



June 3, 2024

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

Re: Montpelier Growth Center renewal 2024

Dear Jacob,

The City of Montpelier is hereby submitting this letter and attachments in fulfillment of our requirements for 15-year review of the Montpelier Growth Center. This cover letter will provide an overview of changes in the growth center over the past five years with a certification that conditions have been met. This letter will also include a summary of the City's current request for an adjustment to the Growth Center boundary.

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

- Attachment 1: 2009 Growth Center Map
- Attachment 2: 2016 Growth Center Map
- Attachment 3: 2019 Growth Center map
- Attachment 4: 2024 Proposed Growth Center map
- an annotated copy of the original decision commenting on each of the findings in the Designation Decision;
- the most recent version of the City's capital improvement plan;
- a summary of development over the past five years for dwellings, enterprises, and subdivisions include three maps showing the locations of each; and
- a list with links to reports and other projects that are relevant to the implementation of our growth center.

Overview of Growth Center changes

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

the initial Growth Center Boundary was large (38% of city acreage) and included some areas characterized by strip development. The revised boundary in 2016 directed the same amount of growth from the initial application but into a more concentrated area (16% of city by acreage). The boundary was later amended in 2019 to add back an area off Terrace Street and remove some land behind the Statehouse.

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

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

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

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

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

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

The Montpelier Master Plan was adopted on December 20, 2017 and the Unified Development Regulations (UDR) were adopted on January 3, 2018. The UDR has been amended six more times since 2018 including March 19, 2019, September 25, 2019, August 26, 2020, February 24, 2021, April 13, 2022, and April 3, 2024.

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

Since the 2019 growth center update much has happened in Montpelier. The City adopted a TIF District, made plans for a parking garage in partnership with a hotel developer, then had those plans appealed, had Covid-19 hit, had the hotel withdraw due to the combined impacts of the appeal and nationwide shutdown. This resulted in the loss of the parking garage which was a key linch-pin to a number of improvements in the Growth Center including the planned streetscape master plan, a downtown housing project at Christ Church, and needed utility improvements. The City later gave up its TIF district because no other projects had come forward and an upcoming reappraisal would hurt residential property owners if it remained in place. The City intends to apply for another TIF district within the year to build out the new Country Club Road Site (see below) along with Sabins pasture and two smaller abutting properties.

In 2021 a defunct golf course on the eastern side of town, adjacent to the Growth Center, became available to purchase for housing, recreation, and a potential community center. The City purchased the property after a vote in March of 2022. This 135-acre property is mostly wooded but has about 40 acres of open land suitable for development. Sewer and water utilities come into the site but would need to be upgraded for more intensive development. The city conducted a public input process to develop a concept plan for the area and the results were a desire for high-density housing in lower area (up to 5-stories in height) with townhouses and similar style development in the remainder of the open areas. The majority of the site would be retained as conservation and park land with new

trails being developed throughout the site. The city rezoned this area to “Urban Residential” for the lower area (no density requirement) and Residential 3000 (14 unit per acre) for the upper areas allowing for 300 to 500 new units to potentially be built in the site. That project now needs Tax Increment Financing (TIF) to advance this project to its next phase of development.

The next major event since the 2019 Growth Center was renewed was on July 9 and 10th 2023. The July flood was the worst disaster to hit the city since November 1927. While the Designated Downtown was heavily impacted, most of the Growth Center survived much better. This event has set the City back a couple years on some initiatives as we look to rebuild and make ourselves more resilient. The event has also put some projects like Country Club Road on a faster track as the need for housing that is outside of the floodplain is even greater now.

Certification of conditions met

The only condition established in 2009 was:

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

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

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

This condition was met in September 2015 with the submission of the required report. The Board filed a new corrective action on September 28, 2015:

- *The Growth Center includes portions of the city that at the time of the designation failed to meet the designation requirements that restrict designation to areas with existing or planned patterns of development meeting the smart growth principles. The areas of the designated growth center that lacked or had questionable conformance with smart growth principles include: (summarized below)*

- Western leg of growth center along Route 2;
- Eastern leg of the growth center along Routes 2 and 302;
- Outer portions of MDR (old zoning district) to the north and south of the Designated Downtown.
- *The Downtown Board will review the City's corrective action at the July 25, 2016 meeting.*

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

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

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

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

Water and wastewater service issues

The water and wastewater service lines within the Growth Center are generally older and in need of replacement. This has been a recognized and understood condition for some time while the City finished paying the bonds for upgrading the two plants (water treatment and water resource recovery facilities). In 2024 the city adopted a new replacement schedule and capital budget for upgrading the most critical lines over the next 10 years. With all that said, the lines are more than adequate to handle the additional infill growth throughout the Growth Center. Plans for the higher growth areas like Country Club Road and Sabins Pasture have plans to upgrade infrastructure up to and through the two sites using Tax Increment Financing.

While the service lines tend to be old, both plants are up to date and have available capacity to absorb all development in the 20-year growth horizon. The Water Resource Recovery Facility is in final design of an upgrade for solids handling. In anticipation of limits associated with the new Discharge permit at the facility, the City is conducting a capacity study at the plant to evaluate leachate and organic waste receiving in comparison to available growth capacity. Plant capacity will be prioritized to support

residential growth.

Request for amendment to the Growth Center boundary

The City is hereby requesting to amend our boundary again in two ways. First we request adding the Country Club Road site and one additional parcel adjacent to the property (see attachment 1). The Country Club Road property provides a unique opportunity to increase housing in Montpelier, build needed community facilities, improve the city's road network by connecting key secondary roadways, and connect infrastructure to places that need them for environmental reasons.

This area is the definition of a growth center. A new area, adjacent to the downtown, with access to water and sewer utilities, and capable of holding a 20-year supply of housing growth. The Country Club Road site has been planned for 300 to 500 housing units and will connect with the existing Sabins Pasture which is privately owned by people interested in developing it for housing. A new 1.5 mile roadway will facilitate development on both sides and connect the two project areas. It will ease traffic on Routes 2 and 302 and help connect to Barre Street, East State Street, and potentially Town Hill Road. The roadways will also help people in town to easily get to the proposed recreation and community center. A new shared use path is already being planned and constructed along the top of the site which would run from East State Street to U-32 High School. The existing Shared use path is adjacent to the bottom of the site and would have a new connection.

To accomplish this plan, the City will need to access TIF financing to address the new facilities, utilities, and roadway. Once completed the area will be able to handle 20 years or more of much-needed housing growth. Some additional rezoning will be necessary to facilitate future development as TIF funding is currently restricted to the higher density zoning districts.

The second requested boundary adjustment is to add the properties that are in the Residential 9000 district into the Montpelier Growth Center (see attachment 1). At the base density the district allows for 4 units per acre with minimum lot sizes of 9000 square feet, but the City's new zoning regulations are very generous and allow much more housing than the minimum. Any parcel, for example, can have up to six units regardless of density requirements provided other requirements are met. This effectively could allow 24 units per acre in areas that are contiguous to the downtown and within an easy walk or bike trip. The City has also made these permitted uses with administrative site plans to streamline infill projects within the walkable areas of our downtown.

Many smaller developers are looking to take advantage of the opportunities for infill projects but may quickly hit the ceiling of 9 units before tripping into Act 250 (9 units/5

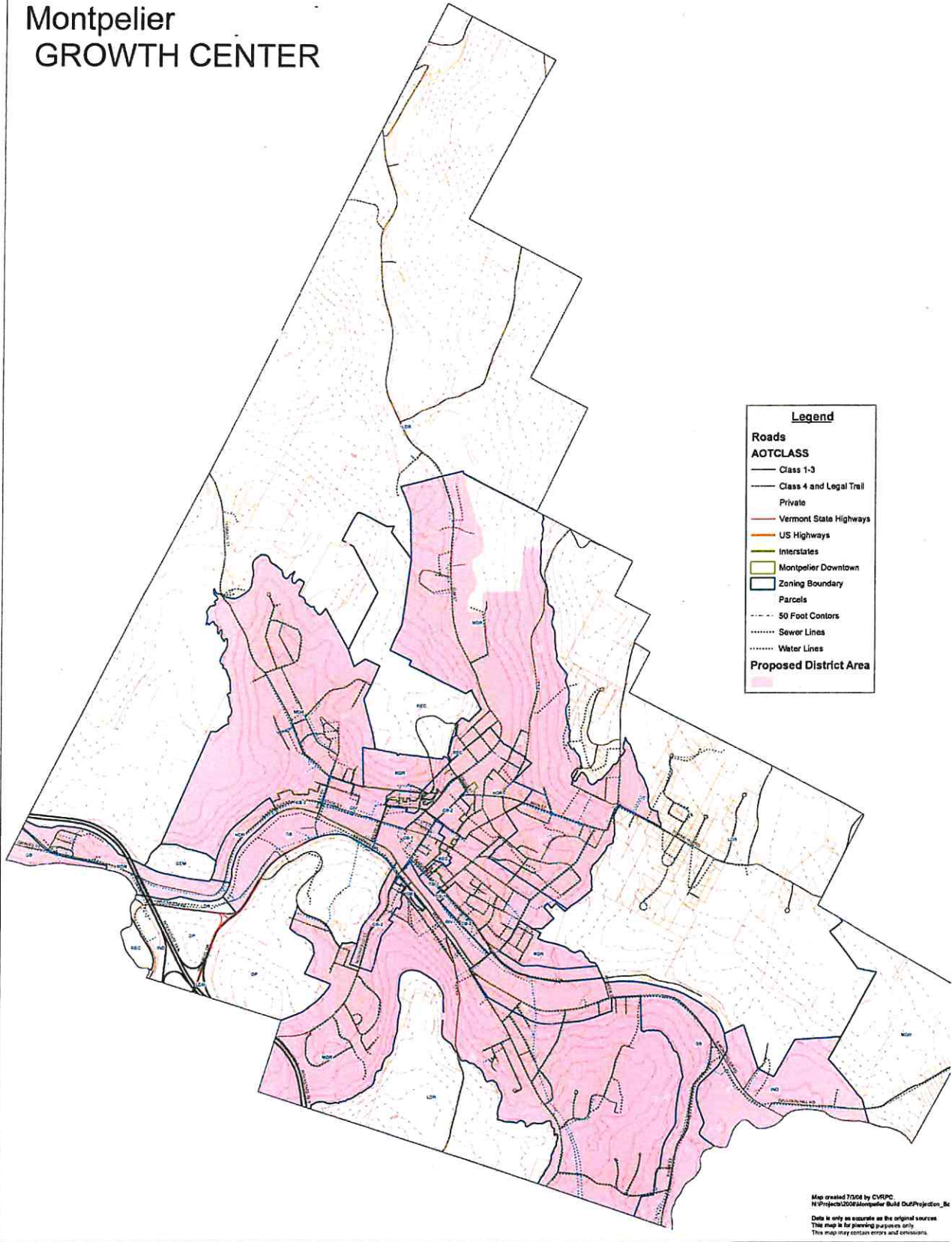
miles/5 years). Having the ability to include these neighborhoods in the Growth Center would also streamline the state permitting process under the new Tier 1A rules for Act 250. This would further direct developers to these areas and meet the planning goals of having compact settlements surrounded by rural country sides.

