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May 29, 2019

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

Re: Montpelier Growth Center renewal 2019

Dear Jacob,

The City of Montpelier is hereby submitting this letter and attachments in fulfillment of our requirements for 10 year review of the Montpelier Growth Center. This cover letter will provide an overview of changes in the growth center over the past five years with a certification that conditions have been met. This letter will also include a summary of the City's current request for an adjustment to the Growth Center boundary.

Attached to this letter is a series of documents intended to meet the requirements of 24 V.S.A. §2793(c) including:

- A map identifying areas for adding or removing from the current Growth Center (Figure 30 from the Montpelier Master Plan);
- an annotated copy of the original decision commenting on each of the findings in the Designation Decision;
- the most recent version of the City's capital improvement plan;
- a summary of development over the past five years for dwellings, enterprises, and subdivisions; and
- a list with links to reports and other projects that are relevant to the implementation of our growth center.

Overview of Growth Center changes

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

was an important goal, it was not the primary focus. As will be discussed below, the initial Growth Center Boundary was large (38% of city acreage) and included some areas characterized by strip development. The revised boundary in 2016 now directs the same amount of growth from the initial application but into a more concentrated area (16% of city by acreage).

The Montpelier Growth Center was one of the first approved by state and was approved in 2009. Montpelier also participates in the Designated Downtown Program; its "core" designation. The district approved in 2009 included most of the developed areas of Montpelier including all of River Street (out to the Wayside Restaurant), East Montpelier Road (to Berlin Town Line), Northfield Street (to Berlin), State Street (to Middlesex), much of Terrace Street, Elm Street to CCV, and parts of North Street and Main Street past (and including parts of) Towne Hill Road.

Montpelier's first 5 year renewal was in 2014. It was approved on September 22 of that year with a condition to submit a progress report in one year on the progress made on the zoning revisions and comprehensive plan which address the Boards concern on the size of the growth center.

Montpelier submitted the required progress report in 2015 and on September 28th the board made a more substantial set of findings and recommendations to the City:

- *The Growth Center includes portions of the city that at the time of the designation failed to meet the designation requirements that restrict designation to areas with existing or planned patterns of development meeting the smart growth principles. The areas of the designated growth center that lacked or had questionable conformance with smart growth principles include: (summarized below)*
 - Western leg of growth center along Route 2;
 - Eastern leg of the growth center along Routes 2 and 302;
 - Outer portions of MDR (old zoning district) to the north and south of the Designated Downtown.
- *The Downtown Board will review the City's corrective action at the July 25, 2016 meeting.*

Although the zoning was still in draft form in July 2016, the City was comfortable submitting the draft zoning map as the basis for the new growth center boundary. The City proposed a new growth center that included all lands within the Urban Center, Riverfront, Mixed Use Residential, and the highest density zoning districts (Res 1500, 3000, and 6000). It was believed that this would make the Growth Center considerably more targeted on those areas that are most walkable and most supporting of the downtown either for commercial or residential growth.

On July 28, 2016 the Downtown Development Board accepted the corrective action proposed by the city and required the city to notify the Board upon adoption of the zoning regulations if the boundaries were different than those shown in the submitted map.

The Montpelier Master Plan was adopted on December 20, 2017 and the Unified Development Regulations were adopted on January 3, 2018.

In March 2018 the City contacted the Downtown Development Board regarding the final adopted zoning map as required in the condition of approval in 2016. One important change was the final map for Sabins pasture which split the parcel into two districts- one high density and one low density rather than a single moderate density district. Although the low density areas were below the minimum threshold set in statute, the City argued that the entire parcel (looking holistically) would be above the minimum density and the entire parcel must be in to qualify for TIF (an important key to the development of this parcel). The Board agreed with the City's reasoning and left the entire parcel in but only the high density areas were eligible for TIF infrastructure improvements.

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.*

This condition was removed following Montpelier's first 5 year renewal in 2014. As mentioned above, a new condition was approved on September 22, 2014:

- *The acceptance of the review report was conditioned on the City's submission of a progress report in one year to include a summary of all zoning revisions and comprehensive plan updates which address Board concerns regarding the size of the Growth Center boundary, and a timeline for the adoption of both.*

This condition was met in September 2015 with the submission of the required report. The

Board filed a new corrective action on September 28:

- *The Growth Center includes portions of the city that at the time of the designation failed to meet the designation requirements that restrict designation to areas with existing or planned patterns of development meeting the smart growth principles. The areas of the designated growth center that lacked or had questionable conformance with smart growth principles include:* (summarized below)
 - Western leg of growth center along Route 2;
 - Eastern leg of the growth center along Routes 2 and 302;
 - Outer portions of MDR (old zoning district) to the north and south of the Designated Downtown.
- *The Downtown Board will review the City's corrective action at the July 25, 2016 meeting.*

This condition was also met. In July 2016 the City filed a proposed new boundary based on draft zoning districts. The Board accepted that corrective action on July 28, 2016 and added the following condition:

- *The Board conditioned its acceptance of the corrective action and boundary adjustment, requiring the city to notify the Board immediately upon adoption of the zoning regulations if the boundaries are different from those shown on the submitted map. Additionally, if proposed zoning regulations are not adopted before the five year review in 2019, further corrective action may be required.*

The City did adopt the proposed regulations on January 3, 2018 and did notify the Board in a letter dated March 18, 2018 due to changes in zoning for Sabins Pasture. The growth center boundary was not changed due to the zoning changes as discussed above.

In conclusion the City hereby certifies that it has met all conditions established by Board to this point.

Request for amendment to the Growth Center boundary

During the adoption of the Montpelier Master Plan in 2017, certain members of the public argued for changes to the new growth center boundary. Two areas were identified – Crestview neighborhood and the state owned land behind the Capitol building. These requested changes are described in more detail in the annotated review of the original Designation Approval but will be summarized here.

The first request is to reinstate Crestview into the Growth Center (see attachment 1). This

large undeveloped parcel is close to downtown and was in the original growth center. Although it was not one of the areas listed for removal by the Board in 2014, it was removed because it was not zoned one of the districts that we identified for inclusion in the Growth Center. In hindsight we should have kept this area in as it meets all statutory requirements for inclusion in the Growth Center including density requirements and provided a third large undeveloped parcel near the downtown. At the time it was removed, individual property owners were not notified of the proposed changes and therefore the owner of the property was unaware of the pending removal until it was too late. This property owner also owns an abutting parcel that is in the Growth Center call the Redstone Building which was formerly owned by the state. This historic building was recently purchased and will provide new development opportunities to the Crestview parcel.

The second request from Council was to remove the land behind the Capitol building. Although the City has no authority to regulate the development of this land and its inclusion in the growth center provides no benefit, the Council felt its inclusion sent the wrong message about the City's desires for this area. They feel it should remain as it is, a forested backdrop to our Capitol building, and should not be identified as an area that we would encourage development of.

The City therefore requests subtracting the area behind the Statehouse and adding in the land known as Crestview that are identified on Map 30 of the current Montpelier Master Plan (attachement 1).

Please feel free to contact me with any questions or comments. We want to thank the State of Vermont and Agency of Commerce and Community Development for your support of Vermont's downtowns. Programs like the Designated Downtown and Growth Center provide resources that help make the State's urban and village centers successful.

Sincerely,

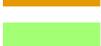
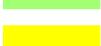
Mike Miller, AICP CFM
Director of Planning & Community Development

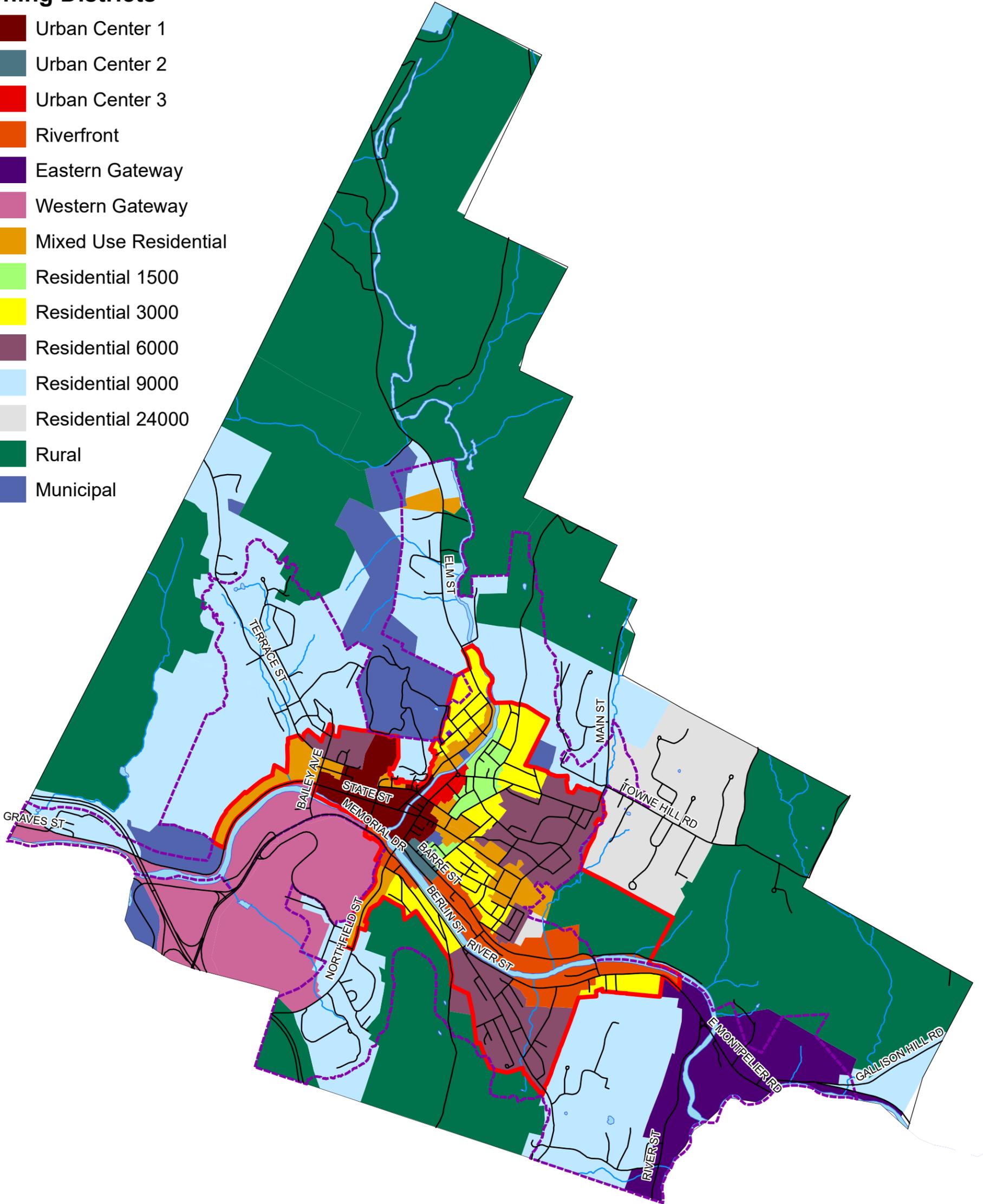
Growth Center Boundary 2016

Legend

-  2009 Growth Center Boundary
-  2016 Growth Center Boundary
-  Rivers, Lakes, and Ponds
-  Streams

Zoning Districts

-  Urban Center 1
-  Urban Center 2
-  Urban Center 3
-  Riverfront
-  Eastern Gateway
-  Western Gateway
-  Mixed Use Residential
-  Residential 1500
-  Residential 3000
-  Residential 6000
-  Residential 9000
-  Residential 24000
-  Rural
-  Municipal



N



0 0.25 0.5 1 1.5 Miles

Created by CVRPC 7/7/2016; Updated June 2019

This map is for planning purposes only.
Data is only as accurate as the original sources.
This map may contain errors and/or omissions.



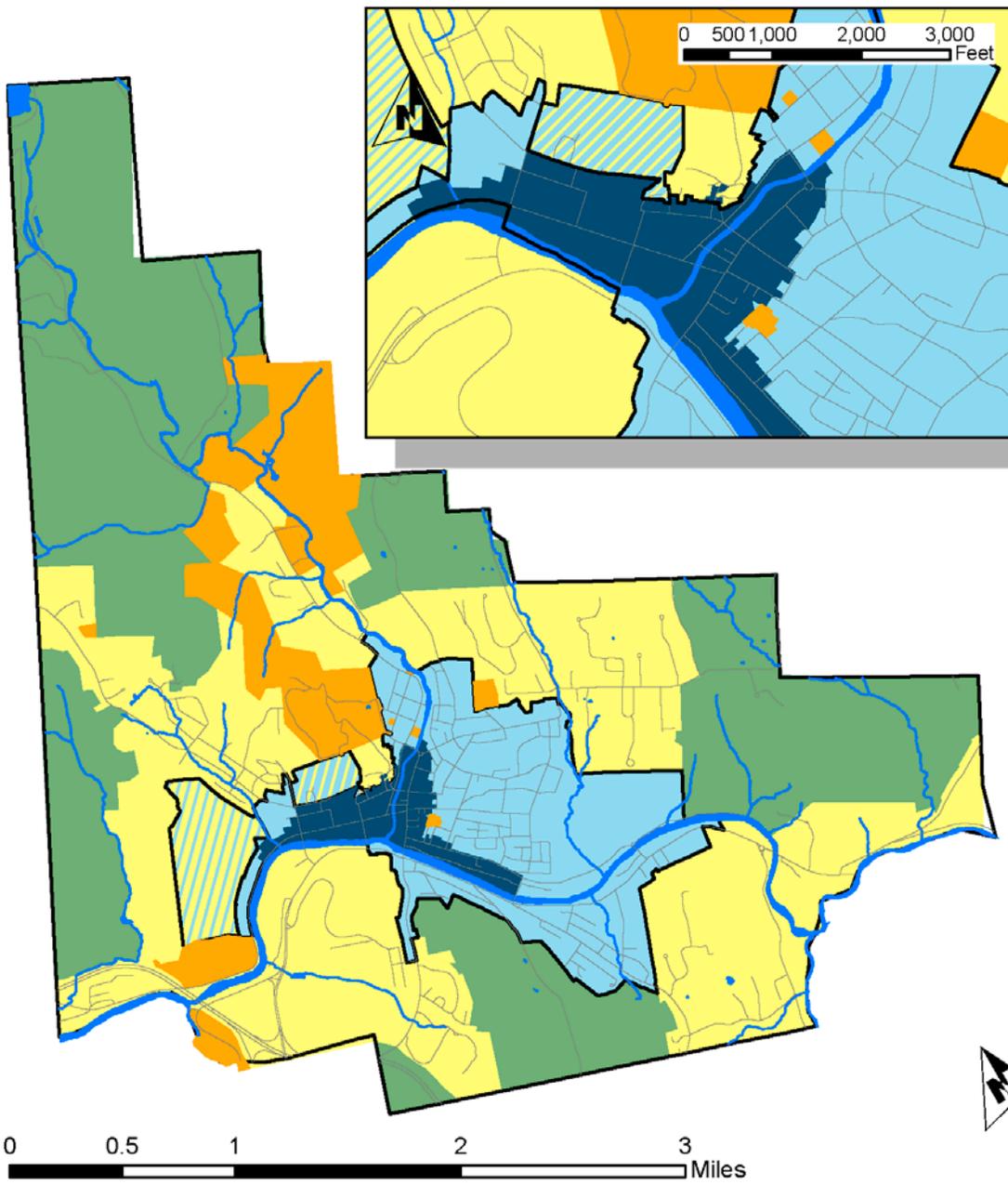
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CITY OF MONTPELIER 2017 MASTER PLAN

Figure 30- Future Land Use

Legend

- Rivers, Lakes, and Ponds
- Smart Growth District
- Surrounding Neighborhoods
- Municipal
- Rural
- Areas to be Studied for Smart Growth Subtractions
- Areas to be Studied for Smart Growth Additions
- Montpelier Boundary
- Montpelier Downtown Designation



ATTACHMENT 2

10 YEAR REVIEW COMMENTS

The original City of Montpelier Growth Center Designation approval (2009) has been annotated with comments by the City staff to facilitate the Vermont Downtown Development Board's 10-year review of the designation. Comments are set forth below in underlined red text.

CITY OF MONTPELIER APPLICATION FOR GROWTH CENTER DESIGNATION

Decision to Approve Growth Center Designation Vermont Expanded Downtown Board *September 28, 2009*

Introduction

The Expanded Downtown Board considered the City of Montpelier's application for growth center designation at their September 28, 2009 warned public meeting. The Board voted 7 to 4 to approve Montpelier's application and award growth center designation, based upon review of the application, the Planning Coordination Group's September 9, 2009 recommendations, and the statutory designation criteria (24 V.S.A. §2791). Below is a summary of the Board's findings and conclusions, with attached conditions.

Proposed Growth Center includes or is adjacent to a Designated Downtown, Village Center or New Town Center

Montpelier's Growth Center includes and radiates out from the city's designated downtown. FIGURE 5 IN THE APPLICATION (PAGE 23) SHOWS THE RELATIONSHIP BETWEEN THE DOWNTOWN AND THE GROWTH CENTER.

Since the initial approval of the Growth Center in 2009, there has been an amended Growth Center boundary that was required by the Board and subsequently approved. The history of that process is summarized below.

The Downtown Board conditioned Montpelier's first 5 year review on September 22, 2014 with a requirement that the City provide a progress report in one year to include a summary of all zoning revisions and comprehensive plan updates which address Board concerns regarding the size of the Growth Center boundary and a timeline for both.

Montpelier submitted the required progress report in 2015 and on September 28th the board made a more substantial set of findings and recommendations to the City:

- The Growth Center includes portions of the city that at the time of the designation failed to meet the designation requirements that restrict designation to areas with existing or planned patterns of development meeting the smart growth principles. The areas of the designated growth center that lacked or had questionable conformance with smart growth principles include: (summarized below)
 - Western leg of growth center along Route 2;
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- The Downtown Board will review the City's corrective action at the July 25, 2016 meeting.

Although the zoning was still in draft form in July 2016, the City was comfortable submitting the draft zoning map as the basis for the new growth center boundary. The City proposed a new growth center that included all lands within the Urban Center, Riverfront, Mixed Use Residential, and the highest density zoning districts (Res 1500, 3000, and 6000). It was believed that this would make the Growth Center considerably more targeted on those areas that are most walkable and most supporting of the downtown either for commercial or residential growth.

On July 28, 2016 the Downtown Development Board accepted the corrective action proposed by the city and required the city to notify the Board upon adoption of the zoning regulations if the boundaries are different than those shown in the submitted map.

The Montpelier Master Plan was adopted on December 20, 2017 and the Unified Development Regulations were adopted on January 3, 2018. Both were sent to the Downtown Development Board staff following adoption. The original and final Growth Center Maps are attached to this report (see attachment 1).

