

Montgomery, Vermont Town Plan 2010



Hutchins Bridge



*Creamery Bridge
Both Restored in 2010*

Montgomery Town Plan

Prepared by the
Montgomery Planning Commission

Original document adopted May 1974
Amended and updated March 1987
Amended and updated November 1994
Amended and updated September 2000
Amended and updated September 2005
Amended and updated August 2010

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CHAPTER 1

INTRODUCTION

Purpose

The purpose of a municipal plan is to help guide decision-makers to chart the future of a community. A plan is a town's vision for the future. It states related goals and objectives based upon a brief reflection of the past and an analysis of existing conditions. A plan is developed from an established planning program. This planning program has involved the public in a variety of ways. Through this collective effort the vision and recommendations have developed with the best interests of the Town as a whole in mind. In other words, a Town Plan is a calculated vision which is put together by the residents of the Town.

A Town Plan will help Montgomery control its future by providing it with the means to control change. A Town Plan does that by providing the community with a plan of action, or blueprint, which shows a community what it will be like in the future. A Town Plan shows a community what things are going to stay the same and what things are going to change. It defines how those changes are going to happen, and how quickly, or slowly, they are going to take place. A Town Plan gives Montgomery the power to guide change, and the pace at which change will occur, so that change does not control the Town's future. If the recommendations of the plan are implemented, the quality of life in Montgomery can be positively affected.

Montgomery Town Officials engage in an ongoing planning program for additional reasons including:

- Providing additional information and data to guide decision-makers in developing new policies.
- Identifying areas where additional study is needed.
- Providing a foundation for developing a capital program and amending the zoning and subdivision bylaws.

Recommendations within the municipal plan are based on an analysis of current conditions, the input of many residents, housing and population projections, and development trends in the Town and the surrounding region. Though the goals and recommendations of this plan are long-term, it is expected that Montgomery will re-examine them periodically and amend the Plan as needed and as required by law.

Authority

The Town of Montgomery is authorized to prepare and adopt a Municipal Plan via Chapter 117, Title 24 of the VSA (Vermont Municipal and Regional Planning and Development Act). Section 4382 of the Act dictates what needs to be included in a plan. The intent of the law is to encourage a municipality to "engage in a continuing planning process that will further several stated goals." The Act further states that municipal plans shall be re-examined, updated, and re-

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adopted every five years. This process should be ongoing, whereby the Plan is continually reassessed and revised to meet the changing needs of the community. Consequently, there will be future opportunities to review and amend the plan. Residents, community groups, or anyone with an interest in the Town is encouraged to provide input into this ever-continuing process to the Montgomery Town Planning Commission at any time.

Planning Process

A Montgomery Town plan was developed and adopted in 1974. The plan was later amended in 1987, 1994, 2000 and 2005. The Town began this latest revision in 2009, with some assistance from the Northwest Regional Planning Commission.

Under current law, Act 200, a municipality must address ten (10) elements in its plan development which are the following: a statement of objectives, policies, and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment; a land use plan; a transportation plan; a utility and facility plan; a statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources; an educational plan; a recommended program for the implementation of the objectives of the development plan; a statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under this title; an energy plan; and a housing element that shall include a recommended program for addressing low and moderate income person's housing needs. In order to develop regulatory mechanisms (by-laws) appropriate to guide development, a plan must first be adopted by the Town Selectboard. Once adopted, the Plan becomes the basis for development and enactment of zoning and subdivision regulations.

Role of the Montgomery Planning Commission

The Planning Commission is empowered to formulate goals and objectives toward Plan development. The Commission is responsible for the review and revision of the town plan and to propose amendments to the zoning bylaws and regulations in an effort to implement the plan, and nominates the zoning administrator with appointment by the Selectboard. The Commission also works on community development programs, grant applications and other projects that further the goals of this town plan.

The role of the Commission is ongoing. Changing community conditions, preferences and priorities call for consistent monitoring of plan objectives. Amendments to the plan may, from time to time, be necessary and the Commission has responsibility for this task.

CHAPTER 2

VISIONS FOR THE FUTURE OF MONTGOMERY

Growth is destined to happen. How that growth evolves is the concern of every resident of Montgomery. The following visions serve as guidelines for the future.

- The preservation of the character of Montgomery and the protection of our natural assets will remain foremost in the Plan for the growth of our Town.
- Our township has two unique village areas that are assets to the Town and by encouraging historic preservation, economic development, and the adaptive reuse of existing structures, these villages can be preserved and promoted.
- Maintain and preserve Montgomery's six covered bridges, for they represent our community's history and an appreciation of Vermont's cultural heritage.
- A commitment to our children, families, land, water, and natural beauty will continue to make our town a special and unique place to the year-round residents as well as our tourists and visitors.
- The provision of varied recreational opportunities is vital in promoting the community's quality of life and economic development.
- The maintenance and preservation of mountain streams will reinvigorate natural fisheries, in doing so, recreational fishing can continue.
- The lawful and responsible use of firearms for hunting and recreation is recognized as contributing to the culture of the Town.
- Town character will be a factor in the businesses that look towards Montgomery as not only a good location for their business, but also as a place that offers a quality way of life for their employees.
- Encouraging environmentally sound, clean businesses, new technology, home-based businesses, and enhancement of our tourist trade will lead to a more stable tax base and help in reducing reliance on residential property taxes.
- Encouraging family scaled, diversified and sustainable agriculture and silvicultural practices will:
 - Maintain a working landscape as an effective conservation program;
 - Support the Town's rural character;
 - Provide local commerce and employment opportunities;
 - Promote traditional lifestyles and occupations; and
 - Promote self-reliance for the individual and the community
- Create employment and affordable housing opportunities so that the next

generation may find fulfillment in town and maintain family and community ties.

- Growth in Montgomery should occur at a rate which does not exceed the Town's ability to accommodate the growth and the ability to provide essential services.
- As a town, Montgomery recognizes that those in financial and physical hardship require greater assistance from the community to ensure their full participation. Therefore, as a community, we should work to provide affordable housing, encourage local businesses and services, and continue to support local charitable service organizations.

CHAPTER 3

SUMMARY OF GOALS AND POLICIES

ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES

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

Policies

- Protect sites of potential archaeological and/or historical significance
- Promote community growth that maintains the land use pattern developed throughout the Town's history – densely settled villages separated by open agricultural and forest land
- Promote the use of historic buildings for public purposes whenever feasible

COMMUNITY FACILITIES

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

Policies

- Promote efficient and functional use of existing municipal buildings and facilities
- Provide sufficient space and facilities to carry out essential municipal functions
- Provide a gathering place for the local population to address town business
- Should provide adequate municipal facilities for all age groups
- Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
- Promote the protection and maintenance of recreation trails within the town, including the Catamount Trail, a cross-country ski trail that runs the length of Vermont
- Provide space for gatherings, functions, and events to provide educational, social, and civic opportunities to enhance community involvement and identity

COMMUNITY SERVICES

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

Policies

- Provide emergency services and law enforcement to protect the health, safety, and property of local residents
- Conserve Montgomery's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
- Consider land needed for community services within the overall land use plan
- Provide library services to enable Montgomery residents access to information, resources, and opportunities for personal and community enrichment
- Encourage additional safe and affordable childcare facilities in the community
- Provide a safe, supervised space for community teens

COMMUNITY UTILITIES Water Supply/Systems

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

Policies

- To protect the public water supply by restricting inappropriate development in the source protection area
- To operate the Montgomery Water System in an economic manner, while providing an adequate source of good potable water for the needs of the Village and Center
- All telecommunications and electric facilities shall be located in appropriate areas; respecting the integrity of residential areas, aesthetic concerns, and natural resource issues

ECONOMY

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

Policies

- Support the existing dairy industry and encourage sustainable and diversified activities to supply local and regional food needs

- Encourage businesses that complement recreation opportunities within the town
- Protect the vitality and importance of the villages as a community and regional asset
- Encourage commercial development that supplies local needs for retail, business, and personal services
- Encourage and develop resources for home occupations
- Encourage Montgomery's growing arts community
- Encourage businesses and industries that use the skills of the local labor force
- Encourage locally owned businesses to enhance the local economy

EDUCATION

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

Policies

- Build strong relationships in a family-like setting
- Foster the development of the whole person
- Build upon strengths to overcome weaknesses
- Promote open communication
- Learn & grow together through respectful interaction

ENERGY

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

Policies

- Make Town owned buildings as energy efficient as possible
- Encourage the development of renewable energy resources, including the heating of municipal facilities
- Promote car-pooling among area residents; encourage the use of informal park and ride lots where possible
- Encourage energy conservation by promoting patterns of development that utilize clustering and energy efficient site design whenever possible
- Encourage energy efficiency by making available information regarding groups and organizations in the State, which can provide consumers with information on how to become more energy efficient

HOUSING

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

Policies

- Ensure adequate housing options for people of all income levels, ages, household types, and preferences
- Identify the housing needs of the elderly population and work toward ensuring that their needs are met
- Promote low-density residential housing in areas without municipal services and higher densities in parts of town with existing services or close to existing service boundaries
- Conserve and protect the vitality and quality of existing neighborhoods
- Allow for innovative housing to promote low-cost, low-impact, consolidated, and resource efficient options.
- Recognize the collective value in preserving natural resources throughout the town and encourage good land stewardship practices among private landowners in matters of soil health, biodiversity, and water quality
- Ensure the conservation and proper stewardship of significant natural communities found with the town or area of interest

LAND USE

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

Policies

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

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

NATURAL FEATURES

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

Policies

- Recognize the importance of the area's natural features to the overall quality of life enjoyed by Montgomery residents
- Limit development in areas where soils have limited capacity to support structures or filter wastes and in areas where the slope is greater than 15%
- Guide development away from productive agricultural or forest soils
- Protect the water quality of the Trout River and its tributary streams by preventing erosion along their banks and encourage reduction of stormwater and agricultural runoff of pesticides, fertilizers, and excessive nutrients
- Protect ground water quality by regulating uses that could introduce contaminants into the ground such as septic systems, excavation activities, or underground storage tanks
- Limit the loss of local wildlife habitat by maintaining significant features, including areas of existing contiguous forest habitat, wildlife corridors, and unique sensitive areas, and protecting such areas from development that would demonstrably reduce the ecological function of habitat on a particular parcel or on the landscape scale.
- Provide for long-term stewardship and protection of wetlands and waterways that have significant functions and values for rare species habitat, wildlife habitat, or natural communities and prevent additional loss of wetlands within the town

TRANSPORTATION

GOAL: TO ENSURE REASONABLE, FUNCTIONAL, AND ORDERLY DEVELOPMENT OF TRANSPORTATION SYSTEMS

Policies

- Protect the health, safety, and welfare of the traveling public
- Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
- Promote transportation activities that respect the natural environment
- Maintain the scenic character of the Town's rural byways
- Support public transit efforts of the Northwest Vermont Public Service Transit Network to increase mobility and access of Town residents

CHAPTER 4

DISCLAIMER

The Bureau of the Census, an agency within the Department of Commerce, carries out the Census of Population and Housing every ten years. The first census was taken in 1790 and latest census was taken in 2000. In the year 2010, another census will be conducted but because of the amount of time that is needed to compile the data, it will not be available until the year 2011 at the earliest. One goal of the 1990 Census was to provide the data as quickly as possible which will also hold true for the 2000 Census. One thing that needs to be kept in mind when reading the Census data that has been used in Town Plans is the year the Census was taken and then the year the Town Plan was written. The 2010 Montgomery, Vermont Town Plan does contain quite a bit of information from the 2000 Census because, in most cases, this is the most current data available. In the course of five years, many things can change in a town, a county, a state, and so forth. The data that has been used in the 2010 Montgomery, Vermont Town Plan, was at the time of the count, accurate and did reflect what was happening to the Town at that time.

COMMUNITY PROFILE

The Town of Montgomery is located in the northwestern part of the State of Vermont in Franklin County. It is bordered by the following eight towns: Richford, Enosburg, and Bakersfield, (all located in Franklin County); Belvidere and Eden (both located in Lamoille County – to the south of Franklin County); and finally, Lowell, Westfield, and Jay (all three are located in Orleans County – to the east of Franklin County). Montgomery covers a total of 57 square miles – which includes the Trout River and numerous streams and brooks. This amounts to 8.2 percent of the total area of Franklin County. The total area in Franklin County is 693 square miles, of which 56 square miles is water.

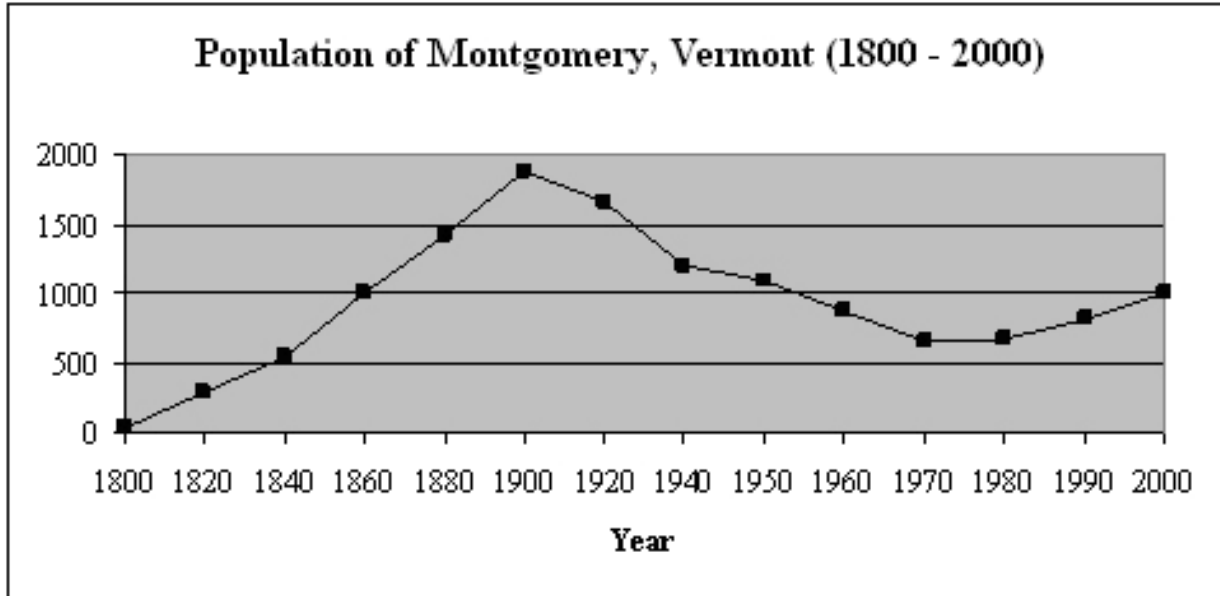
Population

Planning is related to people and because of this, an understanding of their geographical distribution is essential. Population growth is the result of two factors: natural increase (where the number of births exceed the number of deaths) and/or net in-migration (where the number of people moving into a community exceeds the number of people moving out). The Town of Montgomery has experienced moderate growth in its population since the 1980's. Population changes for the Town have occurred steadily over the years.

The population in Montgomery consisted of only thirty-six persons in the year 1800. This amounted to only 0.55% of Franklin County's total for that year. In 1900, there were 1,876 persons residing in the Town - this amounted to 6.21% of the County's total. By 1990, the population had decreased to 823 persons – a decrease to 2.06% of the County's total. By 2000, the population had increased to 992 persons – an increase to 2.18% of the County's total. Figure #1 illustrates the population fluctuations for the Town of Montgomery. It can be seen that Montgomery's populations grew steadily from the year 1800 to the year 1900 where it peaked.