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

Sincerely,

Mike Miller, AICP CFM
Director of Planning & Community Development

Montpelier GROWTH CENTER



Map created 7/3/08 by CVR/PC
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Data is only as accurate as the original sources
This map is for planning purposes only
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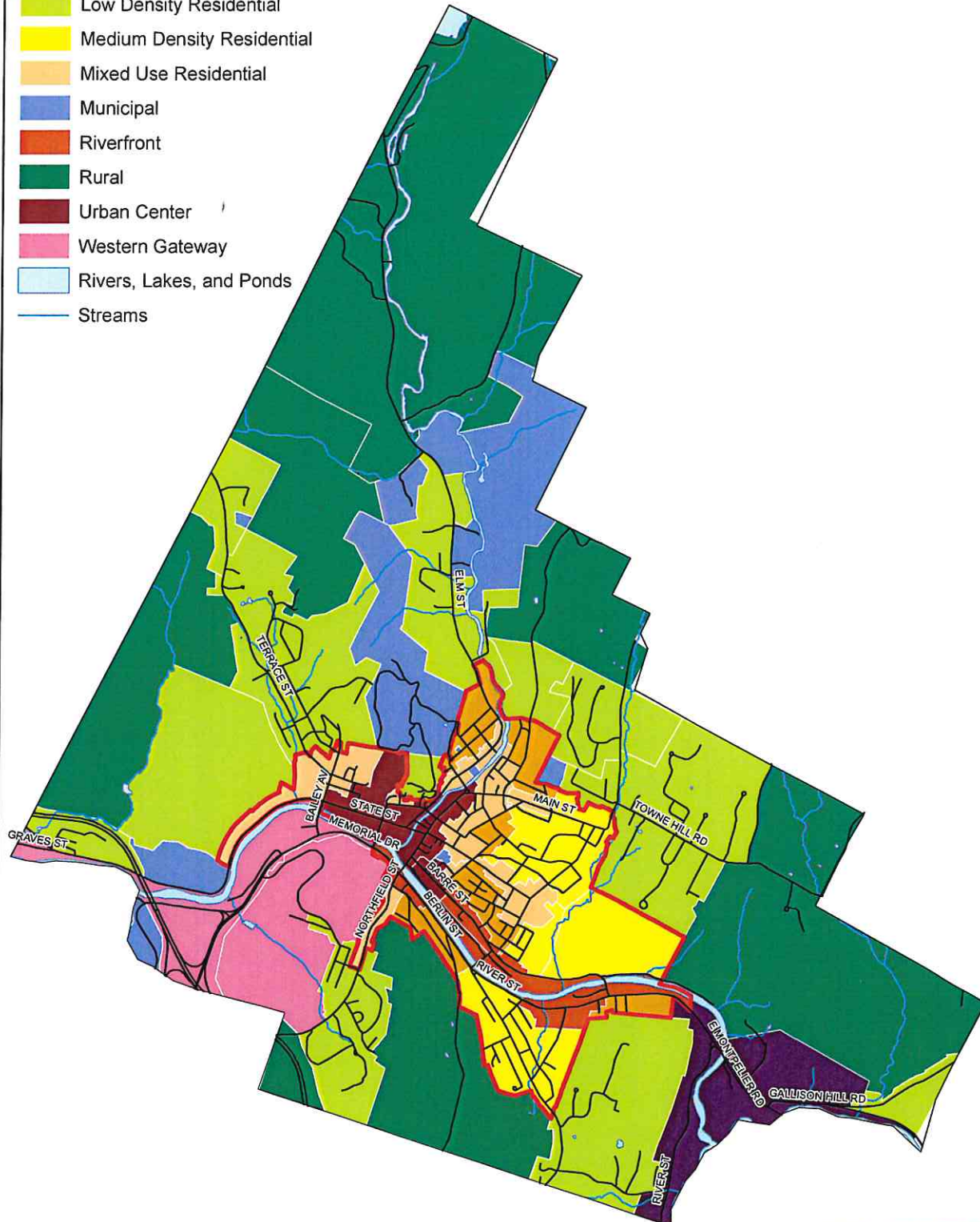
Growth Center Boundary 2016

Legend

 Growth Center Boundary

Draft Zoning Districts

-  Eastern Gateway
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Residential
-  Municipal
-  Riverfront
-  Rural
-  Urban Center
-  Western Gateway
-  Rivers, Lakes, and Ponds
-  Streams



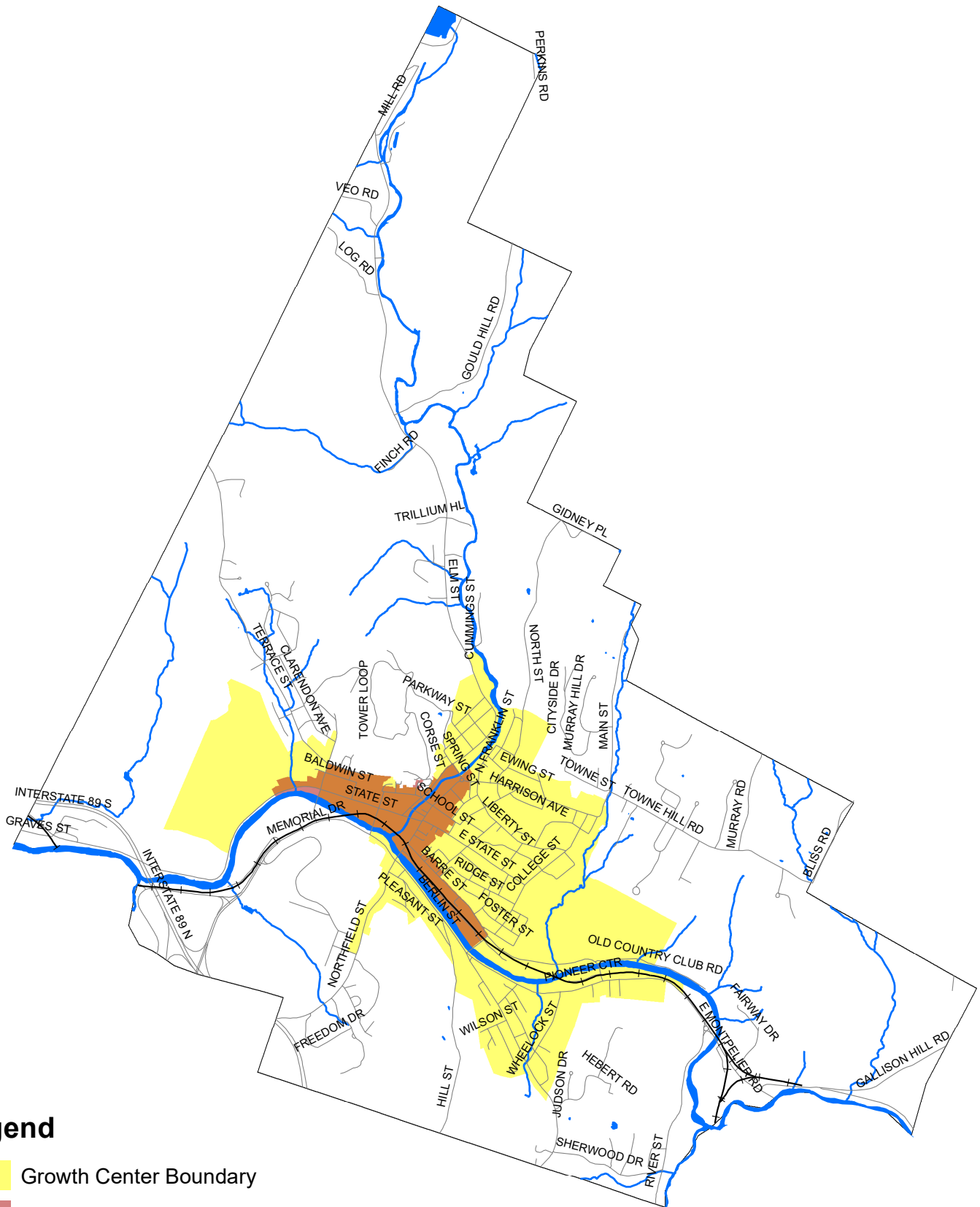
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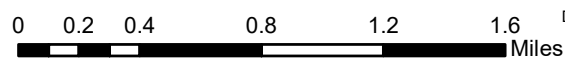
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Montpelier Growth Center 2019



Legend

- Growth Center Boundary
- Downtown Designation
- Railroad
- Roads
- Rivers, Lakes, and Ponds
- Streams



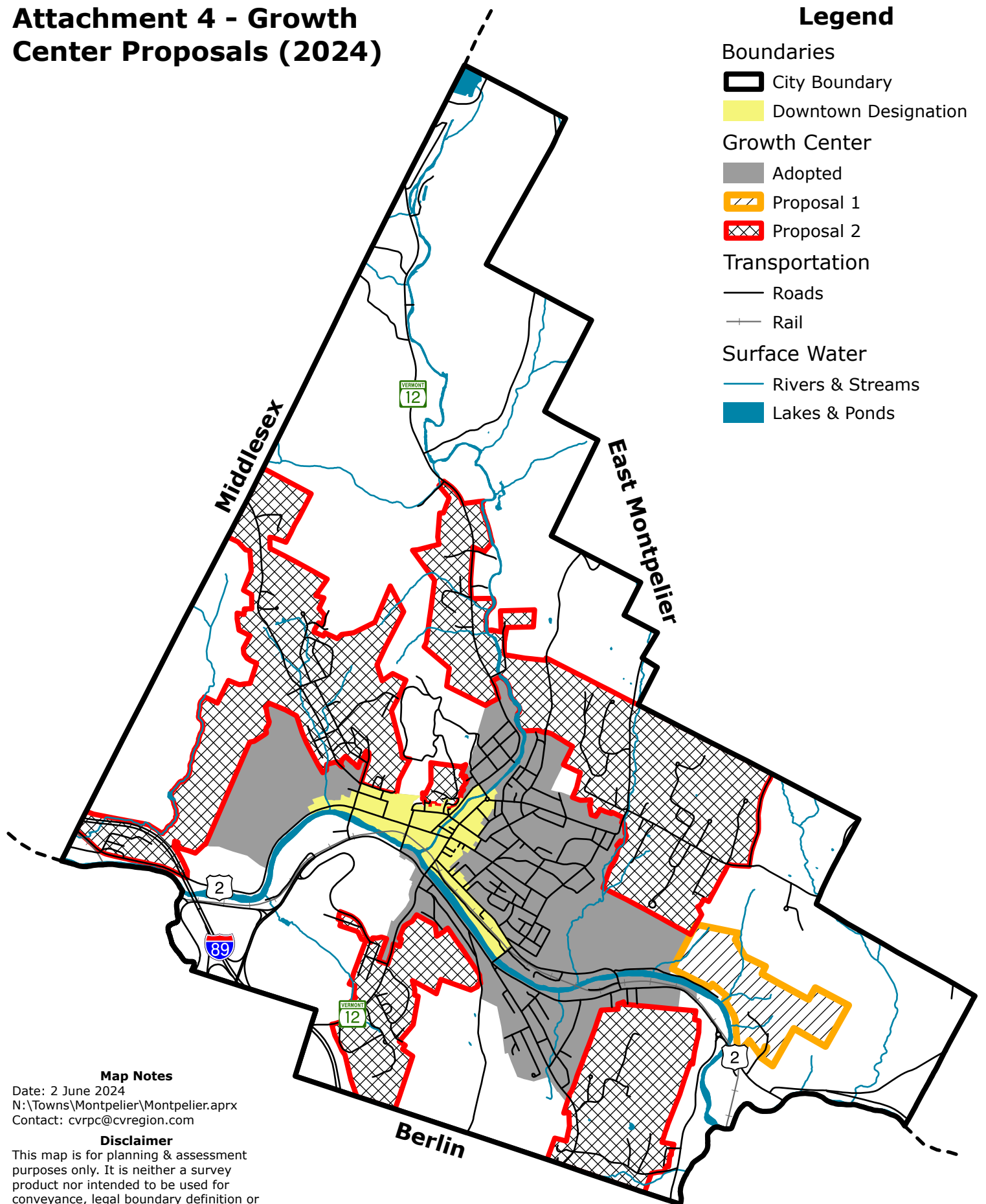
Map created by CVRPC 11/7/2019
 This map is for planning purposes only.
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Attachment 4 - Growth Center Proposals (2024)

Legend

- Boundaries
 -  City Boundary
 -  Downtown Designation
- Growth Center
 -  Adopted
 -  Proposal 1
 -  Proposal 2
- Transportation
 -  Roads
 -  Rail
- Surface Water
 -  Rivers & Streams
 -  Lakes & Ponds

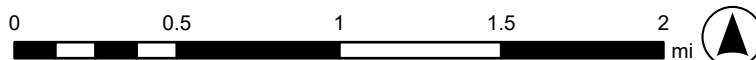


Map Notes

Date: 2 June 2024
 N:\Towns\Montpelier\Montpelier.aprx
 Contact: cvrpc@cvregion.com

Disclaimer

This map is for planning & assessment purposes only. It is neither a survey product nor intended to be used for conveyance, legal boundary definition or property title. Users are encouraged to examine the data documentation for information related to its accuracy, currency and limitations.