1. Rationale for Growth Center

The proposed growth center growth cannot reasonably be achieved within an existing designated downtown, village center, or new town center located within the applicant municipality (24 V.S.A. § 2793c(e)(1)(G)(ii)).

The primary goal of the city in designating its growth center is to reverse the trend of a decreasing population in the last several decades by fostering new residential

development in the growth center that meets the needs of city employees and captures an increasing proportion of the region's anticipated housing needs. APPLICATION PAGE 6.

Regional growth projections developed by the Central Vermont Regional Planning Commission (CVRPC) in 2003, based on the historic population trends, shows a continuing decrease in the city's population over the next 20 years. Montpelier acknowledges these projections but cites a number of trends and city policies that they believe will reverse this decline and predicting instead that the resident population of Montpelier will grow from 8,543 residents in 2009 to 9,808 residents in 2029.

The increase of 1,265 residents over the next 20 years is optimistic but supported by:

- 1) the pace of recent housing development (119 new units between 2003-2007);
- 2) the number of additional units in the permitting "pipeline;"
- 3) changes in market preference for urban/village living partly stimulated by increased energy costs and an aging population;
- 4) results of a linear and geometric regression model showing increases in housing units;
- 5) available infrastructure capacity; and
- 6) a regional "fair share" housing target by CVRPC that allocates higher proportion of the region's housing growth to Montpelier. APPLICATION PAGES 7-13

Montpelier's role as a regional job center is expected to diminish slightly over the next 20 years as the proportion of jobs grows in other nearby municipalities. Based on historic trends, the city expects to attract 1,430 net new jobs by 2029, with total employment growth increasing slowly but steadily from 9,968 estimated in 2010 to 11,349 in 2030, mostly in government/office jobs. APPLICATION PAGES 14-16

The application estimates that commercial space in Montpelier's designated downtown is 93% built out and 89% built out in residential units. If 51% of of the city's 20 year employment growth needs for the city were to be accommodated in the growth center, 254,999 s.f. of additional space is estimated to be needed. (The city notes that the estimated space needs for the projected employment growth may be high, not taking into account the trends of people holding multiple jobs and telecommuting from home.) Given the capacity of the downtown, established through the build-out analysis, the city anticipates that an additional 189,426 sq. ft. of commercial space and 335 residential units will need to be located in the growth center, outside of the designated downtown.

APPLICATION PAGES 18 – 21. Currently the city provides approximately 12,000 more jobs than residents. 8/20/09 LETTER BY GWENDOLYN HALLSMITH, PAGE 5

The city's build out estimates excluded floodplains, and assumed limited expansion of historic and state-owned buildings. These represent real constraints to redevelopment in the downtown so the build-out analysis adequately demonstrates that 50% of expected retail and office growth can not fit into the designated downtown.

These findings remain accurate.

2. Size and Configuration of Growth Center

The proposed growth center is of an appropriate size sufficient to accommodate a majority of the projected population and development over a 20-year planning period. The proposed growth center does not encompass an excessive area of land that would involve the unnecessary extension of infrastructure to service low-density development or result in a scattered or low-density pattern of development at the conclusion of the 20-year period (24 V.S.A. § 2793c(e)(1)(F)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by development that is not serviced by municipal infrastructure or that requires the extension of municipal infrastructure across undeveloped lands in a manner that would extend service to lands located outside compact village and urban centers (24 V.S.A. § 2791(13)(l)(iv)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by linear development along well-traveled roads and highways that lacks depth, as measured from the highway (24 V.S.A. § 2791(13)(l)(v)).

The proposed growth center encompasses 38% of the city's total 6,041 acres. Sewer and water service areas covers essentially all of the growth center, and much of the remainder of the city. WATER AND SEWER SERVICE AREA MAP AND APPLICATION PAGE 24.

The total size of the proposed growth center is 2,323 acres with a 123 acre designated downtown. APPLICATION PAGES 6 and 24. The developable area in the growth center is estimated to be less than 482 acres. 8/20/09 LETTER BY GWEN HALLSMITH, PAGE 4.

The existing and projected growth in the downtown compared to the projected demand for growth in the Growth Center is presented on page 21 of the application. The unmet need for development beyond what can be accommodated in the downtown is estimated to be 189,426 commercial s.f. and 335 residential units. APPLICATION PAGE 21.

Well over a majority of the city's growth over the next 20 years is projected to occur within the growth center -- 73% of commercial and 104 % of residential. APPLICATION PAGES 25-26.

Growth center boundaries include all of the downtown commercial and business zoning districts and the high and medium density residential districts. The majority of land in the Growth Center is zoned Medium Density Residential (MDR) that is zoned for .23 acres/unit (slightly less than ¼ acre lots), provided there is sewer and water service. MONTPELIER ZONING AND SUBDIVISION REGULATIONS, APPENDIX 14.

General Business (GB) and Industrial (IND) districts along Route 2 on the west (Toy Town) and east (River Road) ends of the city are also included in the proposed growth center. Development in these areas includes low density, auto-oriented commercial development from past decades, oriented along the highways.

The build out analysis assumes that significant amounts of land in these districts are undevelopable APPLICATION PAGE 44-46 AND GROWTH CENTER BUILD-OUT MAP. According to comments by the Planning Director, there is little danger of substantial new retail and office facilities locating in the GB and IND districts due to development constraints. She stressed that the

city hopes to see redevelopment of the low-density, auto-oriented development in a smart growth manner, and that work will begin to revise the bylaws to enable this after the new municipal plan is adopted in 2010.

The existing Master Plan, readopted in 2006, recognizes the need to improve the gateway experience of entering the city but does not describe a smart growth vision for redeveloping the Rt. 2/302 intersection, and the River Road corridor. 2000 MASTER PLAN, PAGE 65, APPENDIX 21.

The purpose statement for the GB district in the Zoning Regulations states that these areas “are designed for accommodating automotive activities, overnight accommodations and uses generally associated with the traveling public.” ZONING, PAGE 6-3

A wide range of business, retail, institutional, lodging, as well as some residential, industrial and institutional uses are permitted in the district. A broader set of uses are either permitted or conditional within the IND district. ZONING, PAGES 6-13 TO 6-16.

Minimum lots size in the GB district is 15,000 s.f. (10,000 s.f. for residential with maximum density of 3,000 s.f. per family – or approximately 14 units/acre) and 1 acre for IND, with sewer/water. The maximum building coverages in both the GB and Industrial Districts are 33.3% and maximum building height in both districts is three stories. ZONING, PAGES 6-18 TO 6-19.

These standards allow a mix of permitted uses, and any land consumptive dimensional requirements may be modified through the Planned Development provisions that allow for more densely developed compact development (ZONING, SECTION 713). These provisions are permissive, not mandatory for development in those districts and unlikely to apply to any small scale incremental development projects. No innovative, smart growth development or redevelopment has been proposed to date.

According to the Planning Director, no plan for redevelopment of the auto-oriented development in the GB district has yet been undertaken but the city hopes to use benefits from growth center designation to fund redevelopment in the future. Sewer/water improvements and plans for sidewalks and bike paths are currently underway in the River Street area.

For further discussion on these issues, see Development Pattern discussion below.

While the conclusions remain the same, some of the findings are now different based upon the amended zoning regulations in 2018. In fact, with the now smaller GC boundary, the growth center will be more compact and better support the downtown than the previous boundary.

In general the adopted Unified Development Regulations better matched the existing development in each neighborhood. This resulted in smaller setbacks and minimum lot sizes while increasing densities in others.

- **The Urban Center Districts (1, 2, and 3) all lack any maximum residential density and have a floor area ratio (FAR) of 4.0, 3.0 and 3.0 respectively.**
- **The Riverfront Zoning district has a residential maximum of 1 unit per 1,500 sq. ft. (approximately 29 units per acre) and an FAR of 2.0.**

- The Mixed Use Residential district is a new district that is similar to Riverfront but with more emphasis on the residential character of those neighborhoods therefore the residential density is 1 unit per 1500 and non-residential FAR is 1.0.
- The residential districts are Res 1500, Res 3000, and Res 6000 which corresponds to the densities in each district (1 unit per 1500, 1 unit per 3000, and 1 unit per 6000). The city would note for you that all of these minimum densities are denser than the previous MDR zoning described above.

The 2018 regulations will now accommodate future growth within a smaller footprint. As mentioned in the introduction, the shape of the GC boundary (i.e. configuration) is the result of the fact that it corresponds to the highest density zoning districts surrounding the downtown. The GC also follows parcel lines (in order to be eligible for TIF financing) therefore two parcels also include some lower density land but the total density of the parcel is still greater than 4 units per acre. This was previously approved in April 2018 with a note from the Board that TIF benefits may only be applied to the portions of the parcel that are high density (mixed use residential and riverfront).

The GC is now 996 acres (16% of total city acreage) and all parcels front roads with both sewer and water infrastructure. The nature of the zoning rules makes running a classical build out analysis impossible. For example the City now allows any conforming parcel to have two units regardless of density requirements. Build out tools have difficulty building in these allowances. That said, the initial buildout in 2009 allowed for 706 new dwelling in the much larger GC. Under the new zoning the higher density zoning for VCFA and Sabins pasture (the two biggest and most developable pieces of land in the Growth Center) could accommodate 795 new units. Our conclusion is therefore that the new zoning will accommodate more potential housing units within the new GC boundary than the previous zoning and original GC boundary.

One request for reconsideration of the final GC amendment in 2016 was the removal of the Crestview property from the GC (see attachment 2). It was not identified as an area with “questionable conformance with smart growth principles” in the original required corrective action from the Board. It was removed due to the course filter approach we used (using zoning district boundaries as proxies for smart growth areas) but the zoning densities in Crestview do qualify as greater than 4 units per acre. Afterwards the property owner argued that due to the proximity of this parcel to downtown and potential for growth consistent with the requirements of the Growth Center Program that this area should not have been removed. The City Council agreed and has recommended adding this area back into the GC at the time of renewal.

One important point for the Board to consider in this request is that much of the GC is currently built out. There will be infill of the few vacant lots and some increase use in underutilized structures but the scale of projects that will be required to add 414 units in 20 years (as proposed in the GC application) will need larger, currently undeveloped, parcels to be utilized. As pointed out above, two parcels already hold large potential (VCFA and Sabins pasture) but these cannot be counted on to be fully or even partly developed. Crestview would add another opportunity for a new walkable neighborhood that is close to downtown- closer than either VCFA or Sabins in fact. The boundary would

approximately follow the originally approved GC boundary, the zoning density is residential 9000 (an increase in density from MDR), and would not be eligible for TIF as that was previously approved. As mentioned in the cover letter, the property owner also recently purchased the abutting Redstone Building, which is in the Growth Center. This will provide new development opportunities for portions of the Crestview property through this new parcel. We strongly encourage the Board to consider returning this area to the Growth Center so that the City has a broader range of options to achieve our residential growth goals.

There were also members of the public concerned about having the hillside behind the statehouse included in the growth center. Despite the fact that it is owned by the State and not likely to ever be developed, the Montpelier City Council agreed to recommend removing this area from the GC during this renewal. (See Attachment 1 for proposed 2019 additions and deletions from the GC).

3. Appropriateness of Growth Center

The proposed growth center will support and reinforce any existing designated downtown, village center, or new town center located in the municipality or adjacent municipality by accommodating concentrated residential neighborhoods and a mix and scale of commercial, civic, and industrial uses consistent with the anticipated demand for those uses within the municipality and region (24 V.S.A. § 2793c(e)(1)(G)(i)).

The proposed growth center is planned to develop compact mixed-use centers at a scale appropriate for the community and the region (24 V.S.A. § 2791(13)(B)).

Montpelier's designated downtown is located at the intersection of several major highways and is at the physical and economic center of the Central Vermont region. The nearest designated downtowns are in Barre City and Waterbury. Plainfield has the closest designated village center approximately 10 miles away. MAP OF DESIGNATED DOWNTOWNS AND VILLAGE CENTERS, APPENDIX 9.

Montpelier's Designated Downtown is the region's primary employment center, and competes with nearby Barre City and Berlin for retail and other business activity that serves all the region's municipalities. A marketing study conducted for Barre City in 2004, indicates that Montpelier's downtown, while not dominant in any business categories, competes with Barre's downtown for dining, books and music dollars. Berlin's retail development and medical center leads both downtowns in grocery and clothing sales. Montpelier's downtown benefits from the city's role as a government center and the daily influx of approximately 10,000 workers and visitors into the city. APPLICATION PAGES 33-35.

Retail activity in Montpelier is mainly concentrated in and around the designated downtown. The GB and IND districts along the Route 2/302 corridors (River Street and Toy Town to a lesser extent) offers convenience retail and specialized services, many of which are auto-oriented. The city claims that the uses currently existing in those locations would not compete with the downtowns. APPLICATION PAGES 30-31.

The build-out analysis shows very few parcels of land along River Road and Toy Town to be developable, due to physical constraints such as steep slopes, and other parcels have been excluded from having development potential due to conservation easements or institutional uses that were assumed to preclude redevelopment. The parcels with existing auto-oriented commercial development are generally shown as not developable. APPLICATION PAGE 45 AND GROWTH CENTER BUILD OUT MAP.

As discussed above, current zoning permits a very wide range of retail and business uses and activities in the GB and IND districts that, if developed in those locations, have the potential to draw business away from the downtown, especially in the retail and office sectors.

Due to the lack of significant amounts of developable land and the types of uses present in the GB and IND districts, serious competition with the downtown is highly unlikely. Furthermore the city has a proven commitment to maintaining the business vitality of the downtown.

As discussed above in #2, the new zoning allows more potential development within the revised smaller GC. The findings are therefore more accurate than when originally approved.

4. Development Pattern

The proposed growth center promotes densities of land development that are significantly greater than existing and allowable densities in parts of the municipality that are outside a designated downtown, village center, growth center, or new town center, or, in the case of municipalities characterized predominately by areas of existing dense urban settlement, it encourages infill development and redevelopment of historically developed land (24 V.S.A. § 2791(12)(B)(iv)).

The proposed growth center results in compact concentrated areas of land development that are served by existing or planned infrastructure and are separated by rural countryside or working landscape (24 V.S.A. § 2791(12)(B)(vi)).

The proposed growth center is planned to maintain the historic development pattern of compact village and urban centers separated by rural countryside (24 V.S.A. § 2791(13)(A)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by scattered development located outside of compact urban and village centers that is excessively land consumptive (24 V.S.A. § 2791(13)(I)(i)).

The approved plan and the implementing bylaws further the goal of retaining a more rural character in the areas surrounding the growth center, to the extent that a more rural character exists (24 V.S.A. § 2793c(e)(1)(D)(iv)).

Montpelier's downtown is a dense, mixed-use center that is connected to existing, compact historic residential neighborhoods. The city is applying a wide range of strategies to encourage infill, adaptive reuse/redevelopment of vacant or underutilized land and buildings. APPLICATION PAGE 40.

The Growth Center also includes the Medium Density Residential (MDR) district that makes up the majority of land in the growth center. These neighborhoods are concentrated on the hills north and south of the downtown with development that, partially due to the steep slopes, is developed at a lower density than the older neighborhoods closer to the downtown. The MDR is served by both sewer and water facilities and any development with access to both, may be developed at approximately 4 residential units/acre. ZONING, PAGE 6-19.

62% of the city is located outside the Growth Center and is comprised mainly of residences on large lots, recreational areas, agricultural fields and forest land. Much of this area is zoned Low Density Residential (LDR) with a minimum zoning density of 1 acre/unit when connected to water and/or sewer facilities, and 2 acres/unit without. Sewer and water service is available in about half of the LDR. WATER AND SEWER SERVICE AREA MAP, APPENDIX 8.

The city lacks a sewer service policy, that would restrict access to sewer service outside the growth center and in rural parts of adjoining municipalities. Restrictions on sewer service have proved to be a critical tool for preventing sprawl on rural land adjoining growth centers in other municipalities.

The growth center boundary to some extent is defined by a "green zone" of protected recreation, conservation, park and farm land located just outside the boundary. "GREEN ZONE" PROTECTED LAND MAP - SUPPLEMENTAL MATERIAL. The city has taken steps to preserve the rural character outside the Growth Center by providing incentives for cluster development and efforts to identify and protect key open space areas. APPLICATION PAGE 46. A \$40,000 Conservation Fund has been established for use in preserving some of these lands, and the city has participated with other entities in helping to conserve priority parcels in the Berlin Pond watershed (Montpelier's water supply) including parcels outside the city boundaries. 8/20/09 LETTER BY GWEN HALLSMITH.

The city has stated its goal to support redevelopment in a smart growth pattern and would hope to use the benefits of growth center designation to help them do so. But revisions to the municipal plan, bylaws and other necessary actions have not yet taken place. The city is in the midst of rewriting its municipal plan and expects that this new plan will guide zoning changes in the future.

The tools and benefits available through designation are expected to help the city secure the resources to plan for redevelopment of the GB and IND districts.

As discussed above in #2, the new zoning allows higher density development within the revised smaller GC. The findings are therefore more accurate than when originally approved.

5. Diversity of Development

The proposed growth center incorporates a mix of uses that typically include or have the potential to include the following: retail, office, services, and other commercial, civic, recreational, industrial, and residential uses, including affordable housing and new residential neighborhoods, within a densely developed, compact area (24 V.S.A. § 2791(12)(B)(i)).

The proposed growth center is planned to support a diversity of viable businesses in downtowns and villages (24 V.S.A. § 2791(13)(G)).

The proposed growth center is planned to provide for housing that meets the needs of a diversity of social and income groups in each community (24 V.S.A. § 2791(13)(H)).

The application demonstrates that there is and will continue to be a wide variety of uses located within the growth center, including residential, retail, office, civic, and parks.

It was noted that the city's PUD regulations offer up to a 25% density bonus for affordable housing projects, and mixed use developments are encouraged (ZONING SECTION 713). It was also noted that the City has a strong history of supporting affordable housing projects.

The new zoning in 2018 added a new mixed use residential zoning district to guide development around the Vermont College of Fine Arts (VCFA), the Meadow (on Elm Street) and the neighborhood surrounding the Redstone Building. This was established to recognize the existing mixed use development in those areas and to foster future commercial growth. Throughout the GC requirements for parking were either reduced or eliminated and design review process was streamlined. The findings are therefore more accurate than originally approved.

6. Capital Budget and Program

The applicant has adopted a capital budget and program in accordance with 24 V.S.A. § 4426 and the existing and planned infrastructure is adequate to implement the growth center (24 V.S.A. § 2793c(e)(1)(E)).

The proposed growth center is planned to balance growth with the availability of economic and efficient public utilities and services (24 V.S.A. § 2791(13)(F)).

A Capital Improvement Program for 2008 – 2014 is provided in Appendix 25. A color-coded version showing the projected capital expenditures within or supporting the growth center were provided in the 8/20/09 supplemental materials.

