



# CITY OF MONTPELIER, VERMONT

*- The Smallest Capital City in the United States -*

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August 14, 2014

Faith Ingulsrud, Planning Coordinator  
Vermont Department of Housing and Community Development  
1 National Life Drive, Davis Building, Sixth Floor  
Montpelier, Vermont 05620-0501

Re: Five year growth center review

Dear Faith:

Please accept this letter and attached materials as the report we are required to submit to your office for our five-year review of our Growth Center Designation. We are filing this report in compliance with 24 V.S.A. §2793c(e)(2). The intent of this report is to demonstrate that the City of Montpelier Growth Center continues to meet the standards that were in effect at the time of our designation.

Our review includes this cover letter which will provide:

- a. "an overview of the changes in the growth center over the past years with either certification from the municipal executive that any conditions of approval have been met or an explanation of why they have not been met."
- b. "comments on each of the Findings of Fact in the Designation Decision, noting any circumstances that have changed, including updated development projections."

Our review also includes as attachments:

- c. "an updated five-year capital plan that funds infrastructure improvements necessary to implement growth center development."
- d. "map and table showing the location and number of permits for new development since designation, depicting new development
  - i. Outside the growth center
  - ii. Inside the growth center but outside the designated downtown
  - iii. Inside the designated downtown
  - iv. Total number of development permits in the town and growth center and percentage located within the growth center."

The goal of Montpelier's Growth Center designation application was to encourage new residential development to support our existing historic downtown, to expand our tax base, and to reduce the costs of municipal services for the current residents. Montpelier is in the unusual position of having more jobs than we have residents, so while job creation through commercial and industrial expansion is also an important goal, it was not the primary focus.

## Overview of changes

The Vermont Downtown Board approved the City of Montpelier's Growth Center on September 28, 2009. Because this report need to be filed 40 days before the end of the five year period, this review is only covers from September 2009 to the start of August 2014 even though it is technically should cover through the end of September 2014.

Perhaps the most significant change to policy in the past five years that can impact the growth center was the revision of the City's Master Plan. The City Council adopted the city's new Master Plan on September 8, 2010. The new Master Plan is the city's first sustainable Master Plan, which means that it has taken a long-term view of the city's future, and has established goals, targets, and strategies for the ways in which the city will "meet our needs today without denying future generations the ability to meet their needs." The goals of the plan look 100 years into the future, the targets establish priorities for the next 5, 10, 15, and 20 years, and the strategies articulate the activities the city plans to undertake to achieve the goals.

The Future Land Use map and the land use goals of the plan look to establish an Historic Design District that encompasses our entire National Register District, a Smart Growth District which will encourage minimum densities in the areas of the city on public infrastructure, an Office Park for new professional office expansion, and a Low Density Rural District that will support traditional rural livelihoods and residential uses. We will also be developing neighborhood development standards that establish the forms and patterns that maintain the character of our existing neighborhoods while allowing for infill and new development.

While the corresponding zoning update has continued for more than three years it has still not reached any conclusion. Those zoning changes may result in impacts to the growth center which will be reported out at our next annual review in 2015.

## Certification of conditions met

The only condition established in 2009 was:

*The city shall report out annually to the Board on or before September 30, on the results that are being achieved through new development, especially the percentage of the total and types in each of these areas: the downtown; growth center; and the remainder of the municipality. The city shall also provide an update on the progress in adopting the new municipal plan and summarize the content of the plan and any changes in the land use regulations, funding priorities or infrastructure projects that are pertinent to the findings of this decision.*

There are two pieces to this condition with the first being the annual reporting. According to the City's records, annual reports were filed in 2010 and 2011. After 2011 the Downtown Board instructed the City to file its next report in two years (2013). There is no evidence that the 2013 annual report was filed. This would have been shortly before the previous Director was removed so it is likely it was not completed during those closing weeks. The Department of Planning & Community Development is now under a new Director and committed to meeting our obligations under the program. It appears that the new five year reports include all the same information as Montpelier's annual report therefore we will use this report to address the missing 2013 report as well as the upcoming 2014 report. Going forward we will continue to file reports as required by the Board.

The second condition was to keep the Downtown Board advised on the new plan update, any subsequent bylaw updates, and changes in funding priorities that are pertinent to the decision. The City completed the new master plan and a summary was reported out in the 2010 annual report. The City has continued to update the Board in the annual reports that were filed. The City will continue to file any required reports describing any relevant plans, bylaws, and priority funding projects.

### **Review of Findings of Fact**

This review requires a comment on each of the findings of fact in the decision noting any circumstances that have changed including updated development projections.

1. Rationale for growth center: No change in the findings associated with the rationale. The original application for the growth center was in 2009 which was prior to the 2010 Census. Some of the estimates in the application were correct while other were not.
  - a. Table 2 showed the EPR population projections with the 2010 estimate at 7,982. The actual figure was 7,855.
  - b. Table 3 showed the EPR estimated housing units and household size. The estimates were for 3,904 units and 2.02 people per unit. The actual 2010 Census figures were 4,034 units and 2.02 people per unit. The higher than expected number of units is good as is meeting the household size. What appears to have caused population in Table 2 to be lower is that vacancy rates were higher than estimated perhaps due to the recession going on in 2010.
  - c. Tables 8 and 9 showed Montpelier's revised estimates of the EPR numbers based on their own projections. They showed population in 2009 at 4229 and housing at 8,543. Both of these figures were clearly overly optimistic.  
As these figures are one year into the growth center designation we don't see that these will change the underlying development projections. Additional data points will be needed. Decreases in vacancy rates and the development of a few pending applications can make a big difference in numbers over a short period.
2. Size and configuration of growth center: No change in the size and configuration.
3. Appropriateness of growth center: No change to the appropriateness of the growth center.
4. Development pattern: No change to the development pattern.
5. Diversity of development: No change to diversity of development.
6. Capital budget and program: The city continues to update the capital budget and program annually. The FY 15 CIP is attached to this report. No change to the conclusions of this finding.
7. Public spaces: No changes to the public spaces.
8. Spatial pattern: No changes to the spatial pattern.
9. Transportation and other infrastructure: One changes to transportation and other infrastructure is the fact that the City has voted to allocate 5% of parking revenue to go towards improved infrastructure for alternative transportation. The estimated \$45,000 per year will help make a significant difference in the quantity and quality of our bicycle and pedestrian facilities. The City continues to make progress on the development of the Transit center on Taylor Street which will give public transportation a new prominent location in downtown.
10. Natural and historic resources: No change in the natural and historic resources.
11. Agriculture: No change in agriculture.
12. Planning process: As mentioned above, the City updated its master plan with a comprehensive rewrite with substantial public input. That plan was adopted in 2010 and received regional approval that same year.

## Summary of the Capital Improvement Plan

The attached 5 year capital improvement plan which shows a majority of the street reconstruction and repaving will be on streets in the Growth Center.

## Summary of the development tables and maps

The City's growth center was approved at the start of one of the worst economic downturns since the Great Depression. Nonetheless, Montpelier has seen some modest housing and commercial growth over the past five-years, with 48 new residential units permitted in the Growth Center outside of the downtown (66%), 17 new residential units in the downtown (23%), and 8 new residential units outside of the Growth Center (11%). See Table 1 for the full breakdown of housing, enterprises, structures, and subdivisions.

Table 1. Summary across five years (2009-2014)

### 73 New Units

Outside of Growth Center	8	11%
Inside Growth Center not Designated Downtown	48	66%
Growth Center and Designated Downtown	17	23%

### 45 Enterprises

Outside of Growth Center	0	0%
Inside Growth Center not Designated Downtown	20	44%
Growth Center and Designated Downtown	25	56%

### 78 Structures

Outside of Growth Center	11	14%
Inside Growth Center not Designated Downtown	59	76%
Growth Center and Designated Downtown	8	10%

15 Subdivision	Outside of Growth Center	10 lots	67%
	Inside Growth Center not Designated Downtown	5 lots	33%
	Growth Center and Designated Downtown	0	0%

All of this data would seem to suggest that the boundaries we had selected for the Growth Center, which needed to include the majority of our growth over the next 20 years, were somewhat accurate, at least in terms of the areas where development has occurred in the first year of designation. Other than subdivisions, an overwhelming amount of housing, structures and enterprises have occurred in the growth center. So we are meeting the spirit of having 50% of growth in the growth center.

What is missing is the magnitude of change. The City adopted this program in order facilitate big changes in growth (700 units over 20 years). By that schedule we should have 175 new units in 5 years not 73. The revised zoning bylaws and additional initiatives in the downtown should have a positive effect on development in the downtown and growth center. Incentives to get bigger projects moving (Sabins Pasture and Crestview) would go a long way to closing the gap on our goals.

Thank you for your continued support of Montpelier's efforts to promote affordable housing, efficient and cost-effective public services, a healthy natural environment, safe and friendly neighborhoods, quality jobs, and a vibrant local economy for our residents. Please don't hesitate to contact me if you have any questions.

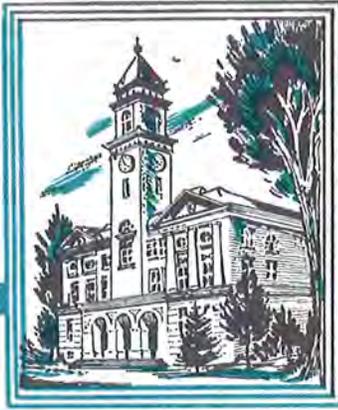
Sincerely,



Mike Miller, AICP CFM  
 Director Planning and Community Development

Attachments:

- Copy of the 2010 annual report.
- Copy of the 2011 annual report.
- Data on relevant new permits issued from 2011 to 2014 (excluding appeals, signs, minor design changes, etc.)
- Map of new developments with numbers included.



CITY HALL

CITY of MONTPELIER

*Vermont*

THE CAPITAL CITY OF THE STATE OF VERMONT

September 24, 2010

Mr. Joss Besse, Director Community Planning and Revitalization  
Vermont Department of Housing and Community Affairs  
National Life Building, Sixth Floor  
1 National Life Drive  
Montpelier, Vermont 05620

Dear Mr. Besse:

Please accept this letter and attached materials as the report we are required to submit to your office "on or before September 30" describing:

"...the results that are being achieved through new development, especially the percentage of the total and the types of growth in each of these areas: the downtown; growth center, and the remainder of the municipality.

The city shall also provide an update on the progress in adopting the new municipal plan and summarize the content of the plan and any changes in the land use regulations, funding priorities or infrastructure projects that are pertinent to the findings of this decision."

As it turns out, this task is a bit more complicated than the Expanded Downtown Board might have anticipated, given that Montpelier defines development as:

**"Development:** The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure, or land, or extension of use of land."

I have attached a set of data, and a map of the data, for your review. I think you'll see that interpreting the data for the purposes of evaluating the success or results of the Growth Center designation, even in these slow economic times, requires making assumptions and refining the definition of what we're describing as new development. But we'll summarize our progress, and let you determine from the data if our summary meets your needs.

## **Results Being Achieved with New Development**

The goal of Montpelier's Growth Center designation application was to encourage new residential development to support our existing historic downtown, to expand our tax base, and to reduce the costs of municipal services for the current residents. Montpelier is in the unusual position of having more jobs than we have residents, so while job creation through commercial and industrial expansion is also an important goal, it was not our primary focus.

Since our application has been approved, the state has been in a recession, arguably one of the worst economic downturns since the Great Depression. Nonetheless, Montpelier has seen some modest housing and commercial growth over the past year, with 10 new residential units in the Growth Center outside of the downtown (71%), 0 new residential units in the downtown (0%), and 4 new residential units outside of the Growth Center (29%). There have also been 1 new lot subdivided in the Growth Center, and 3 outside the Growth Center, which we anticipate will result in new residential units in the coming years. The commercial development we have had includes 7 new enterprises being located in the downtown (35%), 13 new enterprises in the Growth Center outside of the downtown (65%), and 0 new enterprises outside of the Growth Center (0%). Since development also includes new structures, the total new structures in the downtown were 6 (10%), the total new structures in the Growth Center but outside the downtown were 46 (77%), and the total structures outside the Growth Center were 8 (13%).

All of this data would seem to suggest that the boundaries we had selected for the Growth Center, which needed to include the majority of our growth over the next 20 years, were somewhat accurate, at least in terms of the areas where development has occurred in the first year of designation.

## **Progress with our new Municipal Plan**

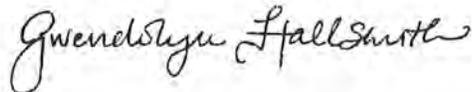
The City Council adopted the city's new Master Plan on September 8, 2010. The final plan can be found on the city's web site: <http://www.montpelier-vt.org/page/406/Draft-Master-Plan.html>. The new Master Plan is the city's first *sustainable* Master Plan, which means that it has taken a long-term view of the city's future, and has established goals, targets, and strategies for the ways in which the city will "meet our needs today without denying future generations the ability to meet their needs." The goals of the plan look 100 years into the future, the targets establish priorities for the next 5, 10, 15, and 20 years, and the strategies articulate the activities the city plans to undertake to achieve the goals.

The Future Land Use map and the land use goals of the plan look to establish an Historic Design District that encompasses our entire National Register District, a Smart Growth District which will encourage minimum densities in the areas of the city on public infrastructure, an Office Park for new professional office expansion, and a Low Density Rural District that will support traditional rural livelihoods and residential uses. We will also be developing neighborhood development standards that establish the forms and patterns that maintain the character of our existing neighborhoods while allowing for infill and new development.

With a Municipal Planning Grant from the State of Vermont, we have engaged the Central Vermont Regional Planning Commission in a major rezoning initiative to bring the city's regulations into compliance with the Master Plan. Over the past year, we have studied all the zoning district boundaries and worked to understand how they match the Growth Center boundaries. New zoning districts have been drafted, and the city is now working on the regulations for the districts. We expect a draft of the neighborhood development standards to be available for public review and comment by November 19<sup>th</sup>, when we are planning a major event called Neighborhoods Day for the city.

Thank you for your continued support of Montpelier's efforts to promote affordable housing, efficient and cost-effective public services, a healthy natural environment, safe and friendly neighborhoods, quality jobs, and a vibrant local economy for our residents. Please don't hesitate to contact me if you have any questions.

