5% of the workforce reported working at home.

### **Challenges to Economic Development**

The Town is faced with some challenges to local economic development created by infrastructure limitations. By working on these challenges, including sewer capacity, improving facilities for pedestrians and parking, and encouraging improvements to telecommunication, the Town will encourage the continued development of a healthy economy in the village areas. Many of these challenges are discussed in other chapters of the plan, but are referred to here as they relate to economic development.

*Village Streetscaping.* Improvements to the village streetscapes could help in attracting future development and businesses to the village centers, encourage tourism, and enhance the livability of its residents. While each village has a sidewalk system, the current infrastructure is narrow and

is often blocked by parked cars. The Town should identify options to improve the streetscape of the villages that consider safety and accessibility of all users.

*Sewer Infrastructure.* The lack of a public sewage disposal facility can inhibit development of the village centers. However certain commercial uses, such as office and retail stores, require significantly less wastewater capacity than residential uses, making commercial use of existing structures on small village lots a viable option for village redevelopment. At present, there is no plan to add public sewage disposal infrastructure in Montgomery.

*Telecommunications & Technology.* Many modern businesses rely on high-speed (broadband) internet access and cellular service which are currently unreliable parts of Town. The Town recognizes that a particularly effective means to encourage economic development would be to bring more reliable telecommunication service to residents and businesses throughout the Town. Expanding coverage throughout the community should be an economic development priority for the town. Broadband internet connections would encourage and enable small and home-based businesses, and enhance existing businesses in ways that current connections cannot. As technology evolves, Montgomery should continue to work the public and private sectors to improve the local telecommunication infrastructure to ensure that residents have fast, reliable network connections.

## CHAPTER 16. Land Use

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### **GOAL: TO MAINTAIN MONTGOMERY'S RURAL CHARACTER AND SCENIC RESOURCES BY ENCOURAGING DEVELOPMENT TO FOLLOW WISE LAND USE PRACTICES**

#### **Policies**

- Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses
- Limit development on slopes greater than 15% and maintain natural vegetation on slopes
- Protect scenic ridges by limiting development above 1,600 ft. in elevation
- Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table
- Protect public health, welfare, and safety by limiting development in the flood plain
- Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks
- Conserve productive lands by accommodating development in areas apart from most farming activity
- Recognizing the community's susceptibility to flooding, new development shall conform strictly to floodplain regulations
- Promote new development in areas of existing infrastructure, such as roads, power, and water
- Encourage sustainable agricultural and silvicultural practices to both protect the use of land and water resources, air quality, and keep a working rural landscape based on a practice of stewardship
- Avoid fragmentation of large forest blocks of contiguous forests that provide both economic opportunities for landowners as well as ecological and cultural benefits to the community, including wildlife habitat, water quality maintenance and recreation
- Promote anti-sprawl initiatives as a measure to maintain the appropriate use of our land resources
- Promote the enrollment of productive farm and forestland in the current use value appraisal program

Over the years, Vermont's economy has changed from natural resource based businesses to technology based businesses. As the types of businesses have changed, the value of land has also changed. Previously, the productivity of a piece of land for farming or timber largely determined its economic value. Today, features such as access to major transportation networks; infrastructure such as water and sewage systems; and proximity to qualified labor markets all help in determining the value of land for economic development.

Much of Franklin County's eastern section is wooded, hilly, and well suited for forestry. This includes the Town of Montgomery. Forested areas are beneficial for both the economic livelihood of the rural communities and for the natural habitat they provide. Uses of land, such as wildlife habitat and watershed protection, provide substantial benefits to society, ranging from

the economic returns arising from tourism to the benefits of water purification and flood control. Technological change has an impact on land use and conservation. Modern machinery and financing allow projects to be accomplished on a grander scale and more rapidly than in previous times. The construction of roads and the use of transportation technology allow people and materials to move more rapidly and reliably over the landscape. Care should be taken to prevent inappropriate development at the expense of our natural environment. Advances in telecommunication and computer technologies erase geographical limitations.

Land use planning involves the consideration of the many possible types of land uses and the goals of the land users. The impacts of growth, development, and environmental change on the land should be taken into consideration before any changes are made to the land. These changes will have a lasting effect on the community for years to come.

### **Current Land Use**

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

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

The two major routes in the Town are Route 118 and Route 242. By looking at the Land Cover/Land Use Map for Montgomery, it can be seen that most of the land use in Town occurs along the two routes. Land use types include residential, agriculture (such as row crops and hay or pastures), and communication and utility lines.

### **Constraints to Development**

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

### **Proposed Land Use Districts**

The development of the Proposed Land Use Districts are based on existing land use patterns, traffic patterns, the intensity of proposed uses, physical constraints of the land, the resident's vision for the community, and several long range planning goals and objectives. The villages are expected to provide the services needed by the businesses and residents in order to maintain the village densities.

The aim of this plan is guide future development. To further the goals, policies, and recommendations set forth in this Plan, the following five (5) land use districts and one (1) overlay districts describe the current zoning districts in Montgomery, shown on the Proposed Land Use Map.

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

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

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

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

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

*Flood Hazard Area Overlay.* The purpose of this overlay district is to prevent increases in flooding caused by development in flood hazard areas, to minimize future public and private

losses due to flood, and to promote the public health, safety, and general welfare. This includes all areas in Montgomery identified as areas of special flood hazard on the National Flood Insurance maps located at the Town Office building.

Given Montgomery's topography and hydrological characteristics, the town is at great risk of erosional hazards – as evidenced by the 1997 floods that caused a lot of damage in the Town. To protect against property loss and public infrastructure damage (especially the many gravel roads and culverts located on or near steep gradient streams) from stream channel movement, Montgomery should limit development in areas of high erosion risk (as indicated on Agency of Natural Resources River Corridor maps).

The Town of Montgomery, like all other towns, needs to look at the consequences of growth and development for its local community and also with the Region and State. Growth and development can greatly affect the town's land use, and towns need to plan for this potential change. Montgomery is expected to see a steady population growth through the year 2020 of twelve to seventeen percent (see Community Profile) which is a higher rate of growth than is expected at for Franklin County. This could affect the future land use patterns as the Town grows to accommodate this new population.