In general Montpelier's existing infrastructure appears to be sufficient to support projected growth. Sewer and Water facilities, in particular, have the capacity to double the amount of use. APPLICATION PAGE 55. No sewer and water service area has been defined by the city and no related policies regarding sewer line extensions were provided, however, statute does not require that such policies be adopted for designation.

Adequacy of the transportation network is more difficult to gauge using these tools. (See transportation discussion below.)

A Fiscal Impact Model, created in 2005, indicates that growth will benefit the city because of the excess capacity available, and the compact geographic area that prevents services from being spread too wide. APPLICATION PAGE 58.

An updated Capital Plan and Budget is attached (see attachment 3).

7. Public Spaces

The proposed growth center incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings (e.g., post office, municipal offices), community gardens, and other formal and informal places to gather (24 V.S.A. § 2791(12)(B)(ii)).

City Hall, the police station, library and post office are all located in the designated downtown. The city's downtown streetscape itself is an important public space and is linked to a number of public parks and spaces. Beyond these existing features, the city is working on plans to preserve and improve important views and parcels of land within the growth center, especially to improve access and views to the rivers. APPLICATION PAGES 59-63.

The findings continue to be accurate. Some noted accomplishments include the addition of 3 pocket parks and improvements to Langdon Street to be more pedestrian friendly. The City now shuts down State Street on Saturdays for the farmers market and has proposed a new park at the confluence of the North Branch with the Winooski.

8. Spatial Pattern

The proposed growth center is organized around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a village green, common, or square (24 V.S.A. § 2791(12)(B)(iii)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by linear development along well-traveled roads and highways that lacks depth, as measured from the highway (24 V.S.A. § 2791(13)(I)(v)).

The growth center is organized around the downtown business area and the statehouse which are within the designated downtown. Both provide strong focal points. In surrounding neighborhoods, focal points are provided by parks and schools, especially the Vermont College campus.

At this point, the GB and IND districts lack focal points and are oriented in a linear manner along Route 2 and 302. (See see above.)

The findings remain accurate. The new GC boundary makes the spatial pattern more focused and less characterized by linear development along well traveled roads.

9. Transportation and Other Infrastructure

The proposed growth center is supported by existing or planned investments in infrastructure and encompasses a circulation system that is conducive to pedestrian and other non-vehicular traffic and that incorporates, accommodates and supports the use of public transit systems (24 V.S.A. § 2791(12)(B)(v)).

The proposed growth center is planned to enable choice in modes of transportation (24 V.S.A. § 2791(13)(C)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by development that limits transportation options, especially for pedestrians (24 V.S.A. § 2791(13)(I)(ii)).

Existing pedestrian infrastructure is well-developed in Montpelier and measures to further improve and extend sidewalks, bikepaths and transit facilities are described on pages 65-69 of the application. Approximately \$60,000 is allocated in the capital budget to sidewalk reconstruction and resurfacing, mostly in the designated downtown. Improvements proposed to relieve traffic congestion and improve safety of roads are described on subsequent pages.

The size of Montpelier's growth center, especially considering that the distance from Toy Town to the Civic center (several miles) is too large to be easily walk-able from boundary to boundary. Some of the more remote areas, such as Toy Town to the west lack a pedestrian or bicycle path connection to the downtown.

Green Mountain Transit provides regular transit service within Montpelier, serving some of the more remote parts of the growth center on Route 2 going west, Berlin Street going south and east towards Barre city. No bus service is available on roads going north from downtown. GREEN MOUNTAIN TRANSIT WEBSITE.

Concern was expressed that the city's efforts to build sidewalks and bikepaths to outlying areas, such as the current construction of a bike path on Route 302, detracts from its ability to maintain the facilities that already exist. Furthermore, while the city is making an effort to provide pedestrian connections to River Street, it was noted that due to the number of curb cuts and the high traffic levels along at road, an inviting pedestrian environment will not be possible until the area is redeveloped to smart growth standards. As of yet, no plans for the redevelopment of this area have been prepared.

As noted above, the growth center is served by sewer and water infrastructure with capacity to support projected development in the growth center. There are no policies in place regarding priorities for sewer and water line extensions and no designated sewer service areas.

The findings continue to be accurate. Some accomplishments in the first ten years include the substantial advancement of the Montpelier Multi-modal center (due to open in August), reconstruction of Taylor Street (due for completion in August), complete reconstruction of Northfield Street, continued development of the

Winooski East Shared-Use Path (from Granite Street to Gallison Hill Road), development and approval of a Complete Streets Plan (street typology plan) and Montpelier in Motion (gap analysis), creation of an alternative transportation fund, and numerous road reconstructions.

10. Natural and Historic Resources

The applicant has identified important natural resources and historic resources within the proposed growth center, anticipated impacts on those resources and has proposed mitigation (24 V.S.A. § 2793c(e)(1)(B)).

The approved plan and the implementing bylaws provide reasonable protection for important natural resources and historic resources located outside the proposed growth center (24 V.S.A. § 2793c(e)(1)(D)(iv)).

The proposed growth center is planned to protect the state's important environmental, natural and historic features, including natural areas, water quality, scenic resources, and historic sites and districts (24 V.S.A. § 2791(13)(D)).

Montpelier's natural resources are described on pages 78-97 of the application along with maps of the major features.

Montpelier has recently undertaken a Natural Communities Inventory that provides detailed information on the plant and animal habit within and without the growth center. While most of the plants listed on the state inventory of rare, threatened and endangered species were not found at the time of the city's inventory, new rare and uncommon plants were found and the state non-game and natural heritage program was notified

A deeryard area on the west side of the growth center was identified by the Fish and Wildlife division as land that potentially should be removed from the Growth Center or if included, mitigation provided outside the growth center. City staff noted that much of the deeryard is on steep slopes, unlikely to be impacted by development and cited provisions in Section 715 of the Zoning and Subdivision Regulations that require site plans "to make appropriate provision" for the protection of wildlife habitat and other natural and cultural resources. These standards apply to all development subject to Site Plan Review (all development except single and two family residences).

Because Montpelier's downtown is located at the confluence of the Winooski and North Branch Rivers, protection of water resources and hazard mitigation are a critical part of any planning for growth. All of the designated downtown is within the floodplain, the city is taking an active role in floodplain regulation. APPLICATION PAGE 92.

Historic and cultural resource preservation has long been a priority of the city as is evidenced by the establishment of a Historic District on the National Register, a Historic Preservation Commission, Certified Local Government status, and a Design Control District in the zoning regulations. Various potential archeological sites have been identified through studies conducted for federally funded projects. APPLICATION PAGES 97-104

The city has adopted a wide range of regulatory tools intended to protect cultural and environmentally sensitive areas that applied to all parts of the city regardless of whether they occur in the urban or rural parts of the municipality. These include the following provisions in the Zoning and Subdivision Regulations:

- 305. Design Review District (for places with architectural, urban design and cultural significance and includes provisions for removal of historic buildings)
- 713E. Density Bonuses for Cluster Development (provides incentives for residential development that protects sensitive resources)
- 715. Site Protection and Design Standards (applied as part of Site Plan Review with protection specified for a wide range of natural and cultural resources including archeological)
- 715. Flood Plain Development (for all Flood Hazard Areas)
- 723. Storm Drainage (including provisions that encourage natural drainage systems)

The findings continue to be accurate. Some accomplishments include:

- **Adoption of new River Hazard Area regulations which increase the flood plain rules including now requiring 2 feet of freeboard;**
- **Update and expansion of the National Register of Historic Places District in 2016;**
- **New riparian regulations for all districts except the Urban Center.**
- **New local regulations adopted into the zoning regarding wetlands and vernal pools.**
- **New River Corridor rules for the North Branch north of the Cummings Street bridge.**

11. Agriculture

The most recently adopted guidelines of the Secretary of Agriculture, Food and Markets have been used to identify areas proposed for agriculture and the proposed growth center has been designed to avoid the conversion of primary agricultural soils, wherever possible (24 V.S.A. § 2793c(e)(1)(C)).

The proposed growth center serves to strengthen agricultural and forest industries and is planned to minimize conflicts of development with these industries (24 V.S.A. § 2791(13)(E)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by the fragmentation of farm and forest land (24 V.S.A. § 2791(13)(I)(iii)).

About a third of the city's agricultural soils are located within the growth center boundaries, but most have already been developed. A notable exception is the Two Rivers Center for Sustainability that is located within the proposed growth center, on prime agricultural soils in the Industrial District between Route 2 and the Winooski River. (This land is shown as an excluded area on the Build Out map and although it is shown to be within the growth center, it is the only farm identified on the "Green Zone" map.)

Two other farms are identified on the Appendix 10 map of agricultural soils. One is within an area of prime agricultural soils outside the growth center on Towne Hill Road and the other on the southern city boundary in a location not indicated to include prime agricultural soils. Most of the undeveloped primary agricultural soils are located outside the Growth Center in the Towne Hill Road area.

The regulatory and non-regulatory measures discussed above for protecting significant resources apply to agricultural lands and primary agricultural soils.

The findings remain accurate.

12. Planning Process

The applicant has a regionally confirmed planning process and an approved municipal plan. The approved plan contains provisions that are appropriate to implement the designated growth center proposal. The applicant has adopted bylaws in conformance with the municipal plan that implement the provisions in the plan that pertain to the designated growth center (24 V.S.A. § 2793c(e)(1)(D)).

The proposed growth center is planned to reinforce the purposes of 10 V.S.A. Chapter 151. The proposed growth center is planned in accordance with the planning and development goals under 24 V.S.A. § 4302 (24 V.S.A. § 2791(12)(B)(vii) and (viii)).

The Central Vermont Regional Planning Commission approved Montpelier's 2006 municipal plan and planning process in April, 2006. The city is in the process of undertaking a major public participation process, enVision Montpelier, that will result in a new municipal plan (referred to by the city as a Master Plan). The city is aiming to adopt the new plan in the summer of 2010. The Zoning and Subdivision Regulations were last amended in May, 2008 – further revisions are anticipated once the new Master Plan has been adopted.

Because of the questions pertaining to including the GB and IND districts in the growth center, the city should be required to report annually on the results that are being achieved through new development and any progress in adopting the anticipated updates of the plan and bylaws.

The findings remain accurate. The City engaged in a seven year zoning update process which included multiple public input opportunities. This resulted in a well-developed set of rules including a very accurate new zoning district map. This was integrated into the Montpelier Master Plan when the plan was readopted with some key amendments.

The municipal plan is adopted and in effect. It has received regional approval.

The City also engaged in a public process to develop and later approve a Tax Increment Finance District that includes many of the most developable areas within the Growth Center.

Expanded Downtown Board Approval

The Board concludes that Montpelier has demonstrated that its growth center meets the statutory criteria for growth center designation as discussed herein. The City has worked to implement the proposed growth center as envisioned in the application and has demonstrated through the plan and implementation tools that compact development will be concentrated within the growth center and guide over 50% of the town's growth into this area over the next 20 years. The tools are in place to protect important resource lands and the city is conducting the kind of planning expected in the growth center statute.

The Board hereby approves Montpelier's application on these findings and conclusions, and on the following condition.

The city shall report 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 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.

Kevin Dorn, Chair
Expanded Downtown Board

Date

Equipment	Category	Street/Equip	Description	Fiscal_Yr	Values	2021		2022		2023		2024		TBD			
				2020		CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost						
				CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost								
				\$ 515,000.00	\$ 515,000.00	\$ 555,953.00	\$ 555,953.00	\$ 547,453.00	\$ 547,453.00	\$ 577,453.00	\$ 577,453.00	\$ 590,453.00	\$ 590,453.00	\$ -	\$ -		
	Recreation																
			John Deere 885	\$ -	\$ -	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Kubota B8700hsd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -		
			Overseeder	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -		
			Pool Vacuum	\$ -	\$ -	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Tiller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -		
			Top Dresser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000.00	\$ 7,000.00	\$ -	\$ -		
			Trailer Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000.00	\$ 7,000.00	\$ -	\$ -		
			Truck Replacement 550	\$ -	\$ -	\$ -	\$ -	\$ 22,500.00	\$ 22,500.00	\$ 4,500.00	\$ 4,500.00	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -		
			Truck Replacement 150	\$ 21,500.00	\$ 21,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Park																
			Brushhog	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Dump Trailer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -		
			Electric Car Repair	\$ -	\$ -	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Groomer Replacement	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Sitdown Mower	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Snowmobile Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00	\$ 6,500.00	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -		
			Tractor Replacement	\$ 17,000.00	\$ 17,000.00	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Transfer Truck 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -		
			Truck 2	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Utility Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -		
			Van	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -		
	DPW Fleet																
			Back Hoe #29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Bucket Loader #36 (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Bucket Truck #33	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -		
			Dump Truck #1	\$ 59,000.00	\$ 59,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Dump Truck #10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -		
			Dump Truck #16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000.00	\$ 28,000.00	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -		
			Dump Truck #17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Dump Truck #2	\$ 120,000.00	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Dump Truck #21	\$ -	\$ -	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Dump Truck #25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,000.00	\$ 63,000.00	\$ -	\$ -		
			Dump Truck #3	\$ -	\$ -	\$ -	\$ -	\$ 61,000.00	\$ 61,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Dump Truck #4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Dump Truck #6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Dump Truck #7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,000.00	\$ 62,000.00	\$ -	\$ -	\$ -	\$ -		
			Dump Truck #9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Excavator #49 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Grader #31	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Loader #34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Pick UP Truck #23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Pick UP Truck #24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -		
			Pick UP Truck #30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Pickup Truck #37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -		
			Sidewalk Plow #11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000.00	\$ 130,000.00	\$ -	\$ -		
			Sidewalk Plow #12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,000.00	\$ 128,000.00	\$ -	\$ -	\$ -	\$ -		
			Sidewalk Plow #13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Sidewalk Plow #14	\$ -	\$ -	\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Sidewalk Plow #15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Sweeper #22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Sweeper #32	\$ 45,000.00	\$ 45,000.00	\$ 60,000.00	\$ 60,000.00	\$ 55,000.00	\$ 55,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Vactor 1/3	\$ 60,000.00	\$ 60,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -		
	DPW Equipment																
			Snow Blower #19	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	
	PD Equipment																
			Mobile Barricades	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Police Crusier	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	
			Vest(soft Body Armor) Grant Match	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ -	\$ -		
	Fire and EMS																
			Bond Payment	\$ 17,043.00	\$ 17,043.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	
			Fire/EMS Re-Chassis	\$ 35,500.00	\$ 35,500.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	
			Paramedic Equipment	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Technology																
			Upgrades to Technology	\$ 43,707.00	\$ 43,707.00	\$ 52,703.00	\$ 52,703.00	\$ 52,703.00	\$ 52,703.00	\$ 52,703.00	\$ 52,703.00	\$ 52,703.00	\$ 52,703.00	\$ 52,703.00	\$ -	\$ -	
	Tree Management																
			Arboriest Equipment	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -		
			Dump Trailer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -		
			Truck 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -		
			Truck 2	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Cemetery																
			Mini Excavator Lease Purchase	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Truck and Truck Bed	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	

Category	Street/Equip	Description	Fiscal_Yr	Values	2021		2022		2023		2024		TBD	
			2020		CIP Cost	Total Cost	CIP Cost	Total Cost						
			CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost
Streets	Barre St		\$ 646,420.00	\$ 1,336,420.00	\$ 582,929.00	\$ 582,929.00	\$ 570,000.00	\$ 570,000.00	\$ 525,000.00	\$ 165,000.00	\$ 210,000.00	\$ 210,000.00	\$ -	\$ -
		Reclaim	\$ 120,000.00	\$ 295,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	City Wide													
		Crack Sealing	\$ 10,000.00	\$ 10,000.00	\$ 17,929.00	\$ 17,929.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Wheel Rut Patching	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Clarendon Ave													
		Street Reconstruction	\$ 120,000.00	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Cumming St													
		Reclaim	\$ -	\$ -	\$ 135,000.00	\$ 135,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Deerfield Dr													
		Reclaim	\$ 140,000.00	\$ 140,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Dewey St													
		Re-Pave	\$ 45,000.00	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Dwinell St													
		Re-Pave	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	East State St													
		Full Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -
	Greenfield Ter													
		Reclaim	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Hubbard St													
		Mill and Fill (Liberty to Barre)	\$ -	\$ -	\$ 120,000.00	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Jordon St													
		Re-Pave	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Long Meadow Ln													
		Pavement Patching	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Main St													
		Round to Towne	\$ -	\$ -	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	North St													
		Mill and Fill & Overlay	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Redstone Ave													
		Re-Pave	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Stoncutters Way													
		Mill and Fill	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Reverse Angle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Taylor St													
		Reconstruction	\$ -	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Walker Ter													
		Full Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -
		Patching	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Garrison Hill Gap													
		Reclaim	\$ 26,420.00	\$ 26,420.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Marvin St													
		Mill and Fill (Hubbard to Bingham)	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Westwood													
		Reclaim and narrow street	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bingham													
		Mill and Fill	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	First Ave													
		Mill and Fill	\$ -	\$ -	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Towne Hill													
		Reclaim (Main to Dover)	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	George St													
		Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000.00	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -
	Colonial Dr													
		Reconstruction (with Water)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000.00	\$ 175,000.00	\$ -	\$ -