All the best,

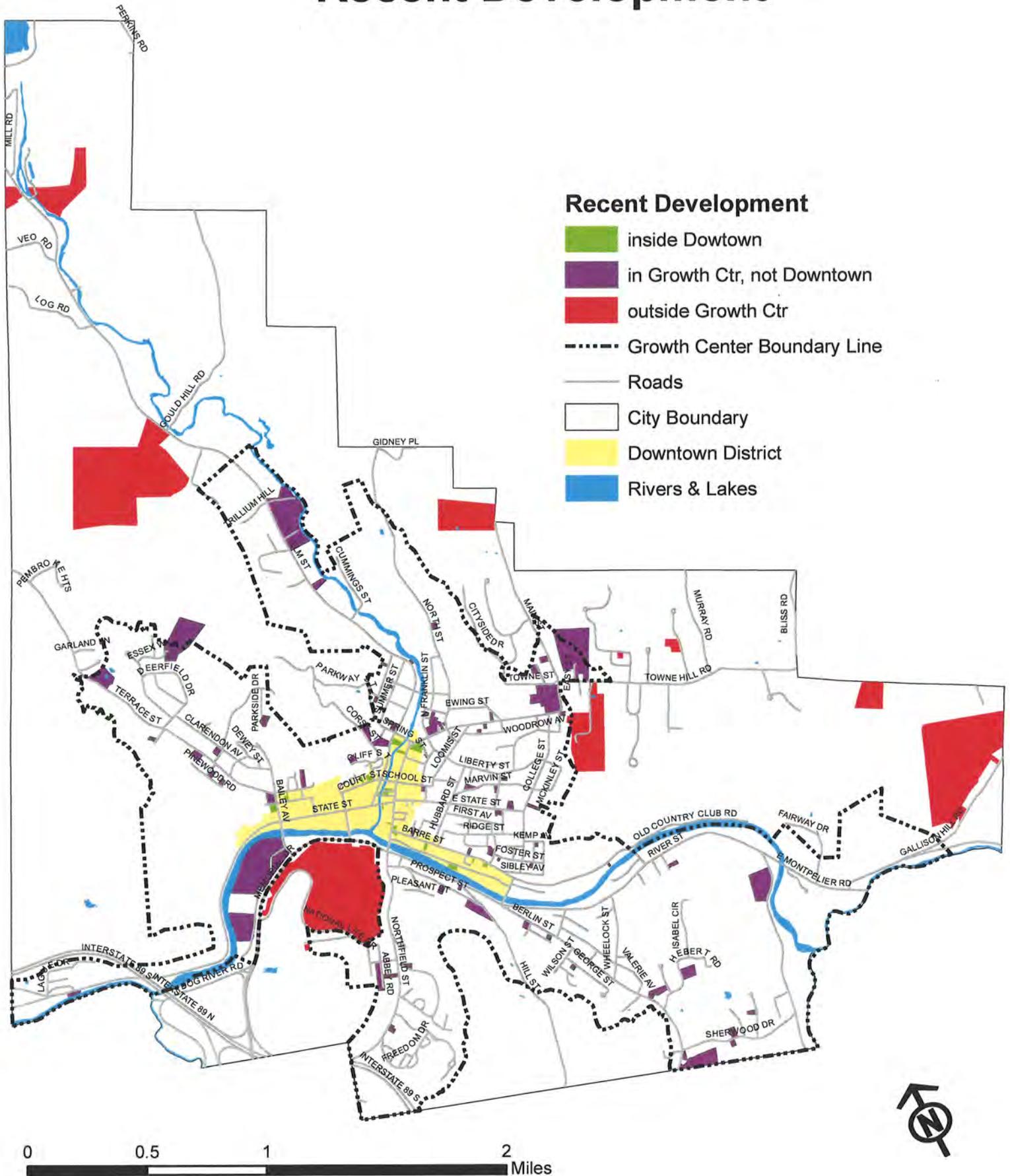
A handwritten signature in cursive script that reads "Gwendolyn Hallsmith".

Gwendolyn Hallsmith, Director  
Planning and Community Development

Attachments:

- Data on relevant new permits issued (excluding appeals, signs, minor design changes, etc.)
- Map of new developments with numbers included
- Draft map of new zoning districts

# City of Montpelier Growth Center Recent Development

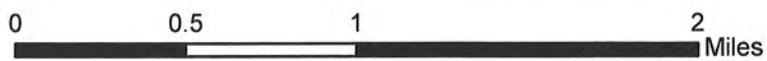
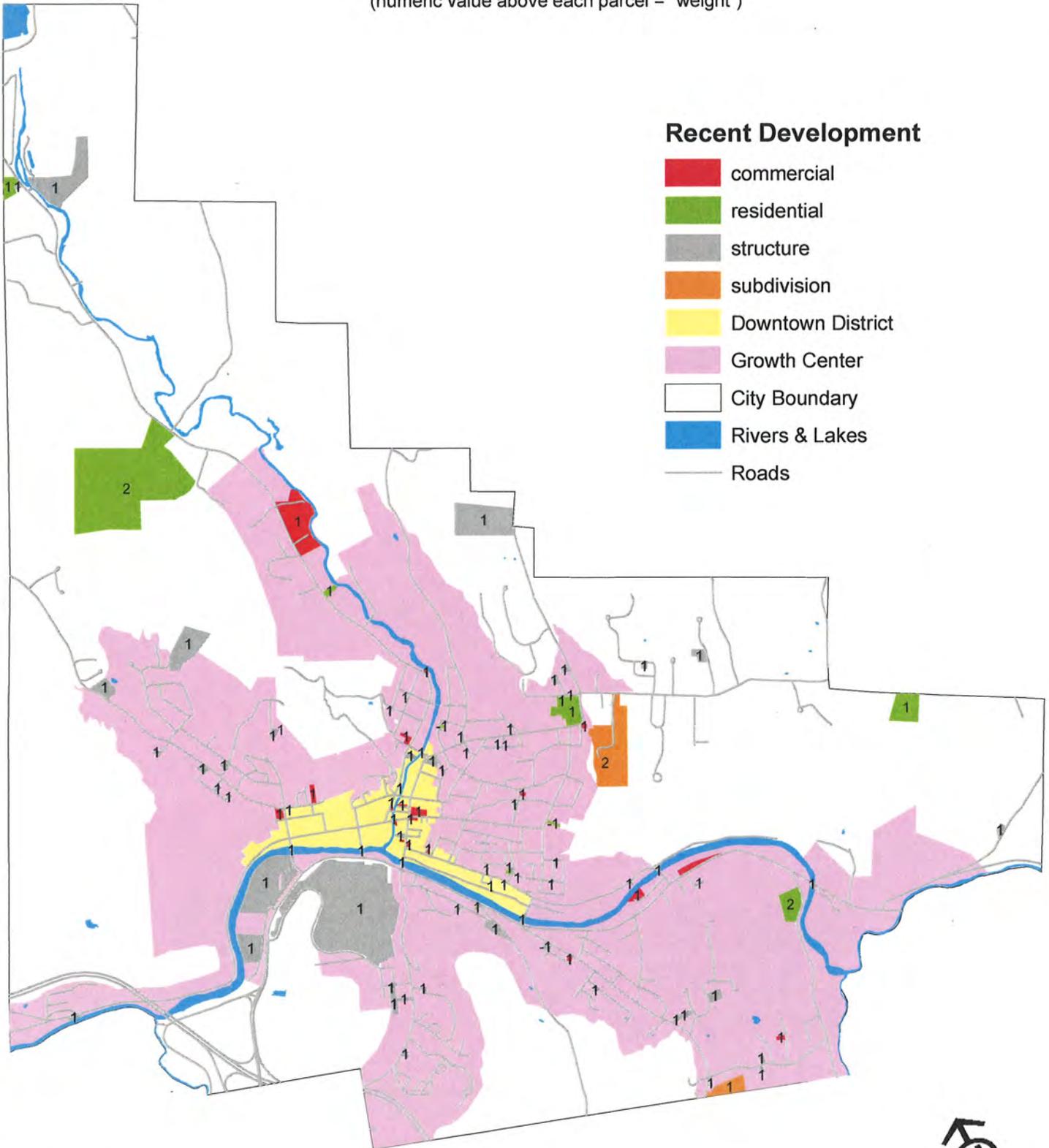


Project #	App Date	Description	Location	Owner	Applicant	Growth Center?
5766	6/29/2010	REPLACE EXISTING ROOF	11 BALDWIN ST	GIBSON ERNEST W III & CHARLOTTE H	GIBSON ERNEST W III & CHARLOTTE H	Downtown
5759	6/11/2010	RETAIL - 6 BARRE STREET	11-15 MAIN ST	JACOBS JEFFREY	JAMIE RAMSON	Downtown
5786	8/11/2010	CHANGE OF USE TO PERSONAL SERVICES	112-116 MAIN ST	ALVAREZ RAYMOND N	VENUS TATTOOS CUSTOM STUDIOS LLC	Downtown
5653	10/27/2009	REPLACE GARAGE DOORS	150 MAIN ST	VASSAR CAROL A	VASSAR CAROL A	Downtown
5798	8/30/2010	MULTIPLE EXTERIOR RENOVATIONS	153-155 ELM ST	WIN AND LORA TURNER	WIN AND LORA TURNER	Downtown
5715	3/25/2010	SOLAR PANELS	155 MAIN ST	MONTPELIER ELDERLY HOUSING PROJECT	MONTPELIER ELDERLY HOUSING PROJECT	Downtown
5761	6/14/2010	CONSTRUCT RETAINING WALL AND REBUILD AND ENCLOSE SIDE PORCH	16 TERRACE ST	CARPENTER LESCHAM	DOYLE BENJAMIN	Downtown
5800	8/30/2010	REPLACE THREE WINDOWS	16-18 STATE ST	FITZGERALD SCOTT M	FITZGERALD SCOTT M	Downtown
5664	11/3/2009	REPLACE 10 WINDOWS	175-177 BARRE ST	CURTIS PAULA E	CURTIS PAULA E	Downtown
5663	11/16/2009	ADA RAMP	181-183 BARRE ST	PEARSON LIVING	BRUCE HAINES	Downtown
5737	4/15/2010	REPLACE FRONT DOOR	19 COURT ST	17-19-21 COURT STREET ASSOC LLC	17-19-21 COURT STREET ASSOC LLC	Downtown
5694	2/12/2010	ADMINISTRATIVE SITE PLAN AMENDMENT	22-26 MAIN ST	BEARD MILTON C JR & JOAN T	TERRENCE YOLK	Downtown
5669	11/19/2009	PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR	26 STATE ST	JACOBS JEFFREY	VENUS TATTOOS CUSTOM STUDIO LLC	Downtown
5637	9/23/2009	PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR	4 LANGDON ST	JACOBS JEFFREY	VENUS TATTOOS CUSTOM STUDIO LLC	Downtown
5702	3/15/2010	LOT LINE ADJUSTMENT	575 STONE CUTTERS WAY	PYRALSK ARTS CENTER INC	CONNOR BROTHERS - STONECUTTERS LLC	Downtown
5690	1/25/2010	CHANGE OF USE FROM SINGLE FAMILY TO OFFICE/PERSONAL	63 BARRE ST	TOMASI-GAY BARBARA ET AL	JOHANNES OTTER	Downtown
5675	12/14/2009	REPLACE ALL WINDOWS - (84)	7 COURT ST	GOLDMAN ALAN G	GOLDMAN ALAN G	Downtown
5781	8/2/2010	REPLACE TWO DOORS AND ONE WINDOW.	8 BAILEY AVE	VERMONT LAND TRUST INC	VERMONT LAND TRUST INC	Downtown
5673	12/3/2009	STORM WINDOWS	8-20 LANGDON ST	BREWER ANDREW G & AMY A	BREWER ANDREW G & AMY A	Downtown
5799	8/23/2010	PAINT EXTERIOR	9 MAIN ST	DENDIA NICHOLAS	DENDIA NICHOLAS	Downtown
5724	4/6/2010	SITE PLAN AMENDMENT - SODA BOOTH ADDITION - 12'	1 Bailfield Road	MONTPELIER CITY OF	VT MOUNTAINEERS	Growth Center, not in Downtown
5692	2/5/2010	DEMOLITION AND RECONSTRUCTION OF SANCTUARY	10 HARRISON AVE	BETH JACOB SYMAGOGUE	BETH JACOB SYMAGOGUE	Growth Center, not in Downtown
5788	6/29/2010	CHANGE OF USE FROM VACANT BARN TO THREE UNIT DWELLING	106 EAST STATE ST	SCHY GARY & ALLISON	SCHY GARY & ALLISON	Growth Center, not in Downtown
5631	9/9/2009	SHED	11 CHARLES ST	DYSON MARTHA L	DYSON MARTHA L	Growth Center, not in Downtown
5735	4/29/2010	REPAINT EXTERIOR OF BOTH BUILDINGS	11 WEST ST	RKG LLC	MARCEL ROCHELEAU	Growth Center, not in Downtown
5774	7/19/2010	DECK 750SF	111 ESEX WAY (LOT C)	SAVARD ARTHUR J &	SAVARD ARTHUR J &	Growth Center, not in Downtown
5752	6/1/2010	EXTENDING FRONT PORCH	12 PARKSIDE DR	HALLSMITH GEORGE & GWENDOLYN	HALLSMITH GEORGE & GWENDOLYN	Growth Center, not in Downtown
5676	12/16/2009	HOME OCCUPATION - CATERING	122 FOREST DR	RAINISH GUPTA & BHAVNA RAJNIVAR	BHAVNA RAJNIVAR	Growth Center, not in Downtown
5764	6/21/2010	PORCH ON BACK OF HOUSE	123 NORTHFIELD ST	PECOR TODD	PECOR TODD	Growth Center, not in Downtown
5796	8/25/2010	SINGLE FAMILY TO 2 FAMILY DWELLING	13 CHARLES ST	GREEN DEVON	GREEN DEVON	Growth Center, not in Downtown
5699	2/26/2010	DEMOLITION AND 2ND STORY ADDITION	14 PARKSIDE DR	GROFF DAVID R & HEIDI S	GROFF DAVID R & HEIDI S	Growth Center, not in Downtown
5714	3/25/2010	REPLACE DOOR AND REPLACE FENCE WITH WALL IN CARPORT	144 ELM ST	RESURRECTION BAPTIST CHURCH	RESURRECTION BAPTIST CHURCH	Growth Center, not in Downtown
5744	3/25/2010	REPLACE DOOR AND REPLACE FENCE WITH WALL IN CARPORT	146 ELM ST	RESURRECTION BAPTIST CHURCH	RESURRECTION BAPTIST CHURCH	Growth Center, not in Downtown
5783	8/6/2010	HOME OCCUPATION AND SHED	146-148 BARRE ST	AULETTA JENNIFER	AULETTA JENNIFER	Growth Center, not in Downtown
5695	2/19/2010	12X12' 2ND FLOOR DECK	15 MERRILL TERRACE	KNAUF CYNTHIA A	CAROLE BURNS	Growth Center, not in Downtown
5722	4/5/2010	CHANGE OF USE - OFFICE TO APARTMENT (5TH UNIT)	164 NORTHFIELD ST	WERNTGEN JOYCE &	WERNTGEN JOYCE &	Growth Center, not in Downtown
5626	9/1/2009	CARRIAGE HOUSE CHANGE OF USE, PAINT, WINDOWS, DOORS	166 ELM ST	ADAR MARK J & VIVIANNE M	ADAR MARK J & VIVIANNE M	Growth Center, not in Downtown
5791	8/19/2010	LOT LINE ADJUSTMENT WITH 172 MAIN ST	17 BALDWIN ST	EVERETT STEPHEN R & BONNIE J	EVERETT STEPHEN R & BONNIE J	Growth Center, not in Downtown
5797	8/31/2010	DEMOLISH TWO CAR GARAGE	170 MAIN ST	MONTPELIER CITY OF	MONTPELIER CITY OF	Growth Center, not in Downtown
5660	10/13/2009	RENOVATE A PORTION OF ONE GARAGE TO EXTEND DENTAL OFFICE	171 BERLIN ST	BALL THOMAS D	BALL THOMAS D	Growth Center, not in Downtown
5629	9/4/2009	WHEEL CHAIR RAMP	174 ELM ST	NOE BERNARD B	NOE BERNARD B	Growth Center, not in Downtown
5775	7/20/2010	20'X14' ADDITION	18 CHARLES ST	BURNS OLGA C LIFE EST	BURNS OLGA C LIFE EST	Growth Center, not in Downtown
5790	8/13/2010	2ND STORY ADDITION	199 HILL ST	STOCKWELL SAMN	STOCKWELL SAMN	Growth Center, not in Downtown
5792	8/20/2010	EXTERIOR BULKHEAD	2 COLONIAL DR	ROBERTS NORMAN D	ROBERTS NORMAN D	Growth Center, not in Downtown
5649	10/16/2009	HOME OCCUPATION-SLIP COVERING AND LIGHT UPHOLSTERING	2 JUDSON DR	SLIGER DAVID L	BARBARA J SLIGER	Growth Center, not in Downtown
5785	8/10/2010	CONVERT SINGLE FAMILY TO DUPLEX	2 MATHER TERRACE	DESCH DANIEL & CAROLYN C	DESCH DANIEL & CAROLYN C	Growth Center, not in Downtown
5718	3/30/2010	GARDEN SHED	2 TOWNE ST	POWELL RICHARD L	TWO FIFTY MAIN STREET ASSOCIATES LLC	Growth Center, not in Downtown
5658	10/27/2009	HOME OCCUPATION AND SIGN	20 WINTER ST	THOMAS ROBERT BRUCE	THOMAS ROBERT BRUCE	Growth Center, not in Downtown
5794	8/30/2010	RICKET FENCE	209 MAIN ST	MILOSEVIC PAMELA C	MILOSEVIC PAMELA C	Growth Center, not in Downtown
5750	5/20/2010	HOME OCCUPATION-HANDYMAN BUSINESS	21 BINGHAM ST	HORCHLER RICHARD & JOANN	HORCHLER RICHARD & JOANN	Growth Center, not in Downtown
5793	8/26/2010	PRIVACY FENCE OFF OF DECK OF UNIT #10	21-23 HEBBERT RD	BIANCHI-HEBERT LTD PRTSNP	BIANCHI-HEBERT LTD PRTSNP	Growth Center, not in Downtown
5712	3/24/2010	FENCE	216 MAIN ST	GORGES DAVID L & ROBIN L	GORGES DAVID L & ROBIN L	Growth Center, not in Downtown
5716	3/22/2010	LOT LINE ADJUSTMENT	22-24 PEARL ST	BABIC LAWRENCE E	BABIC LAWRENCE E	Growth Center, not in Downtown
5654	4/2/2010	REAR DECK AND ENTRY ON SIDE OF BUILDING, REPLACE DOOR WITH WIND/24 NORTH ST	250 MAIN ST	BURKHOLDER STEVEN & BONNIE	BURKHOLDER STEVEN & BONNIE	Growth Center, not in Downtown
5754	6/1/2010	REPAINT EXTERIOR, REPLACE WINDOWS, REPAIR TRIM AND REMOVE CHIMI/25 CLIFF ST	27 FRANKLIN ST	FOELSCH ARTHUR	FOELSCH ARTHUR	Growth Center, not in Downtown
5685	1/25/2010	CONVERT OFFICE SPACE TO APARTMENT	272 BERLIN ST	TWO FIFTY MAIN ST ASSOCIATES LLC	TWO FIFTY MAIN ST ASSOCIATES LLC	Growth Center, not in Downtown
5717	3/29/2010	DEMOLITION OF EXISTING BUILDING	278 MAIN ST	HUNNEWELL HEATHER & RALPH	HEATHER LANAGAN	Growth Center, not in Downtown
5749	5/26/2010	FENCE	283-285 RIVER ST	KINSEY BLAINE R & RACHEL M	KINSEY BLAINE R & RACHEL M	Growth Center, not in Downtown
5732	4/16/2010	3-SEASON SUNROOM (12'X14')	29 CONSE ST	GLUTTI SUBBA RAO	RIVER STREET PROPERTIES, LLC	Growth Center, not in Downtown
5787	6/29/2010	REPLACE SIDING	29 CONSE ST	ELIS PAMELA JEAN	MICHAEL RUSSELL	Growth Center, not in Downtown
5769	5/4/2010	DEMOLITION AND RECONSTRUCTION OF DECK AND FRONT AND REAR STEPS 293 SHERWOOD DR	IRLAND PETER M & DOROTHY E	IRLAND PETER M & DOROTHY E	IRLAND PETER M & DOROTHY E	Growth Center, not in Downtown
5703	3/16/2010	DORMER - ADDITIONAL BEDROOM (ASSOCIATED W/ BUILDING PERMIT#4-7 30 SUMMER ST				