One thing that needs to be addressed is sprawl. Sprawl is defined as “a regional land use pattern of scattered, low-density, single use development...it is land consuming, auto dependent, energy and resource intensive, economically exclusive, and is initially some distance from existing infrastructure” (source: The History of Sprawl in Chittenden County). Growth can occur without sprawl by redeveloping existing village centers and developing new compact growth centers. Recognizing that the two current village areas contain significant wastewater limitations, the community should identify areas that are appropriate for higher density development.

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

## **CHAPTER 19. Implementing the Plan**

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One of the most important steps in developing a Town Plan is how the recommendations in the Plan are to be implemented. Goals and policies were established for the following chapters of this Plan:

- Chapter 5: Archaeological, Historic, and Scenic Resources
- Chapter 6: Community Facilities
- Chapter 7: Community Services
- Chapter 8: Community Utilities
- Chapter 9: Economy
- Chapter 10: Energy
- Chapter 11: Transportation
- Chapter 12: Education
- Chapter 13: Housing
- Chapter 14: Natural Features
- Chapter 15: Flood Resiliency
- Chapter 16: Land Use

When combined together, the goals and policies should support the “Visions for the Future of Montgomery” set forth by the Plan in the beginning. The Town Plan should also be compatible with other plans in the surrounding communities. It should be noted that some of the goals set forth by the Plan may take a substantial amount of time to complete. The goals may also require funding which may take time to acquire.

The Town of Montgomery can work with other agencies and organizations such as the Northwest Regional Planning Commission, the Vermont Agency of Transportation, the Vermont Agency of Natural Resources, the Vermont Agency of Housing and Community Affairs, and the Vermont Division for Historic Preservation, to name a few. These agencies and organizations can help the Town in achieving the goals that were set forth in the Town Plan.

Citizen involvement is also a tool that should be used and encouraged. Citizens should be involved in local planning issues that may arise for they will be the ones most likely affected by any changes that occur in the Town. Their input, ideas, opinions, and concerns should be taken into account when dealing with planning issues since they are the ones who have the most to gain from the Plan. Input from residents is very useful in deciding what the most pressing issues are in Town and also where the Town should most likely be headed in the future.

Planning to address future needs and improvements can be facilitated by the development of a municipal capital plan to guide decisions typically over a five-year period. These plans can cover various topics such as detailing community-wide needs and assigning a priority to address them to the scheduling of maintenance and improvements as well as equipment replacement. Considerable expected capital expenditures are outlined in this plan. Capital funds have been

established to address these expected costs; however, other creative solutions should be pursued in order to keep the local tax rate from sudden significant increases.

Planning is an ongoing process that will require the efforts of many different people. The Plan will change over time and these changes should be taken into account on how they will affect the needs of the community in the years to come.

## **Implementation Plan**

One of the most important aspects of a planning process is to identify how the goals and policies contained in this Plan will be implemented. The Implementation Plan identifies actions that the community should take over the next several years to implement the goals and policies in Chapter 3 and Montgomery's Vision in Chapter 2. Many actions will require funding and it may take time to obtain financial resources. Some actions may require several years to implement. The Planning Commission shall reevaluate this Implementation Plan each year to measure progress and to establish priorities of the coming year.

### **ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES**

- Identify and prioritize scenic areas (ridgelines, open space) and roads in town
- Develop and implement plans to protect and encourage protection of identified scenic areas and roads of highest priority
- Require new development to be located and designed in a manner that minimizes its impacts on the town's identified scenic resources
- Identify ridgelines and review proposed development on or adjacent to them in order to minimize impacts on the town's scenic character
- Limit clearing of existing vegetation on development sites
- Encourage and promote the preservation and rehabilitation of historic public and private buildings

### **COMMUNITY FACILITIES**

- Rebuild or relocate the Town Office to accommodate the needs of the municipality for office space, safe records storage, meeting space, and to make the facility more ADA compliant

### **ECONOMY**

- Reinvigorate the local economic development committee to explore the niche market Montgomery businesses can fill in the region
- Evaluate the idea of supporting or developing a community arts center or an Artist in Residence Program
- Maintain Village Center designations and encourage private landowners to utilize the financial incentives of the program
- Explore village enhancements that incorporate traffic calming, parking and streetscaping in the village centers as a way to increase safety and accessibility while supporting our businesses

### **ENERGY**

- Consider the adoption of a stand-alone screening ordinance for solar generation facilities. This will require updating screening standards for commercial development in the bylaws per Act 56
- The Planning Commission will study impacts of renewable energy generation facilities upon the community (environmental, economic, aesthetic, etc.) for the next two years. The PC will then consider amending the town plan to incorporate siting standards for renewable energy generation facilities

### **TRANSPORTATION**

- Evaluate the safety and flow of traffic at the intersection of Route 118 and 242
- Work with VTrans and NRPC to assess the parking and access management needs along the Route 118 corridor in Montgomery Center
- Pursue funding to conduct a feasibility study on providing pedestrian access from Route 118 to the Public Works Building and Library

### **EDUCATION**

- Promote the use of the schools for adult education and other community activities
- Develop a *Safe Routes To School Program* through partnerships among schools, local municipalities, parents and other community groups

### **HOUSING**

- Town will support Hazard Mitigation Grants and other applications providing funding for property owners to undertake flood-proofing or to buyout flood-prone properties
- Town will support efforts to educate homeowners and renters about flood mitigation and flood safety
- The Town should support efforts by housing agencies and private developers to create additional affordable and market rate owner-occupied entry-level housing
- The Planning Commission should work with regional agencies to find ways to ensure working residents have housing they can afford
- The Village should work with housing agencies and others to investigate the development of senior housing in the village centers

### **NATURAL RESOURCES**

- Consider requirements of a naturally vegetated buffer strip between any development and the shoreline of the Trout and streams with an average channel width of 10 feet or more
- Conduct a Natural Resource Inventory of the town to identify important natural resource features, including habitats and natural communities, to assist the town in planning for future development
- Update a multiple use forest management plan for the Town Forest
- Provide educational materials and assistance in planning to prevent or minimize destruction of core habitat and wildlife connectivity areas
- Promote enrollment of private forest and/or agricultural land the Use Value Appraisal program, as well as encourage the application of voluntary Conservation Easements on parcels of significant resource value