Category	Street/Equip	Description	Fiscal_Yr	Values	2021		2022		2023		2024		TBD	
			2020		CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost
			CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost
Bridges	Bailey Ave		\$ 25,000.00	\$ 1,600,000.00	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 700,000.00	\$ 7,000,000.00	\$ 800,000.00	\$ 800,000.00
	Cumming St	Bridge Deck Re surfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00
	Granite St	Bridge Replacement	\$ 25,000.00	\$ 1,600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Grout Rd	Deck Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -
	Rialto	Bridge Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000.00	\$ 750,000.00
	Towne Line	Replace Bridge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000.00	\$ 7,000,000.00	\$ -	\$ -
		Bridge Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transporation	City Wide		\$ 20,000.00	\$ 1,050,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	\$ 200,000.00
	Main St	LED Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	\$ 200,000.00
	Taylor St	Traffic Study	\$ 10,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	City Wide	Transit Center	\$ -	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		System Upgrades	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Walls	East State St		\$ 93,893.00	\$ 133,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Hubbard St	Potential Repairs/replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Future Sidewalk	\$ 40,000.00	\$ 58,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Marvin St	Slope Stability	\$ 53,893.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Slope Stability	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalks	Berlin St		\$ 33,000.00	\$ 228,000.00	\$ 295,000.00	\$ 295,000.00	\$ 35,000.00	\$ 35,000.00	\$ 590,000.00	\$ 590,000.00	\$ 40,000.00	\$ 40,000.00	\$ 450,000.00	\$ 625,000.00
	Clarendon Ave	Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00
	East State St	Sidewalk Replacement (Granite w Asphalt)	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Elm St	Sidewalk Spot Repairs and New sidewalk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -
	Granite St	Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000.00
	Hubbard St	Extension (Grant Match)	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Reconstruction (Wilder to Barre)	\$ -	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Spot Repairs (Liberty to East State)	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Main St		\$ -	\$ -	\$ 225,000.00	\$ 225,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Extension (Lincoln to College)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Replacement (Loomis to Liberty)	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Spot Repairs (Franklin to North)	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	North St		\$ -	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Park Ave	Repair with paving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Taylor St	Spot Repairs & GAP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -
	Hubbard St	Taylor St Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Route 2	Extension (Both side liberty to E State)	\$ -	\$ -	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Pioneer Street	Spot Repairs with Paving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000.00	\$ 225,000.00	\$ -	\$ -	\$ -	\$ -
	Northfield Street	Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -
	Barre Street	Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000.00	\$ 230,000.00
	College St	Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000.00	\$ 110,000.00
	First Ave	Green Gap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00
	Independence Green	Replace existing asphalt walk (north side)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00
	Sherwood Dr	Replace existing asphalt walk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00
	City Wide	Sherwood Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Spots Repairs	\$ 33,000.00	\$ 33,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Category	Street/Equip	Description	Fiscal_Yr	Values	2021		2022		2023		2024		TBD	
			2020		CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost
			CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost
Storm	Ballfield Dr		\$ 106,257.00	\$ 186,257.00	\$ 61,000.00	\$ 76,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 175,000.00	\$ 300,000.00
		Drainage	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Chestnut Hill		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 125,000.00
		Chestnut Hill Stream Banks Upsize Culvert	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000.00	\$ 125,000.00
	City Wide		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		MRGP Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Clarendon Ave		\$ 41,257.00	\$ 41,257.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Storm Upgrades & Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Gould Hill		\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Ditching: NB-10	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Granite St		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Replace or Line Culvert prior to SW	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Main St		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Drainage & Ditching	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	North St		\$ -	\$ -	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Up Size Culvert/Detention Pond NB-17	\$ 10,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Taylor St		\$ 10,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Arch Lining	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Murray Hill		\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Detention Pond Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00
	North Franklin St		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Under house?	\$ -	\$ -	\$ 1,000.00	\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Hubbard Park		\$ 5,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Frog Pond Flow Control: NB-12 Upgrade Drainage to Hubbard Park: NB-09	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		SWMP w/ Neighborhood Paving	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
Downtown	Operation		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
		Operation	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
Project Management	DPW		\$ 73,500.00	\$ 73,500.00	\$ 74,900.00	\$ 148,400.00	\$ 76,300.00	\$ 152,600.00	\$ 101,200.00	\$ 151,200.00	\$ -	\$ -	\$ -	\$ -
		Misc	\$ 23,500.00	\$ 73,500.00	\$ 24,900.00	\$ 73,500.00	\$ 26,300.00	\$ 76,300.00	\$ 23,500.00	\$ 73,500.00	\$ -	\$ -	\$ -	\$ -
		Staff	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 74,900.00	\$ 50,000.00	\$ 76,300.00	\$ 77,700.00	\$ 77,700.00	\$ -	\$ -	\$ -	\$ -
Cemetery	Operation		\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ -	\$ -	\$ -	\$ -
		Buildings	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ 18,875.00	\$ -	\$ -	\$ -	\$ -
Buildings and Grounds	City Wide		\$ 175,000.00	\$ 175,000.00	\$ 78,000.00	\$ 78,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
		ADA Transition Cost	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
	Recreation		\$ 22,000.00	\$ 22,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Paving Behind Stadium	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Park		\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Gas Shed	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Grant Mathc	\$ (6,075.00)	\$ (6,075.00)	\$ (6,075.00)	\$ (6,075.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		House Roof	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Less Funding already included In CIP	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Outdoor Boiler	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Park shelters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	City Hall		\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Repaint Exterior Doors and Trim	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Roof Shingle Portions	\$ 10,075.00	\$ 10,075.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Building Energy		\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Air Sealing	\$ -	\$ -	\$ 74,075.00	\$ 74,075.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Insulate Window Jambes and Sills	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Interior Storm Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tree Board		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Tree Grates	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Trees	\$ -	\$ -	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Management	Operation		\$ -	\$ -	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Operation	\$ -	\$ -	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	City Wide		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Trees and Grates (See Building & Grounds)	\$ -	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
Parks	Operation		\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
		Operation	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
		Operation (see buildings & grounds)	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	Waverly Pl		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00

Category	Street/Equip	Description	Fiscal_Yr		2021		2022		2023		2024		TBD	
			2020		CIP Cost		CIP Cost		CIP Cost		CIP Cost		CIP Cost	
			CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost	CIP Cost	Total Cost
Other	Waverly Pl	Waverly Stairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00
	Winooski River													
		Water Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bike Paths			\$ -	\$ 7,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Barre St													
	Main St	Siboinebi Path	\$ -	\$ 5,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		One Taylor To Main	\$ -	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CSO			\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bailey Ave													
		CB removal and Culvert Instalation	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Dwinell St													
	East State St	CB Removal	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Separation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Redstone Ave													
		CB Removal	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer			\$ -	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Clarendon Ave													
		Sewer replacement	\$ -	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	East State St													
		Storm Separation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Walker Ter													
		Replacement before pavement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water			\$ -	\$ 540,000.00	\$ -	\$ 75,000.00	\$ -	\$ -	\$ -	\$ 225,000.00	\$ -	\$ 350,000.00	\$ -	\$ 515,000.00
	Clarendon Ave													
		Water line replacement	\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Corse St													
		Replacement	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	East State St													
		Full Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Main St													
		Phase II waterline replacement	\$ -	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Quesnel Dr													
		Replacement	\$ -	\$ -	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Redstone Ave													
		Water line upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
	Walker Ter													
		Interconnection from 16"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
		Replace Water Line	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	George St													
		Waterline Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000.00	\$ -	\$ -	\$ -	\$ -
	Colonial Dr													
		Waterline Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000.00	\$ -	\$ -
	State St													
		Rialto Bridge Water main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Grand Total			\$ 1,716,945.00	\$ 13,201,052.00	\$ 1,749,657.00	\$ 1,913,157.00	\$ 1,340,628.00	\$ 1,416,928.00	\$ 1,857,528.00	\$ 1,772,528.00	\$ 1,560,453.00	\$ 8,210,453.00	\$ 1,655,000.00	\$ 2,470,000.00

Summary of the development -tables and maps

The City’s growth center was approved at the start of one of the worst economic downturns in decades. Nonetheless, Montpelier saw some modest housing and commercial growth in the first five-years. Since 2014 the City has acted more deliberately to increase housing and economic activity and this has resulted in a more rapid pace of growth. Table 1 shows housing over the two five year renewal periods. Keep in mind that for the first five years the growth center was much larger. Many of the “outside of growth center” housing growth in the 2014-2019 period would have been in the growth center used for the earlier table.

Of note regarding housing development is the amount of growth being concentrated in the growth center. 89% of housing growth in the first five years and 79% in the second five year were occurring in the GC. Over the last five years, more than 50% of housing units are in the Designated Downtown due to city efforts to increase affordable housing in this area. The City continued to stay far ahead of the state’s goal of supporting 50% of future growth in the growth center.

The City is still falling behind its stated goal in the initial growth center application of facilitating 700 units in 20 years. We should be hitting a benchmark of around 350 units by the 10 year mark. Being at 187 units in the first ten years means the City still has more to do to achieve the full aggressive goals of the initial application.

Table 1. Summary of Housing Growth

114
units 2014-2019

Outside of Growth Center	25	22%
Inside Growth Center not Designated Downtown	28	25%
Growth Center and Designated Downtown	61	54%

73
units 2009-2014

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

Table 2 summarizes the enterprises over the two time periods. The smaller growth center boundary most significantly impacts this category as many of the commercial and industrial properties have been removed including Gallison Hill (formerly zoned industrial), River Street (also known as VT Route 302), and East Montpelier Road (Route 2 east of the roundabout). Over the first five years all enterprises were in the growth center while in the last five years, with the smaller boundary, three quarters of the new enterprises were in the growth center.

It should be noted that not all enterprises are created equal. The most recent economic development have been significant projects including a medical billing facility for CVMC, Caledonia Spirits Distillery, and a timber framing company. Although the number of developments dropped, the ones that were created have resulted in significant job growth. According to Unemployment Insurance data over the first five years only 10 net private sector jobs were added to Montpelier while in the next four years (data only available through 2018 3Q) the city added 103 jobs. Some of these projects are only being competed now so those new jobs will show up in later jobs reports including a new hotel (permitted but under appeal) which would add between 30 and 50 new permanent jobs.

Table 2. Summary of Enterprise Growth

16 2014-2019

Outside of Growth Center	4	25%
Inside Growth Center not Designated Downtown	7	44%
Growth Center and Designated Downtown	5	31%

45 2009-2014

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

Finally Table 3 shows the similar information for subdivisions. Obviously new subdivisions within the Designated Downtown will be rare as this area is fully built out. Not surprisingly, within the first 5 years there were more subdivisions outside the growth center. What is surprising is that when the growth

center was reduced for the next five years, the city actually saw an increase in subdivision activity and more than half was in the growth center.

Table 3. Summary of Subdivisions

25 2014-2019

Outside of Growth Center	11	44%
Inside Growth Center not Designated Downtown	14	56%
Growth Center and Designated Downtown	0	0%

15 2009-2014

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

In total the City issued 754 permits over the past five years with a majority of those permits being issued within the Growth Center. Due to how the reports are printed for the permit software, not all permits could be evaluated for whether they are in or out of the growth center. Of the 480 where determinations could be made, 346 (72%) were permits issued within the growth center and 134 (28%) were outside of the boundary. Clearly future growth has continued to be concentrated within the growth center as approximately 72% of permits are being issued in a growth center that covers only 16% of the city.

Attached to this report are three maps showing the location of all permits approved for the five years from 2014 to 2019 as well as the raw data for the permits in each category. The data shown in green are for dwellings, the data in orange are for enterprises and the data in blue are subdivisions.



Issued Permits By Department

ZONING ONLY
ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN
08/05/2014 AND 05/15/2019

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Permit Type	Permit Number (State) Project Name/Address	Dates	
	Z-2014-0041 Convert two unit property to a 4 unit property. 20 Loomis St, Montpelier, VT 05602	Submitted: 05/15/2014 Technically Complete: 05/15/2014 Approved: 11/17/2015 Ready to Issue: 11/17/2015 Issued: 11/17/2015	GC
	Z-2014-0069 Convert 2 Unit dwelling unit to a 3 Unit dwelling, new windows. 56 Northfield St, Montpelier, VT 05602	Submitted: 07/01/2014 Technically Complete: 07/01/2014 Approved: 09/26/2014 Ready to Issue: 09/26/2014 Issued: 09/26/2014	GC
	Z-2014-0070 Variance request from side yard setback to construct an accessory apartment. 6 Wilder St, Montpelier, VT 05602	Submitted: 06/30/2014 Technically Complete: 07/01/2014 Approved: 02/26/2015 Ready to Issue: 02/26/2015 Issued: 02/26/2015	GC
	Z-2014-0094 Change use from Office to Accessory apartment. 29 East State Street, Montpelier, VT 05602	Submitted: 08/25/2014 Technically Complete: 08/26/2014 Approved: 08/26/2014 Ready to Issue: 08/26/2014 Issued: 08/26/2014	DD
	Z-2014-0110 Single family home. 18 Leap Frog Hollow, Montpelier, VT 05602	Submitted: 09/17/2014 Technically Complete: 09/17/2014 Approved: 09/17/2014 Ready to Issue: 09/17/2014 Issued: 09/17/2014	OUT
	Z-2014-0117 Garage with Apartment above. 30 GEORGE ST, MONTPELIER, VT 05602	Submitted: 09/22/2014 Technically Complete: 09/26/2014 Approved: 09/26/2014 Ready to Issue: 09/26/2014 Issued: 09/26/2014	GC
	Z-2014-0136 Construction of a single family home and a duplex on same lot. 249 NORTH ST, Montpelier, VT 05602	Submitted: 11/21/2014 Technically Complete: 11/21/2014 Approved: 11/24/2014 Ready to Issue: 11/24/2014 Issued: 11/24/2014	OUT
	Z-2015-0002 Convert garage into two dwelling units, renovate parking & landscaping. 102-110 NORTHFIELD ST, Montpelier, VT 05602	Submitted: 01/14/2015 Technically Complete: 02/19/2015 Approved: 02/19/2015 Ready to Issue: 02/19/2015 Issued: 02/19/2015	OUT
	Z-2015-0005 Single family home on empty lot. 12 Charles St (vacant lot), Montpelier, VT 05602	Submitted: 01/07/2015 Technically Complete: 01/14/2015 Approved: 03/31/2015 Ready to Issue: 03/31/2015 Issued: 03/31/2015	GC

Z-2015-0024	Submitted: 03/17/2015 Technically Complete: 03/17/2015 Approved: 03/17/2015 Ready to Issue: 03/17/2015 Issued: 03/17/2015	OUT
Single family home. 149 Finch Road, Montpelier, VT 05602		
Z-2015-0043	Submitted: 04/22/2015 Technically Complete: 04/22/2015 Approved: 04/22/2015 Ready to Issue: 04/22/2015 Issued: 04/22/2015	OUT
Single Family home 1220 North St, MONTPELIER, VT 05602		
Z-2015-0050	Submitted: 05/11/2015 Technically Complete: 05/11/2015 Approved: 05/11/2015 Ready to Issue: 05/11/2015 Issued: 05/11/2015	OUT
Single Family home with garage on lot B1 76 Leap Frog Hollow B1, Montpelier, VT 05602		
Z-2015-0051	Submitted: 05/08/2015 Technically Complete: 05/11/2015 Approved: 05/11/2015 Ready to Issue: 05/11/2015 Issued: 05/11/2015	OUT
Single Family home with garage on lot B2 76 Leap Frog Hollow B2, Montpelier, VT 05602		
Z-2015-0080	Submitted: 06/03/2015 Technically Complete: 06/12/2015 Approved: 07/31/2015 Ready to Issue: 07/31/2015 Issued: 07/31/2015	GC
Site Plan for a fourth dwelling unit. 20 HUBBARD ST, MONTPELIER, VT 05602		
Z-2015-0129	Submitted: 09/22/2015 Technically Complete: 09/22/2015 Approved: 09/22/2015 Ready to Issue: 09/22/2015 Issued: 09/22/2015	GC
Single family home. 105 PROSPECT ST, MONTPELIER, VT 05602		
Z-2015-0132	Submitted: 09/29/2015 Technically Complete: 09/29/2015 Approved: 09/29/2015 Ready to Issue: 09/29/2015 Issued: 09/29/2015	OUT
New Single Family Home with attached garage. 1386 TERRACE ST, MONTPELIER, VT 05602		
Z-2015-0146	Submitted: 11/13/2015 Technically Complete: 11/16/2015 Approved: 12/14/2015 Ready to Issue: 12/15/2015 Issued: 12/15/2015	GC
Site Plan Approval: Add 3rd Dwelling Unit to Existing Structure 14 LOOMIS ST, MONTPELIER, VT 05602		
Z-2016-0005	Submitted: 02/04/2016 Technically Complete: 02/17/2016 Approved: 05/03/2016 Ready to Issue: 05/03/2016 Issued: 05/03/2016	DD
Final PUD approval for a new 6 unit building 42 Maple Lane, MONTPELIER, VT 05602		
Z-2016-0016	Submitted: 03/11/2016 Technically Complete: 03/16/2016 Approved: 04/11/2016 Ready to Issue: 04/11/2016 Issued: 04/11/2016	GC
Accessory Apartment and off street parking waiver. 24 VINE ST, MONTPELIER, VT 05602		
Z-2016-0028	Submitted: 04/13/2016 Technically Complete: 04/13/2016 Approved: 04/13/2016 Ready to Issue: 04/13/2016 Issued: 04/13/2016	OUT
Convert single family to duplex 66 CLARENDON AVE, MONTPELIER, VT 05602		
Z-2016-0106	Submitted: 08/31/2016 Technically Complete: 09/01/2016 Approved: 09/01/2016 Ready to Issue: 09/01/2016 Issued: 09/01/2016	GC
Add a second unit to a single family home including a second story to an existing addition. 105 COLLEGE ST, Montpelier, VT 05602		

Z-2016-0151 Change of use from academic office to a residential care home. 56 College St	Submitted: 10/20/2016 Technically Complete: 10/28/2016 Approved: 03/09/2017 Ready to Issue: 03/09/2017 Issued: 06/27/2018	GC
Z-2016-0157 Accessory Apartment. 15 Cross Street	Submitted: 11/07/2016 Technically Complete: 11/07/2016 Approved: 11/07/2016 Ready to Issue: 11/07/2016 Issued: 11/07/2016	GC
Z-2017-0018 Change 4 offices to apartments. 41-45 State St	Submitted: 01/31/2017 Technically Complete: 02/10/2017 Approved: 02/10/2017 Ready to Issue: 02/10/2017 Issued: 02/10/2017	DD
Z-2017-0025 542sqft single family home. 17 Dewey St	Submitted: 02/23/2017 Technically Complete: 03/13/2017 Approved: 03/13/2017 Ready to Issue: 03/13/2017 Issued: 03/13/2017	OUT
Z-2017-0031 Construct a Single Family home with a garage. 74 College St	Submitted: 03/22/2017 Technically Complete: 03/23/2017 Approved: 03/27/2017 Ready to Issue: 03/27/2017 Issued: 03/27/2017	GC
Z-2017-0041 Accessory Apartment 644 North Street	Submitted: 04/14/2017 Technically Complete: 04/14/2017 Approved: 04/14/2017 Ready to Issue: 04/14/2017 Issued: 04/14/2017	OUT
Z-2017-0001-ZONING PERMIT - ADMINISTRATIVE Demolish existing garage, construct new garage/workshop/second floor apartment. 84 College Street	Submitted: 04/27/2017 Technically Complete: 04/27/2017 Approved: 04/27/2017 Ready to Issue: 04/27/2017 Issued: 04/27/2017	GC
Z-2017-0049 Single family home. 414 North Street	Submitted: 05/22/2017 Technically Complete: 05/23/2017 Approved: 05/23/2017 Ready to Issue: 05/23/2017 Issued: 05/23/2017	GC
Z-2017-0078 Convert home office to an accessory apartment. 242 Main Street	Submitted: 06/28/2017 Technically Complete: 06/29/2017 Approved: 06/29/2017 Ready to Issue: 06/29/2017 Issued: 06/29/2017	GC
Z-2017-0103 Add a second unit to a single family home. 180 Main Street	Submitted: 08/07/2017 Technically Complete: 08/07/2017 Approved: 08/07/2017 Ready to Issue: 08/07/2017 Issued: 08/07/2017	GC
Z-2017-0126 24' diameter yurt on wooden platform. Gould Hill	Submitted: 09/28/2017 Technically Complete: 09/29/2017 Approved: 09/29/2017 Ready to Issue: 09/29/2017 Issued: 09/29/2017	OUT