5748	5/20/2010	SIDE YARD PICKET FENCE	300 BERLIN ST	FREDERICKS NATHANIEL	FREDERICKS NATHANIEL	Growth Center, not in Downtown
5723	4/5/2010	ADD TWO-STORY 20'X30' GARAGE	302 SHERWOOD DR	SMITH MARK W	SMITH MARK W	Growth Center, not in Downtown
5652	10/21/2009	2 LOT SUBDIVISION-FINAL REVIEW	304 BERLIN ST	KELLEY NORMAN P & VIRGINIA C	MCKEE, GIULIANA & CLEVELAND	Growth Center, not in Downtown
5657	11/2/2009	HOME OCCUPATION	317-319 ELM ST	NICHOLAS DOMINIC	NICHOLAS DOMINIC	Growth Center, not in Downtown
5751	5/25/2010	CARPOT	32 ST PAUL ST	SHEA STEFANIE J	SHEA STEFANIE J	Growth Center, not in Downtown
5640	9/30/2009	REPLACE/RELOCATE EXISTING STORAGE CONTAINER AND FENCING	34 BARRE ST	DODGE CLIFTON & LAURIE	DODGE CLIFTON & LAURIE	Growth Center, not in Downtown
5659	4/19/2010	BOUNDARY FENCE	35 FOSTER ST	BLOUIN JAMES C	REID SASRO	Growth Center, not in Downtown
5733	10/2/2009	CHANGE ROOF	35 SCHOOL ST	WELZ MARY L	JOHN T. WALDO	Growth Center, not in Downtown
5644	11/20/2009	ADD ARCTIC ENTRY 8'X8'; DECK 10'X16'	4 CRESTVIEW DR	DOYLE MICHAEL R & ROSE MUSARRA	DOYLE MICHAEL R & ROSE MUSARRA	Growth Center, not in Downtown
5670	3/22/2010	SINGLE FAMILY DWELLING - 4 TOWNE ST.	4 TOWNE ST (LOT 7)	CHENEY KIMBERLY B	STEWART ROBERT & IRENE A	Growth Center, not in Downtown
5707	10/22/2009	PORCH EXTENSION 3.5 X 3.5	405 BARRE ST	DUNNE DANIEL & NANCY	FIELD SANDRA J	Growth Center, not in Downtown
5674	6/29/2010	LOT LINE ADJUSTMENT	45 EASY ST	MCAUGHTON DREW C & MOLLY R	DUNNE DANIEL & NANCY	Growth Center, not in Downtown
5721	4/1/2010	TEMPORARY PERMIT - INCIDENTAL TO CONSTRUCTION	459 NORTH ST	CHEERY BACKMAN	JED & PAGE GUERTIN	Growth Center, not in Downtown
5780	7/29/2010	CHANGE OF USE SINGLE FAMILY TO TWO FAMILY	493 ELM ST	ROBINS ROSE ANN	JULIE AND JAMES MASSIUGCO	Growth Center, not in Downtown
5643	10/7/2009	AMEND 5531 - 16'X20' SINGLE STORY COURTS	5 GEORGE ST	MONTPELLIER CITY OF	ROBINS ROSE ANN	Growth Center, not in Downtown
5789	8/2/2010	PERGOLA AND SIGN FOR TENNIS COURTS	5 HIGH SCHOOL DRIVE	MILES ELLEN	MONTPELLIER HIGH SCHOOL	Growth Center, not in Downtown
5725	4/12/2010	REAR ENTRY - MUDROOM 4'X8'	5 KEMP AVE	WATKINS THOMAS III	MILES ELLEN	Growth Center, not in Downtown
5730	6/1/2010	RELOCATE AND ENLARGE BACK YARD SHED	5 PINEWOOD RD	BARRETT ROBERT P & JOAN M	WATKINS THOMAS III	Growth Center, not in Downtown
5636	9/22/2009	GARAGE	5 WALKER TERRACE	PETERSON DANIEL S & DIANE S	BARRETT ROBERT P & JOAN M	Growth Center, not in Downtown
5680	12/3/2009	LOT LINE ADJUSTMENT OF .0459ACRES FROM B DERBY LANE	52 TERRACE ST	ROBB DUNCAN LIFE ESTATE	PETERSON DANIEL S & DIANE S	Growth Center, not in Downtown
5705	3/15/2010	TWO STORY ADDITION-SKETCH PLAN	55 ABBEY RD	GRAYCK DAVID L & REBECCA R	ROBB DUNCAN LIFE ESTATE	Growth Center, not in Downtown
5647	10/15/2009	CONSTRUCT NEW TWO STORY GARAGE - VARIANCE	57 COLLEGE ST	RODRIGCK COOKE	BLACK RIVER DESIGN	Growth Center, not in Downtown
5755	6/1/2010	SOLAR PANELS	6 MARVIN ST	GREEN MT POWER CORP/ALTERIS	GREEN MT POWER	Growth Center, not in Downtown
5630	9/9/2009	DECK ADDITION	7 GREEN MOUNTAIN DR	YOUNG STEVE	YOUNG STEVE	Growth Center, not in Downtown
5789	7/13/2010	8' CEDAR FENCE	71 PROSPECT ST	STAHL GRETCHEN C	RICHARD HORCHLER	Growth Center, not in Downtown
5784	8/6/2010	WOOD STORAGE SHED	8 BINGHAM ST	SHARP JAMES A	SHARP JAMES A	Growth Center, not in Downtown
5681	12/3/2009	LOT LINE ADJUSTMENT SEE 55 ABBEY	8 DERBY DR	LOGA JOE W	LOGA JOE W	Growth Center, not in Downtown
5698	2/24/2010	TWO STORY ADDITION (21' X 21')	8 JORDAN ST	KRUSSMAN RODGER G & CHRISTINA B	KRUSSMAN RODGER G & CHRISTINA B	Growth Center, not in Downtown
5738	5/4/2010	144 SQ FT DECK	8 NORTH COLLEGE ST	BRIC AMRA & ELVIR	BRIC AMRA & ELVIR	Growth Center, not in Downtown
5745	5/18/2010	REPLACE DECK	9 JAY ST	SWEENEY ELIZABETH	SWEENEY ELIZABETH	Growth Center, not in Downtown
5735	4/29/2010	REPAINT EXTERIOR OF BOTH BUILDINGS	9 WEST ST	RKG LLC	MARCEL ROCHELEAU	Growth Center, not in Downtown
5666	11/2/2009	ACCESSORY APT, PARKING IMPROVEMENTS & SHED RELOCATION	97 BERLIN ST	BICK PAUL C	BICK PAUL C	Growth Center, not in Downtown
5743	5/12/2010	REPLACE CURRENT DECK WITH A SUNROOM AND ADD NEW DECK AND RAIL 999 TERRACE ST	0 ELM ST	CHATER MICHAEL M & MARY M	CHATER MICHAEL M & MARY M	Growth Center, not in Downtown
5711	6/30/2010	TWO LOT SUBDIVISION (2 SINGLE FAMILY DWELLINGS)	0 ELM ST	BRYNDLE LLC	DOUGLAS HILL	Growth Center, not in Downtown
5661	10/14/2009	SITE PLAN AMENDMENT - MINOR, NON-SUBSTANTIAL ALTERATIONS	1 NATIONAL LIFE DR	NATIONAL LIFE INSURANCE CO	NATIONAL LIFE INSURANCE CO	Growth Center, not in Downtown
5666	11/16/2009	3 LOT SUBDIVISION-PRELIMINARY REVIEW	133 TOWNE HILL RD	NAGLE JAMES & NA AN	NAGLE JAMES & NA AN	Growth Center, not in Downtown
5666	11/16/2009	3 LOT SUBDIVISION-PRELIMINARY REVIEW	133 TOWNE HILL RD	NAGLE JAMES & NA AN	NAGLE JAMES & NA AN	Growth Center, not in Downtown
5666	11/16/2009	3 LOT SUBDIVISION-PRELIMINARY REVIEW	133 TOWNE HILL RD	NAGLE JAMES & NA AN	NAGLE JAMES & NA AN	Growth Center, not in Downtown
5757	6/1/2010	YURT - SINGLE FAMILY DWELLING	1332 TOWNE HILL RD	GORDON RICEY L	MARGARET LAPORTE	Growth Center, not in Downtown
5709	3/23/2010	PICKET FENCE	162 DOVER RD	RACHEL & MICHAEL TRUSSLER	RACHEL & MICHAEL TRUSSLER	Growth Center, not in Downtown
5763	6/16/2010	1.5 STORY GARAGE	184 WESTWOOD DR	MACLEAY THOMAS & CHARLOTTE	MACLEAY THOMAS & CHARLOTTE	Growth Center, not in Downtown
5684	1/14/2010	FARM STRUCTURE	1996 MAIN ST	HAMMER KARL	HAMMER KARL	Growth Center, not in Downtown
5682	12/17/2009	LOT LINE ADJUSTMENT/CREASE FROM LOT 6 TO LOT 5/FRONTAGE ON GAL 228 MAPLEWOOD RD	334 ELM ST	CONNOR FRED & ELLEN	CONNOR FRED & ELLEN	Growth Center, not in Downtown
5736	4/30/2010	REPLACE FRONT STEPS W/ 8' X 3 STEPS	3360 ELM ST	MONTGOMERY DONNA J	MONTGOMERY DONNA J	Growth Center, not in Downtown
5728	4/5/2010	VARIANCE REQUEST FOR ADDITIONAL DWELLING UNIT	49 HAGGETT RD	LAMPHEAR ROBERT A JR & PAMELA S	LAMPHEAR ROBERT A JR & PAMELA S	Growth Center, not in Downtown
5635	9/21/2009	RESIDENTIAL ADDITION - BATHROOM, PANTRY & LAUNDRY ROOM	510 GALLISON HILL RD	MURPHY DAVID J & JUDITH D	MURPHY DAVID J & JUDITH D	Growth Center, not in Downtown
5788	8/16/2010	24'X30' TWO CAR GARAGE	7 GREEN MOUNTAIN DR	LITTLE JOHN K	LITTLE JOHN K	Growth Center, not in Downtown
5755	6/1/2010	SOLAR PANELS		GREEN MT POWER CORP/ALTERIS	GREEN MT POWER	Growth Center, not in Downtown