ATTACHMENT 5

15 YEAR REVIEW COMMENTS

The original City of Montpelier Growth Center Designation approval (2009) has been annotated with comments by the City staff to facilitate the Vermont Downtown Development Board's 15-year review of the designation. Comments are set forth below in red text.

CITY OF MONTPELIER APPLICATION FOR GROWTH CENTER DESIGNATION

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

Introduction

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

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

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

Since the initial approval of the Growth Center in 2009, there have been two amendments to the Growth Center boundary. One was required by the Board in 2014 and subsequently approved (2016) and one at the request of the City during the 10-year review (2019). The history of that process is discussed in more detail in #2 *Size and Configuration of Growth Center*.

The Montpelier Master Plan was adopted on December 20, 2017 and a major rewrite of the Unified Development Regulations were adopted on January 3, 2018. Those have been amended six times- March 19, 2019, September 25, 2019, August 26, 2020, February 24, 2021, April 13, 2022, and April 3, 2024. All were sent to the Downtown Development Board staff following adoption.

The original (2009), the 2016, and the final 2019 Growth Center Maps are attached to this report (see attachments 1 -3).

1. Rationale for Growth Center

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

The primary goal of the city in designating its growth center is to reverse the trend of a decreasing population in the last several decades by fostering new residential development in the growth center that meets the needs of city employees and captures an increasing proportion of the region's anticipated housing needs. APPLICATION PAGE 6.

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

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

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

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

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

anticipates that an additional 189,426 sq. ft. of commercial space and 335 residential units will need to be located in the growth center, outside of the designated downtown. APPLICATION PAGES 18 – 21. Currently the city provides approximately 12,000 more jobs than residents. 8/20/09 LETTER BY GWENDOLYN HALLSMITH, PAGE 5

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

These findings remain accurate although we do not anticipate as robust a growth as was anticipated in 2009.

Results thus far from Census figures show an increase in 143 housing units and 219 new residents between 2010 and 2020. While not meeting the high expectations that the City had at the time that the Growth Center was created, it does show progress. In comparison with other Washington County communities, Montpelier was one of only two municipalities that had an increase in population at the 2020 Census (Waterbury being the other). Montpelier continues to have a significant need for additional housing which the Growth Center will continue to provide a benefit toward accomplishing.

The lack of progress in housing development led the City Council and residents of Montpelier to take matters into their own hands. Following discussions in 2021, the City voted in favor of purchasing the former Montpelier Country Club in March 2022 to use for recreation and to develop housing. As will be discussed further below in #2, the parcel is adjacent to the Growth Center and will provide space for 300 to 500 new housing units. Planning during 2022 and 2023 identified a high-density area location to support 5-story development and other areas to support residential development at a density of about 14 units per acre. The parcel will also allow for connection through to Sabin's Pasture, the abutting parcel that is in the Growth Center. This will allow the owners of that parcel to more fully develop and utilize the potential of that parcel.

The rationale for the Growth Center as a whole supports why this parcel (and one adjacent parcel) would make sense for addition to the existing Growth Center Designation. This parcel is out of the floodplain and well suited for residential growth. The City will be requesting expansion of the existing Growth Center to include the Country Club Road site as a part of this renewal. This will continue to be discussed throughout this renewal application.

2. Size and Configuration of Growth Center

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

While the conclusions remain the same, some of the findings are now different based upon the amended zoning regulations in 2018 (and further amended through April 2024). In fact, with the now smaller GC boundary, the growth center will be more compact and better support the downtown than the previous boundary.

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

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

- **The Mixed Use Residential district was a new district in 2018 that is similar to Riverfront but with more emphasis on the residential character of those neighborhoods therefore the residential density is 1 unit per 1500 and non-residential FAR is 1.0.**
- **The residential districts are Res 1500, Res 3000, and Res 6000 which corresponds to the densities in each district (1 unit per 1500, 1 unit per 3000, and 1 unit per 6000). The city would note for you that all of these minimum densities are denser than the previous MDR zoning described above.**

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

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

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

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

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 - **Western leg of growth center along Route 2;**
 - **Eastern leg of the growth center along Routes 2 and 302;**

- **Outer portions of MDR (old zoning district) to the north and south of the Designated Downtown.**
- *The Downtown Board will review the City's corrective action at the July 25, 2016 meeting.*

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

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

During the 10-year review in 2019 the City requested two changes to the Growth Center including adding back in an area known as Crestview (off Terrace Street) and removing a portion of land behind the State House which is owned by the State and unlikely to ever be developed.

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

There were also members of the public concerned about having the hillside behind the statehouse included in the growth center. Despite the fact that it is owned by the State and not likely to ever be developed, the Montpelier City Council agreed to recommend removing this area from the GC during this renewal. (See Attachment 3 for proposed 2019 additions and deletions from the GC). That was also approved.

New proposed change to boundary for 2024. As mentioned in #1, the City purchased the Country Club Road property recently and has plans to develop between 300 and 500 housing units over the next decade. The area is a former Golf Course and is 135 acres, of which about 40 are open. Most of the forested area will remain undeveloped and used for parks and recreation. The actionable master plan that was completed in 2023 identifies the lower flat area for high density (5-story) residential development with about half of the space reserved for a new recreation and community center. The remaining developable land will be high-density residential. No single-family detached homes will be permitted in this parcel although condos, townhomes, and the like will be allowed. While specific plans

have not been drawn, the plan envisions a road connecting through Sabins Pasture to the west with eventual intersections with East State Street and Barre Street. This will allow for sewer and water utilities to be connected across and for a connected roadway. All of this will allow for a rezoning of the intermediary space to a higher density thereby allowing more growth along the access road. Plans are already in place to build two connecting shared use paths to make this entire new neighborhood bike and pedestrian friendly. When fully built out over the next few decades, we could anticipate up to 1,000 new units over these two parcels (and two smaller adjacent parcels) if the vision is fully realized.

The City rezoned the lower area in 2024 to create a new Urban Residential district which has no minimum density and allows 5-story construction. The upper area is zoning Residential 3000 which allows one unit per 3000 square feet. This can be misleading, again, because depending on how the parcel is subdivided, each parcel can have 6 units regardless of density because of the generous housing permissions that exist in Montpelier.

The City hereby requests the addition of two parcels (as shown on Attachment 4) to the existing growth center. This new area, both alone and especially in conjunction with Sabins pasture, are the definition of a growth center in rationale, size, configuration, appropriateness and every other requirement. These bold plans will only become a reality through use of a TIF district and implementing a TIF through the Growth Center process is the best way to ensure a well thought-out and complete project.

3. Appropriateness of Growth Center

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

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

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

Montpelier's Designated Downtown is the region's primary employment center, and competes with nearby Barre City and Berlin for retail and other business activity that serves all the region's municipalities. A marketing study conducted for Barre City in 2004, indicates that Montpelier's downtown, while not dominant in any business categories,

competes with Barre's downtown for dining, books and music dollars. Berlin's retail development and medical center leads both downtowns in grocery and clothing sales. Montpelier's downtown benefits from the city's role as a government center and the daily influx of approximately 10,000 workers and visitors into the city. APPLICATION PAGES 33-35.

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

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

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

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

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

4. Development Pattern

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

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

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

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

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

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

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

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

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

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

The city has stated its goal to support redevelopment in a smart growth pattern and would hope to use the benefits of growth center designation to help them do so. But revisions to the municipal plan, bylaws and other necessary actions have not yet taken place. The city

is in the midst of rewriting its municipal plan and expects that this new plan will guide zoning changes in the future.

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

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

5. Diversity of Development

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

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

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

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

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

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

The newly proposed Urban Residential District that was created to support an expanded Growth Center, also allows for a mix of uses. This will allow for services that support residences in this area, reducing the need to travel into town for certain purchases. The commercial uses are not so broad as to allow development that would detract from the strength and viability of the downtown. So restaurants, coffee shops, personal and professional services, and other smaller uses can exist in some first floor spaces. This will allow for some diversity of uses in the new neighborhood.

6. Capital Budget and Program

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

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

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

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

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

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

An updated Capital Plan and Budget is attached (see attachment 5).

7. Public Spaces

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

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

The findings continue to be accurate. Some noted accomplishments include the addition of 3 pocket parks and improvements to Langdon Street to be more pedestrian friendly. The City has proposed a new park at the confluence of the North Branch with the Winooski. A Downtown Streetscape Master Plan was completed in 2019 that re-envisioned a downtown in the core area. It was predicated upon the construction of a new parking garage to accommodate the removal of on-street parking. The appeal of the parking garage combined with COVID caused the City's development partner to withdraw from the appeal resulting in the City needing to abandon that project along with everything tied to it.

8. Spatial Pattern

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

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

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

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

The findings remain accurate. The new GC boundary in 2016 made the spatial pattern more focused and less characterized by linear development along well traveled roads. The new proposal to add the Country Club Road site will also not be characterized by linear development along well traveled roads.

9. Transportation and Other Infrastructure

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

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

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

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

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

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

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

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

The findings continue to be accurate. Some accomplishments in the first fifteen years include the completion of the Montpelier Multi-modal center, reconstruction of Taylor Street, complete reconstruction of Northfield Street, completion of the Winooski East Shared-Use Path (from Granite Street to Gallison Hill Road), development and approval of a Complete Streets Plan (street typology plan) and Montpelier in Motion (gap analysis), creation of an alternative transportation fund, and numerous road reconstructions.

The City also received a TIF to facilitate the development of a parking garage to support a downtown hotel project. That 340 space garage was set to have 50 electric charging stations, clean a brownfield, provide parking for a new downtown housing project, facilitate the replacement and relocation of a major water main under the North Branch that was failing, allow a new connection to the shared use path from State Street, increase flood capacity, add stormwater treatment to a subwatershed that current drains directly to the river, and provide additional parking to allow for the removal of on street parking to facilitate bike lane creation. Unfortunately, two people appealed that project and, when Covid hit, the hotel partner withdrew their support so the city was forced to withdraw the application.