Z-2017-0128	Submitted: 10/05/2017 Technically Complete: 10/05/2017 Approved: 10/05/2017 Ready to Issue: 10/05/2017 Issued: 10/05/2017	OUT
Three single family homes, shared carport, bread oven shelter and garden. Fork Ln		
Z-2017-0146	Submitted: 11/17/2017 Technically Complete: 11/17/2017 Approved: 11/17/2017 Ready to Issue: 11/17/2017 Issued: 11/17/2017	OUT
Three Single family homes, eleven gazebos, three studies and four garages. This permit replaces permit number Z-2016-0030 1014 Terrace Street		
Z-2018-0015	Submitted: 03/08/2018 Technically Complete: 03/08/2018 Approved: 03/08/2018 Ready to Issue: 03/08/2018 Issued: 03/08/2018	OUT
Change use from Child Care Center to Residential. 661 Elm		
Z-2018-0019	Submitted: 04/05/2018 Technically Complete: 04/05/2018 Approved: 04/05/2018 Ready to Issue: 04/05/2018 Issued: 04/05/2018	OUT
Add apartment to single family home and small deck. 240 Towne Hill RD		
Z-2018-0036	Submitted: 04/30/2018 Technically Complete: 04/30/2018 Approved: 04/30/2018 Ready to Issue: 04/30/2018 Issued: 04/30/2018	GC
Construct a two-family dwelling unit. 65 Berlin ST		
Z-2018-0059	Submitted: 06/01/2018 Technically Complete: 06/01/2018 Approved: 06/01/2018 Ready to Issue: 06/01/2018 Issued: 06/01/2018	OUT
New single family home, storage shed and fence. 617 Gallison Hill		
Z-2018-0077	Submitted: 07/05/2018 Technically Complete: 07/05/2018 Approved: 07/18/2018 Ready to Issue: 07/18/2018 Issued: 07/18/2018	GC
Convert duplex to 3 units. 121 River Street		
Z-2018-0139	Submitted: 11/16/2018 Technically Complete: 11/16/2018 Approved: 11/16/2018 Ready to Issue: 11/16/2018 Issued: 11/16/2018	OUT
Demolition of existing home. 10 Old Country Club Road		
Z-2019-0021	Submitted: 03/12/2019 Technically Complete: 03/13/2019 Approved: 03/13/2019 Ready to Issue: 03/13/2019 Issued: 03/13/2019	GC
Convert single family to two family. 2 Loomis Street		
Z-2019-0046	Submitted: 05/08/2019 Technically Complete: 05/08/2019 Approved: 05/08/2019 Ready to Issue: 05/08/2019 Issued: 05/08/2019	GC
Convert from 3 dwelling units to 4. 16 Hubbard Street		
Z-2017-0070	Submitted: 06/09/2017 Technically Complete: 06/13/2017 Approved: 07/24/2017 Ready to Issue: 07/24/2017 Issued: 07/27/2017	DD
Site Plan, Design Review and combined Preliminary and Final review for the creation of 18 dwelling units and associated exterior renovations. 32-42 Main Street		

Z-2017-0108	Amend previous application for a multi-modal transit center, associated parking and recreation/public spaces and reduce housing from 45 units to 30 units. 61 Taylor St, Montpelier, VT 05602	Submitted: 08/16/2017 Technically Complete: 08/16/2017 Approved: 10/03/2017 Ready to Issue: 10/03/2017 Issued: 10/23/2017	DD
Z-2018-0038	Demolish rear shed, convert barn to two additional dwelling units, create two new parking spaces and add stairs and decks to new barn units. 184 Elm Street	Submitted: 05/01/2018 Technically Complete: 05/01/2018 Approved: 07/02/2018 Ready to Issue: 07/02/2018 Issued: 07/02/2018	GC
Z-2018-0073	Conditional Use, Minor Site Plan and Design Review to add a 6th dwelling unit, add two exterior decks and stairs, paint and replace windows. 27 School Street	Submitted: 06/26/2018 Technically Complete: 06/26/2018 Approved: 08/24/2018 Ready to Issue: 08/24/2018 Issued: 08/28/2018	DD
Z-2018-0110	Convert office unit on first floor into two apartments, retain second floor apartment. 2 Moonlight Terrace	Submitted: 09/11/2018 Technically Complete: 09/11/2018 Approved: 10/16/2018 Ready to Issue: 10/16/2018 Issued: 10/16/2018	OUT
Z-2019-0004	Change use to Optometrist's office on first floor and residential on second floor. 114 Main Street	Submitted: 12/27/2018 Technically Complete: 01/14/2019 Approved: 01/14/2019 Ready to Issue: 01/14/2019 Issued: 01/14/2019	DD
Z-2018-0026	Minor Site Plan approval to add a third unit. 207 Berlin Street	Submitted: 04/12/2018 Technically Complete: 04/12/2018 Approved: 04/12/2018 Ready to Issue: 04/12/2018 Issued: 04/12/2018	GC
Z-2018-0102	Change use from 3 apartments and an office to 4 apartments. 156 Elm Street	Submitted: 08/30/2018 Technically Complete: 09/21/2018 Approved: 10/05/2018 Ready to Issue: 10/05/2018 Issued: 10/05/2018	GC
Z-2019-0022	Convert single unit to 2 unit for a total of 3 on property. 109 Berlin Street	Submitted: 03/25/2019 Technically Complete: 03/25/2019 Approved: 03/25/2019 Ready to Issue: 03/25/2019 Issued: 03/25/2019	GC



Issued Permits By Department

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Permit Type	Permit Number (State) Project Name/Address	Dates	
	Z-2016-0104 Home occupation - Biomagnetic pain technique 207 Berlin St	Submitted: 08/30/2016 Technically Complete: 08/30/2016 Approved: 08/30/2016 Ready to Issue: 08/30/2016 Issued: 08/30/2016	GC
	Z-2016-0119 Home Occupation for T&T truck for hire. 65 Prospect St	Submitted: 09/09/2016 Technically Complete: 09/13/2016 Approved: 09/13/2016 Ready to Issue: 09/13/2016 Issued: 09/13/2016	GC
	Z-2014-0067 Develop 3rd floor into office space and add an exterior fire escape. 132 Main St, Montpelier, VT 05602	Submitted: 06/30/2014 Technically Complete: 07/01/2014 Approved: 10/31/2014 Ready to Issue: 10/31/2014 Issued: 10/31/2014	DD
	Z-2014-0131 Conditional Use Review to turn one bedroom into a Bed and Breakfast 29 TERRACE ST, MONTPELIER, VT 05602	Submitted: 10/17/2014 Technically Complete: 10/28/2014 Approved: 01/06/2015 Ready to Issue: 01/06/2015 Issued: 01/06/2015	GC
	Z-2015-0008 6000ft2 Office building 121 GRANITE SHED LANE(vacant lot), Montpelier, VT 05602	Submitted: 02/18/2015 Technically Complete: 02/18/2015 Approved: 04/16/2015 Ready to Issue: 04/16/2015 Issued: 04/16/2015	GC
	Z-2015-0098 Site Plan Review to change use from Single Family to Office. 301 RIVER ST, MONTPELIER, VT 05602	Submitted: 07/14/2015 Technically Complete: 07/14/2015 Approved: 09/02/2015 Ready to Issue: 09/02/2015 Issued: 09/02/2015	OUT
	Z-2015-0115 Change use from apartment to hair salon. 9 NORTHFIELD ST, MONTPELIER, VT 05602	Submitted: 08/26/2015 Technically Complete: 08/28/2015 Approved: 10/14/2015 Ready to Issue: 10/14/2015 Issued: 10/14/2015	GC
	Z-2016-0008 Add a third story to a previously approved building. 12 MAIN ST, MONTPELIER, VT 05602	Submitted: 02/12/2016 Technically Complete: 02/18/2016 Approved: 11/08/2017 Ready to Issue: 11/08/2017 Issued: 11/08/2017	DD
	Z-2016-0037 Remove existing structure, construct new 10,000ft2 building for office space, business services and/or medical clinic. 367 RIVER ST, MONTPELIER, VT 05602	Submitted: 04/22/2016 Technically Complete: 04/26/2016 Approved: 06/10/2016 Ready to Issue: 06/10/2016 Issued: 06/10/2016	OUT

Z-2016-0040	16,044ft2 addition in two phases and the addition of Business Services, Research Facility, Light manufacturing and/or Wholesale trade to the current Office and Warehouse uses. 1 HOME FARM WAY, Montpelier, VT 05602	Submitted: 04/22/2016 Technically Complete: 04/28/2016 Approved: 06/10/2016 Ready to Issue: 06/10/2016 Issued: 06/10/2016	OUT
Z-2016-0055	Add 25 rental storage units to existing uses. 141-143 RIVER ST, Montpelier, VT 05602	Submitted: 05/13/2016 Technically Complete: 05/19/2016 Approved: 06/23/2016 Ready to Issue: 06/23/2016 Issued: 06/23/2016	GC
Z-2017-0059	Site Plan review to change use from residential to office and Design Review to add to existing railing. 21 Court Street	Submitted: 05/26/2017 Technically Complete: 05/31/2017 Approved: 07/18/2017 Ready to Issue: 07/18/2017 Issued: 07/18/2017	DD
Z-2017-0071	Site Plan and Conditional Use review to construct a 26,000ft2 manufacturing facility for distilled spirits including storage, bottling, retail tasting room and eating and drinking. 116 Gin Ln	Submitted: 06/09/2017 Technically Complete: 09/06/2017 Approved: 09/06/2017 Ready to Issue: 09/06/2017 Issued: 09/06/2017	GC
Z-2017-0145	Site Plan, Variance, Conditional Use, Design Review and Floodplain approval to construct a new 89 room hotel and 4 story parking garage. 100 State Street	Submitted: 11/09/2017 Technically Complete: 11/15/2017 Approved: 09/05/2018 Ready to Issue: 09/07/2018 Issued: 09/07/2018	DD
Z-2018-0024	Major Site Plan and Conditional Use Review for development of a Timber Framing Shop and associated office. Between 2243 and 2483 Elm, Montpelier, VT 05602	Submitted: 04/10/2018 Technically Complete: 04/26/2018 Approved: 05/08/2018 Ready to Issue: 05/08/2018 Issued: 05/08/2018	OUT
Z-2019-0005	Change use from patient services to Veterinary clinic, art gallery and "other community center". 58 State Street	Submitted: 12/18/2018 Technically Complete: 01/22/2019 Approved: 01/22/2019 Ready to Issue: 01/22/2019 Issued: 01/22/2019	DD



Issued Permits By Department

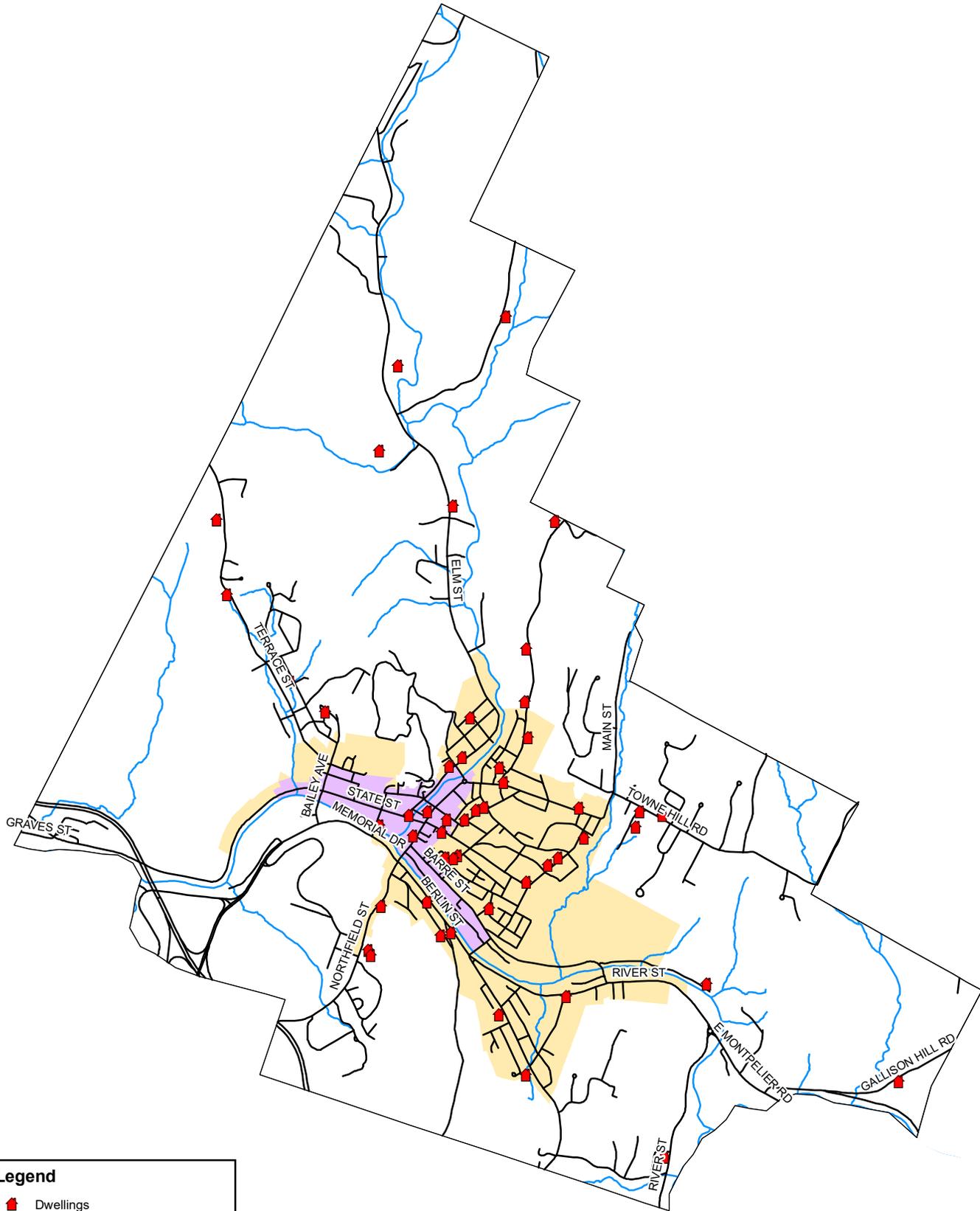
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Permit Type	Permit Number (State) Project Name/Address	Dates	
	Z-2014-0060 3 Lot Subdivision 333 State Street, Montpelier, VT 05602	Submitted: 06/09/2014 Technically Complete: 06/20/2014 Approved: 02/04/2015 Ready to Issue: 02/04/2015 Issued: 02/04/2015	OUT
	Z-2015-0071 Preliminary and Final Subdivision Approval for two lots. 249 North, Montpelier, VT 05602	Submitted: 05/22/2015 Technically Complete: 06/02/2015 Approved: 07/22/2015 Ready to Issue: 07/22/2015 Issued: 07/22/2015	GC
	Z-2015-0086 Preliminary and Final review for a two lot subdivision. 121 GRANITE SHED LANE, Montpelier, VT 05602	Submitted: 07/10/2015 Technically Complete: 07/10/2015 Approved: 08/06/2015 Ready to Issue: 08/06/2015 Issued: 08/06/2015	GC
	Z-2015-0104 Final Plan Review for a two lot subdivision. 617 GALLISON HILL RD, Montpelier, VT 05602	Submitted: 07/24/2015 Technically Complete: 07/30/2015 Approved: 10/14/2015 Ready to Issue: 10/14/2015 Issued: 10/14/2015	OUT
	Z-2016-0054 Preliminary and Final Review for a 2 Lot Subdivision 11 DEWEY ST, MONTPELIER, VT 05602	Submitted: 05/06/2016 Technically Complete: 05/19/2016 Approved: 06/14/2016 Ready to Issue: 06/14/2016 Issued: 06/14/2016	OUT
	Z-2016-0171 Final Plan Review for a two lot subdivision. 500 North Street	Submitted: 12/23/2016 Technically Complete: 12/27/2016 Approved: 01/23/2017 Ready to Issue: 01/23/2017 Issued: 01/23/2017	OUT
	Z-2017-0003 Combined Preliminary and Final Review of a 4 lot Subdivision. 28 Sibley St	Submitted: 01/10/2017 Technically Complete: 01/10/2017 Approved: 02/13/2017 Ready to Issue: 02/13/2017 Issued: 02/13/2017	GC
	Z-2017-0017 Preliminary and Final review for a 2 lot subdivision. 76 College St	Submitted: 01/27/2017 Technically Complete: 03/08/2017 Approved: 03/08/2017 Ready to Issue: 03/08/2017 Issued: 03/08/2017	GC
	Z-2018-0039 Final plan review for a two lot subdivision. 21 Hubbard Park Dr	Submitted: 05/01/2018 Technically Complete: 05/01/2018 Approved: 07/02/2018 Ready to Issue: 07/02/2018 Issued: 07/02/2018	GC
	Z-2018-0143 Final Plan review of a two lot subdivision. 155 NORTHFIELD ST, MONTPELIER, VT 05602	Submitted: 11/21/2018 Technically Complete: 11/26/2018 Approved: 12/27/2018 Ready to Issue: 12/27/2018 Issued: 12/27/2018	OUT

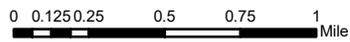
Z-2019-0014	Submitted: 02/26/2019	GC
2 lot subdivision.	Technically Complete: 02/26/2019	
19 Pearl Street	Approved: 04/18/2019	
	Ready to Issue: 04/18/2019	
	Issued: 04/18/2019	