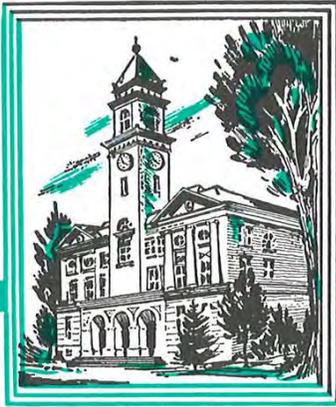
# City of Montpelier Growth Center Recent Development

(numeric value above each parcel = "weight")



Project	App Date	Category	Weight	Description	Location	Owner	Applicant	Growth Center?
5759	8/11/2010	commercial	1	RETAIL - 6 BARRE STREET	11-15 MAIN ST	JACOBS JEFFREY	JAMIE RAMSON	Downtown
5786	8/11/2010	commercial	1	CHANGE OF USE TO PERSONAL SERVICES	112-116 MAIN ST	ALVAREZ RAYMOND N	VENUS TATTOOS CUSTOM STUDIOS LLC	Downtown
5694	2/12/2010	commercial	1	ADMINISTRATIVE SITE PLAN AMENDMENT	22-26 MAIN ST	BEARD MILTON C JR & JOAN T	TERRENCE YOLK	Downtown
5669	11/19/2009	commercial	1	PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR	26 STATE ST	JACOBS JEFFREY	VENUS TATTOOS CUSTOM STUDIO LLC	Downtown
5637	9/23/2009	commercial	1	PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR	4 LANGDON ST	JACOBS JEFFREY	VENUS TATTOOS CUSTOM STUDIO LLC	Downtown
5719	3/10/2010	commercial	1	CHANGE OF USE TO RETAIL	7 EAST STATE	HENEY FAMILY LTD PRTNSP	HENEY FAMILY LTD PRTNSP	Downtown
5671	11/10/2009	commercial	1	LA BRIOCHE - DEMONSTRATION KITCHEN	89 MAIN ST	CITY CENTER CENTER ASSO, NECI		Downtown
5724	4/6/2010	commercial	1	SITE PLAN AMENDMENT - SODA BOOTH ADDITION - 12'	1 Ballfield Road	MONTPELLIER CITY OF	VT MOUNTAINEERS	Growth Center, not in Downtown
5676	12/16/2009	commercial	1	HOME OCCUPATION - CATERING	122 FOREST DR	RAINISH GUPTA & BHAVINA RAU	BHAVINA RAU/NIYAR	Growth Center, not in Downtown
5783	8/16/2010	commercial	1	HOME OCCUPATION	15 MERRILL TERRACE	KNAUF CYNTHIA A	CAROLE BURNS	Growth Center, not in Downtown
5620	9/1/2009	commercial	1	CONTINUE CURRENT USE AND ADD USED CAR DEALERSHIP	157 PIONEER CTR	GARAND S L AND CO INC	RICK GARAND	Growth Center, not in Downtown
5722	4/5/2010	commercial	-1	CHANGE OF USE - OFFICE TO APARTMENT (5TH UNIT)	166 ELM ST	ADAIR MARK J & VIVIANNE M	ADAIR MARK J & VIVIANNE M	Growth Center, not in Downtown
5626	9/1/2009	commercial	1	CARRIAGE HOUSE CHANGE OF USE, PAINT, WINDOWS, DOORS	17 BALDWIN ST	EVERETT STEPHEN R & BONNIE J	EVERETT STEPHEN R & BONNIE J	Growth Center, not in Downtown
5660	10/13/2009	commercial	1	RENOVATE A PORTION OF ONE GARAGE TO EXTEND DENTAL OFFICE	190 RIVER ST	NOE BERNARD B	NOE BERNARD B	Growth Center, not in Downtown
5662	1/13/2009	commercial	1	NEW STORAGE BUILDING - 20' X 150'	190 RIVER ST	BARRETT JAMES W & SUSAN W	BARRETT JAMES W & SUSAN W	Growth Center, not in Downtown
5667	1/19/2009	commercial	1	CHANGE OF USE, INDOOR RECREATION & SIGNAGE	190 RIVER ST	BARRETT JAMES W & SUSAN W	THE CONEFLUENCE, INC	Growth Center, not in Downtown
5742	4/28/2010	commercial	1	MOTOR VEHICLES SALES & SIGN - SITE PLAN AMENDMENT	190 RIVER ST	BARRETT JAMES W & SUSAN W	RICK GARAND	Growth Center, not in Downtown
5649	10/16/2009	commercial	1	HOME OCCUPATION-SLIP COVERING AND LIGHT UPHOLSTERING	2 MATHER TERRACE	DESCH DANIEL & CAROLYN C	DESCH DANIEL & CAROLYN C	Growth Center, not in Downtown
5658	10/27/2009	commercial	1	HOME OCCUPATION AND SIGN	201 BERLIN ST	MILSEVICH PAMELA C	BUILDER SPECIALTIES INC	Growth Center, not in Downtown
5750	5/20/2010	commercial	1	HOME OCCUPATION-HANDYMAN BUSINESS	21 BINGHAM ST	HORCHLER RICHARD & JOANN	NICHOLAS DOMINIC	Growth Center, not in Downtown
5657	11/2/2009	commercial	1	HOME OCCUPATION	317-319 ELM ST	BLOUIN JAMES C	REID ASARO	Growth Center, not in Downtown
5639	9/30/2009	commercial	1	CHANGE OF USE TO AN EATING AND DRINKING ESTABLISHMENT	34 BARRE ST	GREEN DEVON	GREEN DEVON	Growth Center, not in Downtown
5796	8/25/2010	residential	1	SINGLE FAMILY TO 2 FAMILY DWELLING	13 CHARLES ST	ADAIR MARK J & VIVIANNE M	ADAIR MARK J & VIVIANNE M	Growth Center, not in Downtown
5722	4/5/2010	residential	1	CHANGE OF USE - OFFICE TO APARTMENT (5TH UNIT)	166 ELM ST	POWELL RICHARD L	TWO FIFTY MAIN STREET ASSOCIATES LLC	Growth Center, not in Downtown
5785	8/10/2010	residential	1	CONVERT SINGLE FAMILY TO DUPLEX	2 TOWNE ST	TWO FIFTY MAIN ST ASSOCIATES	TWO FIFTY MAIN STREET ASSOCIATES LLC	Growth Center, not in Downtown
5685	1/25/2010	residential	1	CONVERT OFFICE SPACE TO APARTMENT	250 MAIN ST	TWO FIFTY MAIN ST ASSOCIATES	TWO FIFTY MAIN STREET ASSOCIATES LLC	Growth Center, not in Downtown
5717	3/29/2010	residential	-1	DEMOLITION OF EXISTING BUILDING	27 FRANKLIN ST	27 FRANKLIN ST LLC	27 FRANKLIN ST LLC	Growth Center, not in Downtown
5729	4/7/2010	residential	3	3 Unit Condo	27 FRANKLIN ST	27 FRANKLIN ST LLC	27 FRANKLIN ST LLC	Growth Center, not in Downtown
5787	8/11/2010	residential	2	CHANGE FROM 4 TO 6 UNITS	283-285 RIVER ST	GUTTI SUBBA RAO	RIVER STREET PROPERTIES, LLC	Growth Center, not in Downtown
5707	3/22/2010	residential	1	SINGLE FAMILY DWELLING - 4 TOWNE ST.	4 TOWNE ST (LOT 7)	CHENEY KIMBERLY B	CHENEY KIMBERLY B	Growth Center, not in Downtown
5780	7/29/2010	residential	1	CHANGE OF USE SINGLE FAMILY TO TWO FAMILY	493 ELM ST	CHERYL BACKMAN	JULIE AND JAMES MASSUCCO	Growth Center, not in Downtown
5734	4/23/2010	residential	-1	REDUCTION IN DWELLING UNITS FROM TWO TO ONE	57 COLLEGE ST	GRAYCK DAVID L & REBECCA R	GRAYCK DAVID L & REBECCA R	Growth Center, not in Downtown
5656	11/2/2009	residential	1	ACCESSORY APT, PARKING IMPROVEMENTS & SHED RELOCATION	97 BERLIN ST	BICK PAUL C	BICK PAUL C	Growth Center, not in Downtown
5771	6/30/2010	residential	2	SINGLE FAMILY DWELLINGS	0 ELM ST	BYRDGAS HILL	MARGARET LAPORTE	not in Growth Center
5757	6/1/2010	residential	1	YURT - SINGLE FAMILY DWELLING	1332 TOWNE HILL RD	GORDON RICKY L	MARGARET LAPORTE	not in Growth Center
5728	4/5/2010	residential	1	VARIANCE REQUEST FOR ADDITIONAL DWELLING UNIT	3560 ELM ST	LAMPHEAR ROBERT A JR & PAME LAMPHEAR ROBERT A JR & PAMELIA S	WIN AND LORA TURNER	not in Growth Center
5798	8/30/2010	structure	1	MULTIPLE EXTERIOR RENOVATIONS	153-155 ELM ST	WIN AND LORA TURNER	WIN AND LORA TURNER	Downtown
5715	3/25/2010	structure	1	SOLAR PANELS	155 MAIN ST	MONTPELLIER ELDERLY HOUSING	MONTPELLIER ELDERLY HOUSING PROJECT	Downtown
5761	6/14/2010	structure	1	CONSTRUCT RETAINING WALL AND REBUILD AND ENCLOSE SIDE PORCH	15 TERRACE ST	DOYLE BENJAMIN	DOYLE BENJAMIN	Downtown
5727	4/1/2010	structure	1	TWO DECKS ON REAR OF BUILDING	161 BARRE ST	CARPENTER LESCHA M	CARPENTER LESCHA M	Downtown
5663	11/16/2009	structure	1	ADA RAMP	181-183 BARRE ST	PEARSON LIVING	BRUCE HAINES	Downtown
5651	10/21/2009	structure	1	NEW REAR ENTRANCE WITH SIDEWALK, NEW STORE FRONT AND SIGNAGE	0 VINE ST	AUBUCHON REALTY COMPANY	AUBUCHON REALTY COMPANY INC	Downtown
5678	1/19/2009	structure	1	VINE STREET PEDESTRIAN BRIDGE REPLACEMENT	10 HARRISON AVE	MONTPELLIER CITY OF	MONTPELLIER CITY OF	Growth Center, not in Downtown
5692	2/5/2010	structure	1	DEMOLITION AND RECONSTRUCTION OF SANCTUARY	11 CHARLES ST	BETH JACOB SYNAGOGUE	BETH JACOB SYNAGOGUE	Growth Center, not in Downtown
5631	9/9/2009	structure	1	SHED	111 ESSEX WAY (LOT C)	DYSON MARTHA L	DYSON MARTHA L	Growth Center, not in Downtown
5774	7/19/2010	structure	1	DECK 7505F	12 PARKSIDE DR	SAVARD ARTHUR J &	SAVARD ARTHUR J &	Growth Center, not in Downtown
5752	6/1/2010	structure	1	EXTENDING FRONT PORCH	123 NORTHFIELD ST	HALLSMITH GEORGE & GWENDOLYN	HALLSMITH GEORGE & GWENDOLYN	Growth Center, not in Downtown
5764	6/21/2010	structure	1	PORCH ON BACK OF HOUSE	14 PARKSIDE DR	PECOR TODD	PECOR TODD	Growth Center, not in Downtown
5689	2/26/2010	structure	1	DEMOLITION AND 2ND STORY ADDITION	146-148 BARRE ST	GROFF DAVID R & HEIDI S	GROFF DAVID R & HEIDI S	Growth Center, not in Downtown
5713	3/23/2010	structure	1	STONE RETAINING WALL	15 CHARLES ST	AULETTA JENNIFER	AULETTA JENNIFER	Growth Center, not in Downtown
5688	1/29/2010	structure	1	ADDITIONAL DWELLING UNIT - SITE PLAN AMENDMENT	15 MERRILL TERRACE	EVANS CHRISTOPHER S & SHARON S	EVANS CHRISTOPHER S & SHARON S	Growth Center, not in Downtown
5783	8/16/2010	structure	1	SHED	164 NORTHFIELD ST	KNAUF CYNTHIA A	CAROLE BURNS	Growth Center, not in Downtown
5695	2/19/2010	structure	1	12'X12' 2ND FLOOR DECK	171 BERLIN ST	WERNTGEN JOYCE &	WERNTGEN &	Growth Center, not in Downtown
5797	8/31/2010	structure	-1	DEMOLISH TWO CAR GARAGE	18 CHARLES ST	BALL THOMAS D	BALL THOMAS D	Growth Center, not in Downtown
5629	9/4/2009	structure	1	WHEEL CHAIR RAMP	199 HILL ST	BURNS OLGA C LIFE EST	BURNS OLGA C LIFE EST	Growth Center, not in Downtown
5775	7/20/2010	structure	1	20'X14' ADDITION	2 COLONIAL DR	ROBERTS NORMAN D	ROBERTS NORMAN D	Growth Center, not in Downtown
5790	8/13/2010	structure	1	2ND STORY ADDITION	2 HUDSON DR	SUGER DAVID L	BARBARA J SUGER	Growth Center, not in Downtown
5792	8/20/2010	structure	1	EXTERIOR BULKHEAD	20 WINTER ST	THOMAS ROBERT BRUCE	JEAN LACROIX	Growth Center, not in Downtown
5718	3/30/2010	structure	1	GARDEN SHED	209 MAIN ST	BREER JEFFREY L	BREER JEFFREY L	Growth Center, not in Downtown
5794	8/30/2010	structure	1	PICKET FENCE				





CITY HALL

CITY of MONTPELIER

*Vermont*

THE CAPITAL CITY OF THE STATE OF VERMONT

September 20, 2011

Mr. Joss Besse, Director Community Planning and Revitalization  
Vermont Department of Housing and Community Affairs  
National Life Building, Sixth Floor  
1 National Life Drive  
Montpelier, Vermont 05620

Dear Mr. Besse:

Please accept this letter and attached materials as the report we are required to submit to your office “on or before September 30” describing:

“...the results that are being achieved through new development, especially the percentage of the total and the types of growth in each of these areas: the downtown; growth center, and the remainder of the municipality.