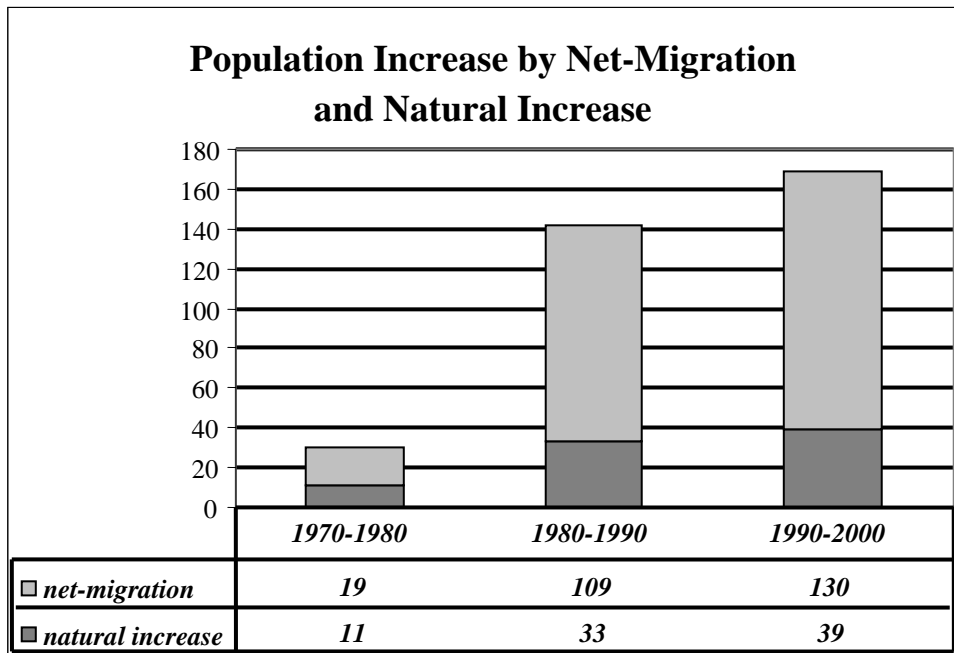
At this time, the population started to see a decline until 1980, where once again it started to rise moderately.

Figure 1



Data Source: US Census of Population

The small size of the population base makes long-term forecasting difficult, especially at the local level. Population trends since 1970 show that in-migration, driven in part by continued economic growth and development, will continue well into the next century, but natural increases will level off somewhat, given the overall aging of the population (Figure 2).



According to the U.S. Census population projections, the projected population of Montgomery is expected to change by approximately 18 percent from 2003 through the year 2020. Table #1 shows the projected populations for Franklin County, Montgomery, and its surrounding areas.

County/Town	Actual			Estimate	Projection			
	1980	1990	2000	2003	2005	2010	2015	2020
Franklin County	34,788	39,980	45,417	47,023	47,617	49,583	51,701	54,065
Montgomery	681	823	992	1,034	1,051	1,110	1,169	1,222
Richford	2,206	2,178	2,321	2,335	2,337	2,353	2,375	2,400
Enosburgh	2,070	2,535	2,788	2,811	2,898	3,016	3,153	3,300
Bakersfield	852	977	1,215	1,311	1,291	1,353	1,420	1,504

Data Source: U.S. Census

Montgomery experienced a high percentage increase in population from 1980 to 1990 and from 1990 to 2000 (Table 2). In fact, Montgomery has the second highest percent increase of surrounding towns, and a much higher percent increase than Franklin County from 1990 to 2000. The U.S. Census has projected a very small percent increase through the year 2020. The residents of the Town expect much more growth than the projections indicate. According to the projections, Franklin County, as a whole, is expected to see approximately the same population change as Montgomery through the year 2020.

County/Town	1970-1980	1980-1990	1990-2000	2000-2005	2005-2010	2010-2015	2015-2020
Franklin County	11.21	14.92	13.60	4.84	4.13	4.27	4.57
Montgomery	4.61	20.85	20.53	5.91	5.64	5.29	4.59
Richford	4.25	-1.27	6.57	0.68	0.68	0.96	1.06
Enosburgh	7.92	22.46	9.98	3.94	4.08	4.52	4.67
Bakersfield	34.17	14.67	24.36	6.26	4.76	5.00	5.88

Data Source: U.S. Census

Age Distribution / Growth by Group

The median age in 2000 for the residents of Montgomery was 41.8 years, an increase of 5.4 years since 1990. This is much higher than the 2000 median age of Franklin County and Vermont, 35.7 years and 37.7 years respectively. Montgomery, Franklin County, and the State of Vermont

have all seen an increase in their median ages since 1980. Like many towns in the State, the population is aging.

The percent of individuals under the age of eighteen has seen a steady decline since 1980, while the percent of the population between the ages of eighteen and 64 has seen a slight increase. Evidence to the aging population, the Town of Montgomery has seen a 26 percent increase in its elderly population between 1980 and 2000.

County/Town/ State	% of Pop < 18 yrs			% of Pop 18-64 yrs			% of Pop 65+ yrs			Median Age (yrs)		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Franklin County	33.0	29.0	28.1	56.0	60.0	60.9	11.0	11.0	11.0	28.9	31.7	35.7
Montgomery	26.9	24.3	23.6	60.8	62.6	62.8	12.3	13.1	13.5	33.2	36.4	41.8
Richford	31.6	28.8	25.9	53.0	56.5	57.0	15.4	14.7	17.1	30.7	33.5	37.8
Enosburg	28.6	28.7	28.0	54.6	57.4	57.6	16.7	13.9	14.4	32.0	33.1	36.9
Bakersfield	35.4	31.2	30.7	54.9	59.5	60.6	9.7	9.3	8.7	28.6	32.2	35.2
Vermont	28.4	25.9	24.2	60.2	62.3	63.1	11.4	11.8	12.7	29.4	33.0	37.7

Source: US Census of Population 1970-2000

Special Populations

The US Census provides information about the number of people with various levels and types of disabilities. The Town of Montgomery is slightly below Franklin County and the State of Vermont for percentage of civilian non-institutionalized persons between the ages of sixteen and 64 with a work disability. Montgomery has a high percentage of civilian non-institutionalized persons between the ages of 16 and 64 with physical disabilities, higher than that of the county and the state. Montgomery also has a lower percentage of civilian non-institutionalized persons over the age of 65 who have a self-care limitation as compared to Franklin County and the State.

Households & Household Types

The way the population groups itself into households affects the demand for housing, community services, and employment. From 1980 to 1990, the percentage of family households has decreased, while non-family households and one-person households have both increased. This trend is happening in Franklin County and the state as well; however, from 1990 to 2000 the trend reversed in Montgomery. The percentage of family households increased by the year 2000, while non-family and single households decreased in percentage. Non-family and single households have continued to increase in the county and state.

Household Type	1980	1990	2000	% Change	% total Hshlds 2000
Total Households	253	345	412	62.8	100.0
Family Households	186	222	289	55.4	70.2
Married Couple Families	72	184	230	219.4	55.8
Male Householder - no wife	6	15	28	366.7	6.8
Female Householder - no husband	14	23	31	121.4	7.5
Non-family	80	123	123	53.8	29.9
One Person (householder living alone)	58	97	94	62.1	22.8

Source: US Census of Population and Housing 1980-2000

The percent increase in the number of households and housing units for the Town is greater than the figures for the County and for the State. Growth was greater in the most recent decade, 1990 to 2000, when households increased by over 55 percent in Montgomery.

	Households			Housing Units		
	1980-1990	1990-2000	1980-2000	1980-1990	1990-2000	1980-2000
Montgomery	36.36	19.42	55.78	13.20	19.78	32.98
Franklin County	23.65	17.02	40.67	19.29	11.25	30.54
Vermont	18.12	14.23	32.35	21.51	8.54	30.05

The average number of persons per household has decreased by almost 21 percent between 1970 and 1990, while it increased by 8.6 percent from 1990 to 2000. An increase means that fewer units are required to shelter the same number of people. Despite the increase in the number of persons per households, in that the population continues to increase, we expect an on-going demand for housing units.

Income

The median household income for Montgomery was below the median household incomes for Franklin County and for Vermont in both 1989 and 1999. The Town was able to see a greater percent change in median household income than the County and with the State between 1989

and 1999. Montgomery's median household income increased by 54.2 percent while in the State and the County income only increased by 46.7 and 37.1 percent, respectively. Despite Montgomery's higher rate of increase for median income, the Town has maintained a higher percentage of families with incomes below the poverty level.

	Median Household Income & Percent Change			% families below poverty level 1999
	1989	1999	% change 1989-1999	
Montgomery	\$22,019	\$33,958	54.2	8.7%
Franklin County	\$28,401	\$41,659	46.7	7.0%
Vermont	\$29,792	\$40,856	37.1	6.3%

Source: US Census of Population 1980-2000

Commuting Time

Most of Montgomery's workers traveled 45 minutes or greater to work in 2000, which is a drastic increase since 1990 when the majority of workers traveled less than 10 minutes to work. Franklin County also has a high percentage of workers who commute long distances, the majority of whom travel between 30 and 44 minutes. In 1990, the average travel time to work only varied by just over a minute between the Town and the County; however, by 2000 Montgomery's average travel time increased by 62 percent while Franklin County's only increased by 19 percent.

	Montgomery				Franklin County			
	1990		2000		1990		2000	
Minutes to Work	Number	Percent	Number	Percent	Number	Percent	Number	Percent
less than 10 minutes	116	32.68	58	14.7	4344	25.06	4,604	21.6
10 – 14 minutes	43	12.11	38	9.6	2441	14.08	2,691	12.6
15 – 19 minutes	56	15.77	64	16.2	2259	13.03	2,304	10.8
20 – 29 minutes	56	15.77	58	14.7	2228	12.85	3,122	14.6
30 – 44 minutes	33	9.30	46	11.7	3660	21.11	4,925	23.1
Greater than 45 min.	51	14.37	72	18.2	2404	13.87	3,678	15.1
Mean travel time to work	20.5		33.3		21.6		25.6	

Source: US Census of Population 1990 and 2000

The percentage of workers in Montgomery who drove alone to work in 2000 (using either a car, truck, or van) was 70.5. This figure is just below the Franklin County percentage. While

Montgomery did have a greater percentage of workers who either walked to work or worked at home as compared to Franklin County, they did have a lower percentage of workers who took advantage of carpools as compared to the County.

	Montgomery		Franklin County	
	1990	2000	1990	2000
% who drove alone	64.4	70.5	66.7	73.3
% in carpools	12.0	14.5	17.4	16.5
% using public transportation	1.0	0.5	0.6	0.2
% using other means	1.6	0.9	1.3	0.3
% who walked, biked, or worked at home	21.0	13.7	13.9	9.7
Source: US Census of Population 1990 and 2000				

Work Trips

According to the 2000 US Census, 35.68 percent of work trips were within the borders of Montgomery. Excluding Montgomery, the highest percentage of work trips were made to St. Albans City and Enosburg. Almost twelve percent traveled to St. Albans City and 10.68 percent traveled to Enosburg. St. Albans City is considered the largest employment center in the region and attracts 23 percent of work trips made within the region. Since Montgomery borders two different counties, some workers traveled outside of Franklin County for employment. Orleans County had 6.37 percent of workers travel from Montgomery to their county while Chittenden County had 10.91 percent travel to their county. Table 10 shows the breakdown of the number of work trips made from Montgomery to the various destinations.

Table 9: Journey to Work Destinations from Montgomery		
Destination	# of Trips	% of Trips
Montgomery	157	35.68
St. Albans City	51	11.59
Enosburg	47	10.68
Richford	30	6.82
Berkshire	15	3.41
Swanton	15	3.41
Other Franklin County	20	4.55
Jay	12	2.73
Other Orleans County	16	3.64
Essex	15	3.41
Burlington City	9	2.05
Other Chittenden County	24	5.45
Lamoille County	15	3.41
Rest of Vermont	9	2.05
Canada	5	1.14
Total	440	100.02
Source: U.S. Census, 2000		

Grand List

The Grand List can give a town an idea of what the land is being used for and also, how the land uses have changed over time. It will show how many parcels there are and different types of housing (vacation, residential, mobile homes, etc.), and it will show the number of parcels for commercial, industrial, forestry, utilities, and farms. The Grand List also shows the appraised value of all of the parcel categories. The Town of Montgomery currently has a total of 944 parcels for the year 2010. The largest category is Residential with 620 parcels or 65.68 percent of the total. Woodlands (Forestry) is the second largest category with 156 parcels or 16.53 percent of the total, while Vacation/Seasonal is the third largest with 54 parcels or 5.72 percent of the total. The Residential category also has the highest appraised value (79.83%) followed by Woodland (forestry) (7.60%). Vacation/Seasonal has the third largest appraised value (2.47%). The Grand List for Montgomery (2010) which lists the categories and their appraised values can be found in Table #10.

Table 10: Grand List for Montgomery, Vermont				
Category	# of Parcels	% of Total	Appraised Value of Category	% of Total
Industrial	0	0	0	0
Residential	620	65.68	\$99,081,400	79.83%
Mobile Homes	36	3.81	\$2,098,200	1.69%
Vacation	54	5.72	\$3,070,300	2.47%
Commercial	23	2.44	\$2,792,100	2.25%
Farm	7	0.74	\$3,029,300	2.44%
Woodland	156	16.53	\$9,435,700	7.60%
Miscellaneous	46	4.87	\$2,412,900	1.95%
Utilities	2	0.21	\$2,199,800	1.77%
Exemptions	-	-	-\$7,395,000	-
Totals	944	100.00	\$116,724,700	100.00
Source: Town of Montgomery, VT Listers Office				

CHAPTER 5

ARCHAEOLOGICAL, HISTORIC, AND SCENIC RESOURCES

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

Policies

- Protect sites of potential archaeological and/or historical significance
- Promote community growth that maintains the land use pattern developed throughout the Town's history – densely settled villages separated by open agricultural and forest land
- Promote the use of historic buildings for public purposes whenever feasible

Town History

The Town of Montgomery was named after Captain Montgomery, a hero of the American Revolution. It was chartered on March 13, 1780. Montgomery is situated within the northern Green Mountains and is dominated by steep, forested mountain slopes drained by the Trout River and its tributaries. The first people who moved to the Town of Montgomery settled along this area. Five small villages, also referred to as hamlets, eventually formed along the river. These hamlets are known today as West Hill, Montgomery, Montgomery Center, Hutchins, and Hectorville.

Spurred by abundant waterpower and surrounding raw materials, the population grew steadily until 1900. At this time, the population started to decline until the 1970's, when it slowly started to rebound. Early economic activity in Montgomery centered on farming, sugaring, logging, and small wood related industries. As these industries changed, so did Montgomery's population. More recently, Montgomery's economy has begun to grow again due to the development of recreation and tourist industries. Since 2000, we have seen a shift from a greater percentage of vacation homes to a greater percentage of residential homes. The Town also receives a noticeable influx of retirees from other parts of the United States and Canada. This trend is likely to continue for the foreseeable future.

Cultural and Historic Resources

Vermont regards its covered bridges as one of its most treasured landmarks. The State has more covered bridges in proportion to its area than any other state. The bridges were covered for two purposes: to protect them from the elements of nature and to preserve the wooden trusses used in their construction. Unfortunately, many of the states' covered bridges have succumbed to the forces of nature and also to neglect. It is vital that the State takes active measures to preserve these valuable landmarks.