**FLOOD RESILIENCY**

- Hold a community meeting to review the mapped floodplain and river corridor areas
- Develop River Corridor Maps and utilize them for planning purposes to guide future development and minimize losses from flooding and erosion
- Strengthen flood hazard bylaws to increase public safety and reduce future damages
- Consider river corridor protection bylaw standards that consist of a 50 foot setback from a watercourse in smaller watersheds to discourage future development in high risk areas for flooding and erosion hazards
- Maintain a current Local Emergency Operations Plan (LEOP) and Hazard Mitigation Plan
- Incorporate mitigation measures when developing improvements or expansion to municipal infrastructure
- Support river corridor and floodplain restoration efforts by watershed organizations, the state and others

**LAND USE**

- Develop guidelines and criteria to identify land that is physically capable of supporting development
- Make inventories and maps of all protected natural resource areas readily available to all residents, landowners or their agents
- Promote, through incentives in land use regulations, the clustering of residential housing with the goal of preserving larger contiguous parcels for farming, forestry and the preservation of open space
- Implement strategies to enhance the long-term viability of agricultural and forestlands.
- Strengthen the bylaw language to limit development in special flood hazard areas and river corridors

# Montgomery Zoning Regulations

**Amended by the Montgomery Voters on March 3, 2016**

*Amended and updated March 2005  
Amended and updated March 2001  
Amended and updated March 1999  
Amended and updated March 1995  
Amended and updated March 1987  
Original document adopted January 1975*

*Prepared by the Montgomery Planning Commission.*

*This project was funded in part by the Municipal Planning Grant Program  
administered by the Vermont Department of Economic, Housing, and  
Community Development.*

# ZONING MAP TOWN OF MONTGOMERY

## LEGEND

### Zoning Districts

- Village 1
- Village 2
- Conservation 1
- Conservation 2
- Rural/Residential
- Flood Hazard Overlay
- River Corridor

### Transportation Features

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

### Surface Water Features

- River, Stream or Brook
- Pond

### Other Features

- Town Boundary
- Parcel Line

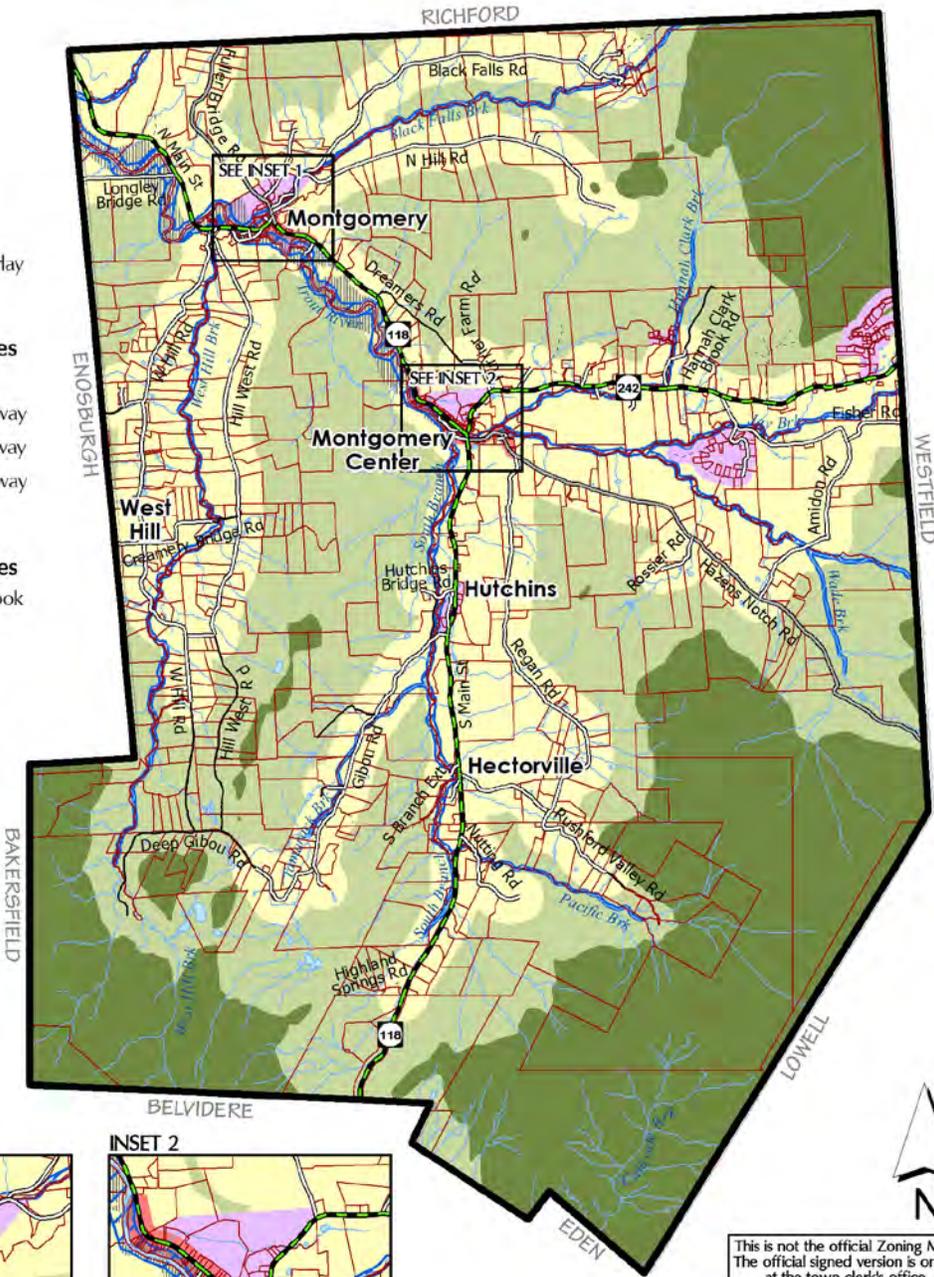


Vermont Coordinate System  
Transverse Mercator; NAD 83.