The city shall also provide an update on the progress in adopting the new municipal plan and summarize the content of the plan and any changes in the land use regulations, funding priorities or infrastructure projects that are pertinent to the findings of this decision.”

As it turns out, this task is a bit more complicated than the Expanded Downtown Board might have anticipated, given that Montpelier defines development as:

**“Development:** The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure, or land, or extension of use of land.”

I have attached a set of data, and a map of the data, for your review. I think you’ll see that interpreting the data for the purposes of evaluating the success or results of the Growth Center designation, even in these slow economic times, requires making assumptions and refining the definition of what we’re describing as new development. But we’ll summarize our progress, and let you determine from the data if our summary meets your needs.

## **Results Being Achieved with New Development**

The goal of Montpelier's Growth Center designation application was to encourage new residential development to support our existing historic downtown, to expand our tax base, and to reduce the costs of municipal services for the current residents. Montpelier is in the unusual position of having more jobs than we have residents, so while job creation through commercial and industrial expansion is also an important goal, it was not our primary focus.

Since our application has been approved, the state has been in a recession, arguably one of the worst economic downturns since the Great Depression. Nonetheless, Montpelier has seen some modest housing and commercial growth over the past year, with 9 new residential units in the Growth Center outside of the downtown (31%), 17 new residential units in the downtown (58.6%), and 3 new residential units outside of the Growth Center (10.4%). There have also been 3 new lots subdivided outside the Growth Center. The commercial development we have had includes 10 new enterprises being located in the downtown (83.3%), 2 new enterprises in the Growth Center outside of the downtown (16.7%), and 0 new enterprises outside of the Growth Center (0%). Since development also includes new structures, the total new structures in the downtown were 1 (14.3%), the total new structures in the Growth Center but outside the downtown were 3 (42.9%), and the total structures outside the Growth Center were 3 (42.9%).

All of this data would seem to suggest that the boundaries we had selected for the Growth Center, which needed to include the majority of our growth over the next 20 years, were somewhat accurate, at least in terms of the areas where development has occurred in the first year of designation.

## **Progress with our new Municipal Plan**

The City Council adopted the city's new Master Plan on September 8, 2010. The final plan can be found on the city's web site: <http://www.montpelier-vt.org/page/406/Draft-Master-Plan.html>. The new Master Plan is the city's first *sustainable* Master Plan, which means that it has taken a long-term view of the city's future, and has established goals, targets, and strategies for the ways in which the city will "meet our needs today without denying future generations the ability to meet their needs." The goals of the plan look 100 years into the future, the targets establish priorities for the next 5, 10, 15, and 20 years, and the strategies articulate the activities the city plans to undertake to achieve the goals.

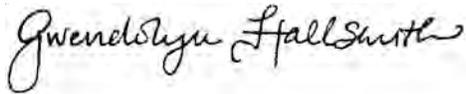
The Future Land Use map and the land use goals of the plan look to establish an Historic Design District that encompasses our entire National Register District, a Smart Growth District which will encourage minimum densities in the areas of the city on public infrastructure, an Office Park for new professional office expansion, and a Low Density Rural District that will support traditional rural livelihoods and residential uses. We will also be developing neighborhood development standards that establish the forms and patterns that maintain the character of our existing neighborhoods while allowing for infill and new development.

With a Municipal Planning Grant from the State of Vermont, we have engaged the Central Vermont Regional Planning Commission in a major rezoning initiative to bring the city's

regulations into compliance with the Master Plan. Over the past year, we have studied all the zoning district boundaries and worked to understand how they match the Growth Center boundaries. New zoning districts have been drafted, and the city is now working on the regulations for the districts. We expect a draft of the neighborhood development standards to be available for public review and comment by November 19<sup>th</sup>, when we are planning a major event called Neighborhoods Day for the city.

Thank you for your continued support of Montpelier's efforts to promote affordable housing, efficient and cost-effective public services, a healthy natural environment, safe and friendly neighborhoods, quality jobs, and a vibrant local economy for our residents. Please don't hesitate to contact me if you have any questions.

All the best,

A handwritten signature in black ink that reads "Gwendolyn Hallsmith". The signature is written in a cursive, flowing style.

Gwendolyn Hallsmith, Director  
Planning and Community Development

Attachments:

Data on relevant new permits issued (excluding appeals, signs, minor design changes, etc.)  
Map of new developments with numbers included  
Map of DRAFT proposed zoning district and neighborhood boundaries

Growth Center Statistics 2011

93 BERLIN ST	HILL PAUL	HILL BRENDA	93 BERLIN ST	1 G
8 SCHOOL AVE	DWIRE MATTHEW	DWIRE JODY A	8 SCHOOL AVE	1 G
69 BARRE ST	TISDALE DEMARIS		69 BARRE ST	1 GD
106 EAST STATE ST	SCHY GARY A	SCHY ALLISON G	106 EAST STATE ST	2 G
52 BARRE ST	MONTPELIER CITY OF		58 BARRE ST	14 GD
10 MARVIN ST	TAYLOR ANN M	TAYLOR SAMUEL W	10 MARVIN ST	1 G
38 SCHOOL ST	38 SCHOOL ST LLC	C/O ALAN RITCHIE	38 SCHOOL ST	1 G
5 ST PAUL ST	WILD RON H	SHIRLEY LYNN	5 ST PAUL ST	1 G
1 CHESTNUT HILL RD	FEIN ELLEN	WORONA STEVEN	1 CHESTNUT HILL RD	1
153 ELM ST	TURNER WIN C	BOZARTH LAURA	153-155 ELM ST	2 GD
16 REDSTONE AVE	HERRICK ROBERT G	OLIVET NANCY M	16 REDSTONE AVE	1 G
466 ELM ST	BOONE NANCY E		466 ELM ST	1 G
190 LEAP FROG HOLLOW	GEWISSLER DEJUNG		LEAP FROG HOLLOW	2
			Gross increase	29
63 Barre				-1
147 State				-1
99 College				-1
			Net increase	26
1322 Terrace St	1 to 2 lots			
0 Elm/City Dump Rd.	1 to 2 lots			

**29 New Units**

Outside of Growth Center	3	10.40%
Inside Growth Center/Not DD	9	31.00%
Growth Center & DD	17	58.60%

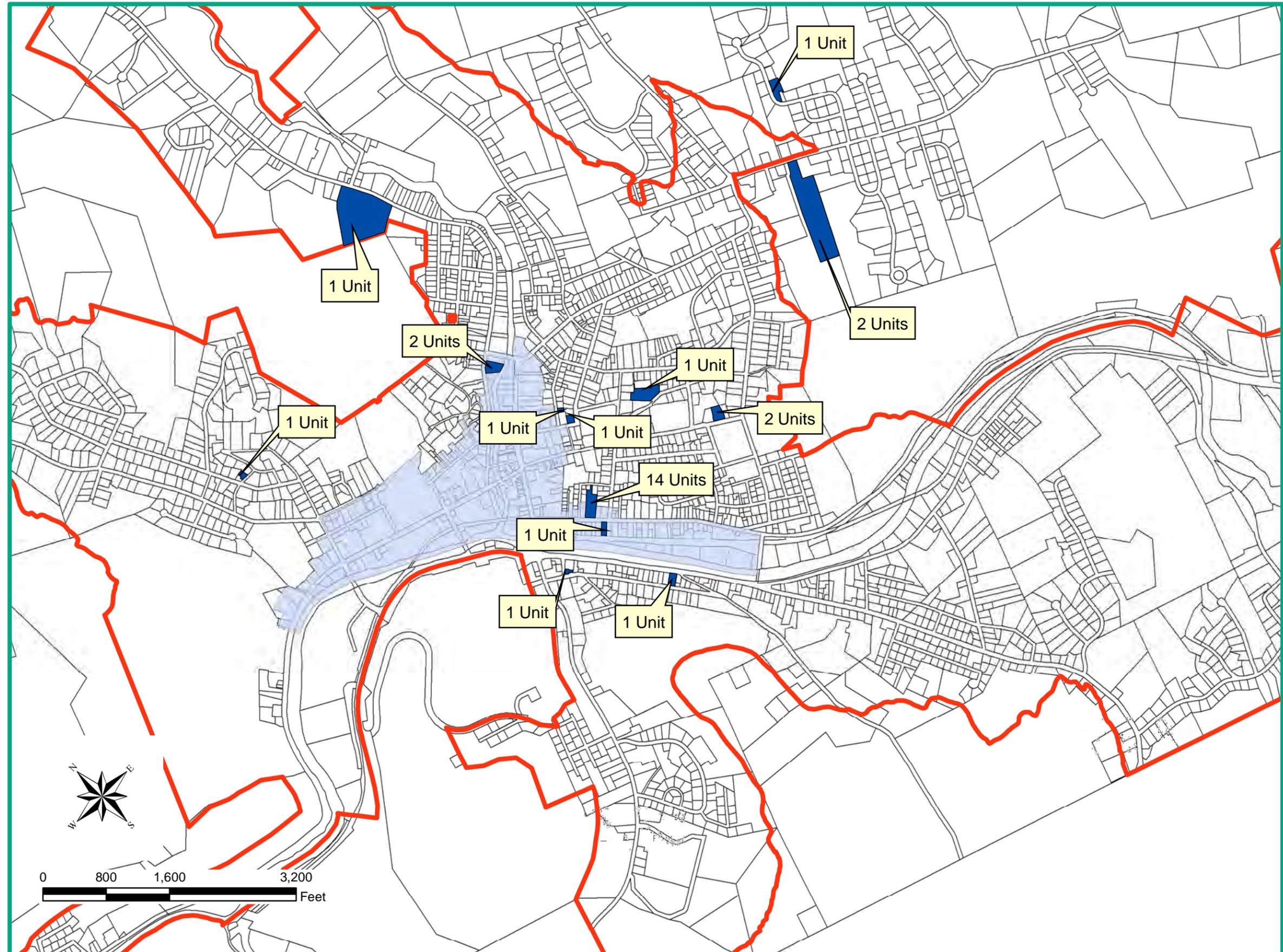
**12 New Enterprises**

Outside of Growth Center		0.00%
Inside Growth Center/Not DD	2	16.70%
Growth Center & DD	10	83.30%

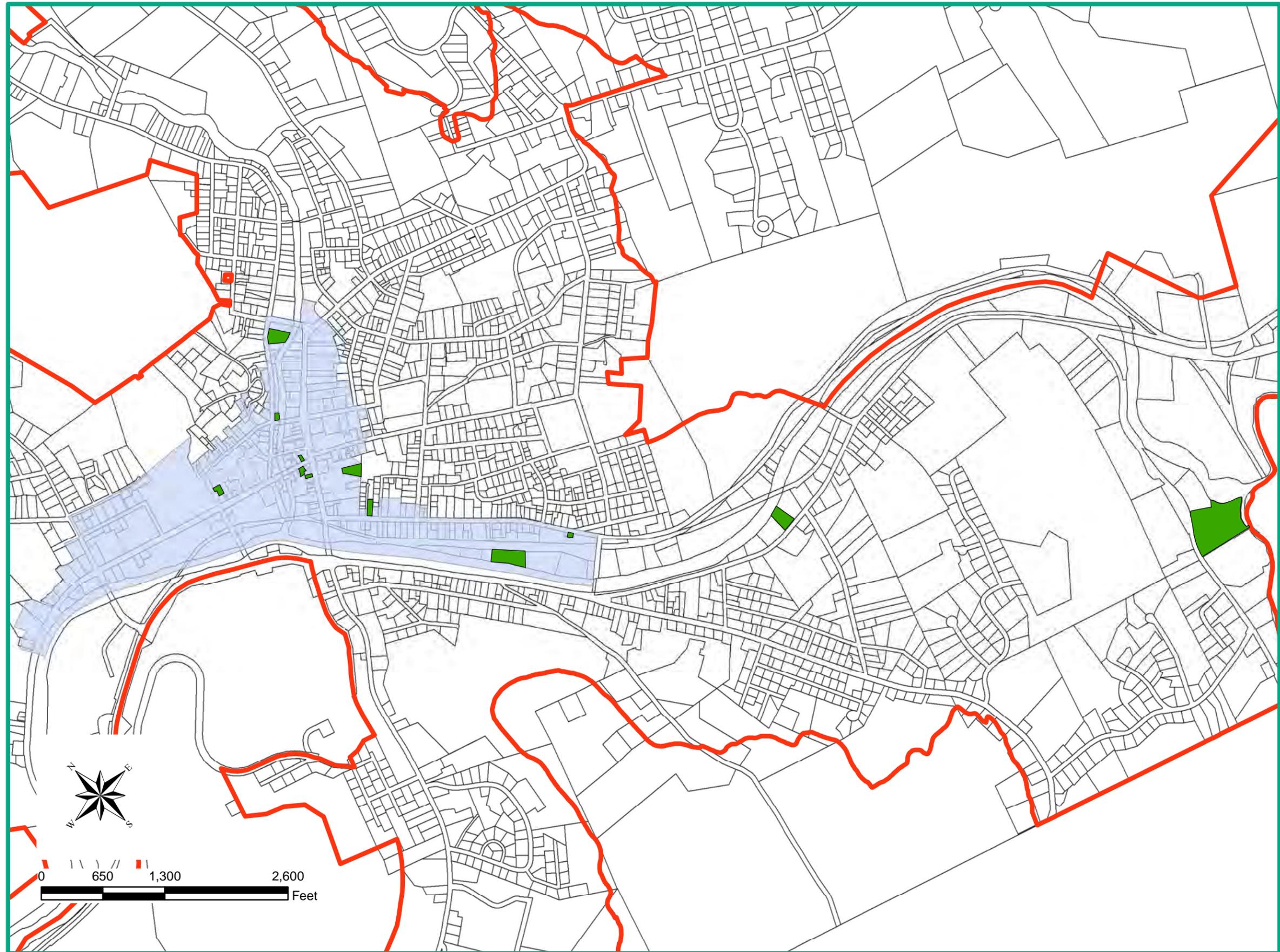
**7 New Structures**

Outside of Growth Center	3	42.90%
Inside Growth Center/Not DD	3	42.90%
Growth Center & DD	1	14.30%