The Town of Montgomery has six covered bridges that are considered historic sites. They are the following: Fuller (1890), Comstock (1883), Hectorville (1883), Longley (1863), Creamery (1883), and Hutchins (1883). The Fuller Covered Bridge is also known as Black Falls and the Creamery Covered Bridge is also known as West Hill or Crystal Springs. The Jewett brothers, Sheldon and Savannah, built all of Montgomery’s covered bridges between 1860 and 1890. They operated a sawmill on West Hill which allowed them to mill the wood to their specific requirements. Stress, wind, and weight were all factors that had to be taken into account when designing the bridges. The brothers used their trademark method to design the bridges. First, the main bearing beams were positioned across the stream onto a pier foundation on either end. Then the lattice trusses were moved into position and the top beams tied. After this, the roof was secured. The Jewett brothers were able to build bridges that have lasted over a hundred years. All six of these bridges are listed on the National Register of Historic Places. The following chart gives the location, type, the year built, and crossing for the covered bridges in Town:

Table 11: Historic Covered Bridges in Montgomery				
Name	Location	Type	Year Built	Crossing
Fuller Bridge	South Richford Road Montgomery Village	Town Lattice	1890	Black Falls Brook and South Richford Road
Creamery Bridge	Creamery Bridge Road Montgomery Village	Town Lattice	1883	West Hill Brook and Creamery Bridge Road
Hectorville Bridge	Disassembled, and in storage awaiting a plan for restoration	Town Lattice	1883	South Branch of the Trout River and the Gibou Road
Comstock Bridge	Comstock Road Montgomery Village	Town Lattice	1883	Trout River and Comstock Road
Hutchins Bridge	Hutchins Bridge Road Montgomery Center	Town Lattice	1883	South Branch of the Trout and Hutchins Bridge Road
Longley Bridge	Longley Bridge Road Montgomery Village	Town Lattice	1863	Trout River and Longley Bridge Road
Source: Montgomery Historical Society				

St. Bartholomew’s Episcopal Church and the Montgomery House (formerly the Black Lantern Inn) are also listed on the National Register of Historic Places. Their years of inclusion are 1988 and 1992 respectively. The St. Bartholomew’s Episcopal Church, also known as the Union Church, was built in 1835 at a cost of three thousand dollars. Membership thrived at the church until 1882 when, for the first time, it started to decline. By 1920, the church was no longer being used on a regular basis, and thus began a long, slow

process of deterioration. The Town responded to the need to save the historic building for future generations. On November 23, 1974, the Town of Montgomery formed the Montgomery Historical Society. The Society then proceeded to purchase the church from the Episcopal Diocese of Burlington for the sum of one dollar. The church was later renamed Pratt Hall in honor of one of the founders, Larry Pratt. All the necessary repair work that was done on the building was funded through community donations and fund-raising events. See Chapter 16, Volunteer Community Organizations for more on the Montgomery Historical Society.

Smaller landscape features such as stone walls, old barns, outbuildings, corner stones, markers, trees, and old apple orchards and lilac bushes planted around former homesteads, all have historic value and importance but these unfortunately often go unnoticed. These features say as much about the region's rural and agricultural heritage as many of its more readily recognized historic landmarks, but are often disturbed, removed, or demolished without any thought. Recognizing the need for more public education, the Vermont Department of Forests, Parks, and Recreation published in 1994 *Stonewalls and Cellarholes: a Guide for Landowners on Historic Features and Landscapes in Vermont's Forests*.

Cultural and historic resources are at risk of degradation through improper earth resource extraction. This includes the accidental destruction of buried archaeological sites and diminished scenic qualities that may limit the future use of disturbed sites. Noise, dust, and increased traffic on roads near extraction sites all compromise the rural character and sense of place the Town enjoys.

Scenic Resources

The Northwest Region of Vermont is an extremely rich visual mosaic of diverse landscapes, from the sweeping agricultural views of the Lake Champlain islands, to the heavily wooded Western slopes of the Green Mountains. It is the visual language of the area which plays an important part in how a community is perceived.

Scenic highways and corridors link natural, cultural, and scenic resources to the historic landscape of the area. The visual character of Montgomery makes it an excellent place to live. Montgomery, like all other towns, should maintain the preservation of scenic vistas. The Town should also encourage innovation in design and layout of development so that the visual impact can be minimized. The use of vegetative buffers and other screening methods should be encouraged to help reduce the visual impact of development in the town.

Montgomery shall take measures to ensure that its natural features are conserved. These natural areas include the Trout River and its tributaries, its mountains such as Burnt Mountain, Big Jay, and Little Jay, as well as farm and forest land. These natural features play a big role in drawing people to the area and they should not be compromised.

CHAPTER 6

Community Facilities

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

Policies

- Promote efficient and functional use of existing municipal buildings and facilities
- Provide sufficient space and facilities to carry out essential municipal functions
- Provide a gathering place for the local population to address town business
- Should provide adequate municipal facilities for all age groups
- Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
- Promote the protection and maintenance of recreation trails within the town, including the Catamount Trail, a cross-country ski trail that runs the length of Vermont
- Provide space for gatherings, functions, and events to provide educational, social, and civic opportunities to enhance community involvement and identity

Public Buildings (Town Office, Town Garage, Public Safety Building)

The Town Office building is located on Main Street in the Center. One half of the main floor of the one story building provides space for the Town Clerks office with a walk in vault, and a large conference room which also serves as the Listers and Zoning Administrators offices. The remainder of the main floor is leased by the US Postal Service. The basement has a walk in vault for storage of Town records, and it has a furnace room. Given the age of the building and growing requirements for space, major renovations may be needed in the near future. The former Grange Hall, located on Main Street in the Center, is now referred to as the Town Hall. It is used for Town meetings, by individuals and groups for social functions, large gatherings, and fundraisers.

The Public Safety Building, located on Route 242, houses the Fire Department, Police Office, Rescue Squad, Health Office, and Montgomery Town Library.

The Fire Department has three large bays for trucks and equipment. The Rescue Squad has one ambulance bay and space for storage. Space used by the police services has an office with computer, a holding room, and a locked closet for securing evidence. There is also a kitchen, conference room, small first aid room, electrical room, utility room, and ample bathrooms. The library consists of one large room and a storage room, a portion of which has been modified for a children's area. The library Board of Trustees would like to pursue an expansion project to provide additional space for the growing collection of books, audios and videos; additional computers; a reading room for adults; and a larger children's area.

The Town's garage, built in the 1970's is currently being replaced by a five-bay public works building. This new structure is necessitated by the larger vehicles and equipment presently in use. The old building is dilapidated and incapable of supporting a new roof. The public works building will house comfortable office space for the highway department and solid waste district in addition to space for the highway equipment and water department truck.

Estimates from several architects and engineers showed that the cost to repair and upgrade the old facility was approaching 20%, or more, of the cost of a new building in part because of snow load limitations of the older structure.

Recreation

Maintaining and developing Montgomery's natural beauty and resources for recreational purposes is an important part of the Town Plan. Montgomery has some of the most beautiful hiking, hunting, and fishing areas in the State and the Town should make a concerted effort to preserve these. Water quality, for swimming and fishing, should be protected against adverse impacts from development adjacent to streams and rivers. Commercial development that compromises recreational resources should be discouraged. Montgomery should encourage the development of recreation areas in the regions defined as suitable in the land use plan, as long as appropriate standards of attractiveness and supplemental protection are maintained. Currently, the Recreation Board manages the Town's formal recreational activities. They work with other volunteer groups in town to provide and maintain recreational facilities for use by the entire town. For the purpose of this Plan, recreation is divided into three equally important categories: sport recreation, wildlife recreation, and other outdoor recreation.

Sport recreation involves activities such as tennis, baseball, and soccer. The recreation center, located near Montgomery Center on Route 118, has town tennis courts, a baseball/soccer field, outdoor ice rink, basketball court, and limited room for other activities. There is also a one-story log cabin with rest rooms and space for storage of equipment. A two-story memorial pavilion has been built. There is a newly constructed ball field/volley ball court in Montgomery Village.

Wildlife recreation involves activities such as hunting, fishing, and wildlife viewing. The Vermont Department of Fish and Wildlife administers over 95,000 acres of wildlife management areas which are open to the public for hunting and other outdoor recreational activities. Potential users of these areas are responsible for making themselves familiar with all rules, regulations, and restrictions before they can hunt or fish. Avery's Gore, located in the southern part of the Town, is one of these areas. It contains a total of 259 acres and has many different types of game available for hunting. Such game includes black bear, deer, wild turkey, gray squirrel, rabbit/hare, partridge, and woodcock.

Outdoor recreation activities include skating, downhill skiing, cross-country skiing, snowmobiling, snowshoeing, hiking, swimming, mountain biking, and road biking. Within the borders of Montgomery, there exists Little Jay (elevation 3180 feet) and Big Jay (elevation 3780 feet). There are several natural swimming holes in Montgomery.

There is presently a Wild & Scenic River Study being undertaken which includes the Trout River. Montgomery has two representatives sitting on the Wild & Scenic River Designation

Study Steering Committee. See Mississquoi River Basin Association in Non-Governmental Organizations, Chapter 16.

The Hazen's Notch Association maintains about 40 miles of trails on over 2,000 acres. These trails are used in summer and fall for hiking and in winter for cross-country skiing and snowshoeing. The Association acts both as a local land trust for the Town of Montgomery, as well as a stewardship partner with other regional and statewide land trusts. The 300-mile Catamount Trail is a winter-use cross-country ski trail that passes through Montgomery as it traverses the length of Vermont from Massachusetts to Canada..

The Covered Bridges Snowmobile Club maintains an extensive snowmobile trail network throughout the town and works with landowners to maintain these trails and the permission for use by snowmobilers.

The Towns of Jay and Westfield, located to the east of Montgomery, are home to the Jay Peak Ski Area (elevation 3861 feet) which offers downhill skiing, cross-country skiing, and snowboarding. Jay Peak is an important asset to the area because of the amount of tourism activity that goes on at it. Although located in Jay, the Jay Peak Ski Area brings in more potential tourists to their town and its bordering neighbors like Montgomery. Jay Peak owns approximately 2,600 acres; of which 1,500 acres will remain forever wild by Jay Peak's choice and 1,100 of which is to be used for some type of development based on the Jay Peak Master Plan. Presently, Jay Peak has between 1,200 and 1,400 beds. Six million dollars is slated to be spent on future units that will consist of townhouses and more hotel rooms. Jay Peak has built an 18-hole golf course and an indoor ice rink since 2005. A four-season operation is vital to Jay Peak's future. The four-season program will have a very positive impact on all of its neighboring communities and provide more year round employment for its staff, many of whom reside in or around Montgomery. Hiking is possible throughout the Town and there are many trails for people to enjoy.

The Long Trail extends the length of the State of Vermont from Massachusetts to Canada. The local chapter of the Green Mountain Club maintains hiking trails associated with this trail.

CHAPTER 7

COMMUNITY SERVICES

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

Policies

- Provide emergency services and law enforcement to protect the health, safety, and property of local residents
- Conserve Montgomery's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
- Consider land needed for community services within the overall land use plan
- Provide library services to enable Montgomery residents access to information, resources, and opportunities for personal and community enrichment
- Encourage additional safe and affordable childcare facilities in the community
- Provide a safe, supervised space for community teens

Police Protection

The Vermont State Police (VSP) is the primary law enforcement agency responsible for public safety in Montgomery. In the past, voters have approved a part time local officer to supplement this coverage, establishing and operating its own Police Department with one part time officer in 1996. This officer resigned in 2003, and the town attempted to hire a replacement without success. Quality of life issues, including traffic/speed enforcement, have been areas of frequent citizen concern. At Town Meeting in 2005, the town voted down, 50 to 95, a proposal to join with Enosburg and Richford for full time police services provided by the Franklin County Sheriff. The voters have not approved a budget line item for police services since that time.

Fire Protection and Rescue Services

Fire fighting and rescue services are two services that are absolutely essential for communities to function. The Town of Montgomery currently has the following fire and rescue equipment:

- Pumper: 750 GPM, 1000 feet 4", 800 feet 2 1/2", and 800 feet of 1 1/2" hose
- Pumper: 450 GPM, 300 feet 2 1/2", 700 feet of 1 1/2" hose, and 1-250 GPM portable
- Tanker: #1 1,500 gallons, 1 drop tank 1500 gallons, 1-4" 500 GPM, and 1-2 1/2" 250 GPM portable pumps
- Rescue Van: Set of air bags, 8 SCBA with 8 spare tanks
- Special Equipment: Exhaust fan and 6" Piercing nozzle, Pumper #2 is equipped with a generator and 2 telescoping quartz lights
- Fire Protection Suits: 12 new suits

Montgomery has a volunteer fire department located in the Public Safety Building on Route 242 in a one-story building. There are currently ten volunteer members who serve on the fire department. The equipment consists of two pumper trucks, one tank truck, one rescue van, and assorted smaller equipment, which is capable of fighting a fire in any accessible area of the Town; however, the pumpers are both over 29 years old and will need to be replaced within the next few years.

The Town of Montgomery currently maintains an ambulance squad providing emergency medical services to Town residents and the surrounding area as needed. At the beginning of 2010, Montgomery Rescue had eight active members, all volunteer EMTs or First Responders. Enosburg Ambulance Service is contracted to provide EMS service to the Town when Montgomery Rescue does not have an available crew. The squad maintains an ambulance stocked with supplies and equipment to deliver advanced life support, and a rescue van with additional equipment used for incidents with multiple patients or hazardous scenes.

Montgomery has a Rapid Response Plan to help organize the Town in case of an emergency.

The Selectboard adopted an updated Plan in 2008, and plans to again update the Plan in 2010. The Rapid Response Plan contains basic emergency preparedness essential for responding to local emergencies. It includes critical phone numbers, contact persons, and critical facilities. Steps are listed in the Plan as to what to do in case an emergency arises. The steps include:

1. Alerting and mobilizing the local emergency management organization;
2. Alerting the Vermont Emergency Management;
3. Alerting the general population and evacuate as needed;
4. Activating emergency operations center (EOC);
5. Opening emergency shelters.

A complete list of the steps, all the necessary phone numbers, contact people, and facilities can be found in the Rapid Response Plan.

Library Services

The Montgomery Town Library Services includes four public access computers with high speed internet and a printer, free Wi-Fi, a non-internet young children's computer, copy machine, outgoing fax, digital projector with large screen, inter-library loan service, exhibit space for area artists, a community and library bulletin board, and year round programming for all ages. The Town library meets public library standards set by the Vermont Department of Libraries. At present the library is open seven days a week, including volunteer staffing.

The library serves as a gathering spot for community groups to meet, sponsors art shows, hosts guest speakers, and participates with other local organizations in planning community events. A fenced in play yard for young children on the library lawn was completed in Spring of 2010. The Montgomery, Vermont Town Plan 2010

Library is supervised by a seven member board of trustees.

The library houses approximately nine-thousand items, including fiction and non-fiction books for all ages, audio books on cassette and CD, movies on VHS and DVD, a paperback exchange, puzzles and maps.

Municipal Website

The Town established a basic municipal web site in July of 2003 at <http://www.montgomeryvt.us>. Information is available about a variety of Town Officers and Boards, including Warnings/Agendas and Minutes of Meetings, as well as ordinances, policies, permits, etc. This site should be continued and expanded, as time and expense allow, in order to better inform the public and improve communication.