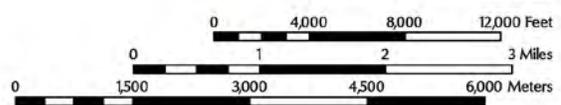
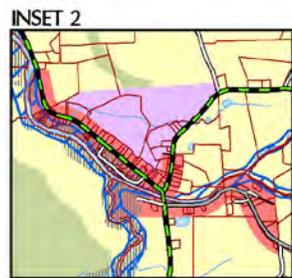
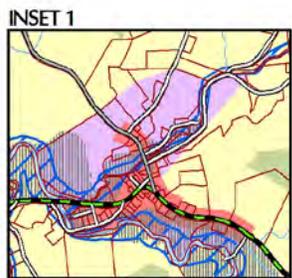
For planning purposes only.

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March, 2016.



This is not the official Zoning Map.  
The official signed version is on file  
at the town clerk's office.



Map 3(A)

1 **Article 3: Establishment of Zoning Districts and Official Zoning Map**

2  
3 **Section 3.1: Establishment of Zoning Districts**

4  
5 For the purposes of these Regulations the Town is divided into the following Zoning  
6 Districts:

- 7
- 8 • Village I
- 9 • Village II
- 10 • Rural Residential
- 11 • Conservation I
- 12 • Conservation II
- 13 • Flood Hazard Area Overlay
- 14 • River Corridor Area

15  
16 **A) Zoning District Purpose Statements.**

17

18 **1) Village Districts.** The Village Districts  
 19 encompass the historic village areas of  
 20 each of Montgomery’s Village Centers –  
 21 Montgomery Village and Montgomery  
 22 Center. The Districts are intended to  
 23 further growth and economic development  
 24 in keeping with Montgomery’s traditional  
 25 village character. Consistent with the  
 26 historic development pattern, development  
 27 is allowed at higher densities and intensities  
 28 in the village areas. Historic buildings are a  
 29 significant contributor to village character  
 30 and are encouraged to be preserved and  
 31 adapted for re-use. New development  
 32 should be consistent in siting and scale with the surrounding historic structures in  
 33 the villages. Enhancing the pedestrian friendly streetscape is a high priority in  
 34 the village areas.

Figure 3(A)

**Traditional Village Character  
in Montgomery**

- Small lots
- Shallow setbacks
- Mixed residential, commercial and public uses
- Historic architecture
- Pedestrian accessibility
- Slow traffic

35

36 The **Village 1 District** is used for Village scale mixed use development along the  
 37 main corridors, including single and multi-family residential, commercial and  
 38 public uses. The District provides access to municipal and community services,  
 39 including water supply. Enhancing the pedestrian friendly streetscape is a high  
 40 priority in the Village 1 District.

41 The **Village II District** encompasses areas of Montgomery Village and  
 42 Montgomery Center outside the mixed use core. The density of development  
 43 remains consistent with the Village I District; however, uses transition to primarily  
 44 residential. Enhancing pedestrian accessibility is also important in the Village II  
 45 District.

1

**Metes and Bounds Description of Village 1 District  
at Montgomery Center and Montgomery Village**

**Montgomery Center:** Beginning at a point 200' south of the junction of Hazen's Notch Road (Town Road 58), and South Main Street, (Vt. Rte. 118), proceed west to the centerline of the South Branch of the Trout River, then follow downstream of said Branch to the confluence with the Trout River, then follow the centerline of said River downstream to the nearest point West of the Recreation Center right-of-way, then turn East across North Main Street (Vt. Rte. 118), to the centerline of said right-of-way, then continue East along the centerline of said right-of-way for a distance of 200', then turn southerly and follow parallel with and 200' from the centerline of North Main Street to a point 200' west of Mountain Road (Rte. 242), then turn north and follow parallel with and 200' from the centerline of Mountain Road to the centerline of Hart Road (Town Road 38), then turn easterly and follow the centerline of Hart Road to Mountain Road then continue in the same direction across Mountain Road to a point 200' beyond the centerline of said Road, then turn southerly and follow parallel with and 200' from the centerline of Mountain Road to the centerline of the Trout River, then turn easterly and follow the centerline of said River to a point due North of the junction of Hazen's Notch Road and Regan Road (Town Road 28), then turn south and cross Hazen's Notch Road to the centerline of Regan Road, then follow the centerline of Regan Road to a point 200' southerly of the centerline of Hazen's Notch Road, then turn westerly and follow parallel with and 200' from the centerline of Hazen's Notch Road to the point of beginning on South Main Street

**Montgomery Village:** Beginning at a point on Vincent's Bridge Road 200 feet south of the center line of North Main Street, turn westerly and follow parallel and 200 feet of North Main to the intersection of the Ryea/Carpenter property line , proceed southwesterly along said property line to the centerline of the Trout River, then tum westerly and follow the centerline of said River to the confluence with Black Falls Brook, then turn east and follow the centerline of said Brook upstream to a point 200' southwest of Fuller Bridge Rd., (Town Rd. 1), then turn northerly and follow 200' from and parallel with the centerline of said Road to a point 200' beyond the junction of Fuller Bridge Road, and Green Mountain Rd., (Town Rd. 5), then turn northeasterly across Fuller Bridge Road to a point 200' beyond the centerline of said Road, then turn southeasterly and follow 200' from and parallel with the centerline of said road to a point 200 feet northeast of the intersection of North main street and fuller bridge road then follow 200 feet from and parallel the center line of north main street and the point of beginning.

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**Metes and Bounds Description of Village II District  
at Montgomery Center and Montgomery Village**

**Montgomery Center:** Beginning at a point on the Recreation Center and Center Cemetery property line which is 200' northeasterly of the centerline of North Main Street (Vt. Rte. 118), proceed northeasterly along said property line for a distance of approximately 420', then turn on a bearing of North 82 degrees East for a distance of 2,400' to the centerline of Purrier Farm Road (Town Road 14), then turn southeasterly and follow the centerline of said Road to the centerline of Mountain Road (Vt. Rte. 242), then turn southwesterly and follow the centerline of said Road to a point that is due east of the centerline of Hart Road (Town Road 38), then turn westerly and follow the V-1 district boundary line to the point of beginning.