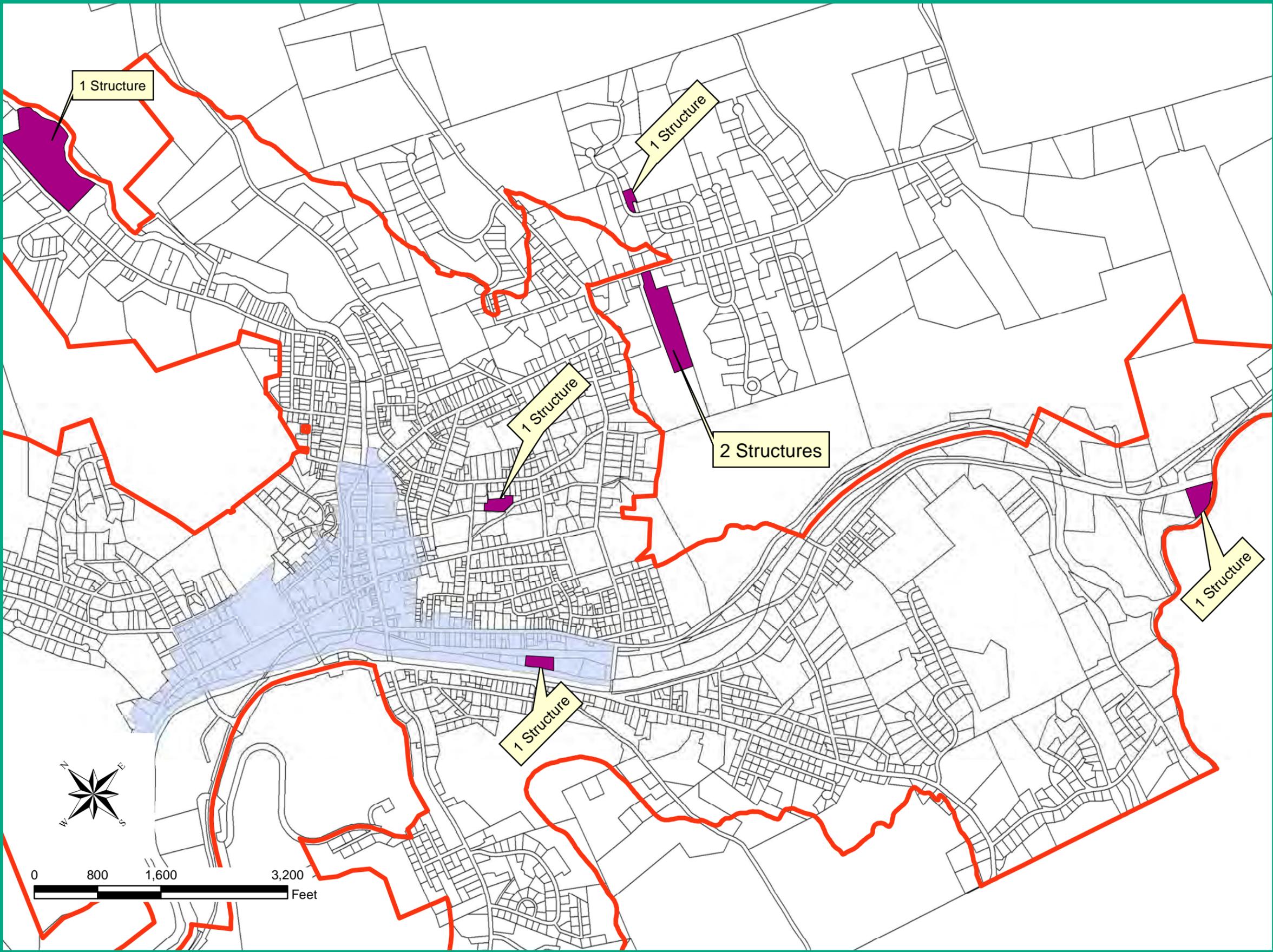
# New Units 2011



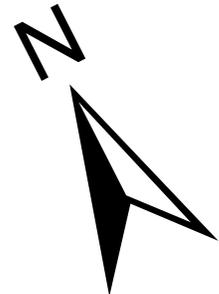
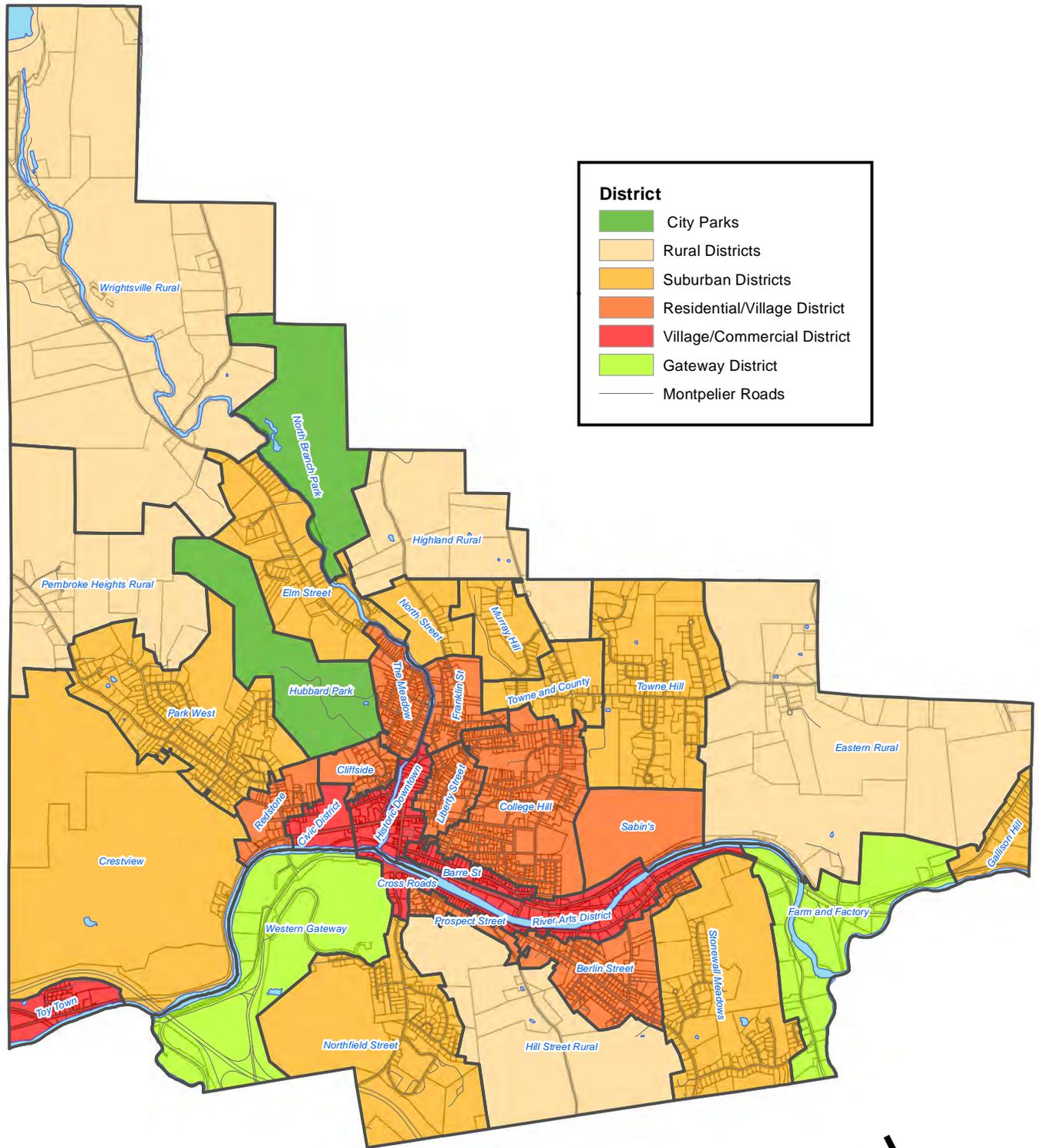
# Enterprises 2011



# Structures 2011



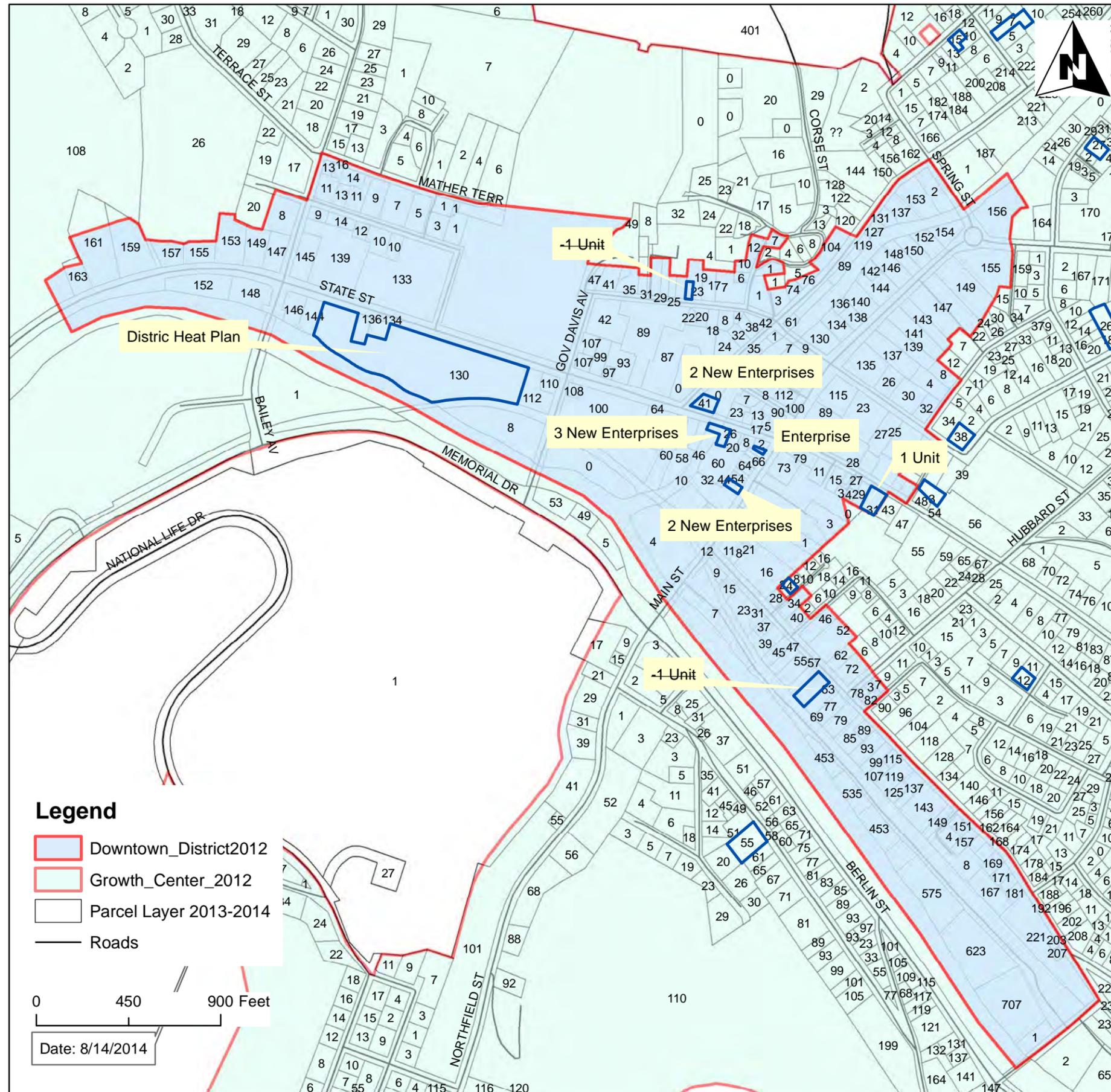
# City of Montpelier - Draft Zoning Districts - June 2011