The Country Club Road site, that is proposed to be added, abuts the new shared use path and a connection to that amenity will be made. Also, a parallel path along the top of the property that connects East State Street to the U-32 Highschool is also in development so the new site will have both upper and lower shared use path connections. The City of Montpelier has a very poorly connected road network. Most roads funnel traffic to major roadways with few secondary routes. The new roadways proposed for Country Club Road will alleviate a number of those pitchpoints in the system connecting US-2 to East State Street, Barre Street, and perhaps Town Hill Road at some point. This will also allow for much more efficient bus routes as loops would now be possible that don't exist because of the current lack of connection.

10. Natural and Historic Resources

The applicant has identified important natural resources and historic resources within the proposed

growth center, anticipated impacts on those resources and has proposed mitigation (24 V.S.A. § 2793c(e)(1)(B)).

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

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

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

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

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

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

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

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

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

The findings continue to be accurate. Some accomplishments include:

- **Adoption of new River Hazard Area regulations which increase the flood plain rules including now requiring 2 feet of freeboard;**
- **Update and expansion of the National Register of Historic Places District in 2016;**
- **New riparian regulations for all districts except the Urban Center.**
- **New local regulations adopted into the zoning regarding wetlands and vernal pools.**
- **New local rules adopted to protect critical habitats and to regulate development on steep slopes.**
- **New River Corridor rules for the North Branch north of the Cummings Street bridge.**
- **Revised Design Review District boundary and new Design Review regulations in 2020 to better protect historic resources.**
- **Updated stormwater requirements in 2024.**
- **New demolition rules adopted in 2024, clear up the process and rules for demolition of structures including historic structures based on findings of a recent court case.**

11. Agriculture

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

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

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

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

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

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

The findings remain accurate. With the reduction in size of the Growth Center in 2016, some notable areas with Prime Ag soils have been removed from the designation including the Two Rivers Center discussed above.

The new Country Club Road site, proposed for inclusion in the Growth Center, has some Prime Ag soils but the area has not been agricultural in nature as it was used as a golf course for decades. The use of this area for high density housing will reduce the pressure to develop housing in other areas that are more likely to be agricultural in nature. We are the compact settlement that protects the rural countryside. To build 300 housing units at Country Club Road would require 10 acres while a rural residential area in a neighboring town using septic systems and wells would need 600 acres of land for the same number of units.

12. Planning Process

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

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

The Central Vermont Regional Planning Commission approved Montpelier's 2006

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

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

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

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

As mentioned above, there have been six zoning amendments since the 2018 adoption of the new bylaws. The City also engaged in a public process to develop and later approve a Tax Increment Finance District that includes many of the most developable areas within the Growth Center.

The City is also nearing the end of a new major City Plan update. This complete re-envisioning of the City plan will convert the document to be a web based plan with new chapters and organization. The Plan will also include a newly formatted implementation strategy that emphasizes an actionable strategic plan over a generic policy document.

Expanded Downtown Board Approval

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

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

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

Kevin Dorn, Chair
Expanded Downtown Board

Date

WWTP	22	20001	237280	30000	30000	30000	55000	30000	30000	30000
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4x4pkup	48	2023	7					49212				
Mower	79	8/05										
Vactor	51	40284	12	20001	85510	10000	10000	10000	10000	10000	10000	10000
wtp				0	85510	10000	10000	59212	10000	10000	10000	10000

116220.8				39637	0	0	0	40760	41500	29000	29500	32500
116210.8				0	85510	10000	10000	59212	10000	10000	10000	10000

125480.8				39637	0	0	0	40760	41500	29000	29500	32500
125470.8				20001	237280	30000	30000	30000	55000	30000	30000	30000

309400.8				314001	412593.7	35000	259432	658980.01	0	634000	420000	340000
REC												
GMC												
HP												

	Total/list	\$401,568	\$412,594	\$35,000	\$259,432	\$658,980	\$0	\$634,000	\$420,000	\$340,000
-	Trade	\$85,553	\$64,580	\$0	\$112,383	\$54,200	\$0	\$0	\$0	\$0
=	Spent	\$316,015	\$348,014	\$35,000	\$147,049	\$604,780	\$0	\$634,000	\$420,000	\$340,000
-	transfer									
-	equip/res		\$63,000							
+	encumber									
=	total/net	\$316,015	\$285,014	\$35,000	\$147,049	\$604,780	\$0	\$634,000	\$420,000	\$340,000
	Budget	\$314,001	\$284,000	\$35,000	\$160,000	\$600,000	\$0	\$634,000	\$420,000	\$340,000
=	over/under	-\$2,014	-\$1,014	\$0	\$12,951	-\$4,780	\$0	\$0	\$0	\$0

\$25,001	\$26,000	\$25,000	\$8,000
\$26,001	\$22,500	\$2,550	\$35,000
\$29,551	\$16,080	\$1,725	\$11,200
		\$83,108	

\$5,000

	Total/list	\$39,637	\$85,510	\$10,000	\$10,000	\$99,972	\$51,500	\$39,000	\$39,500	\$42,500
-	Trade	\$4,751	\$11,640	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0
=	Spent	\$34,886	\$73,870	\$10,000	\$10,000	\$79,972	\$51,500	\$39,000	\$39,500	\$42,500
-	transfer		\$31,870							
=	total/net	\$34,886	\$42,000	\$10,000	\$10,000	\$79,972	\$51,500	\$39,000	\$39,500	\$42,500
Water	Budget	\$42,001	\$42,000	\$10,000	\$10,000	\$99,972	\$51,500	\$39,000	\$39,500	\$42,500
=	over/under	\$7,115	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0

	\$10,000	
4751	11640	\$10,000

	Total/list	\$59,638	\$237,280	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
-	Trade	\$4,751	\$32,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0
=	Spent	\$54,887	\$205,000	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
-	transfer		\$10,000							
=	total/net	\$54,887	\$195,000	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
Sewer	Budget	\$62,001	\$195,000	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
=	over/under	\$7,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4751 32280

Summary of the development -tables and maps

The City’s growth center was approved at the start of one of the worst economic downturns in decades in 2009. Nonetheless, Montpelier saw some modest housing and commercial growth in the first five-years. During the next five years the City acted more deliberately to increase housing and economic activity and this resulted in a more rapid pace of growth. Unfortunately, Covid and the 2023 flood both impacted development during the last 5 years.

Housing. Table 1 shows housing over the three five-year renewal periods. Keep in mind that for the first five years the growth center was much larger. Many of the “outside of growth center” housing growth in the 2014-2019 period would have been in the growth center used for the earlier table.

Of note regarding housing development is the amount of growth being concentrated in the growth center. 89% of housing growth in the first five years, 79% in the second five years were occurring in the GC, and 70% of housing units were in the GC during the final five years. The City continued to stay far ahead of the state’s goal of supporting 50% of future growth in the growth center.

The City is still falling behind its stated goal in the initial growth center application of facilitating 700 units in 20 years. We should be hitting a benchmark of around 525 units by the 15-year mark. Being at 241 units in the first fifteen years means the City still has more to do to achieve fully the aggressive goals of the initial application.

Table 1. Summary of Housing Growth

54
units 2019-2024

Outside of Growth Center	18	33%
Inside Growth Center not Designated Downtown	21	39%
Growth Center and Designated Downtown	17*	31%

* Does not count 1 new congregate living and 18 new beds in a new memory care facility

114
units 2014-2019

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

73
units 2009-2014

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

Economic development. Table 2 summarizes the enterprises over the three time periods. The smaller growth center boundary most significantly impacts this category as many of the commercial and industrial properties have been removed including Gallison Hill (formerly zoned industrial), River Street (also known as VT Route 302), and East Montpelier Road (Route 2 east of the roundabout). Over the first five years all enterprises were in the growth center while in the next five years, with the smaller boundary, three quarters of the new enterprises were in the growth center. In the last 5 years, 92% of all new economic growth occurred in the Growth Center.

Table 2. Summary of Enterprise Growth

16 2019-2024

Outside of Growth Center	1	8%
Inside Growth Center not Designated Downtown	9	75%
Growth Center and Designated Downtown	2	17%

16 2014-2019

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

45 2009-2014

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

Subdivisions. Finally, Table 3 shows similar information for subdivisions. Obviously new subdivisions within the Designated Downtown will be rare as this area is fully built out. Not surprisingly, within the city we find many subdivisions outside the growth center. Averaging across all 15 years we find 51% of subdivisions inside of the Growth Center and 49% outside. Most subdivisions in the city are 2 lot subdivisions.

Table 3. Summary of Subdivisions

13 2019-2024

Outside of Growth Center	5	38%
Inside Growth Center not Designated Downtown	7	54%
Growth Center and Designated Downtown	1	8%

25 2014-2019

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

15 2009-2014

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




In total the City issued 709 permits over the past five years with a majority of those permits being issued within the Growth Center. Due to how the reports are printed for the permit software, not all permits could be evaluated for whether they are in or out of the growth center. Of the 269 where determinations could be made, 179 (67%) were permits issued within the growth center and 90 (33%) were outside of the boundary. Clearly future growth has continued to be concentrated within the growth center as approximately 67% of permits are being issued in a growth center that covers only 16% of the city.

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



Growth Center Renewal: Dwellings

Legend

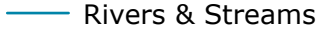
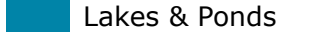
Boundaries

-  City Boundary
-  Downtown Designation
-  Growth Center

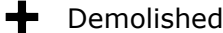

Transportation

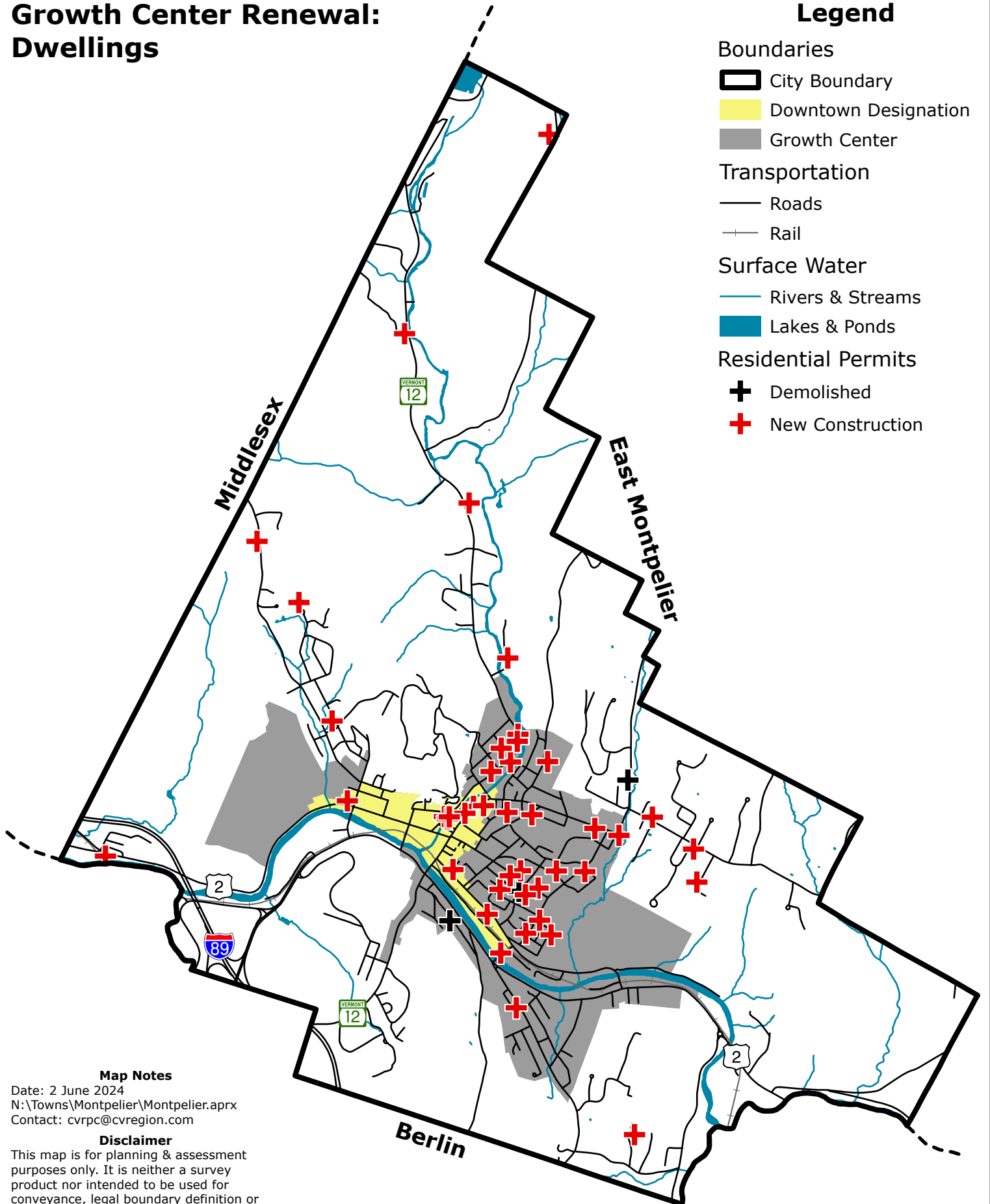
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Residential Permits