Growth Center Renewal - Dwellings



Legend

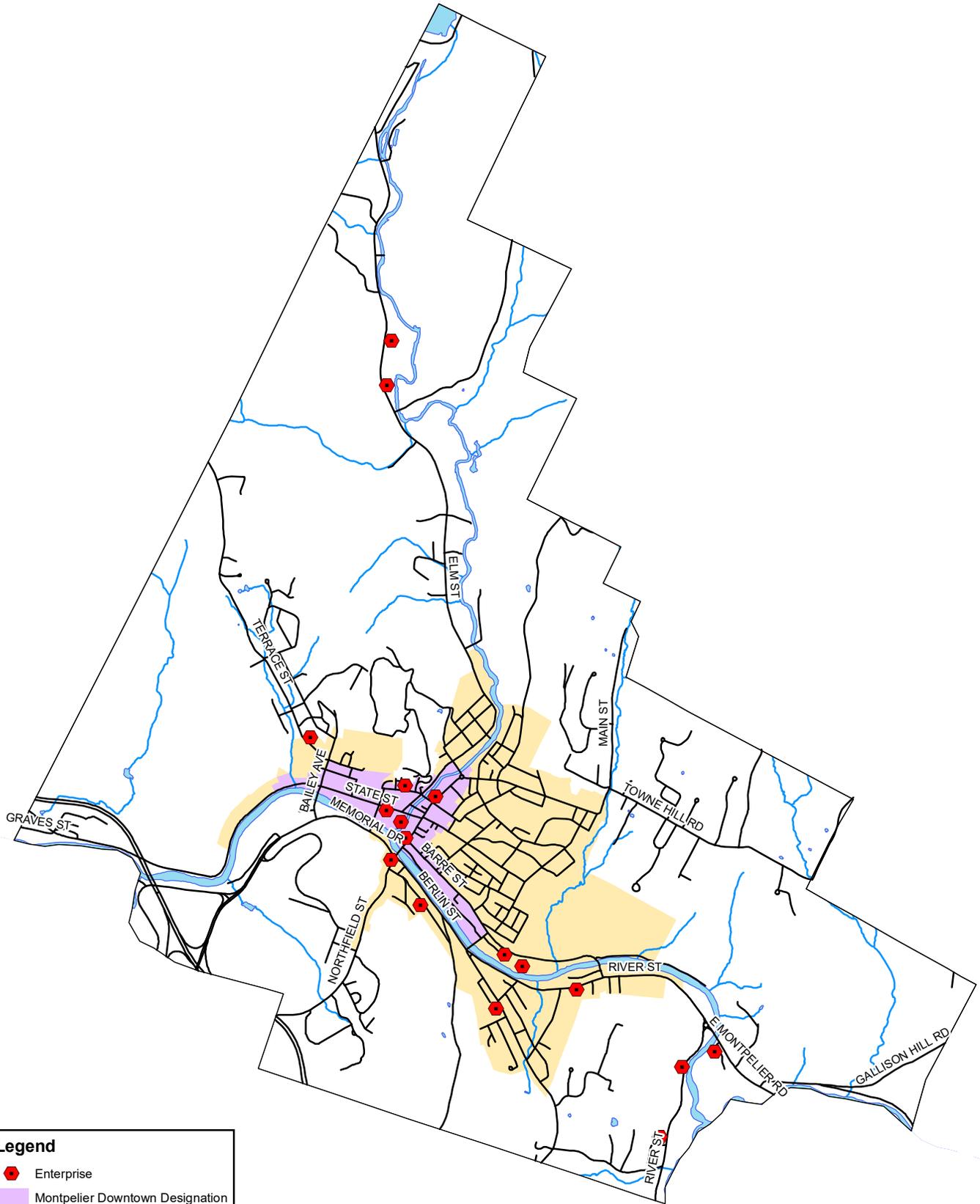
-  Dwellings
-  Montpelier Downtown Designation
-  2016 Growth Center Boundary
-  Streams



Created by CVRPC June 2019
 Data Source:
 Points: ES11.2017
 Roads: VTrans.2018
 This map is for planning purposes only.
 Data is only as accurate as the original sources.
 This map may contain errors and/or omissions.
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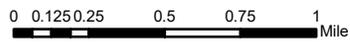


Growth Center Renewal - Enterprise Locations



Legend

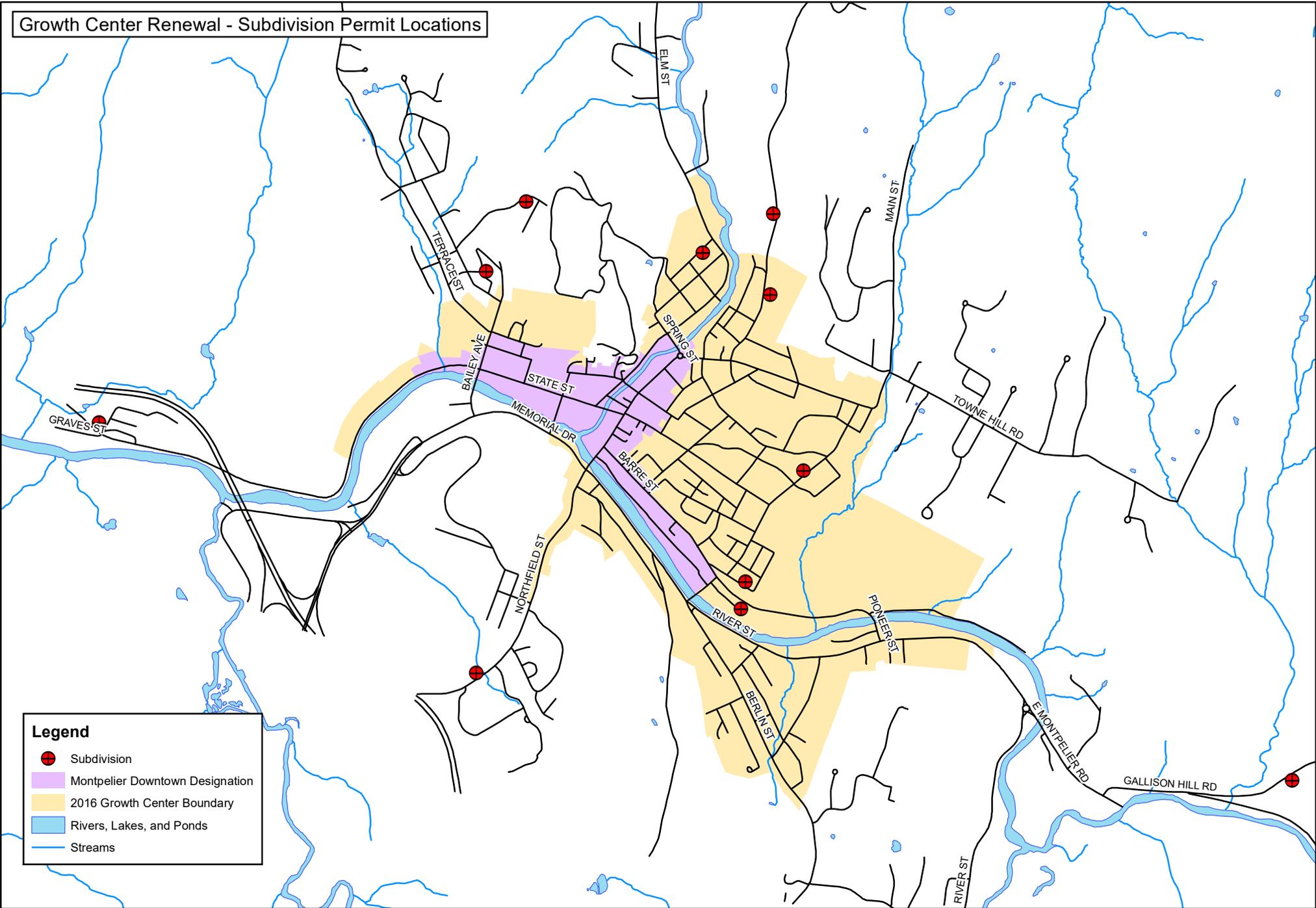
-  Enterprise
-  Montpelier Downtown Designation
-  2016 Growth Center Boundary
-  Rivers, Lakes, and Ponds
-  Streams



Created by CVRPC June 2019
 Data Source:
 Points: ES11, 2017
 Roads: VTrans, 2018
 This map is for planning purposes only.
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 This map may contain errors and/or omissions.
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Growth Center Renewal - Subdivision Permit Locations



Legend

-  Subdivision
-  Montpelier Downtown Designation
-  2016 Growth Center Boundary
-  Rivers, Lakes, and Ponds
-  Streams



Created by CVRPC June 2019
Data Source:
Points: E911, 2017
Roads: VTrans, 2018
This map is for planning purposes only.
Data is only as accurate as the original sources.
This map may contain errors and/or omissions.
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List of Projects and Plans in support of the Growth Center (2014-2019)

Completed Plans and Bylaws:

- Montpelier in Motion 2015 <https://www.montpelier-vt.org/DocumentCenter/View/3181/Montpelier-in-Motion-Final-Report-Text-Figures-7-31-15?bidId=>
- Greening Americas Capitals 2016 <https://www.montpelier-vt.org/408/Greening-Americas-Capitals>
- Economic Development Strategic Plan (EDSP) 2016 <https://www.montpelier-vt.org/DocumentCenter/View/3520/Economic-Development-Strategic-Plan?bidId=>
- Public Art Master Plan 2018
- Montpelier Master Plan 2017 <https://www.montpelier-vt.org/DocumentCenter/View/4789/Master-Plan-2017-Adopted-December-20-2017?bidId=>
- Montpelier Unified Development Regulations 2018 <https://www.montpelier-vt.org/833/Zoning-Subdivision-Regulations-Adopted-1>
- Complete Streets and Road Typology Plan 2018
- Main Barre Street Scoping Study 2019
- Downtown Streetscape Master Plan 2019 (in development)

Public Projects:

- French Block Housing Project (18 units)
- Rehab of 39-40 Barre Street
- Rehab of Another Way Drop in Day Shelter for the Homeless
- Taylor Street Reconstruction
- Northfield Street Reconstruction
- 61 Taylor Street Multi Modal Transit Center and Housing (30 units)
- Bike Path Extension from Granite Street to Gallison Hill
- Center for Arts and Learning and Tw Wood Gallery Accessibility
- Proposed Parking Garage

Private Projects:

- Bohemian Bakery on Barre Street
- Caledonia Spirits
- Maple Lane Housing (6 units)
- Proposed Redevelopment on Granite Shed Lane
- Proposed Hotel in downtown
- Proposed New Commercial Building at site of old gas station on State Street (next to Pavilion)

Other efforts:

- TIF application (approved 2018) <https://www.montpelier-vt.org/1032/TIF-State-Application>

Growth Center Designation Program

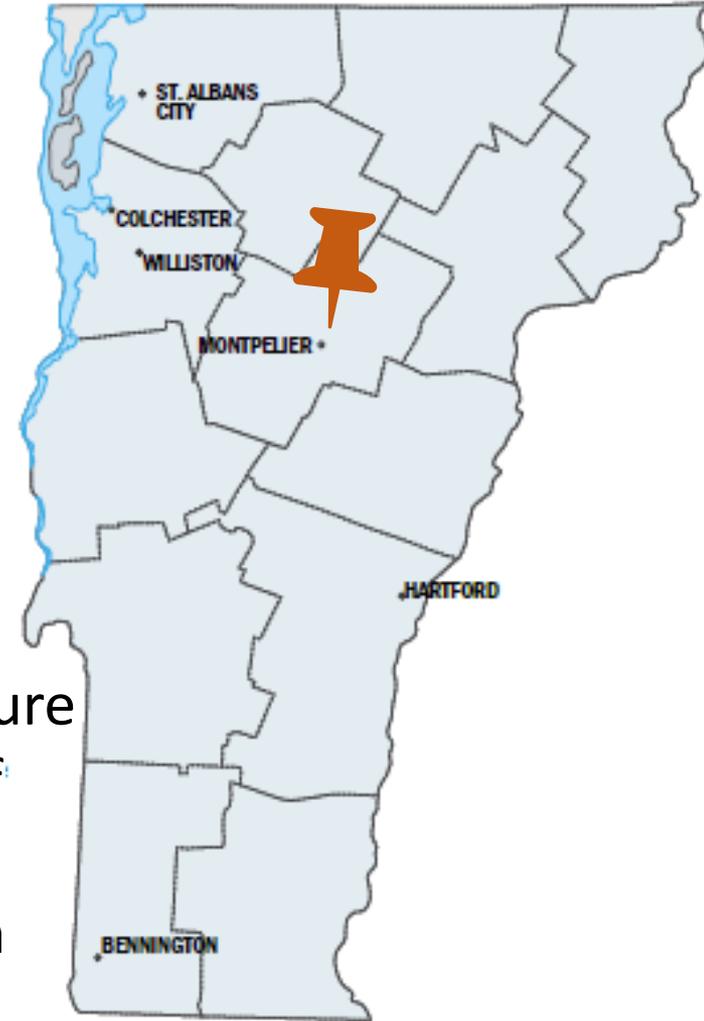




Growth Center Designation Program

6 Growth Centers

Designated Growth Centers encompass areas beyond the civic and commercial core to **shape a community's development over 20 years**. Once designated, infrastructure and building investments (both public and private) combined with a local framework of policies and regulations, ensure that future development will enhance the vitality of the designated center, while protecting farm and forest land outside the Growth Center.



© **Designated Growth Centers**



Growth Center Designation Program

Requirements

	DOWNTOWN VILLAGE CENTER	NEW TOWN CENTER	GROWTH CENTER	NEIGHBORHOOD DEVELOPMENT AREA
AUTHORITY				
Statute Section (24 V.S.A. Chapter 76A)	2793	2793a	2793b	2793c 2793e
Date Established	1998	2002	2002	2006 2013
ADMINISTRATIVE REQUIREMENTS				
Pre-application meeting with DHCD staff	√	√	√	√
Complete application submitted by the legislative body of a municipality*	√	√	√	√
Notice sent to RPC and RDC of intent to apply	√	√	√	√
Notice of application published in local newspaper	√			
Notice of application sent to adjoining towns and interested parties				√
Map of proposed designation**	√	√	√	√
Preliminary application required				√
Number of days to a designation decision after application received	45	45	45	90
Number of years the designation remains in effect (renewal required to maintain designation)	8	8	8	20 ***
Interim review required (interval of years) ***	4		4	5 ***
LOCAL CAPACITY AND CHARACTERISTICS				
Area listed or eligible for National Register of Historic Places	√			
Community reinvestment agreement - signed by municipality & others	√		√	
Source of funding for necessary improvements	√			
An organizational structure for long-term revitalization	√			
Meet requirements for sewage and water systems	√		√	√
Existing or planned multi-modal transport options including transit			√	√
Existing or planned mix of uses				√
Existing or planned civic and public buildings			√	
Existing or planned public spaces				√
Existing or planned pedestrian friendly features				√
Right to use household energy conserving devices				√
PLANNING STATUS				
Confirmed Planning Process (Municipal Plan approved by RPC)	√	√	√	√
Plan addresses intention to apply for designation and support for goals****	√	√	√	√
20 year plan for growth with local and regional growth projections				√
Adopted Zoning and Subdivision Regulations				√
Bylaw provisions that support the goals of designation	√		√	√
Non-regulatory programs that support the designation				√
Capital budget and program for public infrastructure	√		√	√
Municipal center plan			√	
Concept plan showing vision for the area				√
Official Map (optional for Growth Centers)			√	√
Maps showing resources and development constraints				√
Maps showing existing and planned public facilities				√
Justification for designation location and boundaries			√	√
Plan for mixed income housing			√	
Impacts on natural resources avoided				√
Compatibility with cultural and historic resources				√
Regional Planning Commission (RPC) description of regional context				√
RPC confirms that designation is in conformance with regional plan				√

* For Neighborhoods, landowners may apply directly. ** Growth Center map requirements differ from others.

*** Neighborhood review and renewal is concurrent with the underlying designation. **** Growth Center plan requirements differ from others.

Benefits

	DOWNTOWN VILLAGE CENTER	NEW TOWN CENTER	GROWTH CENTER	NEIGHBORHOOD DEVELOPMENT AREA
AUTHORITY				
Statute Section (24 V.S.A. Chapter 76A)	2793	2793a	2793b	2793c 2793e
Date Established	1998	2002	2002	2006 2013
PURPOSE				
Historic Preservation*	√	√		√
Economic Revitalization*	√	√		√
Smart Growth	√	√	√	√
Economic Development	√	√	√	√
BENEFITS				
10% State Historic Rehabilitation Tax Credit	√	√		
25% Façade Improvement Tax Credit	√	√		
50% Code Improvement Tax Credit	√	√		
50% Technology Tax Credits	√	√		
Downtown Transportation Fund	√			
Sprinkler System Rebate	√			
Special Assessment District	√	√	√	
Reallocation of Sales Tax on Construction Materials	√			
Traffic Calming Options	√			
Signage Options	√			
No appeal of decision on character of neighborhood for housing	√			√
Act 250 Threshold and Exemption for "Priority Housing Projects"	√		√	√
Act 250 Limited Review & Criteria - "Downtown Findings" Act	√			
250 Findings and Conclusions for Growth Centers				√
Act 250 Master Plan Permit Application				√
Act 250 Mitigation for Loss of Primary Agricultural Soils** Act	√		√	√
250 fee reduction				√
Act 250 Existing Settlement under criterion 9(L)	√	√	√	√
Exemption from land gains tax				√
ANR Wastewater fee capped at \$50/application				√
PRIORITY CONSIDERATION***				
All State Agencies and Funding Programs - first priority Specific	√	√		
State Agencies and Funding Programs:				
Municipal Planning Grants	√	√		√
Bike/Ped and Transportation Alternatives Grants	√	√		√
Property Assessment Fund (Contaminated Sites / Brownfields)	√	√		√
Community Development Block Grants	√	√		√
ANR Wastewater funding	√	√		√
State affordable housing funds	√	√		√
Locating State Buildings	√	√	√	√

*May not apply to all growth centers.

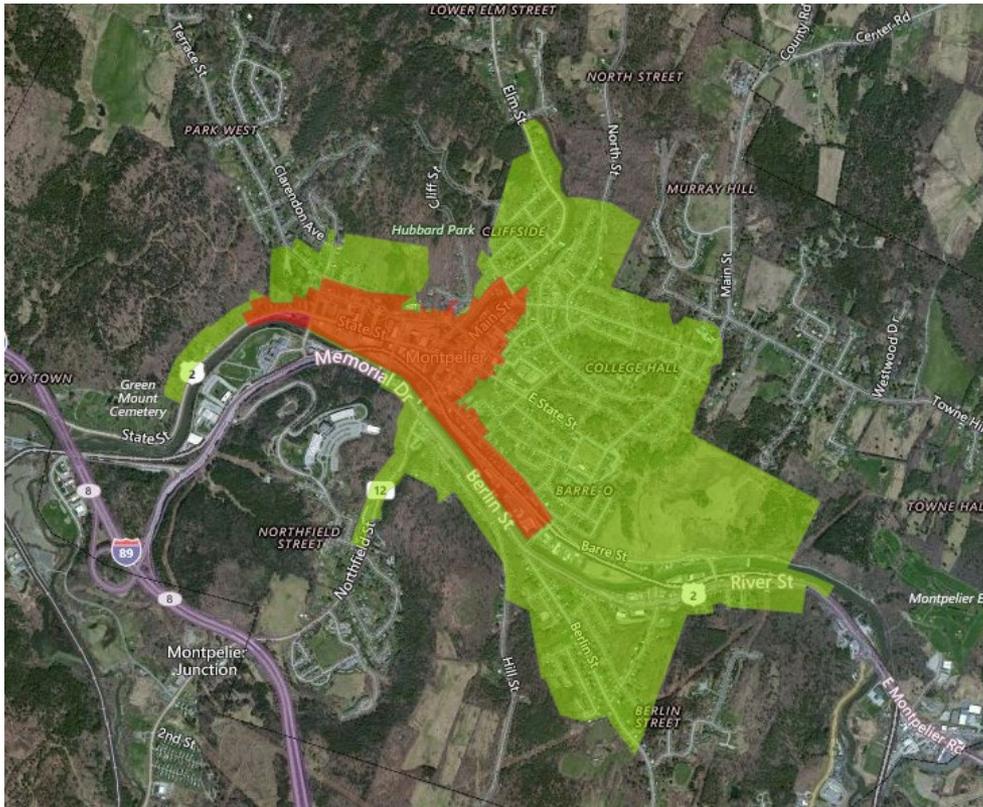
**Agricultural soil mitigation benefits apply to designated neighborhood development areas only when they are associated with a designated downtown and applies only to new town centers created before 1/1/14.