Solid Waste Disposal

Montgomery has been a member of the Northwest Solid Waste District (NWSWD) since the district's inception in December, 1987. The district operates a trash and recyclables drop off every Saturday at the Town Garage. Additionally, the district conducts special events for the disposal of problem wastes, such as tires, metals, bulky, and household hazardous wastes. The NWSWD owns land in Sheldon that is permitted for a lined landfill. The district accepts computers and peripherals at its Georgia facility. In 2008 the NWSWD constructed a central aggregation facility to provide special wastes services on an ongoing basis. The district accepts computers and peripherals, other electronic waste, and fluorescent bulbs at its Georgia facility.

Childcare Facilities

Although childcare is not a service provided by the community, it is a concern for existing and prospective families, both in regard to finding quality services and the cost of these services.

According to State data, Montgomery currently has one registered childcare home, with a total capacity of 6 full-time and 4 part-time children. The 2000 U. S. Census indicates that there are 252 children from birth to age 12 living in Montgomery. Data on other options, such as out-of-town childcare providers, stay at home parents, family care providers, un-registered childcare homes, or other in-home childcare options are not available. The question remains whether the needs of the remaining children are being met.

Montgomery elementary houses a pre-kindergarten program established by the Franklin Northeast Supervisory Union (FNESU) in the fall of 2007.

Montgomery Teen Center

Montgomery and Franklin County both have alarmingly high rates of underage drug and alcohol abuse. Franklin County shares staggering rates of underage alcohol and drug use with the rest of

the state, with 16% of 8th graders having consumed alcohol in the last 30 days and 6% of 8th graders having consumed marijuana in the past 30 days. These rates shoot up to 38% of 10th graders and 54% of 12th graders having consumed alcohol in the last 30 days and 26% of 10th

graders and 31 % of 12th graders having consumed marijuana in the past 30 days (Data from 2009 VT Youth Risk Behavior Survey).

It is not hard to see that our teens are in the "high risk" category for drug and alcohol abuse. Montgomery Teen Center provides a safe, supervised space for Montgomery youth grades 6 and up (2-3 days, 10 hours a week). On average there are about 15-20 teens in attendance each day. Programs like the Teen Center, SAP programs in schools, church youth groups and the youth program being offered at the library, as well as community involvement and caring adults have been linked to reduction in early use.

It is important to prevent early use not only because of the problems it can cause with intellectual and emotional brain development, but also because the earlier a person begins to use alcohol and substances, the more likely they are to develop a dependence issue.

The Teen Center has recently participated in many activities including movie nights, dances, and summer day activities. With the downturn in the economy, the Teen Center, like so many other non-profits has been having fiscal difficulties. It has gone from being open three days a week to two. To fulfill its mission, the Center will need strong financial and volunteer support from the community.

CHAPTER 8

COMMUNITY UTILITIES Water Supply/Systems

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

Policies

- To protect the public water supply by restricting inappropriate development in the source protection area
- To operate the Montgomery Water System in an economic manner, while providing an adequate source of good potable water for the needs of the Village and Center
- All telecommunications and electric facilities shall be located in appropriate areas; respecting the integrity of residential areas, aesthetic concerns, and natural resource issues

Water Supply/Systems

Since adoption of the 2005 Town Plan, Montgomery completed a nine year, multi-phase municipal water project:

- a. Phase 1 and 2 extended the municipal water distribution system from Montgomery Center to Montgomery Village where customers were previously served by a privately owned and operated water system. The Town purchased the abandoned Montgomery Village Water Works from its owner for the sum of one dollar in 1999. This portion of the project was done in two phases; extending the main line between the two population centers, and then replacing the feeder services to approximately 63 Village customers. This latter portion of the project was completed in 2003. Phase 1 and 2 of the project was funded by a bond paid by local taxes, user fees, and a grant from the U.S. Department of Agriculture (USDA).
- b. Phase 3: A new well was found on Town-owned property off the Fuller Bridge Road in 2004. It was certified by the State and then the Town built a new reservoir and a treatment plant on the property, supporting control systems and infrastructure, including new pump stations on Route 58 and near the school, and new water meters for the Center. Funding for most of this portion of the project was from a combination of: the remaining balance of the USDA grant, a new low interest USDA loan, monies reprogrammed from a Environmental Protection Agency waste water grant, and a new USDA grant. Completion for this phase was Spring 2009, although the Town and

principals worked on several warrantee issues through October 2009.

Montgomery now has a system certified for about twice the capacity of the previous system, and has improved water quality, since the new source is low in iron, and manganese is being removed. There is also potential for even greater capacity if the need develops, but it would require additional State certification and possible expansion of the treatment facility.

The following description is from the system Source Protection Plan: The Montgomery Water System is a Public Community Water System that serves 165 connections to both residences and businesses. It is comprised of a submersible Gould 3-phase pump (10 HP) used in Well R. The raw water mains only include the 2-inch galvanized iron and 4-inch ductile iron supply line from the well into the treatment building to the filter system. There is no raw water storage. The distribution system is composed of 8-inch cement lined ductile iron water main, 4-inch cement lined water mains, and 2-inch copper service lines. Each of the service connections has an individual water meter. There are approximately 45 fire hydrants connected to the distribution system. The water system has three storage facilities:

Tank #	Tank Name	Size	Type
ST001	Fuller Bridge	150,000 gallon	Two cell, Partially Buried, Concrete
ST002	Route 242	240,000 gallon	Two cell, Buried Concrete
ST003	Regan Road	5,000 gallon	Buried Concrete

The water pressure is maintained by the elevation of each of the storage tanks in the system. The system requires a booster pump station to pump from the Fuller Bridge storage tank pressure zone to the Route 242 storage tank pressure zone. In addition, a booster pump station is required from the Route 242 storage tank pressure zone to the Regan Road storage tank pressure zone. The average daily demand (given in the permit and based on population calculations) is 38,000 gallons per day (GPD). Based on meter readings, the actual average demand is closer to 25,000 GPD. The maximum daily demand is 76,000 gallons per day. The system has disinfection by continuous chlorination and a second chlorine boosting facility to maintain the residual. After disinfection, the water is filtered through green sand to remove manganese.

The Public Water System Permit to Operate was issued by the Vermont Water Supply Division on March 13, 2009 and will require renewal on April 1, 2011.

Wastewater Disposal/Sewage Systems

Throughout the Town (including both the Village and the Center), the disposal of raw sewage is controlled on an individual basis, primarily by the use of septic tanks. For subdivisions it will be the developers responsibility to provide water and sewage facilities. The State of Vermont has set minimum standards for new development, and to meet them, professional consultation must be sought by developers on an individual basis. Recent changes to wastewater statues and rules, including rules encouraging the use of innovative systems, obviates the need for a separate municipal sewer ordinance. It would be adequate to require, as part of our zoning bylaw, a valid state wastewater permit prior to construction. See the Map Section of the Plan for the Wellhead Protection Zone poster.

Telecommunications

Telecommunications have become increasingly important to the security and economic needs of residents and businesses in the northwest region of Vermont as well as in all other sections of the State. Telecommunication towers and related infrastructure require careful consideration. These structures tend to be located in highly visible locations such as on mountaintops and ridgelines. The need for additional facilities is projected to increase dramatically in the coming years. The Federal Telecommunications Act of 1996 placed severe limitations over municipal control of these structures; however within those confines, in 2005, Montgomery approved a Telecommunications Facilities Bylaw to protect the Town's historic character, rural nature, and aesthetic beauty. Both AT&T and Verizon have cellular facilities at Jay Peak.

Fairpoint New England is the primary provider of local telephone access in Montgomery and provides the physical infrastructure (wires and switches) used for phone related services (long distance, DSL, etc). Comcast is upgrading their system, providing broadband cable service, which can be used for digital telephone service. Both companies provide broadband services but do not service all areas of Town. Broadband is also available from satellite and cellular providers.

Fairpoint does not provide any pay phones in Montgomery. This remains a concern to townspeople since cellular phone coverage has significant gaps and can be unavailable during an emergency. COMCAST is the sole provider of cable television service in Montgomery but does not reach many rural areas.

CHAPTER 9

ECONOMY

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

Policies

- Support the existing dairy industry and encourage sustainable and diversified activities to supply local and regional food needs
- Encourage businesses that complement recreation opportunities within the town
- Protect the vitality and importance of the villages as a community and regional asset
- Encourage commercial development that supplies local needs for retail, business, and personal services
- Encourage and develop resources for home occupations
- Encourage Montgomery's growing arts community
- Encourage businesses and industries that use the skills of the local labor force
- Encourage locally owned businesses to enhance the local economy

Elements of the Economy

The towns that comprise the Northwest Region of Vermont all generally have the same types of economies. They are usually made up of three different elements: agriculture, business and industry, and tourism. Agriculture, for years, has been a big factor in local economies but has recently seen a decline.

Agriculture

The economy of the Northwest Region, particularly with regard to land use, remains predominantly rural and resource-based; however, it is in transition. Farm employment within the Region (including farm owners and laborers) declined by more than 22 percent between 1970 and 1990 and an additional 24 percent between 1990 and 2000 (NRPC 2.16). This is due in part to the loss of farms, and with increased mechanization, a loss of farm employment. It also reflects job-related growth in other sectors of the region's economy during the same thirty-year period. It is anticipated that the 2010 Census will show this trend to be continuing. There are presently two operating dairy farms and one beef farm in Montgomery. Montgomery has several large sugaring operations and numerous hobby and small commercial producers. Several hobby beekeepers help keep local crops pollinated. Soil and climate conditions present the opportunity for a more diversified agriculture.

Agriculture is extremely important to the regional and local economy. The agricultural industry
Montgomery, Vermont Town Plan 2010

exports goods from the Region and imports new dollars into the local and regional economy.

Local farm operators tend to rely on other local businesses for their needs. By keeping things local, the multiplier effect of every new dollar brought into the area increases.

Business and Industry

Montgomery does have a variety of businesses that serve both local needs and the needs of its surrounding areas. These businesses provide a mixture of employment opportunities for its residents and for residents from other towns. According to the 2000 US Census of Population, most of the employees in Montgomery worked in the educational, health and social services trade sector, followed by those working in the manufacturing trade sector. These two trades were also the biggest sectors in Franklin County and the State of Vermont. The retail trade sector was the third largest in Montgomery followed by arts, entertainment, recreation, accommodation and food services trades, both of which held true for the State of Vermont. For Franklin County, the retail trade sector and construction trade sector ranked third and fourth, respectively.

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

In 2009 a local business alliance was formed to encourage business, economic development, and employment in the Montgomery/Jay Peak area. See Ch. 16, Non Governmental Organizations. They are currently pursuing an E-Vermont Community Broadband Project Grant to support local use of the internet to advance local communications.

In August 2003 the Town applied for, and was granted, village designation of both Montgomery Center and Village (see appendix map). This program and resulting designation recognizes and encourages local efforts to revitalize Vermont's traditional village centers. While village center revitalization is an ongoing process to improve a community's vitality and livability, village center designation is only one tool and its focus is on supporting commercial activity in the center of Vermont's villages.

Benefits available for designated village centers are:

- 5% Vermont income tax credit for substantial rehabilitation of certified historic buildings;
- 50% Vermont Income Tax credit for code improvements to commercial buildings;
- Priority consideration for all grants through the state's Municipal Planning Grant Program, and the Consolidated Plan for HUD funding including the Community Development Block Grant Program (CDBG);

- The State Buildings Department will give consideration and priority to designated village center locations when leasing or constructing buildings, in consultation with the community;
- A special assessment district in a designated village center may use funds for operating costs in addition to capital expenses

Tourism

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

Covered bridges are another attraction that draws tourists to the Region and to the Town. The covered bridge is viewed as a treasured landmark in the State of Vermont for they represent each town's history and an appreciation of their cultural heritage. Currently, there are six covered bridges in the Town of Montgomery, all of which can be found on the National Register of Historic Places (one is disassembled pending restoration). A description of these can be found in Chapter 5: Archaeological, Historic, and Scenic Resources.

CHAPTER 10

ENERGY

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

Policies

- Make Town owned buildings as energy efficient as possible
- Encourage the development of renewable energy resources, including the heating of municipal facilities
- Promote car-pooling among area residents; encourage the use of informal park and ride lots where possible
- Encourage energy conservation by promoting patterns of development that utilize clustering and energy efficient site design whenever possible
- Encourage energy efficiency by making available information regarding groups and organizations in the State, which can provide consumers with information on how to become more energy efficient

Energy production is essential to human society and, at the same time, threatens the environment that sustains us. Most traditional energy sources have negative environmental impacts and the challenge for the future will be to reduce energy consumption in general, and to shift demand from the more harmful energy sources toward those that are renewable and have an overall low environmental impact. Energy conservation is an important step in developing a comprehensive energy plan for the future of Montgomery.

Land use patterns exert a strong influence on major end uses of energy, including transportation, heating and cooling of buildings, and the energy used in developing infrastructure. Vermont's energy use is divided into three main sectors: residential, commercial, and industrial. However, because the amount of energy that is used in transportation is significant, it is sometimes analyzed separately. For the Northwest Region of Vermont, transportation consumed just over 57 percent of the total delivered energy while the residential sector consumed nearly 34 percent, the commercial sector along with the industrial sector consumed a combined amount of 8.5 percent (NRPC Plan 7.5).

The Vermont Electric Co-op is the sole commercial provider of electricity to Montgomery

Local Energy Consumption

According to the 2000 US Census, fuel oil and kerosene are the most popular home heating fuels (223 units out of 412 or 54.1 percent). Bottled, tank, or LP gas is the second most popular home heating fuel with 90 units (21.8 percent). The third most popular home heating fuel is wood with 85 units (20.6 percent). The remaining 3.4 percent is made up of electricity, and utility gas.

Energy Conservation

At the local level, energy conservation concerns generally fall into four categories: energy efficiency of town-owned or town-maintained buildings; promotion of energy conservation techniques for residences and businesses; efficient development patterns; and energy used for transportation.

The Town of Montgomery, like all towns, can promote energy conservation in many different ways. Replacing fixtures and components with energy efficient units can save the Municipality money in heating and lighting while helping to protect the environment. Montgomery can also work with local utility companies to promote energy conservation programs aimed at residences and businesses, to reduce energy demand, save money, and preserve natural resources.

Montgomery can also promote energy conservation and efficiency through development controls. Subdivisions and developments in Town that come under Act 250 review are required "to reflect the principles of energy conservation and incorporate the best available technology for efficient use or recovery of energy." The Town currently does not have subdivision regulations or a building code.

The development of site plan review in the zoning bylaws would enable the Town to impose conditions regarding the utilization of renewable energy resources.

Energy efficient development means more than just well constructed buildings utilizing the best technology. For example, development that is clustered together provides for greater efficiency. Clustering means fewer miles of road are needed to connect the homes or commercial buildings, school buses and snow plows travel smaller distances, and electric utility lines need not extend as far. In addition, other public services such as fire and ambulance, as well as sewage and water, should they become a municipal service, are all made more efficient by "well planned" new development. Carefully considered placement of a building on a lot adds to the efficiency of any new development by increasing passive solar gain and decreasing wind pressures.

While the clustering of development helps decrease transportation costs, it is not the only answer. Over half of Montgomery's residents travel to Enosburg, Richford, St Albans, Franklin and Chittenden Counties for employment, entertainment, medical needs, or supplies. Car-pooling is beneficial for these residents not only because it conserves fuel, but also because it reduces wear and tear and maintenance costs on individual vehicles.