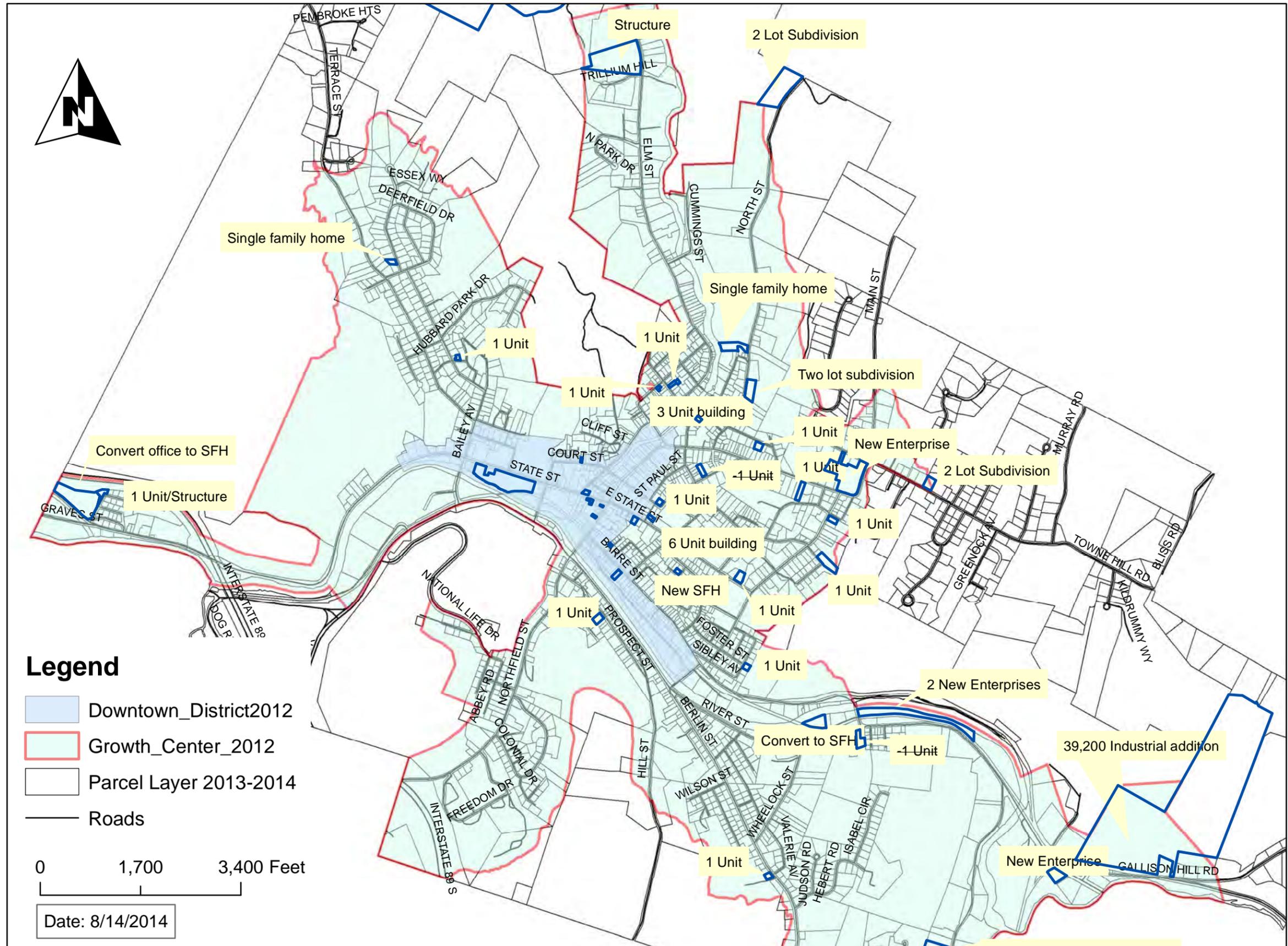


# Permits in Designated Downtown 9/1/11 to 8/4/14

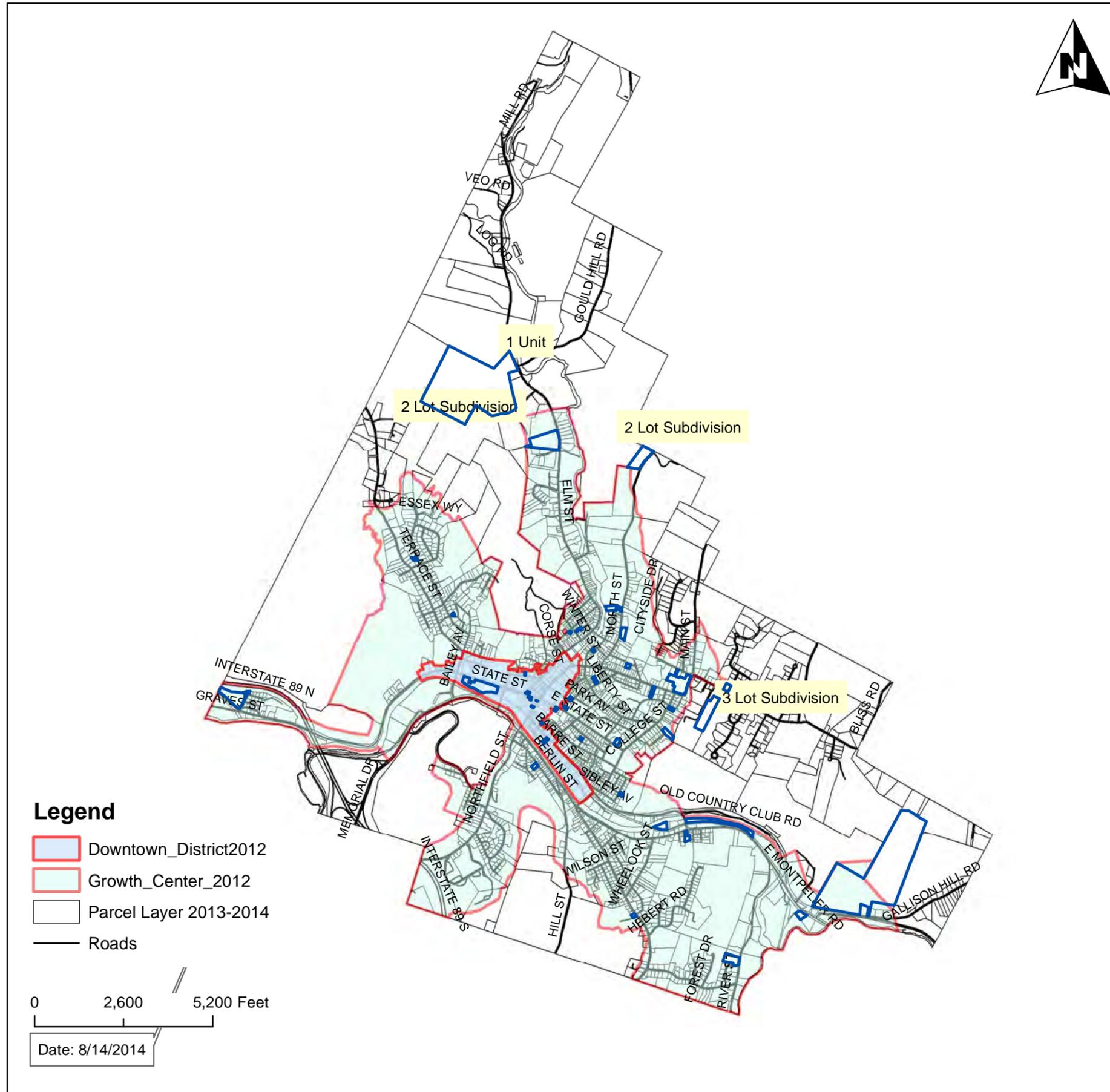
Attachement 4 - Maps for 2014  
5-Year Review



# Permits in Growth Center but not Designated Downtown 9/1/11 to 8/4/14

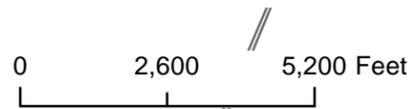


# Permits outside of Growth Center 9/1/11 to 8/4/14



## Legend

-  Downtown\_District2012
-  Growth\_Center\_2012
-  Parcel Layer 2013-2014
-  Roads



Date: 8/14/2014

**CAPITAL IMPROVEMENT PROGRAM (CIP) FUND  
FY 15- FY 20**

**Legend: PD Project Design, D Design, C Construction, IF Impact Fee, CR Capital Reserve, RFL (State Revolving Loan Fund), CIP Capital Improvement Fund**

	Funding Source	FY14-CITY COST	FY15-CITY COST	FY16-CITY COST	FY17-CITY COST	FY18-CITY COST	FY19-CITY COST	FY20-CITY COST	BONDED AMOUNT
<b>GENERAL FUND</b>									
<b>STREET MAINTENANCE</b>									
Bike Path, Berlin St (Granite to town line)	CIP/State	\$150,000							
Overlay Heaton St, Freedom Dr, Judson Dr + \$9,000 misc crack sealing	CIP		\$150,000						
Overlay upper Winter St, upper Bailey Ave, & Sunnyside Ter, + \$20,000 misc crack sealing				\$150,000					
Overlay Towne St & Sunset Ave, Cliff St & Hillside Ave, Park Ave, Merrill Ter					\$150,000				
NEED FY18 Street Maintenance List						\$150,000			
NEED FY19 Street Maintenance List							\$100,000		
NEED FY20 Street Maintenance List								\$100,000	
<b>SUBTOTAL STREET MAINTENANCE includes Sidewalks when required</b>		<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$0</b>
<b>STREET REHAB/RECONSTRUCTION</b>									
Dunpatrick Circle, Colleg St (Woodrow-Main), Marvin & Bingham, North Park Dr, Monsignor Crosby Ave, Woodcrest Dr	CIP/STATE/B	\$298,374							\$710,000
Prospect St, Greenock & Dyer Ave, Gould Hill Rd, Pleasantview St, Witt Pl, SUBJECT TO UPDATE	CIP		\$411,295						
Grandview Ter, upper Main St (w/Vtrans Grant) , Baldwin St, Clarendon Ave (HP Dr - Dairy Ln), Greenfield Ter. SUBJECT TO UPDATE	CIP			\$404,759					
Spring Hollow Ln,Liberty St, Lague Dr, Gaylord Dr, Towne Hill Rd (W/Vtrans Grant) SUBJECT TO UPDATE	CIP/Bond				\$567,392				
NEED FY18 Street Rehab/Reconstruction List	CIP					\$566,779			
NEED FY19 Street Rehab/Reconstruction List	CIP						\$707,615		
NEED FY20 Street Rehab/Reconstruction List	CIP/Bond							\$750,000	
<b>SUBTOTAL STREET REHAB/RECONSTRUCTION</b>		<b>\$298,374</b>	<b>\$411,295</b>	<b>\$404,759</b>	<b>\$567,392</b>	<b>\$566,779</b>	<b>\$707,615</b>	<b>\$750,000</b>	<b>\$710,000</b>
<b>TOTAL ALL STREETS</b>		<b>\$448,374</b>	<b>\$561,295</b>	<b>\$554,759</b>	<b>\$717,392</b>	<b>\$716,779</b>	<b>\$807,615</b>	<b>\$850,000</b>	

**CAPITAL IMPROVEMENT PROGRAM (CIP) FUND  
FY 15- FY 20**

**Legend: PD Project Design, D Design, C Construction, IF Impact Fee, CR Capital Reserve, RFL (State Revolving Loan Fund), CIP Capital Improvement Fund**

	Funding Source	FY14-CITY COST	FY15-CITY COST	FY16-CITY COST	FY17-CITY COST	FY18-CITY COST	FY19-CITY COST	FY20-CITY COST	BONDED AMOUNT
<b>BRIDGES</b>									
BRIDGES FY15-Granite St Bridge- Paint & repair 2.5% local share \$40,000	Bond-Vine								
BRIDGES FY16- save for Cummings				\$125,000					
BRIDGES FY17- save for Cummings & Future Projs					\$125,000				
BRIDGES FY18-Cummings Bridge Replacement \$160,000 & Future Projs	CIP					\$125,000	\$125,000	\$125,000	
TRAFFIC IMPROVEMENTS (Intersection & Calming)	CIP/IF			\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	
RETAINING WALLS	CIP		\$7,500	\$8,000	\$8,500	\$8,500	\$8,500	\$8,500	
SIDEWALK/BIKE PATH RECONSTRUCTION & RESURFACE PROGRAM	CIP			\$40,000	\$40,000	\$10,000	\$40,000	\$40,000	\$444,991
STORM DRAINS & CULVERTS	CIP		\$10,000	\$10,000	\$10,000	\$10,000	\$12,000	\$12,000	\$230,000
BUILDINGS & GROUNDS	CIP					\$178,000	\$178,000	\$175,000	
FLOOD MITIGATION	CIP/State/Fed								
MISCELLANEOUS								\$777	
Downtown Improvemnts		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000		
Carr Lot Transit & Welcome Center (In addition to previously approved \$800,000 Bond)	B/Fed/State								\$1,100,000
Bike Path	B/Fed								
PROJECT MANAGEMENT	CIP	\$65,100	\$66,500	\$67,900	\$69,300	\$70,700	\$72,100	\$73,500	
<b>TOTAL GENERAL FUND ANNUAL CAPITAL FUNDING</b>		<b>\$523,474</b>	<b>\$655,295</b>	<b>\$628,159</b>	<b>\$992,692</b>	<b>\$1,141,479</b>	<b>\$1,265,715</b>	<b>\$1,297,277</b>	
<b>PARKS FUND TOTAL</b>									
		\$9,500	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$0
<b>CEMETERY FUND TOTAL</b>									
		\$26,000	\$18,875	\$18,875	\$18,875	\$18,875	\$18,875	\$18,875	\$0
<b>SENIOR CENTER TOTAL</b>									
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL CAPITAL PROJECTS -GENERAL FUND, PARKS, CEMETERY, SENIOR CTR</b>									
		<b>\$558,974</b>	<b>\$680,246</b>	<b>\$853,109</b>	<b>\$1,017,642</b>	<b>\$1,166,429</b>	<b>\$1,290,665</b>	<b>\$1,322,227</b>	
Change from previous year		\$97,281	\$121,271	\$172,864	\$164,533	\$148,787	\$124,236	\$31,562	
<b>FUNDING FOR CAPITAL PROJECTS:</b>									
Bond		\$710,000			\$710,000			\$705,000	
Annual Capitial Funding		\$557,659			\$1,727,642			\$1,322,227	

**CAPITAL IMPROVEMENT PROGRAM (CIP) FUND  
FY 15- FY 20**

**Legend: PD Project Design, D Design, C Construction, IF Impact Fee, CR Capital Reserve, RFL (State Revolving Loan Fund), CIP Capital Improvement Fund**