-  Demolished
-  New Construction

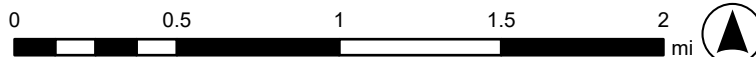


Map Notes

Date: 2 June 2024
 N:\Towns\Montpelier\Montpelier.aprx
 Contact: cvrpc@cvregion.com

Disclaimer

This map is for planning & assessment purposes only. It is neither a survey product nor intended to be used for conveyance, legal boundary definition or property title. Users are encouraged to examine the data documentation for information related to its accuracy, currency and limitations.





Issued Permits By Department

ZONING ONLY
 ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN
 05/16/2019 AND 04/24/2024

Report run on: 04/29/2024 01:25 PM

Issued Permit Details

Department	Permit Type	Permit Number (State) Project Name/Address	Dates	Number of Days	
		Z-2019-0103 Accessory Dwelling Unit 2696 ELM ST, Montpelier, VT 05602	Submitted: 07/30/2019 Technically Complete: 07/30/2019 Approved: 07/30/2019 Ready to Issue: 07/30/2019 Issued: 07/30/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2019-0113 Add second dwelling unit within footprint of existing single family home. 14 VINE ST, Montpelier, VT 05602	Submitted: 08/19/2019 Technically Complete: 08/20/2019 Approved: 08/20/2019 Ready to Issue: 08/20/2019 Issued: 08/20/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0136 Create assessor dwelling unit (ADU) 35 LOOMIS ST, Montpelier, VT 05602	Submitted: 09/27/2019 Technically Complete: 10/02/2019 Approved: 10/02/2019 Ready to Issue: 10/02/2019 Issued: 10/02/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0147 Addition of an assessor dwelling unit (ADU) in basement, construction of a kitchen and reconstruction of bedroom ceiling. 48 CLARENDON AVE, Montpelier, VT 05602	Submitted: 10/15/2019 Technically Complete: 10/22/2019 Approved: 10/22/2019 Ready to Issue: 10/22/2019 Issued: 10/22/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0004 Create a 1 bedroom ADU within existing footprint. 11 DUNPATRICK CIRCLE, Montpelier, VT 05602	Submitted: 01/17/2020 Technically Complete: 01/21/2020 Approved: 01/21/2020 Ready to Issue: 01/21/2020 Issued: 01/21/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0013 478ft2 single story addition and addition of an ADU 9 CUMMINGS ST, Montpelier, VT	Submitted: 03/09/2020 Technically Complete: 03/13/2020 Approved: 03/13/2020 Ready to Issue: 03/13/2020 Issued: 03/13/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0062 New Single Family Home with Garage. 0 Greenock, Montpelier, VT 05602	Submitted: 08/18/2020 Technically Complete: 08/18/2020 Approved: 08/18/2020 Ready to Issue: 08/18/2020 Issued: 08/18/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0089 Demolish existing single family home. 67 PROSPECT ST, Montpelier, VT 05602	Submitted: 10/01/2020 Technically Complete: 10/01/2020 Approved: 10/01/2020 Ready to Issue: 10/01/2020 Issued: 10/01/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC LOSS
		Z-2020-0111 Demolish carport, renovate interior to create a second dwelling unit. Update electrical, plumbing, windows and finishes. 316 ELM ST, Montpelier, VT 05602	Submitted: 12/14/2020 Technically Complete: 12/15/2020 Approved: 01/08/2021 Ready to Issue: 01/08/2021 Issued: 01/08/2021	In Process: 24 Waiting: 0 Total Days: 24 Total Cycles: 1	GC
		Z-2021-0011 Convert 460sf of existing living space to an accessory dwelling unit. 230 PERKINS RD, Montpelier, VT 05602	Submitted: 02/15/2021 Technically Complete: 02/19/2021 Approved: 02/19/2021 Ready to Issue: 02/19/2021 Issued: 02/19/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2021-0013 Convert 500sf of existing living space into an ADU. 15 MERRILL TERRACE, Montpelier, VT 05602	Submitted: 02/26/2021 Technically Complete: 02/26/2021 Approved: 02/26/2021 Ready to Issue: 02/26/2021 Issued: 02/26/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2021-0041 Change previous Office use to 4 Dwelling unit use. 157 BARRE ST, Montpelier, VT 05602	Submitted: 03/24/2021 Technically Complete: 04/22/2021 Approved: 04/22/2021 Ready to Issue: 04/22/2021 Issued: 04/22/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2021-0049 Change use of one of three dwelling units to Personal or Professional Services for a Psychotherapy office. 300-302 ELM ST, Montpelier, VT 05602	Submitted: 04/22/2021 Technically Complete: 05/03/2021 Approved: 05/03/2021 Ready to Issue: 05/03/2021 Issued: 05/03/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC

Z-2021-0135	Submitted: 11/09/2021 Technically Complete: 11/17/2021 Approved: 11/17/2021 Ready to Issue: 11/17/2021 Issued: 11/17/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Create ADU in existing addition, new mudroom and entryway. Add new door, steps and new kitchen. Close off ADU from main house and install deck. Install sauna in back yard. 11 DUNPATRICK CIRCLE, Montpelier, VT 05602			
Z-2021-0145	Submitted: 12/10/2021 Technically Complete: 12/14/2021 Approved: 12/14/2021 Ready to Issue: 12/14/2021 Issued: 12/14/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT LOSS
Change use from 3 dwelling units to 2 dwelling units. 280 MAIN ST, Montpelier, VT 05602			
Z-2022-0007	Submitted: 01/27/2022 Technically Complete: 01/31/2022 Approved: 01/31/2022 Ready to Issue: 01/31/2022 Issued: 01/31/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Convert basement to an Accessory Dwelling Unit. 14 COLLEGE ST, Montpelier, VT 05602			
Z-2022-0013	Submitted: 02/28/2022 Technically Complete: 02/28/2022 Approved: 02/28/2022 Ready to Issue: 02/28/2022 Issued: 02/28/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Create an ADU in 3rd bay of existing garage and replace septic system. 679 ELM ST, Montpelier, VT 05602			
Z-2022-0063	Submitted: 06/07/2022 Technically Complete: 06/10/2022 Approved: 06/10/2022 Ready to Issue: 06/10/2022 Issued: 06/10/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Convert barn into an ADU 1402 TERRACE ST, Montpelier, VT 05602			
Z-2022-0102	Submitted: 08/17/2022 Technically Complete: 08/17/2022 Approved: 08/17/2022 Ready to Issue: 08/17/2022 Issued: 08/17/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Change use from camp/shed to dwelling unit and storage. 149 ROBINHOOD CIRCLE, Montpelier, VT 05602			
Z-2022-0109	Submitted: 09/09/2022 Technically Complete: 09/12/2022 Approved: 09/12/2022 Ready to Issue: 09/12/2022 Issued: 09/12/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
New single family home with solar carport on vacant lot. 0 MURRAY HILL DR, MONTPELIER, VT 05602			
Z-2022-0124	Submitted: 09/14/2022 Technically Complete: 10/20/2022 Approved: 10/20/2022 Ready to Issue: 10/20/2022 Issued: 10/20/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Construct 900sf garage with accessory apartment above. 147 Greenock Ave, Montpelier, VT 05602			
Z-2022-0132	Submitted: 11/09/2022 Technically Complete: 11/15/2022 Approved: 11/15/2022 Ready to Issue: 11/15/2022 Issued: 11/15/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
Convert three existing offices into two dwelling units. 138 MAIN ST, Montpelier, VT 05602			
Z-2023-0027	Submitted: 03/24/2023 Technically Complete: 03/28/2023 Approved: 03/28/2023 Ready to Issue: 03/28/2023 Issued: 03/28/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC LOSS
Change use from duplex to single family home and renovations to update. 28 FIRST AVE, MONTPELIER, VT 05602			
Z-2023-0031	Submitted: 02/10/2023 Technically Complete: 03/29/2023 Approved: 03/29/2023 Ready to Issue: 03/29/2023 Issued: 03/29/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Construction of a new 1,877 sf single family residence with attached garage. 0 SHAMROCK LN, MONTPELIER, VT 05602			
Z-2023-0082	Submitted: 06/27/2023 Technically Complete: 06/29/2023 Approved: 06/29/2023 Ready to Issue: 06/29/2023 Issued: 06/29/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Convert an apartment and a barber shop into one single family dwelling unit. 328 STATE ST, MONTPELIER, VT 05602			
Z-2023-0104	Submitted: 08/30/2023 Technically Complete: 08/31/2023 Approved: 09/19/2023 Ready to Issue: 09/19/2023 Issued: 09/19/2023	In Process: 19 Waiting: 0 Total Days: 19 Total Cycles: 1	GC
700sf 2 story ADU 15 SABIN ST, MONTPELIER, VT 05602			
Z-2023-0118	Submitted: 09/26/2023 Technically Complete: 09/27/2023 Approved: 09/27/2023 Ready to Issue: 09/27/2023 Issued: 09/27/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Addition of a one bedroom ADU to property. 6 TREMONT ST, MONTPELIER, VT 05602			