One important component of any car-pooling program is finding a suitable location where car poolers can leave their vehicles. Currently, there is no formal designated "park and ride lot" in Northern Franklin County. The closest lot designated by the State of Vermont, in St. Albans on VT104, is inconvenient for Montgomery commuters and is often very full. This makes it necessary to either develop a new formal "park and ride lot", or encourage the formation of informal "park and ride lots." These are parking lots at locations such as churches, where weekday park and ride needs do not usually conflict with the parking needs of the particular

location. There are some informal locations along VT 105, however their continued use is dependent upon the property owners and is therefore unreliable for planning purposes. The Town should consider dedicating a portion of the Riverwalk Park for use as a formal or informal park and ride for Montgomery residents.

CHAPTER 11

TRANSPORTATION

GOAL: TO ENSURE REASONABLE, FUNCTIONAL, AND ORDERLY DEVELOPMENT OF TRANSPORTATION SYSTEMS

Policies

- Protect the health, safety, and welfare of the traveling public
- Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
- Promote transportation activities that respect the natural environment
- Maintain the scenic character of the Town's rural byways
- Support public transit efforts of the Northwest Vermont Public Service Transit Network to increase mobility and access of Town residents

Transportation Planning

Transportation planning at the State, Regional, and local level should have two primary functions. The first purpose is to ensure that people and goods are able to move freely, safely, and efficiently using all modes of transportation. This includes, where applicable, highways, local roads, railroads, airports, bicycle paths, pedestrian routes, ferry systems, and public transit. Transportation efficiency includes consideration of energy use, economic and social costs, and time. People and goods move with the assistance of more than one mode, therefore transportation planning should consider how the different modes of transportation could compliment each other.

The second purpose of transportation planning is to help guide growth in appropriate locations identified through land-use planning. Growth management can be assisted by directing construction or transportation improvements in coordination with local and regional plans into areas favorable for growth and away from environmentally sensitive areas.

In 1991, the Vermont Agency of Transportation decentralized its planning process in order to provide for more local and regional participation. The Regional Transportation Advisory Committee (TAC) was then formed to help in the planning process. It serves in an advisory role to the Region's Board of Commissioners. Each of the Region's municipalities has the option to have a representative on the committee.

Town Road System

The Montgomery transportation map shows the Town roads and State highways located within the Town. The existing Town road system does not require upgrade now or in the foreseeable future.

Zoning regulations should encourage growth along existing highways. Zoning regulations should be amended to reflect the conclusions drawn from GIS mapping of areas within the Town most suitable for future development. The Town should consider encouraging these areas of development by creating new or extending existing Town roads.

Many Town and State roads follow fresh water streams and rivers, therefore, a minimum of road salt and sand should be used in winter road maintenance as the runoff goes directly into these waters. Road salt also accelerates the deterioration of paved roads.

Traffic flow will vary depending on various factors such as the time of day, the day of week, the season, the location of the road, and the weather conditions. The major influences on the traffic flow in Montgomery are local businesses, local civic and social functions, recreational activities at Jay Peak Ski Area, and seasonal activities such as hunting, fishing, skiing, hiking, and foliage viewing.

Functional classification organizes the highway network according to the function and role that each highway has to fulfill. A highway can fulfill two basic functions: provide for through movements, and provide access to adjacent properties. The 2003 functional classification system states that Montgomery's roads will be adequate to carry the anticipated traffic for the next twenty years, although some roads are identified as in poor condition.

The Planning Commission encourages the State and Town to determine if any real road hazards exist and if more and better precautionary signs are needed. Top priority should be given to the intersection of Routes 242 and 118, and the first half-mile of Route 242. This section includes two steep hills that contain the entrances to a church, the Public Safety Building/Library and homes. According to the Functional Classification System, Routes 242 and 118 are considered major collector – State highways. Major collectors provide for traffic movement between major arterials and local streets, and provide some access to abutting properties.

Hwy Route	Begin Mile	End Mile	VAOT Section	Length in Miles	Sufficiency Rating (Total 100) 2001	AADT 1990	AADT 1996	AADT 2003	% Change 1990-2003
118	Belvidere 0.48	Montgomery 2.54	4	4.98	82.0 (Good)	X	X	550	X
118	Montgomery 2.54	Montgomery 5.36	5	2.82	73.8 (Fair)	600	710	680	13.3
118	Montgomery 5.36	Montgomery 6.46	6	1.10	66.8 (Fair)	1,380	1,680	1,600	15.9
118	Montgomery 6.46	Montgomery 7.69	7	1.23	68.9 (Fair)	1,540	1,900	1,800	16.9
118	Montgomery 7.69	Montgomery 8.32	8	0.63	62.3 (Fair)	1,770	2,070	1,800	1.7
118	Montgomery 8.32	Enosburg 0.62	9	2.80	65.3 (Fair)	1,410	1,560	1,500	6.4
242	Montgomery 0.00	Montgomery 0.46	1	0.46	50.2 (Poor)	790	630	800	1.3
242	Montgomery 0.46	Montgomery 0.63	2	0.17	57.0 (Poor)	790	630	800	1.3
242	Montgomery 0.63	Montgomery 3.83	3	3.20	43.6 (Poor)	790	630	800	1.3

Source: Vermont State Highway Sufficiency Ratings, VAOT May, 2003

Sufficiency ratings are used by the Vermont Agency of Transportation (VTrans) to evaluate the State's roadways. The rating is based on three different factors: structural condition, safety, and efficiency of movement. A rating between eighty and 100 is considered good, a rating between sixty and eighty is considered fair, a rating between forty and sixty is considered poor, and everything below a rating of forty is considered bad. Table #13 shows the sufficiency ratings for State highways in Montgomery.

The annual average daily traffic (AADT) for State highway route 118 has increased between 1990 and 2003; however, between 1996 and 2003 there has been a decrease in traffic. State highway route 242 experienced a 20.25 percent decline in traffic volume between 1990 and 1996, and then increased to 800 cars by 2003. Both of these routes are considered major collectors. The actual traffic counts can be found in Table #12.

Since the 2005 Town Plan, the entire length of Route 118 within the Town has been resurfaced by the State. The State highway bridge over the Trout River on Route 118 has also been

rehabilitated. Route 242 needs the same. At this time the VTrans has not identified any other projects located within the Town of Montgomery.

State and Town Bridges

In the Town road system, bridge maintenance is a tremendous asset to the Town, drawing considerable tourist attention and adding to the scenic beauty of the area. According to VTrans, Montgomery has seven State bridges and fourteen Town bridges. Of these bridges, six of them are covered and are considered historic sites.

The Vermont Agency of Transportation uses a sufficiency rating method to evaluate the conditions of the bridges. They are ranked with a numerical score from one to 100, with 100 being the best. A bridge with a rating of zero to fifty is eligible for replacement, a bridge with a rating of 50.01 to eighty is eligible for rehabilitation, and a bridge with a rating of 80.01 to 100 is considered structurally sound.

Even though a bridge may be considered structurally sound, it may receive an unreasonably low rating because of such factors as width or height. For example, a recently repaired covered bridge may have a low sufficiency rating due to its width. Covered bridges and steel truss bridges are most often assigned unreasonably low ratings. According to the Vermont Agency of Transportation, covered bridges are considered the worst bridges due to their low clearance and inability to carry heavy loads. But because covered bridges are extremely historic, they are not held by the same standards as other bridges. Their low sufficiency ratings are not always an indication of needed replacement. Montgomery has two covered bridges (Hutchins and Creamery) that have recently been rehabilitated. The Nutting Bridge (#24) was replaced in 2007 by the State. Table #13 shows the Federal Sufficiency Ratings for Montgomery's State and Town Bridges.

Table 13: Federal Sufficiency Ratings for State and Town Bridges

Route Name	Route Log/ Bridge Number	Sufficiency Rating (2004)	Location	Feature	Year Built	State/ Town/ Bridge
C2001	00005	57.6	0.05 MI TO JCT VT 118	Black Falls Brook Fuller Covered Bridge	1890	Town
C3004	00033	10.8	@ JCT W VT118	Trout River Longley Covered Bridge	1863	Town
C3006	00035	66.7	AT JCT WITH C3 TH 7	Black Falls Brook	1970	Town
C3010	00036	50.0	0.3 MI TO JCT C3 TH 6	Black Falls Brook	1919	Town
C3011	00027	89.0	0.8 MI S JCT TH 23	West Hill Brook	1981	Town
C3019	00028	63.9	0.6 MI TO JCT VT 58	Wade Brook	1988	Town
C3019	00029	92.2	0.3 MI TO JCT VT 242	Jay Brook	1919	Town
C3027	00034	00.0	0.1 MI TO JCT VT 118	Trout River Comstock Covered Bridge	1883	Town
C3033	00031	68.2	0.1 MI TO JCT VT 118	So. Branch Trout River Hutchins Covered Bridge	1883	Town
C3034	00025	68.1	0.05 MI TO JCT VT 118	So. Branch Trout River	1990	Town
C3035	00024	45.2	0.2 MI TO JCT VT 118	Pacific Brook	1901	Town
C3041	00030	68.5	0.05 MI TO JCT W VT 118	Trout River	1974	Town
C3042	00041	39.7	0.1 MI TO JCT VT 118	So. Branch Trout River	1988	Town
C4025	00032	21.7	0.1 MI TO JCT C3 TH 12	West Hill Brook Creamery Covered Bridge	1883	Town
VT242	00002	89.8	1.6 MI E JCT VT 118			State
VT118	00011	92.5	3.3 MI S JCT VT 242	Pacific Brook	1961	State
VT118	00015	86.7	0.1 MI S JCT VT 242	Trout River	1930	State
VT118	00019	64.2	2.7 MI N JCT VT 242	Trout River	1953	State
VT118	00020	70.5	2.8 MI N JCT VT 242	White Hill Brook	1953	State
VT118	00021	78.6	2.9 MI N JCT VT 242	Trout River	1953	State
VT118	00023	78.6	2.8 MI S JCT VT 105	Alder Brook	1949	State
Source: Vermont Agency of Transportation 2005						

Only five of the six covered bridges in Town are listed on this table, the Hectorville Covered Bridge (also known as the Gibou Covered Bridge) is no longer used for vehicular traffic.

Public Transportation

The Town of Montgomery is not serviced by fixed public transit. Vermont Transit offers connections out of Swanton and St. Albans Town to Montreal, Burlington, and to the remainder of State and interstate transit routes. Burlington International Airport is the closest airport with national and international connections.

The Northwest Vermont Public Transit Network (Network) is responsible for public transit for Franklin County and Grand Isle County. The Network has established subscription service between Richford and St. Albans and a fixed route service known as the St. Albans City Loop. Residents in the northwestern section of Town may connect with subscription service by calling the NETWORK. The Network also coordinated the Ride Share Program, Medicaid, and elderly transportation services.

Walking, Biking, and other Forms of Transportation

Bicycle traffic in and around the Town has increased in recent years. It has become a popular seasonal activity locally and in the surrounding areas. Montgomery has become a favorite destination for both bicycle tours and road riders from Quebec, Canada and other parts of Vermont. In 2004, an off-road path was developed connecting the end of the sidewalk in the Center to the Recreation Center in an attempt to keep pedestrians off the road at the dangerous curve. On many of the Town's roads, the mixing of bicycles and auto traffic is potentially very hazardous. Other forms of transportation include motorcycles and bicycles. Out of 400 workers in town, 14 of them walked to work and zero rode their bicycles. Four workers did use other means to transport themselves to work. In a questionnaire that was distributed to towns in Franklin County and Grand Isle County, the respondents from Montgomery supported the Lake Champlain Bikeway System and they were in favor of linking it to their community. They also thought that improving their local bicycle and hiking trails was a high priority along with the maintenance of sidewalks and crosswalks.

CHAPTER 12

EDUCATION

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

Policies

- Build strong relationships in a family-like setting
- Foster the development of the whole person
- Build upon strengths to overcome weaknesses
- Promote open communication
- Learn & grow together through respectful interaction

Montgomery Elementary School, located on School Drive, is the sole public school facility in town. The school houses pre-kindergarten through eighth grade, and was built in 1992-1993 with an official capacity of 125 students. An addition was built during the 2005-06 school year, increasing the capacity to 185. The building has eleven classrooms, one science lab, and space for one-on-one instruction. The 2009-2010 annual budget for the elementary school is \$1,333,080, and for the town district (which includes out-of-district tuition) is \$2,029,833. The State Education Department calculates that Montgomery's Education Spending per Equalized Pupil is \$8,923, below both the county and statewide averages. There are currently eleven fulltime faculty members and six part-time faculty members, seven para-educators, and five full and part-time support staff.

Because there is no high school in Montgomery, parents choose to which school they send their children. In the fall of 2009, Montgomery's forty-six high school students attended the three Franklin County high schools as well as other public and private schools across the state. Table 14 shows the area high schools that Montgomery students attend, as well as the current enrollment and billed tuition.

In the Fall of 2009, 127 students were enrolled in the Elementary School. The student population has been fluctuating widely over the past decade; with a high of 135, and a 20% increase over the past ten years. The pupil to classroom teacher ratio for 2009-2010 was 15:1 and the average class size was fifteen students. The Montgomery Elementary School has Internet access and all of its classrooms are equipped with it. The total student to computer ratio for 2009 was 2:1. This figure is one of the lowest in the Region.

The cost of educating Montgomery's students is covered by revenue raised through state assessed property taxes, state general fund transfers, federal grants, and some local income.

Other Educational Facilities

Community College of Vermont (CCV) offers courses and degree programs in Burlington, St. Albans, and Newport. CCV is part of the Vermont State College System and has links to other higher education facilities around the State. The University of Vermont, St. Michael's College, and Champlain College are located in the Burlington area, and Johnson State College is in Johnson. Vocational education is offered at the Cold Hollow Center in Enosburg Falls. The Center offers a wide range of programs for high school students, as well as providing evening classes for adults.

During the 2009-2010 academic year, Montgomery had 13 registered home-school students in the K-8 program, in addition to at least 2 students enrolled in a home-based correspondence school. No numbers are available for high school-aged home school students. Montgomery's public school system supports home-schooled students by providing curriculum support, use of school facilities and elective courses such as art and music. Access is also available to sports and other extra-curricular activities. To be registered as a home school provider in the State of Vermont, each home-schooled student must submit an annual plan to the Department of Education for approval.

Table 14: High Schools Attended by Montgomery Students Fall 2009			
High School	Current Enrollment	Tuition	Total Tuition
Richford High School	16	\$12,152	\$194,432
Enosburg Falls Middle/High School	14	\$13,302	\$186,228
North Country Union High School	12	\$10,038	\$120,456
Lamoille High School	2	\$11,509	\$23,018
St. Johnsbury	2	\$13,470	\$26,940
Total	46		\$551,074

CHAPTER 13

HOUSING

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

Policies

- Ensure adequate housing options for people of all income levels, ages, household types, and preferences
- Identify the housing needs of the elderly population and work toward ensuring that their needs are met
- Promote low-density residential housing in areas without municipal services and higher densities in parts of town with existing services or close to existing service boundaries
- Conserve and protect the vitality and quality of existing neighborhoods
- Allow for innovative housing to promote low-cost, low-impact, consolidated, and resource efficient options.

Adequate and affordable housing is an important concern to residents in every town. Franklin County has a great difference in the supply and demand for affordable housing. Towns that are located in the southern tier of the County have a relatively small percentage of families below the County median income. Therefore, there is little housing that would be affordable to households earning the County median income. Towns that are more rural in nature, often provide a large portion of the Region's affordable housing.