***Statute establishes that designated downtowns and village centers should have greater priority for state funding and programs than new town centers and growth centers. (24 V.S.A. §2790(d) and 24 V.S.A. §2793c(j)(2)(A))



Growth Center Designation Program

20-Year Designation with 5-Year Reviews



Second Round of Five-Year Reviews

Williston – 2017

Bennington – 2018

Colchester – 2019

Montpelier – 2019

Hartford – 2020

St. Albans - 2020

Designated Downtown
Designated Growth Center



Montpelier Growth Center

Second, Five-Year Review

Complete Submission. All Requirements Met.

- Cover Letter/Memo
- 2016 Growth Center Boundary Map
- Proposed Boundary Amendment Map
- Annotated Findings of Fact
- Capital Plan
- Development Activity Summary
- Development Activity Location Maps

- Municipal Plan (confirmed & approved by RPC)
- Downtown Designation (valid through 2023)
- No Outstanding Conditions
- Notice Issued 8/23
- Staff Report & Draft Findings (for boundary change)



Montpelier Growth Center

Second, Five-Year Review

Overall Compliance: Residential Development

Development
Permitted in
Growth Center:
2009-2019

- 82%

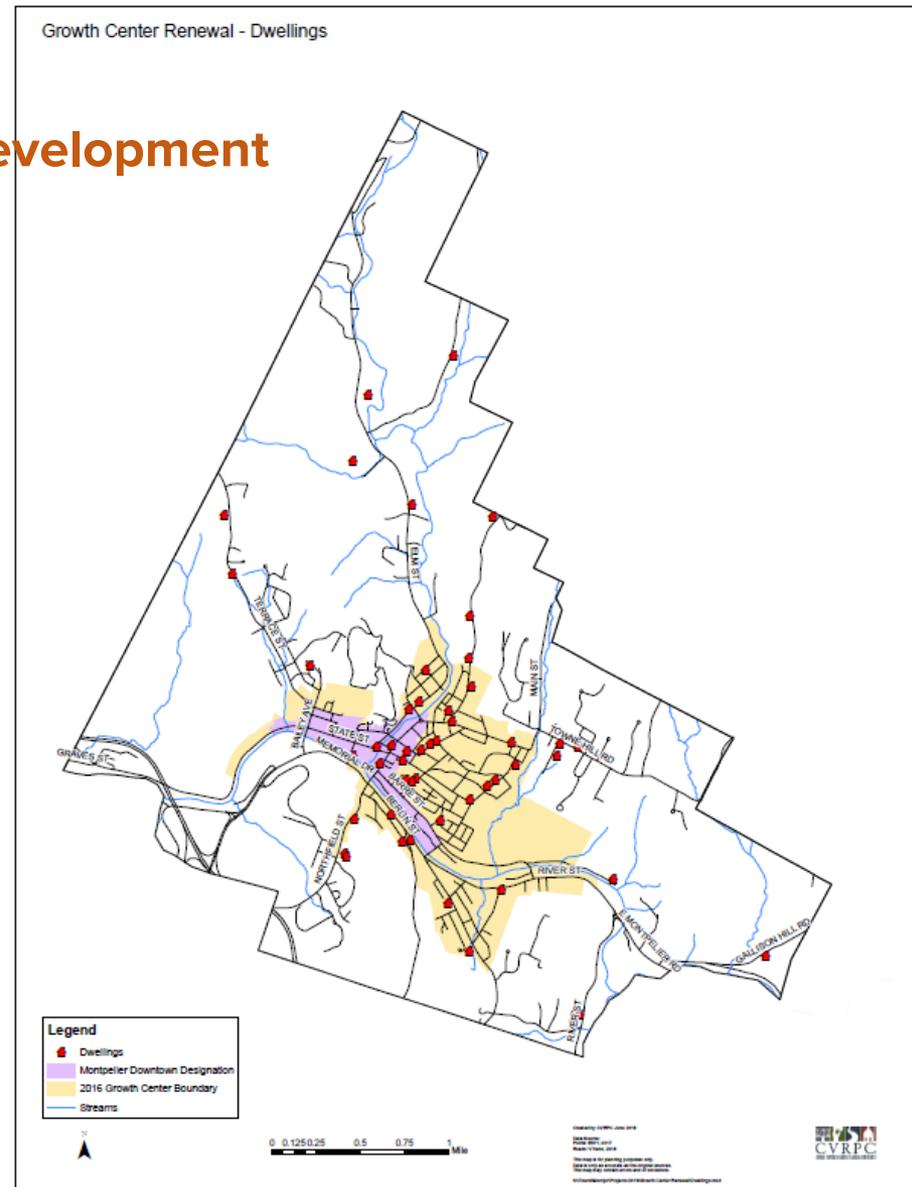
2014-2019

- 79%

2009-2014

- 89%

Meets primary goal to accommodate a majority of the projected population and development over a 20-year period.





Montpelier Growth Center

Completed Plans & Bylaws

- **Montpelier in Motion 2015**

<https://www.montpeliervt.org/DocumentCenter/View/3181/Montpelier-in-Motion-Final-Report-Text-Figures-7-31-15?bidId=>

- **Greening Americas Capitals 2016**

<https://www.montpelier-vt.org/408/Greening-Americas-Capitals>

- **Economic Development Strategic Plan (EDSP) 2016**

<https://www.montpeliervt.org/DocumentCenter/View/3520/Economic-Development-Strategic-Plan?bidId=>

- **Public Art Master Plan 2018**

- **Montpelier Master Plan 2017**

<https://www.montpeliervt.org/DocumentCenter/View/4789/Master-Plan-2017-Adopted-December-20-2017?bidId=>

- **Montpelier Unified Development Regulations 2018**

<https://www.montpelier-vt.org/833/Zoning-Subdivision-Regulations-Adopted-1>

- **Complete Streets and Road Typology Plan 2018**

- **Main Barre Street Scoping Study 2019**

- **Downtown Streetscape Master Plan 2019 (in development)**

- **TIF 2018**

<https://www.montpelier-vt.org/1032/TIF-State-Application>



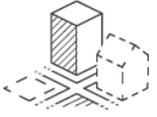
Montpelier Growth Center

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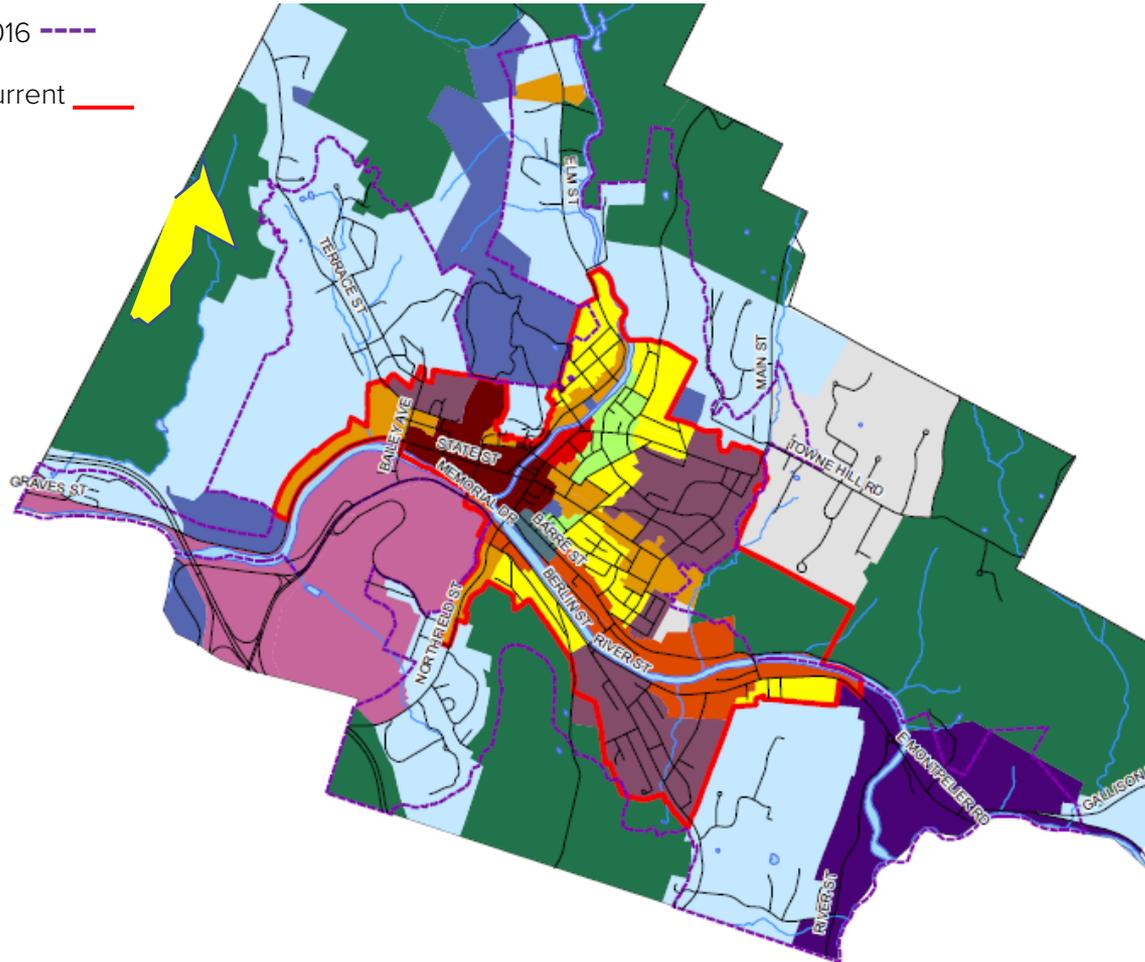


Montpelier Growth Center

Proposed Boundary Amendment

2016 Boundary & Current Boundary

2016 
Current 



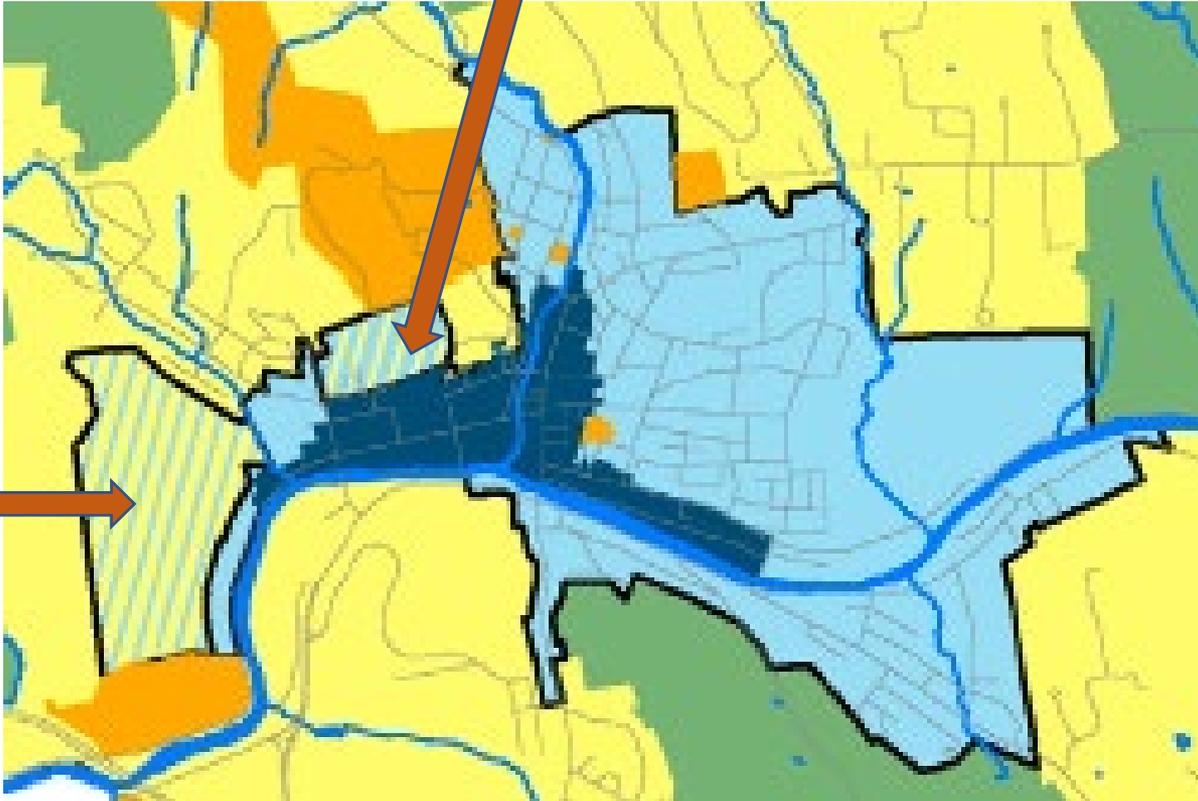


Montpelier Growth Center

Proposed Boundary Amendment

REMOVE

ADD



Montpelier Growth Center

Discussion/Questions and Motion

Staff Recommended Motion

Determine Montpelier's Growth Center continues to meet the standards for designation in effect at the time it was originally designated.

Staff Recommended Motion

Amend the Montpelier Growth Center boundaries and authorize the Chair to sign the findings as presented.

VERMONT DOWNTOWN BOARD
City of Montpelier Growth Center
Five Year Review & Boundary Amendment
Staff Report & Draft Findings

OVERVIEW

Application Summary. The City of Montpelier comes before the Vermont Downtown Board for its second, 5-year review of its growth center pursuant to [24 V.S.A. §2793c.\(e\)](#) to: 1) request that the Board determine that the designation continues to meet the standards for designation in effect at the time it was originally designated and 2) request approval of an amendment to the existing growth center boundaries. The proposed boundary removes an area of land north of the Statehouse and re-instates an area previously within the growth center described as “Crestview”.

Growth Center Overview. The growth center designation is a State program that confers development-enabling benefits in municipalities with planning and implementation tools aligned and vetted to accommodate a majority of growth in and around a designated center (downtown/new town/village) in a manner consistent with Vermont’s statewide settlement goal of traditional compact, centers separated by rural lands. Unlike the similar neighborhood development area designation, the growth center designation offers greater geographic flexibility and accommodates a broader set of non-residential uses, such as institutional, industrial, and commercial areas. All growth center program descriptions and materials are available [online](https://accd.vermont.gov/community-development/designation-programs/growth-centers) [https://accd.vermont.gov/community-development/designation-programs/growth-centers]. Growth center designation confers and enables the following benefits:

- **Funding & Technical Assistance**
 - ANR State Wastewater Management Funding Priority (24 V.S.A §2793c(i)(3)(A)(i))
 - Brownfields Remediation Priority (24 V.S.A §2793c(i)(3)(A)(ii))
 - Community Development Block Grant Priority (24 V.S.A §2793c(i)(3)(A)(iii))
 - BGS State Office Buildings Priority (when downtown or village is not feasible) (24 V.S.A §2793c(i)(3)(B))
 - Transportation Enhancement Improvement Priority (24 V.S.A §2793c(i)(4)(B))
 - State Housing Renovation & Affordable Housing Construction Assistance Programs (24 V.S.A §2793c(i)(4)(C))
 - VEDA Incentives (24 V.S.A. §2793c(i)(B))
 - Other Technical, Financial Benefits Made Available by State or Rule (24 V.S.A §2793c(i)(3)(A)(iv))
 - DHCD Municipal Planning Grant Priority
 - VTrans Bicycle and Pedestrian Grants Priority
 - Northern Border Regional Commission Grants Priority
- **Tax Increment Financing**
 - TIF Location Criteria Presumption (24 V.S.A. §2793c(i)(1)(A) & Title 32)
- **Act 250**
 - Act 250 Criteria Findings and Conclusions for Growth Center (24 V.S.A. §2793c.(f) & 10 V.S.A. §6086(a))
 - Act 250 Resource Impact Mitigation as Alternative to Denial (24 V.S.A. §2793c.(g))

- Act 250 Master Plan Permit Application (24 V.S.A §2793c(i)(5)(A-B) & 10 V.S.A. 6086(a))
- Act 250 Permit Exemption for “Priority Housing Projects” (10 V.S.A. §6081(p)(2))
- Act 250 Presumption of Existing Settlement Criterion Compliance (10 V.S.A. § 6001(16)(a)(i) & 10 V.S.A. §6086(a)(9)(L))
- Act 250 Reduced Mitigation Fee for Loss of Primary Agricultural Soils (10 V.S.A. §6093(a)(1))
- Act 250 Transportation Impact Fee Adjustment (10 V.S.A. § 6106 (b)(6))
- **Local Appeals**
 - No Municipal Conditional Use Decisions Appeal on Character of the Area for Housing (24 V.S.A. 4471(e))

Staff Review. Jacob Hemmerick, Planning & Policy Manager, herein referred to as staff, has reviewed the application and materials and submits this analysis for the Downtown Board. This draft was last revised August 15, 2019. Department staff has no known direct or indirect conflicts of interest with the applicant or affected landowners.

Board Question 1. *Should the Downtown Board approve a motion to determine that the Montpelier Growth Center continues to meet the standards for designation in effect at the time it was originally designated?*

Board Question 2. *Should the Downtown Board approve a motion to amend the Montpelier Growth Center boundaries and authorize the Chair to sign the findings as presented?*

Procedure. These questions may be combined or separated for consideration by the body. The second question may be tabled to another meeting per the Board’s policy.

Staff Recommendation. Approval of both motions and findings as drafted.

APPLICATION INFORMATION

Applicant. The City of Montpelier.

Application. This matter comes before the Vermont Downtown Board for a second, five-year review of the applicant’s designated growth center and amendment to the existing growth center boundaries. The report and application, and the associated materials, are complete and maintained by the Department of Housing & Community Development (DHCD) in the application file and available for public inspection.