**Montgomery Village:**

- a. Beginning at a point in the centerline of North Main Street (Vt. Rte. 118), at the junction with Vincent Bridge Road (Town Road 41), proceed southwesterly along the centerline of said Road to the centerline of the Trout River, then turn westerly and follow the centerline of said River to the V-1 District boundary line, then turn northeasterly and follow said property line to the centerline of North Main Street, then turn easterly and follow the centerline of said street to the point of beginning.
- b. Beginning at a point in the centerline of the Trout River at the confluence with Black Falls Brook, proceed northwesterly downstream along the centerline of said River to the Jewett property line, then turn northeasterly and follow along said property line to Fuller Bridge Road (Town Road 1), then continue northeasterly across said road and follow along the Jewett property line for 400' to the Crane property line, then continue in the same direction on a bearing of approximately North 52 degrees East across the Crane property and Bosley property to Bosley's northern property line, then turn easterly along Bosley's property line to Green Mountain Road (Town Road 5), then diagonally across said road to the MacLeod-Murphy property line, then turn southeasterly and follow said property line to the Black Falls Brook, continue in the same direction across said Brook to the centerline of North Hill Road (Town Road 7), then turn southwesterly and follow the centerline of said Road to the V-1 District boundary line, then turn northwesterly and follow said boundary line around to the point of beginning.

1       **2) Rural Residential District.** The Rural  
 2       Residential District provides for rural  
 3       residential and business land uses at  
 4       lower densities than the village centers  
 5       to preserve the traditional working  
 6       landscape and to maintain  
 7       Montgomery’s rural character. Rural  
 8       residential, small-scale commercial and  
 9       light industrial land uses are balanced  
 10      with the natural landscape of forests,  
 11      rivers and streams, meadowlands and  
 12      agricultural fields. Home-based  
 13      occupations and industries are  
 14      common throughout the Rural  
 15      Residential District. The Rural  
 16      Residential District encompasses the  
 17      areas outside of the village centers  
 18      along Class 3 town roads and state  
 19      highways (excluding those portions of  
 20      Rt. 58 east of Amadon Road), and  
 21      including those lands comprising  
 22      smaller forest blocks in town where  
 23      natural resource concerns are not a  
 24      primary concern (as in the  
 25      Conservation I & II Districts described  
 26      below).

**Figure 3(B)**

**Rural Character in Montgomery**

- The natural landscape of forests, rivers and streams, meadowlands and agricultural fields dominate the landscape.
- Development is sited to limit the fragmentation of forest blocks and agricultural fields.
- Development is sited to fit in with the existing topography and landscape.
- Farms and agricultural support structures (i.e. barns, silos) are prevalent.
- Resource based and agriculturally related industries may exist but are sited with adequate landscaping and buffering (i.e. sawmills, slaughter houses, earth resource extraction).
- Home based businesses are common.

27  
 28       **3) Conservation I District.** The purpose of the Conservation I District is to preserve  
 29       the ecological, cultural and economic value and function of forest blocks and the  
 30       natural resources they encompass as detailed in the current Montgomery Town  
 31       Plan. These include: To maintain healthy, viable populations of native wildlife; To  
 32       support active forest management as a means of supporting the local wood  
 33       products industry; To enhance outdoor recreation valued by residents and  
 34       visitors alike; To provide for the protection of source waters which feed rivers and  
 35       streams, including important aquatic habitats; And to maintain the aesthetics  
 36       associated with the agricultural and forested landscape. Those lands in  
 37       Conservation I are as shown on the official town zoning map.

38  
 39       **4) Conservation II District.** The Conservation II District consists of forest blocks at  
 40       1,600 feet in elevation and above. Placing restrictions on development is  
 41       essential due to the sensitive resources located there, including wildlife habitat,  
 42       steep slopes, shallow soils, headwaters, and the potential for development to  
 43       affect erosion or flood hazards downstream. Protection of these areas also  
 44       serves the ecological, cultural and economic benefits associated with the rural  
 45       character as described above. Those lands in Conservation II are as shown on  
 46       the official town zoning map.

1  
2 **5) Flood Hazard Area Overlay.** The purpose of this overlay district is to prevent  
3 increases in flooding caused by development in flood hazard areas, to minimize  
4 future public and private losses due to flood, and to promote the public health,  
5 safety, and general welfare. Designation of this area is also required for  
6 continued participation in the National Flood Insurance Program (NFIP) and is  
7 regulated under Article 8 of these Regulations. Included are all areas in  
8 Montgomery identified as areas of special flood hazard on the National Flood  
9 Insurance maps located at the Town Office building.

10  
11  
12 **6) River Corridor Area Overlay.** The River Corridor consists of a floodplain  
13 corridor, including the stream and land adjacent to the stream, the dimensions of  
14 which are determined using physical relations between the channel width and the  
15 meander belt width. It identifies an area where stream processes may occur that  
16 enable the stream to re-establish and maintain a stable slope and dimensions  
17 over time. A stable stream slope occurs when a channel reaches a certain  
18 length. This length is accommodated by a corridor of floodplain area described  
19 as the meander belt. The River Corridor is a calculated belt width-based corridor  
20 where erosion is minimized when stream equilibrium conditions are achieved.  
21 River Corridor area boundaries attempt to capture lands most vulnerable to  
22 fluvial erosion in the near term and indicate the type, magnitude, and frequency  
23 of fluvial adjustments anticipated during flood events. The area can be mapped,  
24 and is based on quality-assured fluvial geomorphic data (i.e., data that describe  
25 the physical form and process of a riverine system). The River Corridor is  
26 determined on the most current River Corridor Protection Area Map published by  
27 the Vermont Agency of Natural Resources which are hereby adopted by  
28 reference and declared to be part of these regulations. A modification of the  
29 River Corridor Map may be made upon application of the Selectboard to the  
30 Department of Environmental Conservation pursuant to the DEC publication  
31 Flood Hazard Area And River Corridor Protection Procedure, Section 5(c)(2).  
32 Application may be made to account for geomorphic and other physical  
33 characteristics found in the field but not accounted for in the River Corridor Map.