Changes in Population, Households, and Housing Units

New housing unit growth is not keeping pace with high population growth and decreasing household size in Franklin County and many other parts of the state; however, this is not the case for the Town of Montgomery. The data available suggests that Montgomery is providing an adequate supply of new housing units for its population. The gap between estimated units needed (total population divided by the occupancy rate) and the actual number of year-round housing units increased in Montgomery, while in Franklin County and the state it decreased (Table 15). Montgomery also has a high vacancy rate compared to that of Franklin County and the state.

It is interesting to note that the average household size, or occupancy rate, has increased in Montgomery from 1990 to 2000, while it has been decreasing in the nation, state, and county. The occupancy rate dictates the number of units needed to house a population, the smaller the occupancy rate, the more housing units needed. Despite the recent increase, the occupancy rate in Montgomery has been decreasing since 1970.

Montgomery has a high percentage of second homes that has increased from 1990 to 2000. Second homes are primarily related to the ski area, Jay Peak, which is only miles from the Town. The percentage of second homes in Montgomery is higher than many of the Towns who border Lake Champlain, including St. Albans Town, Swanton, and Highgate. Franklin, North Hero, and Isle La Motte are the only communities in the region with higher percentages of second homes.

Table 15: Housing Unit Availability in Montgomery, Franklin County, and Vermont

	Montgomery			Franklin County			Vermont		
	1990	2000	% Δ	1990	2000	% Δ	1990	2000	% Δ
Population	823	992	20.5	39,980	45,417	13.6	562,767	608,827	8.2
Average Household Size	2.22	2.41	8.6	2.76	2.67	-3.3	2.57	2.44	-5.1
Year-Round Housing Units	375	441	17.6	15,181	17,251	13.6	225,809	251,322	11.3
Occupied Housing Units	345	412	19.4	14,326	16,765	17.0	210,650	240,634	14.2
Actual Vacant Units	30	29	-3.3	855	486	-43.2	15,159	10,688	-29.5
Percent Annual Vacant	5.40	4.35	-19.4	4.96	2.53	-49.0	5.59	3.63	-35.1
Estimated Units Needed	371	412	11.1	14,486	17,010	17.4	218,975	249,519	13.9
Estimated Unit Surplus	4	29	625.0	695	241	-65.3	6,834	1,803	-73.6

Data Source: U.S. Census (1990, 2000) and Housing Vermont

Table 16: Seasonal Housing Units in Montgomery, Franklin County, and Vermont

	Montgomery		Franklin County		Vermont	
	1990	2000	1990	2000	1990	2000
Total Housing Units	556	666	17,250	19,191	271,214	294,382
Seasonal Units	181	225	2,069	1,940	45,405	43,060
Percent Seasonal	32.55	33.78	11.99	10.11	16.74	14.63

Data Source: U.S. Census, 1990 and 2000

Affordable Housing Needs

The demand for affordable housing is something that needs to be addressed in all communities. According to Vermont Statute, housing is considered affordable when a household earning not more than 80 percent of the county median income or the metropolitan statistical area's median income, if it applies, pays no more than thirty percent of their income on housing. All municipalities in Franklin County are deemed part of the Burlington-South Burlington Metropolitan Statistical Area by the U.S. Department of Housing and Urban Development; however, the figures for median income do not paint an accurate picture

for many of the municipalities within Franklin County, including Montgomery. The 1999 median household income for the Burlington-South Burlington MSA was \$46,733, while it was \$41,659 in Franklin County. For this reason, the Northwest Regional Planning Commission has used the county median household income to compute affordability statistics.

Lower income households have to get by on tighter budgets and because housing is a basic need that people cannot do without, high housing costs place a greater strain on lower income households than on households that are economically better off. Therefore, affordable housing initiatives generally emphasize the importance of providing affordable housing to households that are at or below the median income of the area.

Table 17 shows the affordability gap for Montgomery, which is the difference between the maximum affordable mortgage and the median sale price for single-family homes. 100 percent of the median income represents moderate-income households, 80 percent represents low-income households, 50 percent represents very low-income, and 30 percent represents very, very low-income households. In Montgomery, moderate-income households can afford a mortgage, with monthly payments not more than 30 percent of their monthly income, or not more than \$99,432. This figure is lower than the 2004 median sale price for single-family dwellings of \$156,000. This leaves an affordability gap of negative \$57,068, ruling that affordable housing is not available in Montgomery according to the definition of affordable housing in Title 24 VSA, Chapter 117, Section 4303.

Affordable Housing as defined in Title 24, Chapter 117, Section 4303

“Affordable housing” means either of the following:

- (A) Housing that is owned by its inhabitants whose gross annual household income does not exceed 80 percent of the county median household income, or 80 percent of the standard metropolitan statistical area income if the municipality is located in such an area, as defined by the United States Department of Housing and Urban Development, and the total annual cost of the housing, including principal, interest, taxes, insurance, and condominium association fees is not more than 30 percent of the household’s gross annual income.
- (B) Housing that is rented by its inhabitants whose gross annual income does not exceed 80 percent of the county median income, or 80 percent of the standard metropolitan statistical area income if the municipality is located in such as area, as defined by the United States Department of Housing and Urban Development, and the total annual cost of housing, including rent, utilities, and condominium association fees, is not more than 30 percent of the household’s gross annual income.

Percent of HH Median Income	County Median HH Income (1999)	30 % of Income		Taxes & Insurance	Income Available for Housing/ Month	Maximum Affordable Housing	Median Sale Price for Primary Residences (2004)	Affordability Gap
		Per Year	Per Month					
100%	41,659	12,498	1,041	240	801	134,348	156,500	-22,152
80%	33,327	9,998	833	240	593	99,432	156,500	-57,068
50%	20,830	6,249	521	240	281	47,059	156,500	-109,441
30%	12,498	3,749	312	240	72	12,143	156,500	-144,357

Data Source: Median income from 2000 U.S. Census; median sale price from Vermont Housing Data, 2003; taxes and insurance are an estimate; all other figures computed by the NRPC

Currently, the Town of Montgomery does not have specific group housing for senior citizens. The 2000 US Census reported that the Town had 134 (13.5 percent) residents who were age 65 and over. The median age for Montgomery residents was 36.4 years in 1990; it increased to 41.6 in 2000. This is much higher than the median age of Franklin County (35.7 years) but only slightly higher than the State of Vermont (37.7 years). The Town, County, and the State have all seen an increase in their median ages since 1970. Like many towns in the State, the population is aging. Because the population is aging as a whole, steps need to be taken to ensure that there is adequate and affordable housing available for senior citizens.

Affordable Housing Opportunities

Mobile homes are an important source of affordable housing. Vermont land use law does not allow municipalities to discriminate against or segregate mobile homes. Mobile homes in a town can provide an opportunity for those who cannot afford conventional housing. Other forms of housing development that can be economically and structurally viable for affordable units are planned unit developments and other forms of cluster housing, accessory apartments, and multifamily housing.

Public infrastructure contributes to the availability of low cost housing. In particular, sewer and water connections allow for higher densities and lower land costs by minimizing the amount of land that is necessary to accommodate new development. Affordable housing developers often depend on these public facilities to reduce building costs. The expense of drilling wells and designing individual septic systems significantly increases the price the developers require for their efforts.

CHAPTER 14

NATURAL FEATURES

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

Policies

- Recognize the importance of the area's natural features to the overall quality of life enjoyed by Montgomery residents
- Limit development in areas where soils have limited capacity to support structures or filter wastes and in areas where the slope is greater than 15%
- Guide development away from productive agricultural or forest soils
- Protect the water quality of the Trout River and its tributary streams by preventing erosion along their banks and encouraging reduction of storm water and agricultural runoff of pesticides, fertilizers, and excessive nutrients
- Protect ground water quality by regulating uses that could introduce contaminants into the ground such as septic systems, excavation activities, or underground storage tanks
- Limit the loss of local wildlife habitat by maintaining significant features, including areas of existing contiguous forest habitat, wildlife corridors, and unique sensitive areas, and protecting such areas from development that would demonstrably reduce the ecological function of habitat on a particular parcel or on the landscape scale
- Provide for long-term stewardship and protection of wetlands and waterways that have significant functions and values for rare species habitat, wildlife habitat, or natural communities and prevent additional loss of wetlands within the town
- Recognize the collective value in preserving natural resources throughout the town and encourage good land stewardship practices among private landowners in matters of soil health, biodiversity, and water quality
- Ensure the conservation and proper stewardship of significant natural communities found with the town or area of interest

Though once standing higher than the Rocky Mountains, Vermont's Green Mountains now reach heights within the Northern Region of almost 4000 feet. The Green Mountains today present an impressive barrier along Franklin County's eastern border. The Town of Montgomery is part of the County's eastern border, and because of this, it is surrounded by steep, forested mountain slopes that are drained by the Trout River and its tributaries.

Montgomery, like many towns in the State of Vermont, is fortunate to have a landscape that is filled with so many different types of natural features.

Geology

Franklin County is within two physiographic divisions – the Champlain Lowlands to the west and the Green Mountains to the east. The Town of Montgomery is located along the foothills of the Green Mountains. Geological events that have occurred in the distant past directly affect the development of the Region's landscape. The Northwest Region is underlain by bedrock formed from sediments and volcanic materials deposited some 600 million years ago. The bedrock was then altered from the heat and pressure of mountain building. During the glacial period, which ended approximately 11,000 years ago, the Green Mountains were dominated by ice. This has also affected the lay and the look of the land.

Topography

Upland areas (areas of 1,000 feet or more in elevation) include a good majority of the Northwest Region of Vermont. These areas include most of the Region's more prominent mountains, hilltops, and ridge lines. Many of these are highly visible from public vantage points and contribute significantly to the Region's scenic beauty. These areas also include drainage divides, steep slopes, shallow soils, and exposed, fractured bedrock. These areas are important for upland drainage and groundwater recharge. They also support wildlife habitat, forestry, and outdoor recreation but they generally prevent all but low-density development.

Slope is one of the most important factors that determine if the area is suitable for development. The Natural Resources Conservation Service provides general guidelines for assessing slope imitations and these are listed in Table 18. The slope of an area should be taken into account when deciding if the land is capable of supporting potential development.

Table 18: Slope Classifications

0-3%	generally suitable for most types of development but may require drainage
3-8%	most desirable for development because these areas generally have the least restrictions
8-15%	suitable for low-density development with particular attention given to erosion control, runoff, and septic design
15-25%	unsuitable for most types of development and septic systems, construction costly, erosion and runoff problems likely
>25%	all types of construction should be avoided, careful land management for other uses is needed

Soils

Soils are the most important environmental factor that governs the use of land in rural areas. Soils are classified on the basis of structure, form, composition, and suitability for various types of development. Four characteristics are of primary concern when doing land use planning: bearing capacity, erodibility, drainage, and resource value. The Town's agriculture depends upon the availability of high quality soils in large, adjoining parcels to allow for economical hay and field production.

The US Soil Conservation Service (SCS) has produced both detailed soil survey maps and general soil maps. The detailed soil survey maps show the location of each type of soil while the general soil map shows the broad areas of where the soils are located. These maps and a description of each type of soil can be found in the *Soil Survey of Franklin County, Vermont*. Each soil type has a soil interpretation sheet that describes the properties and the suitability of the soil for different uses. The detailed soil survey is useful for such things as helping farmers locate the best land for crops and pastures; for helping developers locate areas of least limitation for basements, septic tank disposal fields, and associated uses; for helping engineers in planning the best location for highways, buildings, and the like; and for helping communities with the planning of economical, attractive, and trouble-free developments. Because soils vary widely in their potential for major land uses, the soil survey maps should be carefully looked at when deciding what the land should be used for.

The general soil map shows the soil associations for each town in Franklin County. Each soil association represents a distinct type of soil landscape and it normally consists of one or more major soils and a number of minor soils. The Town of Montgomery is home to soils that formed in glacial till in the Green Mountains and on uplands. The most common soil associations that are found in Montgomery are the Lyman-Marlow-Peru association and the Peru-Marlow association.

Earth Resources

Earth resources, including sand and gravel deposits, are critical regional resources, especially because of their use in road maintenance and construction. As Montgomery develops, more of the earth resources will be needed to meet the needs of growing infrastructure. This is common with all towns in the State. The extraction of these resources can cause a problem if they are located in rural areas where residential development is increasing. Improper or excessive extraction can damage cultural resources, natural resources, and scenic resources of the area.

Surface Waters

The Northwest Region of Vermont is home to many types of surface waters. They offer

sustenance, scenic beauty, recreational opportunities, and livelihood to the residents and visitors of Franklin County and Grand Isle County. Water is one of the basic necessities of life; and because of that, it must be appropriately respected, managed, enhanced, and preserved to ensure the future vitality of the Region and its inhabitants.

The Missisquoi River traverses through most of Franklin County. The Trout River, which runs through the Town of Montgomery, is one of its many tributaries. It is a valuable natural and cultural resource. The Trout River provides many beneficial uses such as providing a place for recreation activities. Maintaining the quality of the Trout River is of extreme importance. Not only does it affect the Town, but also it has the potential to directly affect the Missisquoi River Delta and consequently, Lake Champlain.

The Vermont Water Resource Board categorizes Vermont's waters into three quality classifications:

Class A

- these waters have uniformly excellent quality
- they support contact recreation (i.e. swimming)
- they are suitable for use as public drinking water supplies
- they have high ecological value
- all water above 2500 feet in elevation are included here

Class B

- these waters exhibit good aesthetic value
- they support swimming and other forms of recreation
- they may be used as public drinking water supplies if filtered
- they are appropriate for irrigation and other agricultural uses

Waste Management Zones or WMZ (formerly Class C)

- these areas are protected
- they are used for the assimilation of treated wastes where water contact uses are not encouraged
- WMZ's extend for a minimum of one mile downstream of all wastewater treatment outfall areas

All waters not classified as Class A or as WMZ's are automatically Class B waters. Class A waters make up about three percent of the State total. There are some surface waters that do not meet all the criteria stated under their classification designation. If the surface water does

not meet all the criteria, then it is considered impaired. The State of Vermont identifies these areas. The Trout River is listed on the State Targeted Impaired Areas because of possible landfill contamination, agricultural runoff, and stream bank erosion. A variety of recommendations are needed to deal with the area effectively, including those which may be exercised at the local, State, and Federal level.

Montgomery is home to a natural feature that attracts people from all around. This natural feature is the swimming holes that are located throughout the Town. They offer great recreational opportunities for residents and visitors alike. The swimming holes should be recognized because they contribute to the overall quality of life that is enjoyed by the residents of Montgomery.

Ground Waters

Vermont's groundwater policy declares that the State "shall protect its groundwater resources and maintain high quality drinking water, and shall manage its groundwater resources to minimize the risks of groundwater deterioration" (NRPC 3.13). Risks to groundwater, as stated in the statute, are associated with human activity in the vicinity of the aquifer. There are State programs which are designed to protect groundwater. These include those aimed at hazardous materials management, agricultural plant industries, public water supply, well drilling, wastewater management, road de-icing management, and land use regulation.

Groundwater is a critical resource that must be managed effectively. Groundwater quality in the Northwestern Region of Vermont is considered generally good but there is always the potential threat of it being contaminated. The Vermont Water Resources Board has identified threats to groundwater resources. They include such things as animal feedlots, fertilizer applications, irrigation practices, land application, landfills, material stockpiles, pesticide applications, pipelines and sewer lines, septic tanks, surface impoundments, and waste piles. The Federal Well Head Protection Program was established to protect groundwater that supplies public drinking water systems. Vermont's Well Head Protection Program was adopted in 1990. It emphasized proper management of lands within Well Head Protections Area's to reduce or restrict potentially contaminating activities. The State also has the Groundwater Protection Rule and Strategy that was adopted in 1988. It provides restrictions, prohibitions, standards, and criteria for groundwater protection.