Z-2023-0141	Submitted: 11/16/2023 Technically Complete: 11/20/2023 Approved: 11/20/2023 Ready to Issue: 11/20/2023 Issued: 11/20/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Addition of an ADU in basement including windows, sheetrock and flooring. 34 MARVIN ST, MONTPELIER, VT 05602			
Z-2024-0004	Submitted: 01/11/2024 Technically Complete: 01/18/2024 Approved: 01/18/2024 Ready to Issue: 01/18/2024 Issued: 01/18/2024	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Change use from one to two dwelling units, addition of kitchen, portico, walkway and 2 parking spaces to driveway. 353 TOWNE HILL RD, MONTPELIER, VT 05602			
Z-2024-0010	Submitted: 02/13/2024 Technically Complete: 02/15/2024 Approved: 02/15/2024 Ready to Issue: 02/15/2024 Issued: 02/15/2024	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Add an apartment to single family home and all related renovations. 81 EAST STATE ST, MONTPELIER, VT 05602			
Z-2024-0020	Submitted: 03/14/2024 Technically Complete: 03/19/2024 Approved: 03/19/2024 Ready to Issue: 03/19/2024 Issued: 03/19/2024	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Change of use to add an apartment to basement level. 201 BERLIN ST, MONTPELIER, VT 05602			
Z-2019-0094	Submitted: 07/11/2019 Technically Complete: 09/19/2019 Approved: 09/19/2019 Ready to Issue: 09/19/2019 Issued: 09/19/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Change use to duplex, add entry stairway and second driveway. 29 COLLEGE ST, Montpelier, VT 05602			
Z-2019-0126	Submitted: 09/12/2019 Technically Complete: 09/12/2019 Approved: 11/21/2019 Ready to Issue: 11/21/2019 Issued: 11/21/2019	In Process: 70 Waiting: 0 Total Days: 70 Total Cycles: 1	GC
Create 5th apartment in rear of building. Includes demolition of rear historic wall. 242 ELM ST, Montpelier, VT 05602			
Z-2019-0129	Submitted: 09/16/2019 Technically Complete: 09/16/2019 Approved: 11/07/2019 Ready to Issue: 11/07/2019 Issued: 11/07/2019	In Process: 52 Waiting: 0 Total Days: 52 Total Cycles: 1	GC
Renovate garage and add accessory apartment, add new driveway and repaint house. 5 WEST ST, Montpelier, VT 05602			
Z-2020-0032	Submitted: 05/12/2020 Technically Complete: 05/12/2020 Approved: 09/16/2020 Ready to Issue: 09/16/2020 Issued: 09/16/2020	In Process: 127 Waiting: 0 Total Days: 127 Total Cycles: 1	GC
Renovation of 580sf garage listed on National Register into a dwelling unit. Demolition of attached shed and addition of accessory structures. 100 EAST STATE ST, Montpelier, VT 05602			
Z-2020-0057	Submitted: 07/10/2020 Technically Complete: 09/08/2020 Approved: 09/08/2020 Ready to Issue: 09/08/2020 Issued: 09/08/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
Add Personal and Professional Services and Dwelling Unit uses to existing Office Use and exterior changes including ramp. 34 BARRE ST, Montpelier, VT 05602			
Z-2021-0093	Submitted: 08/10/2021 Technically Complete: 08/10/2021 Approved: 10/29/2021 Ready to Issue: 10/29/2021 Issued: 10/29/2021	In Process: 80 Waiting: 0 Total Days: 80 Total Cycles: 1	GC
Major Site Plan review of new 3 unit dwelling on vacant lot with disturbance of Steep Slopes. Ewing St, Montpelier, VT 05602			
Z-2022-0019	Submitted: 03/11/2022 Technically Complete: 03/15/2022 Approved: 05/05/2022 Ready to Issue: 05/05/2022 Issued: 05/17/2022	In Process: 51 Waiting: 0 Total Days: 51 Total Cycles: 1	DD
Major Site Plan review of construction of 18 bed Memory Care Facility addition in Design Review Overlay, and side setback waver request. 149 MAIN ST, Montpelier, VT 05602			
Z-2023-0057	Submitted: 04/28/2023 Technically Complete: 05/15/2023 Approved: 06/15/2023 Ready to Issue: 06/15/2023 Issued: 06/15/2023	In Process: 31 Waiting: 0 Total Days: 31 Total Cycles: 1	DD
Convert 3 office spaces to Congregate Living Units. 149 STATE ST, MONTPELIER, VT 05602			

ZONING PERMIT - SITE PLAN	Z-2023-0096	Submitted: 08/10/2023 Technically Complete: 08/10/2023 Approved: 08/10/2023 Ready to Issue: 08/10/2023 Issued: 08/10/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2023-0150	Submitted: 10/31/2023 Technically Complete: 12/22/2023 Approved: 12/22/2023 Ready to Issue: 12/22/2023 Issued: 12/22/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2023-0151	Submitted: 10/27/2023 Technically Complete: 12/22/2023 Approved: 12/22/2023 Ready to Issue: 12/22/2023 Issued: 12/22/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2020-0088	Submitted: 09/21/2020 Technically Complete: 09/28/2020 Approved: 10/30/2020 Ready to Issue: 10/30/2020 Issued: 10/30/2020	In Process: 32 Waiting: 0 Total Days: 32 Total Cycles: 1	GC
	Z-2019-0056	Submitted: 03/29/2019 Technically Complete: 05/29/2019 Approved: 05/29/2019 Ready to Issue: 05/29/2019 Issued: 05/29/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
	Z-2019-0086	Submitted: 06/04/2019 Technically Complete: 06/24/2019 Approved: 07/02/2019 Ready to Issue: 07/02/2019 Issued: 07/02/2019	In Process: 8 Waiting: 0 Total Days: 8 Total Cycles: 1	GC
	Z-2021-0003	Submitted: 01/09/2021 Technically Complete: 01/22/2021 Approved: 01/22/2021 Ready to Issue: 01/22/2021 Issued: 01/22/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2021-0007	Submitted: 02/01/2021 Technically Complete: 02/02/2021 Approved: 02/10/2021 Ready to Issue: 02/10/2021 Issued: 02/10/2021	In Process: 8 Waiting: 0 Total Days: 8 Total Cycles: 1	GC
	Z-2021-0122	Submitted: 09/20/2021 Technically Complete: 10/12/2021 Approved: 10/12/2021 Ready to Issue: 10/12/2021 Issued: 10/12/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2021-0138	Submitted: 11/23/2021 Technically Complete: 12/02/2021 Approved: 12/02/2021 Ready to Issue: 12/02/2021 Issued: 12/02/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
	Z-2021-0147	Submitted: 12/29/2021 Technically Complete: 12/29/2021 Approved: 12/29/2021 Ready to Issue: 12/29/2021 Issued: 12/29/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
	Z-2021-0029	Submitted: 04/12/2021 Technically Complete: 04/13/2021 Approved: 06/14/2021 Ready to Issue: 06/14/2021 Issued: 06/14/2021	In Process: 62 Waiting: 0 Total Days: 62 Total Cycles: 1	OUT
	Z-2021-0030	Submitted: 03/29/2021 Technically Complete: 04/13/2021 Approved: 05/17/2021 Ready to Issue: 05/17/2021 Issued: 05/17/2021	In Process: 34 Waiting: 0 Total Days: 34 Total Cycles: 1	OUT



Growth Center Renewal: Enterprise

Legend



Boundaries

-  City Boundary
-  Downtown Designation
-  Growth Center



Transportation

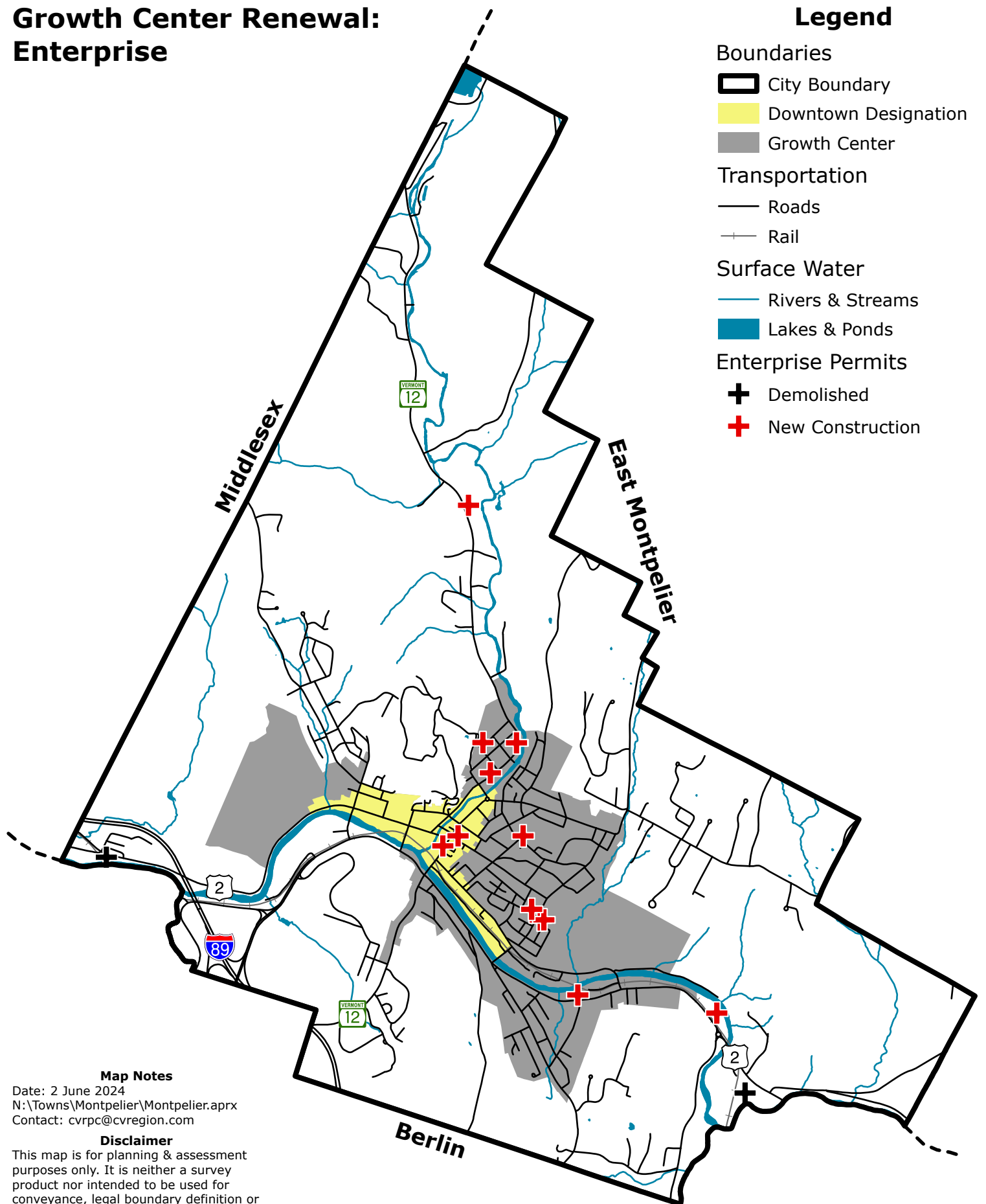
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Enterprise Permits

-  Demolished
-  New Construction

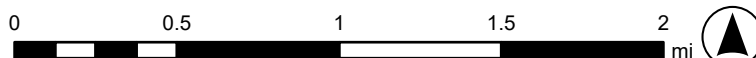


Map Notes

Date: 2 June 2024
 N:\Towns\Montpelier\Montpelier.aprx
 Contact: cvrpc@cvregion.com

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Issued Permits By Department

ZONING ONLY
ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN
05/16/2019 AND 04/24/2024