34  
35 **Section 3.2: Official Zoning Map**

36  
37 The Official Zoning Map, signed by the Selectboard and attested to by the Town Clerk,  
38 located in the Town Clerk's Office, shall be the final authority as to the Zoning status of  
39 any lands or waters in the Town regardless of any copies made. The Official Zoning  
40 Map incorporates by reference the most recent Flood Insurance Rate Maps published  
41 by the Federal Emergency Management Agency and the current River Corridor map,  
42 published by the Vermont Department of Conservation, these maps are declared to be  
43 a part of these regulations. A copy of the Zoning Map is included at the beginning of  
44 Article 3.

1 **Section 3.3: Interpretation of Zoning District Boundaries**

- 2
- 3 A) Any interpretation of Zoning District boundaries by the ZA may be appealed to the
- 4 DRB for a declaratory ruling.
- 5
- 6 B) Where a District boundary line divides a lot of record at the time such line is
- 7 adopted, the Regulations and uses for the less restricted part of such lot shall extend
- 8 not more than fifty (50) feet into the more restricted part, provided the lot has
- 9 frontage on a street in the less restricted District.
- 10
- 11 C) Existing lots located in 2 districts may be subdivided according to the requirements
- 12 of the least restrictive district of the new lot. Development within the new lot is
- 13 regulated according to the district where development is to occur.
- 14
- 15 D) District boundaries shown within the lines of roads and streams are deemed to
- 16 follow the center lines. Where boundaries follow lot lines, such lot lines shall be
- 17 deemed to be the boundaries. Where property owner names are used, the
- 18 description “now or formerly” shall be understood.
- 19

20 **Article 4: Zoning Permits, Zoning Districts and Allowed Land**

21 **Development**

22

23 **Section 4.1: Zoning Permits**

- 24
- 25 **A) Applicability.** No land development, as defined in these Regulations and §4303(3)
- 26 of the Act, may be commenced until a valid zoning permit is issued by the ZA that
- 27 specifically authorizes the action, unless exempted below. Land development
- 28 includes but is not limited to:
- 29
- 30 • Construction, assembly or placement of a new structure.
  - 31 • Any repair, improvement, reconstruction or structural alteration of a structure.
  - 32 • Initiating new use or changing or expanding the use of land or structures thereon
  - 33 (See Table 4(A)).
  - 34 • The division of a parcel into two or more parcels (subdivision of land).
  - 35 • Ponds (See Section 6.9).
  - 36 • Earth resource extraction (new operations or expansions) (See Section 7.3).
  - 37 • Fences (See Section 6.4)
  - 38 • Signs (See Section 6.11).
- 39 **1) Town Exemptions.** The following land development activities specifically do not
- 40 require a zoning permit unless located in the Special Flood Hazard, River
- 41 Corridor (See Article 8) or changing footprint or water requirements?
- 42 a) Any repair, improvement, reconstruction or structural alternation of a
- 43 structure, the cost of which is under 50 percent of the market value of the
- 44 structure either before the improvement or repair is started or, if the structure
- 45 has been damaged and is being restored to the previous footprint, before the

- 1 damage occurred;
- 2 b) Landscaping, including small shallow ponds or ground depressions;
- 3 c) Certain signs (See Section 6.11);
- 4 d) Boundary lot adjustments provided each lot remains conforming or does not
- 5 increase an existing degree of non-conformity;
- 6 e) Yard sales provided they do not last longer than three (3) successive days.
- 7 f) Road, sidewalk, bridge, infrastructure, and utility improvements and
- 8 maintenance, and related appurtenances within existing public rights-of-way;
- 9 g) Minor grading and excavation incidental to an approved use, including:
  - 10 • Road and driveway maintenance (e.g., including culvert replacement
  - 11 and resurfacing);
  - 12 • Cemetery maintenance; and
  - 13 • Lawn and yard maintenance (e.g., for gardening or landscaping).
- 14

15 **2) Statutory Exemptions.** In accordance with the Act [§4413], no municipal zoning  
16 permit or approval under these Regulations shall be required for:

- 17 a) Accepted Agricultural Practices and Best Management Practices (AAPs,  
18 BMPs) as adopted in rules by the Agency of Agriculture (see  
19 [www.vermontagriculture.com](http://www.vermontagriculture.com)), including farm structures, as defined by the  
20 Secretary of Agriculture, Food and Markets in accordance with the Act (Title 6  
21 §4810). However, written notification, including a sketch plan of the farm  
22 structure showing setback distances from road rights-of-way, property lines,  
23 and surface waters shall be made to the ZA prior to any construction as  
24 required under the AAPs. Agricultural practices that are governed by the  
25 AAPs include, but are not limited to the following:
  - 26 i) The confinement, feeding, fencing, and watering of livestock.
  - 27 ii) The handling of livestock wastes and by-products.
  - 28 iii) The collection of maple sap and production of maple syrup.
  - 29 iv) The preparation, tilling, fertilization, planting, protection, irrigation and
  - 30 harvesting of crops.
  - 31 v) The ditching and subsurface drainage of farm fields and the construction
  - 32 of farm ponds.
  - 33 vi) The stabilization of farm field stream banks constructed in accordance
  - 34 with the United States Department of Agriculture Natural Resources
  - 35 Conservation Service standards and specifications or other standards
  - 36 approved by the Commissioner.
- 37 b) Accepted management practices (AMPs) for silviculture (forestry) as defined  
38 by the Commissioner of Forests, Parks, and Recreation, pursuant to the Act.
- 39 c) Public utility power generating plants and transmission facilities that are  
40 regulated by the Vermont Public Service Board [under 30 V.S.A. §248],  
41 including net-metered wind generation facilities and solar panels.
- 42 d) Hunting, fishing or trapping on public or private land as specified by the state  
43 [under 24 V.S.A. §2295]. This excludes facilities that may support such  
44 activities, such as firing ranges, rod and gun clubs, and fish and game clubs,  
45 which are subject to these Regulations.
- 46