	Funding Source	FY14-CITY COST	FY15-CITY COST	FY16-CITY COST	FY17-CITY COST	FY18-CITY COST	FY19-CITY COST	FY20-CITY COST	BONDED AMOUNT
<b>CAPITAL DEBT</b>									
<b>Existing Capital Debt</b>									
Berlin St Reconstruction FY12	GF								\$140,000
Bridges FY18	GF	\$42,378	\$35,648	\$34,043	\$32,430	\$30,810			\$680,000
Fire Station FY18	GF	\$43,453	\$41,589	\$39,716	\$37,835	\$35,945			\$750,000
Library FY21	GF	\$42,378	\$40,790	\$39,176	\$37,541	\$35,887	\$34,218	\$32,537	\$600,000
Police Station FY21	GF	\$104,280	\$100,310	\$91,411	\$87,597	\$83,737	\$79,842	\$75,919	\$1,470,000.00
1996 Retaining Walls FY17	GF	\$6,060	\$5,461	\$5,161	\$4,861				\$100,000
1998 Retaining Walls FY19	GF	\$57,626	\$55,371	\$53,094	\$50,795	\$48,480	\$46,160		\$925,000
Honeywell Lease FY18 added to CIP FY15	GF		\$37,128	\$37,128	\$37,128	\$37,128			
Main Street Lighting FY22	GF	\$13,694	\$13,222	\$12,771	\$12,296	\$11,815	\$11,329	\$10,839	\$215,000
Central VT Bike Path FY22	GF/State	\$14,836	\$14,358	\$13,835	\$13,321	\$12,800	\$12,273	\$11,742	\$200,000
City Hall, Fire & DPW Roof/Windows/Sidewalks, Electric & Standby Generator FY25	GF/STATE DTF	\$55,961	\$63,554	\$58,150	\$56,370	\$54,558	\$52,972	\$48,539	\$850,000
CARR LOT & CIP/FIRE TRUCK FY33	BOND/Federal	\$131,950	\$130,944	\$129,777	\$128,457	\$126,976	\$125,260	\$123,316	\$1,670,000
Street Improvements	GF	\$19,658	\$42,688	\$59,658	\$59,172	\$58,550	\$57,794	\$56,904	
Municipal Buildings' Alternative Heating / District Heating FY30	CIP/STATE OR BOND	\$20,289	\$20,445	\$20,324	\$20,324	\$20,324	\$19,028	\$16,994	\$250,000
Bridges Bond, Part 1:Langdon, Memorial BP, & Refinance Pioneer & City Hall, Fire, DPW Bldg FY27	BOND/STATE	\$70,513	\$68,632	\$66,724	\$64,789	\$62,829	\$60,845	\$58,840	\$865,000
Sabins Pasture all repaid FY15	GF	\$0	\$0						\$188,000
Retaining Walls FY30	GF	\$33,672	\$35,458	\$33,931	\$33,931	\$33,931	\$31,579	\$31,660	\$415,000
Bridges Bond,Part II:Vine, Rialto Banister & Spring FY30	GF	\$24,346	\$23,005	\$24,387	\$24,387	\$24,387	\$22,833	\$22,898	\$300,000
<b>TOTAL CAPITAL DEBT</b>		<b>\$681,093</b>	<b>\$728,601</b>	<b>\$719,287</b>	<b>\$701,234</b>	<b>\$678,157</b>	<b>\$554,133</b>	<b>\$490,188</b>	<b>\$9,618,000</b>
Change from previous year		\$91,437	\$47,508	-\$9,314	-\$18,053	-\$23,078	-\$124,024	-\$63,945	
<b>TOTAL CAPITAL PROJECTS &amp; DEBT -GENERAL FUND, PARKS &amp; CEMETERY</b>		<b>\$1,240,067</b>	<b>\$1,408,848</b>	<b>\$1,572,396</b>	<b>\$1,718,876</b>	<b>\$1,844,586</b>	<b>\$1,844,798</b>	<b>\$1,812,415</b>	
Equipment Plan (\$515,000 less Equipment Debt)		\$498,637	\$496,158	\$498,908	\$518,728	\$559,318	\$559,106	\$591,489	
<b>TOTAL CAPTIAL AND EQUIPMENT FUNDING</b>		<b>\$1,738,704</b>	<b>\$1,905,004</b>	<b>\$2,071,304</b>	<b>\$2,237,604</b>	<b>\$2,403,904</b>	<b>\$2,403,904</b>	<b>\$2,403,904</b>	
Change from previous year		\$166,300	\$166,300	\$166,300	\$166,300	\$166,300	\$0	\$0	
Target Capital Budget		\$1,738,704	\$1,905,004	\$2,071,304	\$2,237,604	\$2,403,904	\$2,403,904	\$2,403,904	

**CAPITAL IMPROVEMENT PROGRAM (CIP) FUND  
FY 15- FY 20**

**Legend: PD Project Design, D Design, C Construction, IF Impact Fee, CR Capital Reserve, RFL (State Revolving Loan Fund), CIP Capital Improvement Fund**

	Funding Source	FY14-CITY COST	FY15-CITY COST	FY16-CITY COST	FY17-CITY COST	FY18-CITY COST	FY19-CITY COST	FY20-CITY COST	BONDED AMOUNT
<b>WATER FUND</b>									
<b>Distribution, Transmission &amp; Storage System</b>									
Streets Water CIP	Water CIP	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	
Dickey Dam	Water CIP								
<b>TOTAL DISTRIBUTION, TRANSMISSION &amp; STORAGE</b>		<b>\$720,000</b>	<b>\$0</b>						
<b>Supply &amp; Treatment System</b>									
<b>TOTAL SUPPLY &amp; TREATMENT SYSTEM</b>		<b>\$0</b>							
<b>SUBTOTAL ANNUAL WATER CIP</b>		<b>\$720,000</b>	<b>\$0</b>						
<b>WATER CAPITAL DEBT</b>									
West Side Connector Phase I Main St to Granite St/River St FY28	Water CIP	\$167,139	\$162,696	\$158,192	\$153,659	\$149,069	\$140,268	\$135,679	\$1,950,000
West Side Connector Phase II Northfield St to Westview Tank	Water CIP/State								\$3,700,000
Town Hill Water System (Lease) FY25	Operating Budget	\$41,329	\$40,310	\$39,310	\$41,548	\$40,306	\$39,041	\$40,223	
Water Filtration Plant FY21	Water CIP	\$208,844	\$210,594	\$193,012	\$203,594	\$203,625	\$202,969	\$201,625	\$2,495,000
Water Filtration Plant/Westside Connector FY 25	FED/STATE	\$427,810	\$413,940	\$399,575	\$401,843	\$403,772	\$404,774	\$399,368	\$4,150,000
Westside Connector Bailey Ave.State -Memorial; Bailey to Taylor to Main FY25 Refi with line above	Water CIP	\$0	\$0	\$0	\$0	\$0			\$1,400,000
<b>SUBTOTAL WATER CAPITAL DEBT</b>		<b>\$845,122</b>	<b>\$827,540</b>	<b>\$790,089</b>	<b>\$800,644</b>	<b>\$796,772</b>	<b>\$787,052</b>	<b>\$776,895</b>	<b>\$13,695,000</b>
<b>TOTAL WATER FUND</b>		<b>\$1,565,122</b>	<b>\$1,547,540</b>	<b>\$1,510,089</b>	<b>\$1,520,644</b>	<b>\$1,516,772</b>	<b>\$1,507,052</b>	<b>\$1,496,895</b>	<b>\$13,695,000</b>
Target Capital Budget		<b>\$780,000</b>							
Variance from Target		<b>\$785,122</b>	<b>\$767,540</b>	<b>\$730,089</b>	<b>\$740,644</b>	<b>\$736,772</b>	<b>\$727,052</b>	<b>\$716,895</b>	

**CAPITAL IMPROVEMENT PROGRAM (CIP) FUND  
FY 15- FY 20**

**Legend: PD Project Design, D Design, C Construction, IF Impact Fee, CR Capital Reserve, RFL (State Revolving Loan Fund), CIP Capital Improvement Fund**

	Funding Source	FY14-CITY COST	FY15-CITY COST	FY16-CITY COST	FY17-CITY COST	FY18-CITY COST	FY19-CITY COST	FY20-CITY COST	BONDED AMOUNT
<b>SEWER FUND</b>									
<b>Wastewater Treatment</b>									
Phosphorus Reduction Upgrade	Sewer CIP								
Wastewater Treatment Plant - CNA	Sewer CIP	\$46,791	\$7,108	\$18,697	\$79,383	\$0	\$0		
<b>SUBTOTAL WASTEWATER TREATMENT</b>		<b>\$46,791</b>	<b>\$7,108</b>	<b>\$18,697</b>	<b>\$79,383</b>	<b>\$0</b>	<b>\$0</b>		
<b>Collector &amp; Interceptor Systems</b>									
Sewer Collection System Rehabilitation/Replaceent Pump Station Emergency Reserve Collection System \$739,320 Berlin pays 60%half	Sewer CIP	\$529,000	\$529,000	\$529,000	\$529,000	\$529,000	\$529,000	\$529,000	
<b>SUBTOTAL COLLECTOR &amp; INTERCEPTOR SYSTEMS</b>		<b>\$529,000</b>							
<b>SUBTOTAL ANNUAL WASTEWATER CIP</b>		<b>\$575,791</b>	<b>\$536,108</b>	<b>\$547,697</b>	<b>\$608,383</b>	<b>\$529,000</b>	<b>\$529,000</b>	<b>\$529,000</b>	
<b>CAPITAL DEBT</b>									
<b>CSO Phase I - Local Share Bond FY17</b>		\$36,362	\$32,763	\$30,968	\$29,188				\$600,000
CSO RF1 021 FY17		\$22,049	\$22,049	\$22,049	\$22,049				\$440,432
CSO RF1 027 FY18		\$38,856	\$38,856	\$38,856	\$38,856	\$38,856	\$0		\$777,110
CSO RF1 028 FY19		\$14,156	\$14,156	\$14,156	\$14,156	\$14,156	\$14,156		\$289,812
CSO RF1 047 FY20		\$35,497	\$35,497	\$35,497	\$35,497	\$35,497	\$35,497		\$707,693
<b>CSO Phase II - Local Share Bond FY31</b>		\$75,093	\$73,189	\$71,245	\$69,267	\$67,263	\$65,237	\$63,194	\$1,140,000
CSO RF1 059 FY22		\$13,807	\$13,807	\$13,807	\$13,807	\$13,807	\$13,807	\$13,807	\$265,100
CSO RF1 068 FY22		\$26,456	\$26,456	\$26,456	\$26,456	\$26,456	\$26,456	\$26,456	\$525,880
CSO RF1 071 FY23		\$34,432	\$34,432	\$34,432	\$34,432	\$34,432	\$34,432	\$34,432	\$675,000
CSO RF1 02-8 FY25		\$28,100	\$28,100	\$28,100	\$28,100	\$28,100	\$28,100	\$28,100	\$515,705
CSO RF1 03-9 82 FY26		\$34,710	\$34,710	\$34,710	\$34,710	\$34,710	\$34,710	\$34,710	\$564,646
CSO RF1 03-10 FY09									\$123,940
CSO Storm Drainage Solar Panels AR1-016 FY24		\$35,920	\$35,920	\$35,920	\$35,920	\$35,920	\$35,920	\$35,920	\$300,000
WWTP Improvements - 1988 Refinanced '92 FY08									\$200,000
I. WWTP Improvements RF1 033 FY24		\$174,171	\$174,171	\$174,171	\$174,171	\$174,171	\$174,171	\$174,171	\$3,647,420
Solar Panels see above		\$0	\$0	\$0	\$0	\$0			\$180,000
Ultraviolet Disinfection System FY25		\$112,967	\$110,492	\$105,364	\$106,980	\$108,467	\$109,669	\$105,554	\$1,480,000
Screw Pumps Bond FY28		\$30,856	\$30,036	\$29,206	\$28,368	\$27,520	\$25,896	\$25,048	\$360,000
River Street Sewer Bond FY29		\$33,020	\$32,260	\$31,543	\$30,802	\$30,036	\$29,245	\$28,433	\$400,000
River Street Sewer Bond FY35		\$18,500	\$40,201	\$56,183	\$55,725	\$55,139	\$54,427	\$53,394	\$670,000
<b>SUBTOTAL LONG TERM DEBT</b>		<b>\$764,952</b>	<b>\$777,095</b>	<b>\$782,664</b>	<b>\$778,464</b>	<b>\$724,530</b>	<b>\$681,723</b>	<b>\$623,219</b>	<b>\$12,712,738</b>
<b>TOTAL SEWER FUND</b>		<b>\$1,340,743</b>	<b>\$1,313,203</b>	<b>\$1,330,361</b>	<b>\$1,386,847</b>	<b>\$1,253,530</b>	<b>\$1,210,723</b>	<b>\$1,152,219</b>	

**CAPITAL IMPROVEMENT PROGRAM (CIP) FUND  
FY 15- FY 20**

**Legend: PD Project Design, D Design, C Construction, IF Impact Fee, CR Capital Reserve, RFL (State Revolving Loan Fund), CIP Capital Improvement Fund**

	Funding Source	FY14-CITY COST	FY15-CITY COST	FY16-CITY COST	FY17-CITY COST	FY18-CITY COST	FY19-CITY COST	FY20-CITY COST	BONDED AMOUNT
<b>PARKING PROJECTS</b>									
Carr Lot Replacement Parking (Parking Garage)	Bond/Private								
Parking Lot Resurface/Maintenance	CIP/Parking	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
Notes for Parking Lot Resurface									
Parking Lot Improvement Amenities									
<b>TOTAL PARKING FUND</b>		<b>\$10,000</b>	<b>\$0</b>						
<b>CEMETERY FUND PROJECTS</b>									
Roads including drainage (Director's numbers)	GF	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
Cemetery w/Roads CNA	GF		\$8,875	\$8,875	\$8,875	\$8,875	\$8,875	\$8,875	
Chapel Work	GF	\$8,000							
Restoration Monuments (move to operating)	GF								
Linden Ave Retaining Wall	GF	\$8,000							
New Developments/West End Development/Columbarium	GF								
Old Vault Restoration	GF								
<b>CEMETERY FUND TOTAL</b>		<b>\$26,000</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$0</b>
<b>SENIOR CENTER FUND</b>									
Kitchen Renovation	GF	endowment fund							
	GF								
	GF								
<b>SENIOR CENTER FUND TOTAL</b>		<b>\$0</b>	<b>\$0</b>						
<b>PARKS FUND PROJECTS</b>									
Tower Stairs	GF CIP								
Hubbard Park Residence	GF CIP								
Parks CIP funding	GF CIP		\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	
Pond Dig out move to operating	GF CIP								
Match Grant move to operating	GF CIP								
Entrance Gate&Signs	GF CIP								
Fitness Trail Restoration and Pond work	Fed	\$9,500							
<b>PARKS FUND TOTAL</b>		<b>\$9,500</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$0</b>
<b>SUMMARY BY FUND</b>									
<b>GENERAL FUND</b>		<b>\$1,240,067</b>	<b>\$1,408,846</b>	<b>\$1,572,396</b>	<b>\$1,718,876</b>	<b>\$1,844,586</b>	<b>\$1,844,798</b>	<b>\$1,812,415</b>	
<b>WATER FUND</b>		<b>\$1,565,122</b>	<b>\$1,547,540</b>	<b>\$1,510,089</b>	<b>\$1,520,644</b>	<b>\$1,516,772</b>	<b>\$1,507,052</b>	<b>\$1,496,895</b>	
<b>SEWER FUND</b>		<b>\$1,340,743</b>	<b>\$1,313,203</b>	<b>\$1,330,361</b>	<b>\$1,386,847</b>	<b>\$1,253,530</b>	<b>\$1,210,723</b>	<b>\$1,152,219</b>	
<b>PARKING FUND</b>		<b>\$10,000</b>							
<b>CEMETERY FUND</b>		<b>\$26,000</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	<b>\$18,875</b>	
<b>SENIOR CENTER FUND</b>		<b>\$0</b>							
<b>PARKS FUND</b>		<b>\$9,500</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	<b>\$6,075</b>	
<b>TOTAL ALL FUNDS</b>		<b>\$4,191,432</b>	<b>\$4,304,540</b>	<b>\$4,447,795</b>	<b>\$4,661,318</b>	<b>\$4,649,838</b>	<b>\$4,597,523</b>	<b>\$4,496,479</b>	