Report run on: 04/29/2024 01:25 PM

Issued Permit Details




Department	Permit Type	Permit Number (State) Project Name/Address	Dates	Number of Days	
		Z-2019-0055 Home business Therapeutic Massage and sign. 32 LIBERTY ST, MONTPELIER, VT 05602	Submitted: 05/24/2019 Technically Complete: 05/28/2019 Approved: 05/28/2019 Ready to Issue: 05/28/2019 Issued: 05/28/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2020-0064 Home Business, Chiropractic Office. 679 ELM ST, Montpelier, VT 05602	Submitted: 08/27/2020 Technically Complete: 08/31/2020 Approved: 08/31/2020 Ready to Issue: 08/31/2020 Issued: 08/31/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2021-0049 Change use of one of three dwelling units to Personal or Professional Services for a Psychotherapy office. 300-302 ELM ST, Montpelier, VT 05602	Submitted: 04/22/2021 Technically Complete: 05/03/2021 Approved: 05/03/2021 Ready to Issue: 05/03/2021 Issued: 05/03/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2022-0108 Change use of existing storage space to new retail use. 120 RIVER ST, Montpelier, VT 05602	Submitted: 08/31/2022 Technically Complete: 09/09/2022 Approved: 09/09/2022 Ready to Issue: 09/09/2022 Issued: 09/09/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2023-0082 Convert an apartment and a barber shop into one single family dwelling unit. 328 STATE ST, MONTPELIER, VT 05602	Submitted: 06/27/2023 Technically Complete: 06/29/2023 Approved: 06/29/2023 Ready to Issue: 06/29/2023 Issued: 06/29/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT LOSS
		Z-2023-0094 Change of use from college housing to Personal and Professional services. 31 COLLEGE ST, Montpelier, VT 05602	Submitted: 08/04/2023 Technically Complete: 08/09/2023 Approved: 08/09/2023 Ready to Issue: 08/09/2023 Issued: 08/09/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2023-0098 Change of use from college housing to Personal and Professional services. 33 COLLEGE ST, Montpelier, VT 05602	Submitted: 08/04/2023 Technically Complete: 08/09/2023 Approved: 08/09/2023 Ready to Issue: 08/21/2023 Issued: 08/09/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2023-0131 Renovation and fit up for new retail business - ORO 89 MAIN ST, MONTPELIER, VT 05602	Submitted: 10/25/2023 Technically Complete: 10/26/2023 Approved: 10/26/2023 Ready to Issue: 10/26/2023 Issued: 10/26/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2023-0153 Demolition of single story office building. 378 EAST MONTPELIER RD, MONTPELIER, VT 05602	Submitted: 12/26/2023 Technically Complete: 12/28/2023 Approved: 12/28/2023 Ready to Issue: 12/28/2023 Issued: 12/28/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT LOSS
		Z-2019-0120 Change use to retail, restaurant, bar, nightclub. New signage, exterior painting and outdoor seating. 60 MAIN ST, MONTPELIER, VT 05602	Submitted: 07/26/2019 Technically Complete: 08/28/2019 Approved: 08/28/2019 Ready to Issue: 08/28/2019 Issued: 08/28/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2020-0027 Change use to Office, Auto Repair and Maintenance, Outdoor Storage and add 7,823 sf addition, related parking and site work. 260 RIVER ST, Montpelier, VT	Submitted: 05/05/2020 Technically Complete: 05/05/2020 Approved: 08/18/2020 Ready to Issue: 08/18/2020 Issued: 08/18/2020	In Process: 105 Waiting: 0 Total Days: 105 Total Cycles: 1	OUT
		Z-2022-0017 New Light Manufacturing/Greenhouse Use 114 RIVER ST, Montpelier, VT 05602	Submitted: 03/10/2022 Technically Complete: 03/11/2022 Approved: 04/12/2022 Ready to Issue: 04/12/2022 Issued: 04/12/2022	In Process: 32 Waiting: 0 Total Days: 32 Total Cycles: 1	GC

	Z-2023-0132 Conditional Change of Use to Office 36 COLLEGE ST, MONTPELIER, VT 05602	Submitted: 10/26/2023 Technically Complete: 10/31/2023 Approved: 12/12/2023 Ready to Issue: 12/12/2023 Issued: 12/12/2023	In Process: 42 Waiting: 0 Total Days: 42 Total Cycles: 1	GC
ZONING PERMIT - CONDITIONAL USE	Z-2019-0073 Review of Home Industry-Bread bakery. 4 PEARL ST, Montpelier, VT 05602	Submitted: 06/17/2019 Technically Complete: 06/17/2019 Approved: 08/20/2019 Ready to Issue: 08/20/2019 Issued: 08/20/2019	In Process: 64 Waiting: 0 Total Days: 64 Total Cycles: 1	GC
	Z-2021-0138 Change use from a single family home to an acupuncture office which is a Personal and Professional Services use. Application includes the addition of an ADA ramp and expansion of driveway to increase the parking spaces to 9. 200 ELM ST, Montpelier, VT 05602	Submitted: 11/23/2021 Technically Complete: 12/02/2021 Approved: 12/02/2021 Ready to Issue: 12/02/2021 Issued: 12/02/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC



Growth Center Renewal: Subdivisions

Legend



Boundaries

-  City Boundary
-  Downtown Designation
-  Growth Center

Transportation

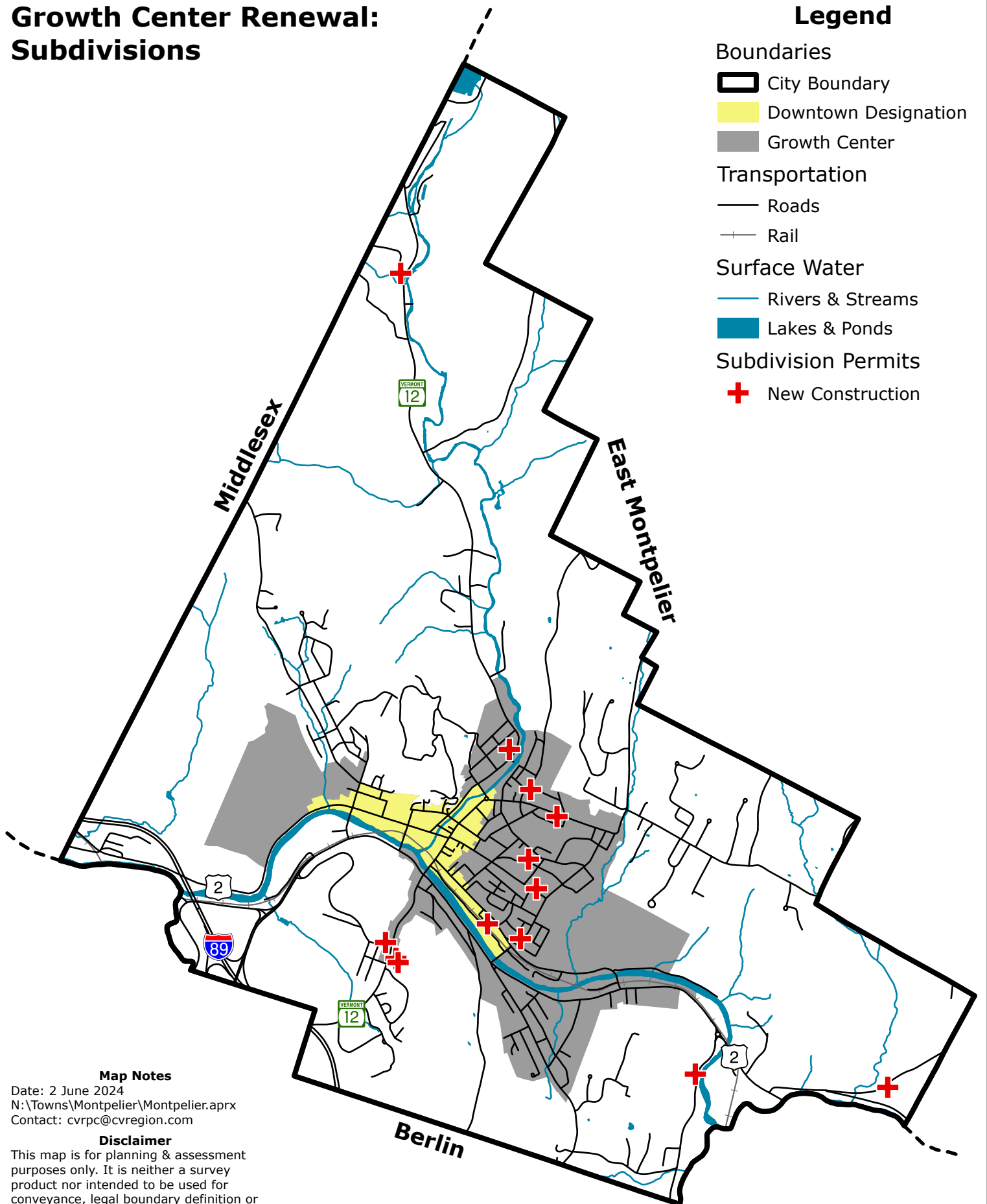
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Subdivision Permits

-  New Construction

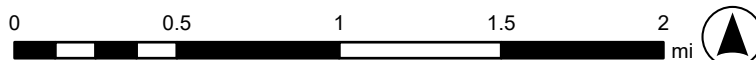


Map Notes

Date: 2 June 2024
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 Contact: cvrpc@cvregion.com

Disclaimer

This map is for planning & assessment purposes only. It is neither a survey product nor intended to be used for conveyance, legal boundary definition or property title. Users are encouraged to examine the data documentation for information related to its accuracy, currency and limitations.





Issued Permits By Department

ZONING ONLY
 ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN
 05/16/2019 AND 04/24/2024

Report run on: 04/29/2024 01:25 PM

Issued Permit Details

Department	Permit Type	Permit Number (State) Project Name/Address	Dates	Number of Days	
		Z-2023-0135 Lot line adjustment and merger to create two lots. 12 MAIN ST, MONTPELIER, VT 05602	Submitted: 11/08/2023 Technically Complete: 11/14/2023 Approved: 11/14/2023 Ready to Issue: 11/14/2023 Issued: 11/14/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2023-0011 Final Subdivision and Site Plan Review of Related Infrastructure Requirements 0 Isabel Circle	Submitted: 02/10/2023 Technically Complete: 02/10/2023 Approved: 10/02/2023 Ready to Issue: 10/02/2023 Issued: 10/02/2023	In Process: 234 Waiting: 0 Total Days: 234 Total Cycles: 1	OUT
ZONING PERMIT - SUBDIVISION		Z-2019-0015 2 lot subdivision final plan review. 213 MAIN ST, Montpelier VT 05602	Submitted: 02/26/2019 Technically Complete: 05/29/2019 Approved: 05/29/2019 Ready to Issue: 05/29/2019 Issued: 05/29/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0051 Two Lot Subdivision - Final 301 RIVER ST, Montpelier, VT 05602	Submitted: 05/15/2019 Technically Complete: 05/15/2019 Approved: 07/30/2019 Ready to Issue: 07/30/2019 Issued: 07/30/2019	In Process: 76 Waiting: 0 Total Days: 76 Total Cycles: 1	OUT
		Z-2019-0067 Final review of 2 lot subdivision. 106 EAST STATE ST, Montpelier, VT 05602	Submitted: 06/04/2019 Technically Complete: 07/30/2019 Approved: 07/30/2019 Ready to Issue: 07/30/2019 Issued: 07/30/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0134 Final review of a 2 lot subdivision. 18 MARVIN ST, Montpelier, VT 05602	Submitted: 09/20/2019 Technically Complete: 09/20/2019 Approved: 11/21/2019 Ready to Issue: 11/21/2019 Issued: 11/21/2019	In Process: 62 Waiting: 0 Total Days: 62 Total Cycles: 1	GC
		Z-2019-0140 Final review of a 2 lot subdivision. 81 NORTH ST, Montpelier, VT 05602	Submitted: 10/11/2019 Technically Complete: 10/11/2019 Approved: 11/19/2019 Ready to Issue: 11/19/2019 Issued: 11/19/2019	In Process: 39 Waiting: 0 Total Days: 39 Total Cycles: 1	GC
		Z-2020-0116 2 Lot Subdivision-Final Review 2996 ELM ST, Montpelier, VT 05602	Submitted: 12/28/2020 Technically Complete: 12/29/2020 Approved: 02/02/2021 Ready to Issue: 02/02/2021 Issued: 02/02/2021	In Process: 35 Waiting: 0 Total Days: 35 Total Cycles: 1	OUT
		Z-2021-0012 Two lot subdivision 4 COLLEGE ST, Montpelier, VT 05602	Submitted: 02/19/2021 Technically Complete: 02/19/2021 Approved: 04/09/2021 Ready to Issue: 04/09/2021 Issued: 04/09/2021	In Process: 49 Waiting: 0 Total Days: 49 Total Cycles: 1	GC
		Z-2021-0070 Subdivide 9000 sf from larger parcel with frontage on Northfield Street. 102-110 NORTHFIELD ST, Montpelier, VT 05602	Submitted: 06/10/2021 Technically Complete: 06/14/2021 Approved: Ready to Issue: Issued:	In Process: 1050 Waiting: 0 Total Days: 1050 Total Cycles: 1	GC
		Z-2021-0128 Two lot subdivision - Final 101 NORTHFIELD ST, Montpelier, VT 05602	Submitted: 10/22/2021 Technically Complete: 10/25/2021 Approved: 12/13/2021 Ready to Issue: 12/13/2021 Issued: 12/13/2021	In Process: 49 Waiting: 0 Total Days: 49 Total Cycles: 1	GC
		Z-2022-0069 Final Plan review of a 3 lot subdivision. 579 GALLISON HILL RD, Montpelier, VT 05602	Submitted: 06/21/2022 Technically Complete: 06/22/2022 Approved: 08/01/2022 Ready to Issue: 08/01/2022 Issued: 08/01/2022	In Process: 40 Waiting: 0 Total Days: 40 Total Cycles: 1	OUT