Wetlands

Wetlands are areas of land where soils are saturated with surface or groundwater frequently enough to support specific types of vegetation that require these conditions for growth and reproduction. Vermont's wetlands have been well documented as serving critical ecological and socio-economic functions. Wetlands cover 6.2 percent of Franklin County's total land area. In the Town of Montgomery, there are 133 acres of wetlands. This amounts to less than

one-

half percent of the total land cover in the Town. Wetlands serve many different functions and these are listed below:

- Flood Control: wetlands associated with streams slow flood waters, provide flood storage, and reduce peak flood levels
- Shoreline Anchoring: wetlands provide erosion control
- Water Quality: wetlands process heavy metals, pesticides, and other toxic substances and they remove nutrients from run-off water (i.e. agricultural run-off)
- Habitat: wetlands provide habitat for a wide variety of plants and animals including a high number of threatened or endangered species
- Socio-economic Value: wetlands are utilized by humans for their recreational, scenic, historic, educational, and cultural values

Given the importance of wetland systems and the beneficial function stated above, they should be protected from encroaching development, including roads and driveways, and disturbances harmful to wetland-dependent wildlife by restricting development and specific activities in wetlands and by maintaining and/or establishing undisturbed, naturally vegetated buffers around their edges.

Floodplains

In the summer of 1997, the Town of Montgomery suffered extensive damage from a flood so severe that it is known statewide as the Montgomery Flood. Late in the night on July 14th through the morning of the 15th, after more than ten hours of almost continuous rain, a wall of water poured into the center of Town. The Route 118 Bridge in Montgomery Center over the Trout River collapsed, cars were carried away, pavement was ripped up, and huge trees were uprooted. The flood that occurred in Town is an urgent reminder for the need for proper management and appropriate use of the critical floodplain areas.

The 1997 flood made all Montgomery residents aware of the power inherent in a flood and is an urgent reminder of the need for proper management and appropriate use of critical floodplain areas. Development within floodplains poses significant risks and should generally be avoided. River channels and floodplains function as a single hydrologic unit, periodically transferring floodwaters and sediment from one to the other. Appropriate uses of floodplains

are those that can accommodate this cycle. Examples of uses that are appropriate to floodplains include agriculture, open space, and recreation.

The Federal Emergency Management Agency (FEMA) provides flood insurance under the National Flood Insurance Program (NFIP). In order for property owners to participate in the NFIP, FEMA requires that communities adopt flood hazard regulations and adopt a Hazard Mitigation Plan. Montgomery adopted its flood hazard regulations in 1975. The Town of Montgomery Zoning Bylaws and Regulations which were adopted in 1975 and amended and updated in March of 1987, 1995, 1999, and in 2005 provides a detailed list of the Flood Hazard Area District. The Montgomery Hazard Mitigation Plan was adopted by the Town and approved by FEMA in 2008 and will be updated on a regular basis.

Key minimum federal standards require that:

- All developments in the base floodplain must have a permit from the community Development Review Board. The definition of “development” refers to any human-made changes to the land, including new buildings, improvements to buildings, filling, grading, mining, and dredging.
- No development is permitted in the floodway, unless a registered professional engineer certifies that the development will not obstruct flood waters and increase flood levels. The floodway is the central channel of the floodplain needed to convey the base flood.
- New buildings built in the floodplain must be protected from damage by the base flood. The lowest floors of residential buildings must be raised to or above the base flood elevation. Nonresidential buildings must be either elevated or flood-proofed.

It is also recommended that the following be done:

- support stream bank stabilization efforts that reduce the risk of erosion
- vegetative buffer strips should be used

Significant Wildlife Habitat

Montgomery's residents are fortunate to share the community with a variety of animal species that depend on a variety of habitat types – and connectivity between habitats – for their survival. Maintaining viable populations of native wildlife is an important goal of town residents. To achieve this, residents and local officials should understand the habitat needs of different species, where those habitats are found in the community, and how land use and human activity can best be guided so that the function of important habitat is not diminished. Conducting an inventory of important habitats would greatly assist the town to better maintain habitat. Despite the lack of a comprehensive inventory, however, several types of significant habitat have been identified in the town.

Deer Yards

Deer wintering areas provide critical habitat for white tail deer and other forms of vertebrates. These areas of hemlock, spruce, fir, cedar, and pine species provide shelter from deep snows, and they also permit easier winter travel for deer and other species. The combination of elevation, vegetation, and solar aspect significantly increases the survival rates of deer populations and also impact the landscape ecology and recreation. The U.S. Fish and Wildlife Service have targeted these areas for protection.

Deer wintering areas have been identified in both Franklin County and Grand Isle County. The most extensive of which are found in the heavily forested areas of Eastern Franklin County - this includes the Town of Montgomery. Large, contiguous wintering areas exist along the Trout and Tyler Branch of the Missisquoi River. These areas exist mostly in the Towns of Montgomery and Richford. Deer yards, aside from providing winter range, are essential for year round species migration. Careful management of these areas is of extreme importance in order for the species to thrive.

Black Bear Habitat

Black bear prefer mountainous and forested landscapes just like those found on the slopes of the Green Mountains. The location of most bear habitat is in Eastern Franklin County in towns such as Montgomery. Black bear have a significantly large home range and because of this, their survival rate decreases when larger areas are divided up into smaller units and into isolated forestlands. When land is developed in scattered locations throughout the Town, the black bear habitat areas are decreased. In addition to needing large blocks of un-fragmented forests, bears are especially dependent on concentrated stands of mast producing trees that provide concentrated fruit or nut production. Both deer wintering areas and productive/seasonal bear habitat cover Montgomery's landscape, unlike the landscape that is found in the western portion of Franklin County. The town should encourage the management of these habitats—where they occur—in a manner that does not threaten the ability of the habitat to support these desired species.

Rare, Threatened and Endangered Species

Threatened and endangered species are protected by Vermont's Endangered Species Law (10 V.S.A. section 5401 et. seq.). The Vermont Non-Game and Natural Areas Program maintains an inventory of the locations of rare, threatened or endangered plants, animals and natural communities. The precise locations are made available to town planners, although they are not

published or made available to the general public. While the only occurrence of a RTE occurrence presently mapped in town is associated with the high elevation natural communities of the upper elevations of Jay Peak, subsequent additions to the Non-Game and Natural Areas inventory should inform planning and development decisions in town to conserve or otherwise protect those species and the habitats necessary for their continued survival.

Wildlife Travel Corridors

“Travel corridors” is a term used to describe land that links larger patches of core habitat within a landscape, allowing the movement, migration, and dispersal of animals and plants, which is crucial in maintaining biological diversity, and the long term viability of breeding populations in the face of climate and habitat change. Riparian habitat along streams and rivers, strips of forest cover between developed areas, and even hedgerows/fencerows all represent potential connecting habitat. Included are areas where land use and landscape features allow wildlife to move across roads to and from habitat areas (e.g., undeveloped areas with forest cover close to each side of the road). Travel corridors can serve local populations of wildlife, or species with wide ranging habitat requirements. Efforts should be made to identify and map wildlife travel corridors in town in an effort to protect these linkages between larger areas of core habitat. One such linkage—already mapped by the Critical Paths project undertaken in Vermont as a Critical Crossing Zone—is along Rt. 242, documented as utilized by black bear, moose, deer and fisher (as well as a number of smaller mammals).

Water Resources

As noted elsewhere in this plan, rivers and streams, riparian areas, and wetlands – including vernal pools – all provide important habitat to a number of species.

Recently the Montgomery Area Preservation (MAP) group, a volunteer organization, formed to help define and preserve our natural resources. See Chapter 16, Volunteer Community Organizations.

CHAPTER 15

LAND USE

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

Policies

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

Land is one of the basic components of the environment that makes life possible. It is also one of the three traditional "factors of production," with the other two being labor and capital. Over the years, Vermont's economy has changed from natural resource based businesses to technology based businesses. As the types of businesses have changed, the value of land has also changed. Previously, the productivity of a piece of land for farming or timber largely determined its economic value. Today, features such as access to major transportation networks; infrastructure such as water and sewage systems; and proximity to qualified labor markets all

help in determining the value of land for economic development.

Much of Franklin County's eastern section is wooded, hilly, and well suited for forestry. This includes the Town of Montgomery. Forested areas are beneficial for both the economic livelihood of the rural communities and for the natural habitat they provide. Uses of land, such as wildlife habitat and watershed protection, provide substantial benefits to society, ranging from the economic returns arising from tourism to the benefits of water purification and flood control. Technological change has an impact on land use and conservation. Modern machinery and financing allow projects to be accomplished on a grander scale and more rapidly than in previous times. The construction of roads and the use of transportation technology allow people and materials to move more rapidly and reliably over the landscape. Care should be taken to prevent inappropriate development at the expense of our natural environment. Advances in telecommunication and computer technologies erase geographical limitations. It is too early to tell what effect recent changes in State sewage regulations will have. The elimination of the "10 acre loophole" will restrict development. On the other hand, approval of innovative septic systems may remove previous constraints. The Town should take note of how this dynamic plays out in order to take steps to foster appropriate development.

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

Land Cover/Land Use

Montgomery's total land area is 57 square miles or 36,436 acres. The majority of land cover in the Town is comprised of forest land (approximately 84 percent). Water covers 5.62 percent of the land, while row crops and hay and pasture combined cover a total of 6.56 percent. Out of the 36,436 acres of land in the Town, only 116 acres or 0.32 percent is devoted to residential uses. Table #19 is a list of how the land is divided up for the Town of Montgomery.

Table 19: Land Use Cover for Montgomery, VT		
Land Use Cover for Montgomery, VT 1999		
Category	# of Acres	% of Total
Water	2048	5.62
Barren Lands	3	0.01
Brush/Transitional	106	0.29
Residential	116	0.32
Commercial	6	0.02
Industrial	<1	0.00
Transportation, Communications, Utility	944	2.59
Other Urban*	2	0.01
Other Agriculture**	0	0.00
Deciduous Forest	17371	47.68
Coniferous Forest	4110	11.28
Mixed Forest	8935	24.52
Forested Wetland	274	0.75
Wetlands	133	0.37
Row Crops	1351	3.71
Hay/Pasture	1037	2.85
Totals	36436	100.00

Source: NRPC GIS Map October 1999

*Other Urban includes built up and developed land such as playgrounds, and other outdoor recreational grounds;

**Other Agriculture includes farmsteads, greenhouses, stables, etc.

Current Land Use

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

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

Existing and Proposed Land Use Districts

Zoning districts were established in the Town of Montgomery for the purpose of the regulations listed in the Town of Montgomery Zoning By-laws and Regulations. This document was originally adopted in January of 1975 and has been amended and updated five times since then; first in March of 1987, then in March of 1995, March of 1999, March of 2001, and most recently in March of 2005. The zoning districts were established as follows:

Commercial/Residential, Village I, Village II, Agricultural/Residential, Conservation I, Conservation II, and the Flood Hazard Area.

Commercial/Residential

Permitted uses:

- Agriculture, including sale of farm produce;
- Bed and Breakfasts;
- Fences;
- Home occupations;
- One-family or two-family dwellings;
- Business services, Personal and Professional;
- Signs;
- Accessory apartments;
- Childcare home, registered (serving less than or equal to 6)

Conditional uses:

- Commercial facilities;
- Light industry;
- Multiple-family dwellings
- Planned Unit Development;
- Public Facilities;
- Recreation indoor and outdoor
- Restaurants.

Minimum lot dimensions:

- Size: 10,000 square feet
- Frontage: 75 feet
- Depth: 75 feet
- Front yard: 10 feet from edge of r.o.w.
- Side yard: 10 feet from lot line
- Rear yard: 20 feet from lot line

Village I

Permitted uses:

- Agriculture, including sale of farm produce;
- Fences;
- One-family or two-family dwellings;

- Signs;
- Accessory apartments;
- Childcare home, registered (serving less than or equal to 6)

Conditional uses:

- Beds and Breakfasts;
- Commercial facilities;
- Home occupants;
- Multiple-family dwellings;
- Business services, Personal and Professional
- Planned Unit Development;
- Public Facilities;
- Recreation indoor and outdoor

Minimum lot dimensions:

- Size: 10,000 square feet
- Frontage: 75 feet
- Depth: 75 feet
- Front yard: 10 feet from edge of r.o.w.
- Side yard: 10 feet from lot line
- Rear yard: 20 feet from lot line

Village II

Permitted uses:

- Agriculture, including sale of farm produce;
- Fences;
- One-family or two-family dwellings;
- Signs;
- Accessory apartments;
- Childcare home, registered (serving less than or equal to 6)

Conditional uses:

- Beds and Breakfasts;
- Commercial facilities;
- Home occupants;
- Multiple-family dwellings;
- Business services, Personal and Professional
- Planned Unit Development;
- Public Facilities;

- Recreation indoor and outdoor

Minimum lot dimensions:

- Size: 20,000 square feet
- Frontage: 100 feet
- Depth: 150 feet
- Front yard: 35 feet from edge of r.o.w.
- Side yard: 25 feet from lot line
- Rear yard: 35 feet from lot line

Agricultural/Residential

Permitted uses:

- Agriculture, including sale of farm produce;
- Camps
- Fences;
- Forrestry;
- One-family or two-family dwellings;
- Signs;
- Accessory apartments;
- Childcare home, registered (serving less than or equal to 6)

Conditional uses:

- Beds and Breakfasts;
- Commercial facilities;
- Home occupants;
- Mobile home parks;
- Multiple-family dwellings;
- Business services, Personal and Professional;
- Public facilities;
- Planned Unit Development;
- Public Facilities;
- Recreation indoor and outdoor

Minimum lot dimensions:

- Size: 4 acres
- Frontage: 300 feet
- Depth: 200 feet
- Front yard: 50 feet from edge of r.o.w.
- Side yard: 50 feet from lot line

- Rear yard: 50 feet from lot line

Conservation I (under 1600 feet elevation)

Permitted uses:

- Agriculture
- Forestry;
- Water storage and reservoirs;
- Wildlife refuge;

Conditional uses:

- Camps
- Single-family dwellings;
- Accessory apartments;
- Childcare home, registered (serving less than or equal to 6)

Minimum lot dimensions:

- Size: 10 acres
- Frontage: 300 feet
- Depth: 300 feet
- Front yard: 75 feet from edge of r.o.w.
- Side yard: 50 feet from lot line
- Rear yard: 50 feet from lot line

Conservation II (1600 feet elevation and above)

Permitted uses:

- Agriculture
- Forestry
- Water storage and reservoirs
- Wildlife Refuge

Conditional uses:

- Camps

Minimum lot dimensions:

- Size: 20 acres
- Frontage: 400 feet
- Depth: 300 feet
- Front yard: 100 feet from edge of r.o.w.
- Side yard: 100 feet from lot line
- Rear yard: 100 feet from lot line

Flood Hazard Area

Permitted uses:

- Agriculture;
- Forestry

Conditional uses:

- Same as those listed in the underlying District (the Flood Hazard District is an overlay to the other Zoning Districts established in the Regulations and the underlying Districts' uses and lot dimensions shall apply)

The Village I and Village II Districts are divided up into different sections. Village I District includes a section of both Montgomery Center and Montgomery Village while the Village II District includes Alpine Haven, a section of Montgomery Center and Montgomery Village, Montgomery Heights, Oberland Valley, and Hutchins. These areas are considered and are expected to remain the main centers of population in the Town.