1 **B) Zoning Permit Applications.** Montgomery Zoning Permit Application forms may  
2 be obtained from the Town Office or Town Website and submitted to the ZA.  
3 Applicants shall provide all information requested on the form, including a plot plan  
4 showing the location of existing and proposed development, the application fee, and  
5 such other information as the ZA may reasonably require to determine compliance  
6 with these Regulations. An application shall not be deemed received until all  
7 applicable information is submitted to the ZA.  
8

9 **C) Zoning Permit Public Notice and Issuance Requirements.** Public notice and  
10 issuance requirements must be met before a zoning permit may be issued according to  
11 Section 2.2.  
12

13 **D) Zoning Permit Application Review and Referral.** Before issuing a zoning permit,  
14 the ZA shall confirm that the proposal is in conformance with the Regulations, and  
15 may request any further information from the applicant which may be necessary to  
16 do so. For applications that require approval from the DRB, the ZA shall refer the  
17 application to the DRB for review and action. No zoning permit shall be issued by  
18 the ZA for any use or structure which requires the approval of the DRB until such  
19 approval has been obtained.  
20

- 21 1) Permit applications within the Flood Hazard Area must be referred to the  
22 Vermont Agency of Natural Resources (ANR) for review and no zoning permit  
23 shall be issued until a response has been received from ANR, or the expiration of  
24 30 days following the submission of the application to ANR.  
25

26 **E) Temporary Permits.** Temporary permits may be issued by the ZA for a period not  
27 exceeding one (1) year for non-conforming uses incidental to construction projects,  
28 provided such permits are conditioned upon agreement by the owner to remove the  
29 structure or discontinue the use upon expiration of the one (1) year time period.  
30 Such permit may be renewed upon application for an additional period not  
31 exceeding one year.  
32

## 33 **Section 4.2: District Land Use and Development**

34  
35 Land uses and development are designated as permitted, conditional, exempt, or  
36 prohibited depending on the Zoning District they are located in according to Table 4(A)  
37 (Pg. 24-25). Conditional uses require conditional use approval from the DRB before the  
38 ZA may issue a zoning permit. Alterations or minor changes to an existing conditional  
39 use approval that are not a “change of use” may be permitted by the ZA as a permitted  
40 use under these regulations.  
41  
42  
43  
44

1 **Village I**

3 **Permitted Uses:**

- 4 a. dwelling accessory (Section 7.1)
- 5 b. single and two family dwelling
- 6 c. camp
- 7 d. accessory structure/use
- 8 e. fence (Section 6.4)
- 9 f. signs (Section 6.11)
- 10 g. family child care home/facility (Section 7.4)
- 11 h. group home (Section 7.5)
- 12 i. business services, personal and professional
- 13 j. bed and breakfasts

**Minimum lot dimensions:**

- a. size 10,000 square feet
- b. frontage 75
- c. depth 75 feet
- d. front yard 10 feet from edge of r.o.w.
- e. side yard 10 feet from lot line
- f. rear yard 20 feet from lot line

15 **Conditional Uses:**

- 16 a. dwelling, multiple-family
- 17 b. lodging establishment
- 18 c. home business (Section 7.6b)
- 19 d. fuel/service station
- 20 e. light industry
- 21 f. mobile home park (7.8)
- 22 g. restaurant
- 23 h. retail establishment
- 24 i. agribusiness
- 25 j. care facility
- 26 k. social uses, including clubs, non-profits & religious institutions
- 27 l. planned unit development (Section 5.2)
- 28 m. ponds (Section 6.9)
- 29 n. public uses and facilities (Section 7.9)
- 30 o. recreation indoor
- 31 p. recreation outdoor
- 32 q. motor vehicle sales & service

34 **Exempt:**

- 35 a. home occupation (Section 7.6 a)
- 36 b. agricultural structure and use (Section 4.1.2.a.)

38 Note: If not listed above, it's considered Prohibited. (Also listed in Table 4(A) - Allowed  
39 Land Uses and Development).

41 **Prohibited:**

- 42 a. campground (Section 7.2)
- 43 b. earth resource extraction (Section 7.3)
- 44 c. salvage yard (Section 7.10)

1 **Village II**

2  
3 **Permitted Uses:**

- 4 a. dwelling accessory (Section 7.1)
- 5 b. one-family or two-family dwellings;
- 6 c. camp
- 7 d. accessory structure/use
- 8 e. fence (Section 6.4)
- 9 f. signs (Section 6.11)
- 10 g. family child care home/facility (Section 7.4)
- 11 h. group home (Section 7.5)

**Minimum lot dimensions:**

- a. size 10,000 square feet
- b. frontage 75 feet
- c. depth 75 feet
- d. front yard 10 feet from edge of r.o.w.
- e. side yard 10 feet from lot line
- f. rear yard 20 feet from lot line

12  
13 **Conditional Uses:**

- 14 a. dwellings, multiple-family
- 15 b. bed and breakfasts
- 16 c. home business (Section 7.6 b)
- 17 d. agribusiness
- 18 e. business services, Personal and Professional
- 19 f. fuel/service station
- 20 g. light industry
- 21 h. lodging establishment
- 22 i. mobile home park (Section 7.8)
- 23 j. restaurant
- 24 k. retail establishment
- 25 l. care facility
- 26 m. social uses including clubs, non-profits & religious institutions
- 27 n. planned unit development (Section 5.2)
- 28 o. ponds (Section 6.9)
- 29 p. public uses and facilities (Section 7.9)
- 30 q. recreation indoor
- 31 r. recreation outdoor
- 32 s. motor vehicle sales & service

33  
34 **Exempt:**

- 35 a. home occupation (Section 7.6 a)
- 36 b. agricultural structure and use (Section 4.1.2.a.)