Applicant Notice. In March of 2019 the Department of Housing and Community Development notified the City of its upcoming state designated growth center five-year review. The notice outlined the Board’s adopted [5-year Review Process](#) and draft submission requirements.

Submission. The application was received by the DHCD in June of 2019.

NOTICE

Notice of Meeting. Notice was issued by the Department for hearing in accordance with the Board’s [5-Year Review Process](#) Policy

[<https://accd.vermont.gov/sites/accdnew/files/documents/CD/CPR/CPR-GC-5YearReview-Guidance.pdf>] and is documented in the application's file. Notice is posted [here](#) [https://accd.vermont.gov/sites/accdnew/files/documents/CD/CPR/DTBoard/GC_Montpelier_5-Year%20Review_2019_All.pdf].

Meeting. The application was considered by the Downtown Board at its regular meeting on September 23rd, 2019 at 1 National Life Drive, Davis Building, 6th Floor, Montpelier, Vermont 05620 in the Calvin Coolidge Conference Room.

Participation. Board members, staff, and public present and participating at the meeting are recorded in the Board's meeting minutes.

APPLICATION MATERIALS

Applicant Submissions. The following items were submitted by the applicant and are available [online](#) under the "designated growth center" section of the page under "Montpelier". [<https://accd.vermont.gov/community-development/designation-programs/growth-centers>]:

1. Cover Letter/Memo (including additional background information and condition analysis)
2. Growth Center Boundary Map 2016
3. City of Montpelier Master Plan 2017 w/Proposed Map Amendment
4. Annotated Findings of Fact
5. Capital Plan
6. Development Summary
7. Development Maps
8. Links to Reports & Projects Related to the Growth Center
9. Projects & Plans Related to Growth Center

Staff Submissions. In addition to the materials submitted by the applicant, staff submits the following items to support the review below.

10. Staff Report & Draft Findings of Fact

AUTHORITY

Board Charge & Authority. The questions above come before the Board pursuant to [24 V.S.A. 2793c\(e\)](#). It states:

(1) [...] The State Board shall review a growth center designation no less frequently than every five years, after providing notice as required in the case of a proposed municipal plan or amendment under subsection 4384(e) of this title, and after providing an opportunity for the public to be heard. For each applicant, the State Board may adjust the schedule of review under this subsection so as to coincide with the review of the related and underlying designation of a downtown, village center, or new town center.

(2) The five-year review shall include, at a minimum, an updated five-year capital plan that funds infrastructure improvements necessary to implement growth center development, updated development projections, a summary of growth within and outside the growth center to date, and any changes to the municipal plan, bylaws, or maps since the original growth center application or any previous review.

(3) If, at the time of the review, the State Board determines that the growth center no longer meets the standards for designation in effect at the time the growth center initially was designated, the State Board may:

- (A) require corrective action;
- (B) provide technical assistance through the coordinated assistance program; or

- (C) remove the growth center's designation, with that removal not affecting any of the growth center's previously awarded benefits.
- (4) At any time, a municipality shall be able to apply to the State Board for amendment of a designated growth center or any related conditions or other matters, according to the procedures that apply in the case of an original application.

24 V.S.A. 2793c(d)(7) further states:

(7) Conditions of designation. The Board, as a condition of growth center designation, may require certain regulatory changes prior to the effective date of designation. In addition, the growth center designation may be modified, suspended, or revoked if the applicant fails to achieve the required regulatory changes within a specified period of time. As an option, municipalities applying for growth center designation may make certain regulatory changes effective and contingent upon formal designation.

DESIGNATION HISTORY

2009 Approval. The City of Montpelier first applied for, and the Downtown Board approved, a Growth Center designation on September 28, 2009 ([2009 Decision to Approve Growth Center Designation by Vermont Expanded Downtown Board](#)).

Condition of Approval. The 2009 Board decision imposed one condition:

The city shall report 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 the types of growth in each of these areas: the downtown, the 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.

2010 & 2011 Updates. The City provided annual updates in 2010 and 2011. During the 2011 review, the Board agreed that biennial reviews with more standard reporting would work better (*Board Meeting Minutes*).

2014 5-Year Review. The City returned for its first, five-year review in 2014. The Board approved a motion to accept the review and required that the city report in 1 year with a summary of zoning revisions and comprehensive plan updates -- which address concerns raised about the size of the boundary, the auto-dependent nature of some of the area within the boundary, and density concerns, along with a timeline for adoption of both ([2014 Five-Year Review & Board Meeting Minutes](#)).

2015 Update. The City reported to the Board in September of 2015 and approved a motion that Montpelier provide, within nine months, a revised boundary to address the zoning of areas included within the center, as well municipal plan content (*Board Meeting Minutes*).

2016 Update. The City returned in July 2016 with a progress report and the Board approved a motion to accept corrective action proposed by the city and replace the existing growth center boundary with today's boundary and required the city to notify the Board upon adoption of zoning regulations (*Board Meeting Minutes and 2016 Montpelier Growth Center Map Update*).

2018 Update. In March of 2018, the City notified the Board of the final adopted zoning map as a condition of the 2016 approval. The notification included a City-proposed change to the growth center boundaries accepted by the Board (*Board Meeting Minutes*).

FIVE-YEAR REVIEW

Applicable Standards/Procedures of Review for 5-Year Review. For the five-year review, “The standards for designation in effect at the time growth center was initially designated” apply per 24 V.S.A. 2793c(e)(3). The Board has also adopted additional policy on the five-year review ([5-Year Review Process](#) Policy). This directs the Board “to focus on any changes that may have occurred in the past years that affect the findings of fact in the designation decision and any compliance with designation conditions, if applicable.”

Conditions. All original conditions have been met.

Findings Review. The City provided annotated findings. These annotations explain changes that have occurred as they relate to the findings and designation decision.

Overall Development. The City has provided a summary of development, including narratives, tables, and maps. Development within the center is reported for the two renewal periods of 2009-2014 and 2014-2019. These numbers reflect two growth centers resulting from the boundary change of 2016. This report shows development trends consistent with the program’s goal to accommodate most of the growth within the center.

DRAFT FINDINGS BOUNDARY AMENDMENT APPLICATION

Based upon the evidence submitted to the Downtown Board, the Board finds and concludes as follows.

Applicable Standards of Review for Boundary Amendment. 24 V.S.A. 2793c(e)(4) states: “At any time, a municipality shall be able to apply to the State Board for amendment of a designated growth center or any related conditions or other matters, according to the procedures that apply in the case of an original application.” The Board has also adopted additional policy on amendment ([5-Year Review Process](#) Policy). This policy states:

If a municipality seeks to amend any aspect of the designated Growth Center, an amendment request may be made at the time of the 5-year review or at any other time. The Board may decide on the amendment either at the same time as the 5-year review or table review of the amendment to another date. Amendment applications shall include the same submission requirements and process as those requested for the 5-year review and shall address any material changes (those affecting the findings of fact) that would result from the amendment.

Only those findings materially affected by the proposal are evaluated below.

Boundary Amendment Proposal. The City requests approval of an amendment to the existing growth center boundaries. The proposed boundary removes an area of land north of the Statehouse and reinstates an area previously within the growth center described as “Crestview”. These areas are mapped and appear on the *City of Montpelier Master Plan 2017 w/Proposed Map Amendment*.

The area north of the statehouse is approximately 44 acres would exclude approximately 30 parcels in three zoning districts (*Growth Center Boundary Map*): Residential 6000, Urban Center 1, and Mixed-Use Residential. One of the thirty parcels is listed as owned by the State of Vermont; this parcel houses the Statehouse, Supreme Court, and Pavilion. (Measurements and counts taken on: <https://maps.vcgi.vermont.gov/parcelviewer/>),

The Crestview area would add approximately 140 acres, a portion of a single parcel located entirely within the Residential 9000 zoning district. The allowed uses and dimensional standards for these districts are available in the [City's Zoning & Subdivision Regulations](#) last amended January 3, 2018.

Findings of Fact Review. The City has provided a memo and annotated findings explaining the rationale for the proposed boundary. These findings are reviewed below, which group sections of Growth Center statute into common themes.

A key fact that informs which findings are materially affected by the proposal is that the Crestview area was proposed for removal by the City in 2016 and approved by the Board. This was not an area that the Board had previously directed for removal based on auto-oriented zoning concerns. The City further reports that this area was removed without public notice by the City to affected landowners, who have petitioned the City for amendment of the boundary and obtained Council's support. The City reports that this application would correct this inadvertent omission.

Although the reinstatement of Crestview and exclusion of areas behind the Statehouse would result in a larger boundary than exists today, the growth center would remain smaller than the original boundary, upon which the initial findings were based.

Rationale for Growth Center

The proposed growth center growth cannot reasonably be achieved within an existing designated downtown, village center, or new town center located within the applicant municipality (24 V.S.A. § 2793c(e)(1)(G)(ii)).

The proposal does not materially change this finding. The amended boundary would restore an area removed in 2016 that lacked public notice to affected property owners and was not identified as an area of concern by the Board.

Size & Configuration of Growth Center

The proposed growth center is of an appropriate size sufficient to accommodate a majority of the projected population and development over a 20-year planning period. The proposed growth center does not encompass an excessive area of land that would involve the unnecessary extension of infrastructure to service low-density development or result in a scattered or low-density pattern of development at the conclusion of the 20-year period (24 V.S.A. § 2793c(e)(1)(F)).

The reduced 2016 growth center boundary did not adjust previously established development projections factored into the original boundary. This amendment would reinstate area factored into the original calculations, guiding a boundary sufficient to accommodate a majority of projected population and development over a 20-year period. The area is adjacent to areas served by existing water and wastewater. Inclusion of this greenfield area would enable efficient development patterns adjacent to existing settlement served by infrastructure adjacent to existing infrastructure. The enabling zoning would allow patterns of development consistent with traditional neighborhood design and meet the Department's density threshold for a neighborhood development area designation at four dwelling units an acre.

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by development that is not serviced by municipal infrastructure or that requires the extension of municipal infrastructure across undeveloped lands in a manner that would extend service to lands located outside compact village and urban centers (24 V.S.A. § 2791(13)(l)(iv)).

Reinstatement of the Crestview Area would enable development connected to municipal infrastructure adjacent to existing settlement.

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by linear development along well-traveled roads and highways that lacks depth, as measured from the highway (24 V.S.A. § 2791(13)(l)(v)).

The City reports that the Growth Center is now 996 acres (16% of the city's total land area). The new regulations now accommodate more growth within a smaller footprint in around the downtown and within the center. The proposed boundary and enabling regulations continue to accommodate growth in connected, compact, non-linear settlement pattern.

Appropriateness of Growth Center

The proposed growth center will support and reinforce any existing designated downtown, village center, or new town center located in the municipality or adjacent municipality by accommodating concentrated residential neighborhoods and a mix and scale of commercial, civic, and industrial uses consistent with the anticipated demand for those uses within the municipality and region (24 V.S.A. § 2793c(e)(1)(G)(i)).

The growth center would continue to support and reinforce the existing downtown by including an area that could potentially be developed as a connected and reasonably dense residential neighborhood. This Crestview area is [zoned](#) as "Residential 9000". Residential density is calculated at 1 dwelling unit per 9,000 square feet of lot area with commensurate dimensional standards, and a mix of residential and some non-residential uses. The downtown designation is valid through August 2023.

The proposed growth center is planned to develop compact mixed-use centers at a scale appropriate for the community and the region (24 V.S.A. § 2791(13)(B)).

The growth center would continue to support a compact-mixed-use center at appropriate scale, remaining smaller than the area originally designated.

Development Pattern

The proposed growth center promotes densities of land development that are significantly greater than existing and allowable densities in parts of the municipality that are outside a designated downtown, village center, growth center, or new town center, or, in the case of municipalities characterized predominately by areas of existing dense urban settlement, it encourages infill development and redevelopment of historically developed land (24 V.S.A. § 2791(12)(B)(iv)).

The proposed growth center results in compact concentrated areas of land development that are served by existing or planned infrastructure and are separated by rural countryside or working landscape (24 V.S.A. § 2791(12)(B)(vi)).

The proposed growth center is planned to maintain the historic development pattern of compact village and urban centers separated by rural countryside (24 V.S.A. § 2791(13)(A)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by scattered development located outside of compact urban and village centers that is excessively land consumptive (24 V.S.A. § 2791(13)(I)(i)).

The approved plan and the implementing bylaws further the goal of retaining a more rural character in the areas surrounding the growth center, to the extent that a more rural character exists (24 V.S.A. § 2793c(e)(1)(D)(iv)).

The proposal does not materially change these findings.

Diversity of Development

The proposed growth center incorporates a mix of uses that typically include or have the potential to include the following: retail, office, services, and other commercial, civic, recreational, industrial, and residential uses, including affordable housing and new residential neighborhoods, within a densely developed, compact area (24 V.S.A. § 2791(12)(B)(i)).

The proposal does not materially change this finding.

The proposed growth center is planned to support a diversity of viable businesses in downtowns and villages (24 V.S.A. § 2791(13)(G)).

The proposal does not materially change this finding.

The proposed growth center is planned to provide for housing that meets the needs of a diversity of social and income groups in each community (24 V.S.A. § 2791(13)(H)).

The reinstatement of Crestview would continue to enable housing that meets the needs of diverse social groups. The area is zoned for a variety of residential uses. The following are classified as permitted uses: one-unit and two-unit dwellings. The following are classified as conditional uses: three-unit, four-unit, multi-family dwellings, group home (major), senior housing, congregate living, and skilled-nursing. Approval of growth center would remove the “character of the area” conditional use criterion as an appealable matter in Crestview (24 V.S.A. §4471(e) & 24 V.S.A. §4414(3)).

Capital Budget and Program

The applicant has adopted a capital budget and program in accordance with 24 V.S.A. § 4426 and the existing and planned infrastructure is adequate to implement the growth center (24 V.S.A. § 2793c(e)(1)(E)).

The proposed growth center is planned to balance growth with the availability of economic and efficient public utilities and services (24 V.S.A. § 2791(13)(F)).

The proposal does not materially change this finding and the City continues to maintain a capital budget and program to support the growth center.

Public Spaces

The proposed growth center incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings (e.g., post office, municipal offices), community gardens, and other formal and informal places to gather (24 V.S.A. § 2791(12)(B)(iii)).

The proposal does not materially change this finding.

Spatial Pattern

The proposed growth center is organized around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a village green, common, or square (24 V.S.A. § 2791(12)(B)(iii)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by linear development along well-traveled roads and highways that lacks depth, as measured from the highway (24 V.S.A. § 2791(13)(l)(v)).

The proposal does not materially change these finding.

Transportation and Other Infrastructure

The proposed growth center is supported by existing or planned investments in infrastructure and encompasses a circulation system that is conducive to pedestrian and other non-vehicular traffic and that incorporates, accommodates and supports the use of public transit systems (24 V.S.A. § 2791(12)(B)(v)).

The proposal does not materially change this finding, and the subdivision regulations contain provisions on necessary improvements that speak to the efficient layout of streets with multi-modal considerations.

The proposed growth center is planned to enable choice in modes of transportation (24 V.S.A. § 2791(13)(C)).

The proposal does not materially change this finding.

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by development that limits transportation options, especially for pedestrians (24 V.S.A. § 2791(13)(l)(ii)).

The proposal does not materially change this finding.

Natural and Historic Resources

The applicant has identified important natural resources and historic resources within the proposed growth center, anticipated impacts on those resources and has proposed mitigation (24 V.S.A. § 2793c(e)(1)(B)).

The approved plan and the implementing bylaws provide reasonable protection for important natural resources and historic resources located outside the proposed growth center (24 V.S.A. § 2793c(e)(1)(D)(iv)).

The proposed growth center is planned to protect the state's important environmental, natural and historic features, including natural areas, water quality, scenic resources, and historic sites and districts (24 V.S.A. § 2791(13)(D)).

The proposal does not materially change these findings.

Agriculture.

The most recently adopted guidelines of the Secretary of Agriculture, Food and Markets have been used to identify areas proposed for agriculture and the proposed growth center has been designed to avoid the conversion of primary agricultural soils, wherever possible (24 V.S.A. § 2793c(e)(1)(C)).

The proposed growth center serves to strengthen agricultural and forest industries and is planned to minimize conflicts of development with these industries (24 V.S.A. § 2791(13)(E)).

The proposed growth center will result in a settlement pattern that, at full build-out, is not characterized by the fragmentation of farm and forest land (24 V.S.A. § 2791(13)(I)(iii)).

The proposal does not materially change these findings.

Planning Process.

The applicant has a regionally confirmed planning process and an approved municipal plan. The approved plan contains provisions that are appropriate to implement the designated growth center proposal. The applicant has adopted bylaws in conformance with the municipal plan that implement the provisions in the plan that pertain to the designated growth center (24 V.S.A. § 2793c(e)(1)(D)).

According to the Central Vermont Regional Planning Commission's annual September 30, 2018 filing of municipal planning status to the Department (as required by the Municipal Planning Grant Funding Rules), the City's plan is valid through December 20, 2025, the City's planning process and plan was confirmed and approved by the Region on April 10, 2018. The City last amended its zoning and subdivision on January 1, 2018, has a Planning Commission/Development Review Board Structure, has not adopted local Act 250 review, has not adopted on-the-record review or the Municipal Administrative Procedures Act, has adopted a capital budget, and is part of the National Flood Insurance Program. Further, the City's downtown designation is valid through 2023.

The proposed growth center is planned to reinforce the purposes of 10 V.S.A. Chapter 151. The proposed growth center is planned in accordance with the planning and development goals under 24 V.S.A. § 4302 (24 V.S.A. § 2791(12)(B)(vii) and (viii)).

The proposal does not materially change this finding

DECISION

The Vermont Downtown Board finds and concludes that an amendment to the Montpelier Growth Center boundary meets the standards in effect and that the overall Growth Center continues to meet the standards for designation in effect at the time it was originally designated.

Written decision signed and dated at Montpelier Vermont, this **23rd day of September 2019**.

Josh Hanford, Vermont Downtown Board Chair

Commissioner, Department of Housing & Community Development

/jmh

The designation decisions of the State Board under this chapter are not subject to appeal. (24 V.S.A. §2798).

Within 21 days of a growth center designation under subdivision (1) of this subsection, a person or entity that submitted written or oral comments to the State Board during its consideration of the application for the designated growth center may request that the State Board reconsider the designation. Any such request for reconsideration shall identify each specific finding of the State Board for which reconsideration is requested and state the reasons why each such finding should be reconsidered. The filing of such a request shall stay the effectiveness of the designation until the State Board renders its decision on the request. On receipt of such a request, the State Board shall promptly notify the applicant municipality of the request if that municipality is not the requestor. The State Board shall convene at the earliest feasible date to consider the request and shall render its decision on the request within 90 days of the date on which the request was filed. (24 V.S.A. §2793c(d)(8))