The Town of Montgomery, like all other towns, needs to look at the consequences of growth and development for its local community and also with the Region and State. Growth and development can greatly affect the town's land use, and towns need to plan for this potential change. Franklin County is expected to see a steady population growth through the year 2015 while Montgomery is expected to see only a small increase in its population (see Table #2). As mentioned earlier, Montgomery feels that there will be more growth than what has been projected for the Town. This could affect the future land use patterns. Currently, the majority of residential homes are located in Montgomery Village and Montgomery Center.

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

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

CHAPTER 16

Montgomery Volunteer Community Groups

Montgomery has long been known for its strong sense of community. Its residents join together for many purposes. The following organizations are currently active in community life:

Churches

Community Baptist Church
Sunday School 9:00 a.m.
Worship 10:00 a.m. Sunday
Kids Club, Prayer and Bible Study 7:00 p.m. Wednesdays

St. Isidores Church (Catholic)
Services 9:30 a.m. Sunday
Wednesday Eve Rosary 7:00 p.m., Mass 7:15 p.m.

Montgomery United Methodist Church, Inc.
Services 9:30 a.m. Sunday
Sunday School during service

Grateful Treads Mountain Bike Club

The Grateful Treads is a mountain bike and trails advocacy group based in the villages of Montgomery, Jay and Westfield, sixty members strong, and growing, TGT is busy building new trails, maintaining existing trail networks, and working with local officials and landowners to develop new opportunities for riding.

Hazen's Notch Association (HNA)

The Hazen's Notch Association is a non-profit, member-supported, conservation organization located in Montgomery. From its office at the HNA Welcome Center on Vermont Route 58, the Hazen's Notch Road, the Association serves 40 communities in northern Vermont.

The HNA was founded in 1994 to promote and engage in:

- Conservation of Forest and Agricultural Lands and Recreational Trails

- Environmental Education Programs for Schools and the Public
- Recreational Trails for Hiking, Snowshoeing, and Cross-Country Skiing
- Stewardship of Natural and Historic Cultural Resources
- Research of the Environment

The cross country ski touring center at Hazen's Notch is blessed with a topography that is ideally suited to Nordic skiing - rolling meadows, soft hills, our own 2,800' mountain and views of mountains in all directions.

Forty miles of groomed and marked trails pass through 2,500 acres of mixed maple, birch and evergreen forest and across gentle, open meadows.

As a conservation land trust and environmental education center, HNA designs and manages its x-c ski trails to be in harmony with the landscape. Monthly moonlight snowshoe walks are also offered during the winter months.

The Hazen's Notch Association maintains a network of 15 miles of trails and woods roads for hiking in summer and fall. The trails pass through a variety of interesting habitats that include meadows, forests, orchards, and beaver ponds. Trails range from restored woods roads that have gentle to moderate grades to narrow footpaths with steep climbs.

Summer Day Camp is offered for ages 6-12, and Overnight Camp for ages 10-14 are offered in the summer. The Hazen's Notch Summer Camp has gained a reputation for excellence in developing in children an awareness and respect for the environment, outdoor skills, self-confidence, cooperation and leadership. Summer Camp programs provide healthy outdoor recreational activities designed to stimulate inquiring minds, develop friendships, and create lasting positive memories of each child's summer camp experience.

MAP Group

The MAP group (Montgomery Area Preservation) is a collection of community members brought together through a shared connection to the place we live, what it means to us, and how we might be able to protect the parts of it we love. Sharing a common desire to see these natural features that define our community maintained for present and future generations, the group's loosely defined mission is to promote public understanding and involvement in natural resource issues in an effort to foster greater appreciation for—and protection of—the natural resources that define our community. The group can also serve as a valuable partner to the town's Planning Commission and Selectboard on natural resource issues, as well as other local organizations with a similar commitment.

While the group is still a work in progress, future projects discussed include:

- Developing a natural resource inventory for the community, identifying unique or vulnerable features with significant ecological, cultural or educational values to the community as a first step toward protecting them.
- Hosting local events that foster greater appreciation and commitment to our community's natural resources, such as the Town forest, bringing people together through a shared connection to the land.
- Partnering in projects and workshops on a range of topics to conduct a broad, informal, educational program on issues which have impact on local natural resources. Potential workshops include everything from forest tree and plant identification, invasive species control, street tree planting and wildlife tracking and habitat monitoring.
- Partnering with other regional or state wide groups to take advantage of the resources available to community based conservation efforts.

Missisquoi River Basin Assn.

The **Missisquoi River Basin Association** (MRBA) is an active non-profit group of volunteers dedicated to the restoration of the river, its tributaries, and Missisquoi Bay, and to the clean, healthy state they once enjoyed. We bring together diverse interest groups within the community – teachers, farmers, summer residents, loggers, business owners, environmental experts, and outdoor enthusiasts; municipal officers, woodland owners, and concerned citizens.

Our activities are many and varied – from fieldwork to stabilize stream banks, and planting trees in buffer areas, to assessing stream bank conditions. We clean up trash along the banks, cost-share with farmers in a nutrient management program, lend educational tools to local teachers, and are launching a volunteer-led water sampling program.

MRBA members sit on the current Upper Missisquoi and Trout River Wild and Scenic Study Committee, that also includes appointed representatives from Montgomery and other surrounding towns.

Montgomery Area Community Alliance (MACA)

Formed in 2009, MACA is now a non-profit corporation. The group encourages business, economic development and employment in the Montgomery / Jay Peak area.

In the first few months of operation, MACA was instrumental in getting the Montgomery area Montgomery, Vermont Town Plan 2010

registered as a major focal point for persons utilizing the Northern Forest Canoe Trail. The organization also participated in the 350.org activities to draw attention to climate change. The cost for membership in MACA is \$50 per year for businesses and \$20 per year for individuals.

Meetings are held once per month and are rotated around area establishments. For more information please call 802-578-7103.

Montgomery Covered Bridges Garden Club

The Covered Bridges Garden Club is organized for charitable and educational purposes to further our knowledge of all aspects of gardening and use our knowledge and industry in our homes and community, and to encourage an interest in gardening and good environmental practices.

Community projects include maintaining the Historic Garden at the Montgomery Village Green and the Town Library Garden, planting the Flower Barrels and Bridge Flower Boxes in the Village and the Center, supporting the Junior Gardeners Program at Montgomery Elementary and sponsoring the August Harvest Fest.

The Covered Bridges Garden Club is a member of the Federated Garden Club of Vermont and the National Garden Clubs.

Montgomery Historical Society

The Society is located in Pratt Hall, a former Episcopal church (built in 1835), which houses its collections of photographs, albums, tools, and items of local interest. The Society's mission is to:

- Preserve Pratt Hall, artifacts, structures and memorabilia of historical interest
- Provide a venue for local exhibits and artisans to share their talents
- Sponsor programs that assist in preserving town history and cultural events
- Award scholarships to students on an annual basis

The Society maintains and preserves the church which is used for a variety of community programs. Activities include historical speakers, programs, summer concerts, art shows, exhibits, an annual Christmas carol, and a scholarship program. Pratt Hall is renowned for its stained glass windows and is also made available to the community for wedding ceremonies and memorial services. The society was formed in 1974 and is open to all upon payment of the annual dues.

Montgomery Quilting Circle

Everything about quilts for quilt lovers of all ages, beginners to expert. Meet at the Public Safety Building Conference Room. Meet every second Thursday of the month at 6:30 p.m. Small fee per meeting.

Montgomery Teen Center

Montgomery and Franklin County both have alarmingly high rates of underage drug and alcohol abuse. Franklin County shares staggering rates of underage alcohol and drug use with the rest of the state, with 16% of 8th graders having consumed alcohol in the last 30 days and 6% of 8th graders having consumed marijuana in the past 30 days. These rates shoot up to 38% of 10th graders and 54% of 12th graders having consumed alcohol in the last 30 days and 26% of 10th graders and 31 % of 12th graders having consumed marijuana in the past 30 days (Data from 2009 VT Youth Risk Behavior Survey).

It is not hard to see that our teens are in the "high risk" category for drug and alcohol abuse.

Montgomery Teen Center provides a safe, supervised space for Montgomery youth grades 6 and up (2-3 days, 10 hours a week). On average there are about 15-20 teens in attendance each day.

Programs like the Teen Center, SAP programs in schools, church youth groups and the youth program being offered at the library, as well as community involvement and caring adults have been linked to reduction in early use.

It is important to prevent early use not only because of the problems it can cause with intellectual and emotional brain development, but also because the earlier a person begins to use alcohol and substances, the more likely they are to develop a dependence issue.

Riverwalk Community Garden

In the spring of 2010, at the request of community members, the Town Selectboard agreed to dedicate a portion of land at the bottom of West Hill to a community garden.

Several volunteers agreed to serve on the initial board and as of this writing plans are underway to develop 12 plots for local residents who wish to grow fresh vegetables. The plan is to be as organic as practicable.

CHAPTER 17

COMPATIBILITY WITH NEIGHBORING TOWNS

The Town of Montgomery is located in the northwestern part of the State in Franklin County. Eight different towns, three of which are in Franklin County, border it. The Town of Richford borders Montgomery to the north, the Town of Bakersfield borders Montgomery to the south, and the Town of Enosburg borders Montgomery to the west.

Land use patterns in all of these towns can affect one another in many different ways. It is important that all of their development patterns are compatible with each other. It is also important that each town's future development plans do not adversely affect their bordering neighbors' plans. The Montgomery Town Plan does not propose any major changes to its land use districts, and because of this, no substantial conflicts with adjoining town plans should arise.

Population

Table 20 shows the actual populations of Montgomery and its bordering communities. According to the Department of Aging and Disabilities, the population in Montgomery is expected to change 23 percent through the year 2020. It should be kept in mind that the residents of Montgomery do not feel that these projections adequately reflect the Town's possible growth. Percent changes in the population can be found in Table 21.

Year	Actual Populations				Estimated Population	Projected Populations			
	1970	1980	1990	2000	2003	2005	2010	2015	2020
Franklin County	31,282	34,788	39,980	45,417	67,249	47,617	49,583	51,701	54,065
Montgomery	651	681	823	992	1,034	1,051	1,110	1,169	1,222
Richford	2,116	2,206	2,178	2,321	2,335	2,337	2,353	2,375	2,400
Enosburg	1,918	2,070	2,535	2,788	2,811	2,898	3,016	3,153	3,300
Bakersfield	635	852	977	1,215	1,311	1,291	1,353	1,420	1,504

Source: MISER Population Projections for Vermont, 2000–2020.
 Vermont Department of Aging & Disabilities; US Census 1970-2000

Year	% Change in Population						
	1970-1980	1980-1990	1990-2000	2000-2005	2005-2010	2010-2015	2010-2020
Franklin County	11.21	14.92	13.79	4.8	4.1	4.3	4.6
Montgomery	4.61	20.85	5.71	5.9	5.6	5.3	4.6
Richford	4.25	-1.27	1.88	0.7	0.7	1.0	1.1
Enosburg	7.92	22.46	7.77	3.9	4.1	4.5	4.7
Bakersfield	34.17	14.67	37.05	6.3	4.8	5.0	5.9

Population growth or decline is an important aspect that needs to be taken into account when planning a town's future. It can greatly affect how a town does its land use planning. The decision to develop the land should depend on its physical characteristics, projected needs of the community, existing municipal services, and compatibility with existing land uses. The following sections discuss the land use patterns of the seven towns that border Montgomery - Richford, Enosburgh, Bakersfield, Westfield, Lowell, Eden, and Belvidere. Though the land use patterns in each town may be referred to by different names, each town does have a plan that is compatible with that of Montgomery.

Compatibility with Richford

The Town of Richford borders Montgomery to the north. Its population is substantially greater than that of Montgomery as shown in Table 20. Richford divides its land use into the following districts: Agricultural, Commercial, Commercial and Industrial, Conservation 1, Conservation 2, Industrial, Rural Residential, Village Residential, and Water Supply Protection. The majority of the Richford side of the shared border is zoned Conservation 1, while the remaining portions are Agricultural. Montgomery's proposed uses and minimum lot sizes are compatible with Richford's existing and proposed land uses.

Compatibility with Enosburgh

The Town of Enosburgh borders Montgomery to the west. Its population is much greater than that of Montgomery as can be seen in Table 20. Enosburgh is expected to see a slightly lower growth rate through the year 2015 than Montgomery is. Because of the larger population, it is expected that Enosburgh will have more residential areas in town. While the Enosburgh Town Plan has divided their land into four following proposed land

use districts, only the Forest and Conservation and Rural/Agricultural Areas are adjacent to Montgomery.

1. Wellhead Protection Area
2. Forest and Conservation
3. Rural/Agricultural Area
4. Flood Hazard Area

Montgomery's proposed uses and minimum lot sizes are compatible with Enosburgh's existing and proposed land uses.

Compatibility with Bakersfield

The Town of Bakersfield has seen much more of a population change since 1970 than the Town of Montgomery. Even though their populations were relatively the same back in 1970, the Town of Bakersfield is expected to see much more of a population change than Montgomery. Bakersfield has divided its land use into eight different zones. They are the following:

1. Aquifer District;
2. Conservation District;
3. Flood Hazard District;
4. High Density Residential;
5. Low Density Residential;
6. Rural District;
7. Village District; and
8. Watershed District

The adjacent portions of the two communities are both designated as conservation districts. The allowed uses and minimum lot sizes, according to zoning bylaws and town plans, are similar. Therefore the Montgomery Town Plan is compatible with the Bakersfield Town Plan and Zoning Bylaws.

Compatibility with Westfield

The Town of Westfield has divided its land use into three different districts, Village, Recreational-Residential, and Rural-Agricultural Districts. Their Recreational-Residential district is adjacent to Montgomery's Conservation II district. The remaining adjacent portions of Westfield are classified as the Rural-Agricultural district, which are border on Montgomery's Agriculture/Residential, Conservation 1 and Conservation 2 districts.

Although Westfield's Recreational-Residential district allows slightly more intensive development, the existing and proposed land uses do not conflict.

Compatibility with Lowell

The Town of Lowell has divided its land use into four different zones, including Village, Rural Residential/Agricultural, Conservation-Mountain, and Industrial districts. Only the Conservation-Mountain District borders with the Town of Montgomery's Conservation 2 District.

Both Montgomery's and Lowell's existing and proposed land uses are compatible with each other.

Compatibility with Eden

While technically the Towns of Eden and Montgomery are adjacent, they share only a small border. Further, Eden does not identify or propose specific land uses or districts. Because this area of Montgomery is designated as Conservation 2, the uses are seen as compatible.

Compatibility with Belvidere

The Town of Belvidere has not established zoning bylaws, but it has identified specific districts in their town plan. These districts include the Development, Natural Area, Forest, and Cold Hollow /Laraway Mountain Districts.

Existing and proposed land uses for both communities do not conflict with each other.

Compatibility with the Regional Plan

The Regional Plan was adopted in May of 2004. Many of the Regional Plan's goals and policies were based on ideas expressed in local plans. Though the goals and policies listed in the Regional Plan are consistent with the goals and policies that each town has listed in their own plans, they may be tailored somewhat to each town. This includes the Town of Montgomery, and because of this, the Montgomery Town Plan is considered compatible with the Regional Plan.

CHAPTER 18

IMPLEMENTING THE PLAN

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

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

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

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

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

Considerable expected capital expenditures are outlined in this plan. Capital funds have been established to address these expected costs; however, other creative solutions should be pursued in order to keep the local tax rate from sudden significant increases.

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