37  
38 Note: If not listed above, it's considered Prohibited. (Also listed in Table 4(A) - Allowed  
39 Land Uses and Development)

1 **Village II – Con’d**

2  
3 **Prohibited:**

- 4 a. campground (Section 7.2)  
5 b. earth resource extraction (Section 7.3)  
6 c. salvage yard (Section 7.10)  
7  
8

9 **Rural/Residential**

10  
11 **Permitted Uses:**

- 12 a. dwelling accessory (Section 7.1)  
13 b. one-family or two-family dwellings;  
14 c. camp  
15 d. accessory structure/use  
16 e. signs  
17 f. family child care home/facility (Section 7.4)  
18 g. group home (Section 7.5)  
19 h. fence (Section 6.4)  
20

21 **Conditional Uses:**

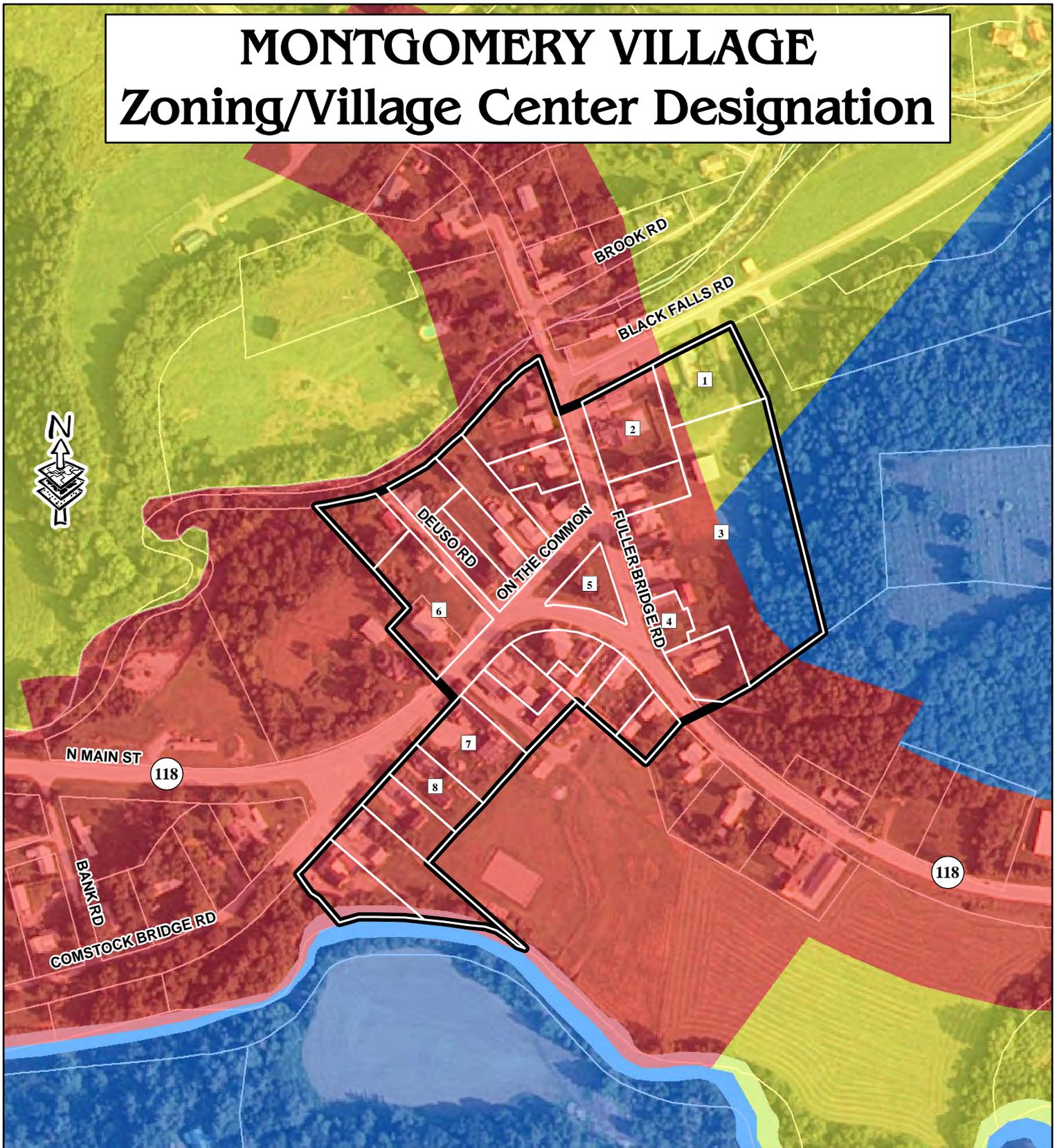
- 22 a. dwelling, multiple-family  
23 b. Bed and Breakfasts  
24 c. home business (Section 7.6b)  
25 d. agribusiness  
26 e. business services, Personal and Professional  
27 f. campground (Section 7.2)  
28 g. earth resource extraction (Section 7.3)  
29 h. light industry  
30 i. lodging establishment  
31 j. mobile home park (Section 7.8)  
32 k. retail establishment  
33 l. care facility  
34 m. social uses, including clubs, non-profits & religious institutions  
35 n. salvage yard (Section 7.10)  
36 o. planned unit development (Section 5.2)  
37 p. ponds (Section 6.9)  
38 q. public use facilities (Section 7.9)  
39 r. recreation, indoor  
40 s. recreation outdoor  
41 t. motor vehicle sales and service  
42  
43  
44

**Minimum lot dimensions:**

- a. size 4 acres  
b. frontage 300 feet  
c. depth 200 feet  
d. front yard 25 feet from edge of r.o.w.  
e. side yard 50 feet from lot line  
f. rear yard 50 feet from lot line

# MONTGOMERY VILLAGE

## Zoning/Village Center Designation



- 1 St. Onge Storage Garage
- 2 Post Office/Residential
- 3 Schley House - Residential/also includes Red Barn Studio
- 4 United Methodist Church
- 5 Village Green
- 6 Pratt Hall - Montgomery Historical Society
- 7 Commercial
- 8 Commercial

 Village Designation Boundary

**Zoning Districts**

 Village 1       Rural/Residential

 Village 2

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

Prepared by:  
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 October, 2016.

 RURAL PLANNING COMMISSION

z:/gis/projects/county/franklin/  
 montgomery/villagedesignation