Z-2023-0010	Submitted: 01/19/2023 Technically Complete: 01/26/2023 Approved: 03/20/2023 Ready to Issue: 03/20/2023 Issued: 03/20/2023	In Process: 53 Waiting: 0 Total Days: 53 Total Cycles: 1	DD
Z-2023-0058	Submitted: 05/09/2023 Technically Complete: 06/22/2023 Approved: 06/22/2023 Ready to Issue: 06/22/2023 Issued: 06/22/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Z-2023-0059	Submitted: 05/03/2023 Technically Complete: 05/15/2023 Approved: 06/23/2023 Ready to Issue: 06/23/2023 Issued: 06/23/2023	In Process: 39 Waiting: 0 Total Days: 39 Total Cycles: 1	OUT
Z-2023-0138	Submitted: 11/08/2023 Technically Complete: 12/14/2023 Approved: 12/14/2023 Ready to Issue: 12/14/2023 Issued: 12/14/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT

List of Projects and Plans in support of the Growth Center (2019-2024)

Completed Plans and Bylaws:

- Montpelier Master Plan 2017 <https://www.montpelier-vt.org/DocumentCenter/View/4789/Master-Plan-2017-Adopted-December-20-2017?bidId=>
- Montpelier Unified Development Regulations 2024 <https://www.montpelier-vt.org/833/Zoning-Subdivision-Regulations-Adopted-1>
- Finch Road Stump dump- management plan
- District Heat Snowmelt system scoping study (under development)
- Completed Downtown Streetscape Master Plan 2019
- Dam removal studies- downtown and Berlin Pond Dam
- Country Club Road Actionable Plan - [Country Club Road Site Property Development | Montpelier, VT \(montpelier-vt.org\)](#)

Public Projects:

- Continuation of Rehab of Another Way Drop in Day Shelter for the Homeless
- Proposed Parking Garage (completed planning and permitting but died on appeal)
- Completed planning grant for Habitat for Humanity Housing project
- Number of ongoing flood resiliency initiatives but no specific programs and projects
- Water Resource Recovery Facility biosolids processing upgrades
- East State Street reconstruction (beginning construction)
- School Street reconstruction (beginning construction)

Private Projects:

- Wind River (Redevelopment of former brownfield at “Grossman’s lot”)
- Subdivision, sale, and repurposing of VCFA campus



June 3, 2024

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

Re: Montpelier Growth Center renewal 2024

Dear Jacob,

The City of Montpelier is hereby submitting this letter and attachments in fulfillment of our requirements for 15-year review of the Montpelier Growth Center. This cover letter will provide an overview of changes in the growth center over the past five years with a certification that conditions have been met. This letter will also include a summary of the City's current request for an adjustment to the Growth Center boundary.

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

- Attachment 1: 2009 Growth Center Map
- Attachment 2: 2016 Growth Center Map
- Attachment 3: 2019 Growth Center map
- Attachment 4: 2024 Proposed Growth Center map
- an annotated copy of the original decision commenting on each of the findings in the Designation Decision;
- the most recent version of the City's capital improvement plan;
- a summary of development over the past five years for dwellings, enterprises, and subdivisions include three maps showing the locations of each; and
- a list with links to reports and other projects that are relevant to the implementation of our growth center.

Overview of Growth Center changes

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

the initial Growth Center Boundary was large (38% of city acreage) and included some areas characterized by strip development. The revised boundary in 2016 directed the same amount of growth from the initial application but into a more concentrated area (16% of city by acreage). The boundary was later amended in 2019 to add back an area off Terrace Street and remove some land behind the Statehouse.

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

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

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

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

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

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

The Montpelier Master Plan was adopted on December 20, 2017 and the Unified Development Regulations (UDR) were adopted on January 3, 2018. The UDR has been amended six more times since 2018 including March 19, 2019, September 25, 2019, August 26, 2020, February 24, 2021, April 13, 2022, and April 3, 2024.

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

Since the 2019 growth center update much has happened in Montpelier. The City adopted a TIF District, made plans for a parking garage in partnership with a hotel developer, then had those plans appealed, had Covid-19 hit, had the hotel withdraw due to the combined impacts of the appeal and nationwide shutdown. This resulted in the loss of the parking garage which was a key linch-pin to a number of improvements in the Growth Center including the planned streetscape master plan, a downtown housing project at Christ Church, and needed utility improvements. The City later gave up its TIF district because no other projects had come forward and an upcoming reappraisal would hurt residential property owners if it remained in place. The City intends to apply for another TIF district within the year to build out the new Country Club Road Site (see below) along with Sabins pasture and two smaller abutting properties.

In 2021 a defunct golf course on the eastern side of town, adjacent to the Growth Center, became available to purchase for housing, recreation, and a potential community center. The City purchased the property after a vote in March of 2022. This 135-acre property is mostly wooded but has about 40 acres of open land suitable for development. Sewer and water utilities come into the site but would need to be upgraded for more intensive development. The city conducted a public input process to develop a concept plan for the area and the results were a desire for high-density housing in lower area (up to 5-stories in height) with townhouses and similar style development in the remainder of the open areas. The majority of the site would be retained as conservation and park land with new

trails being developed throughout the site. The city rezoned this area to “Urban Residential” for the lower area (no density requirement) and Residential 3000 (14 unit per acre) for the upper areas allowing for 300 to 500 new units to potentially be built in the site. That project now needs Tax Increment Financing (TIF) to advance this project to its next phase of development.

The next major event since the 2019 Growth Center was renewed was on July 9 and 10th 2023. The July flood was the worst disaster to hit the city since November 1927. While the Designated Downtown was heavily impacted, most of the Growth Center survived much better. This event has set the City back a couple years on some initiatives as we look to rebuild and make ourselves more resilient. The event has also put some projects like Country Club Road on a faster track as the need for housing that is outside of the floodplain is even greater now.

Certification of conditions met

The only condition established in 2009 was:

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

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

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

This condition was met in September 2015 with the submission of the required report. The Board filed a new corrective action on September 28, 2015:

- *The Growth Center includes portions of the city that at the time of the designation failed to meet the designation requirements that restrict designation to areas with existing or planned patterns of development meeting the smart growth principles. The areas of the designated growth center that lacked or had questionable conformance with smart growth principles include: (summarized below)*

- Western leg of growth center along Route 2;
- Eastern leg of the growth center along Routes 2 and 302;
- Outer portions of MDR (old zoning district) to the north and south of the Designated Downtown.
- *The Downtown Board will review the City's corrective action at the July 25, 2016 meeting.*

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

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

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

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

Water and wastewater service issues

The water and wastewater service lines within the Growth Center are generally older and in need of replacement. This has been a recognized and understood condition for some time while the City finished paying the bonds for upgrading the two plants (water treatment and water resource recovery facilities). In 2024 the city adopted a new replacement schedule and capital budget for upgrading the most critical lines over the next 10 years. With all that said, the lines are more than adequate to handle the additional infill growth throughout the Growth Center. Plans for the higher growth areas like Country Club Road and Sabins Pasture have plans to upgrade infrastructure up to and through the two sites using Tax Increment Financing.

While the service lines tend to be old, both plants are up to date and have available capacity to absorb all development in the 20-year growth horizon. The Water Resource Recovery Facility is in final design of an upgrade for solids handling. In anticipation of limits associated with the new Discharge permit at the facility, the City is conducting a capacity study at the plant to evaluate leachate and organic waste receiving in comparison to available growth capacity. Plant capacity will be prioritized to support

residential growth.

Request for amendment to the Growth Center boundary

The City is hereby requesting to amend our boundary again in two ways. First we request adding the Country Club Road site and one additional parcel adjacent to the property (see attachment 1). The Country Club Road property provides a unique opportunity to increase housing in Montpelier, build needed community facilities, improve the city's road network by connecting key secondary roadways, and connect infrastructure to places that need them for environmental reasons.

This area is the definition of a growth center. A new area, adjacent to the downtown, with access to water and sewer utilities, and capable of holding a 20-year supply of housing growth. The Country Club Road site has been planned for 300 to 500 housing units and will connect with the existing Sabins Pasture which is privately owned by people interested in developing it for housing. A new 1.5 mile roadway will facilitate development on both sides and connect the two project areas. It will ease traffic on Routes 2 and 302 and help connect to Barre Street, East State Street, and potentially Town Hill Road. The roadways will also help people in town to easily get to the proposed recreation and community center. A new shared use path is already being planned and constructed along the top of the site which would run from East State Street to U-32 High School. The existing Shared use path is adjacent to the bottom of the site and would have a new connection.

To accomplish this plan, the City will need to access TIF financing to address the new facilities, utilities, and roadway. Once completed the area will be able to handle 20 years or more of much-needed housing growth. Some additional rezoning will be necessary to facilitate future development as TIF funding is currently restricted to the higher density zoning districts.

The second requested boundary adjustment is to add the properties that are in the Residential 9000 district into the Montpelier Growth Center (see attachment 1). At the base density the district allows for 4 units per acre with minimum lot sizes of 9000 square feet, but the City's new zoning regulations are very generous and allow much more housing than the minimum. Any parcel, for example, can have up to six units regardless of density requirements provided other requirements are met. This effectively could allow 24 units per acre in areas that are contiguous to the downtown and within an easy walk or bike trip. The City has also made these permitted uses with administrative site plans to streamline infill projects within the walkable areas of our downtown.

Many smaller developers are looking to take advantage of the opportunities for infill projects but may quickly hit the ceiling of 9 units before tripping into Act 250 (9 units/5

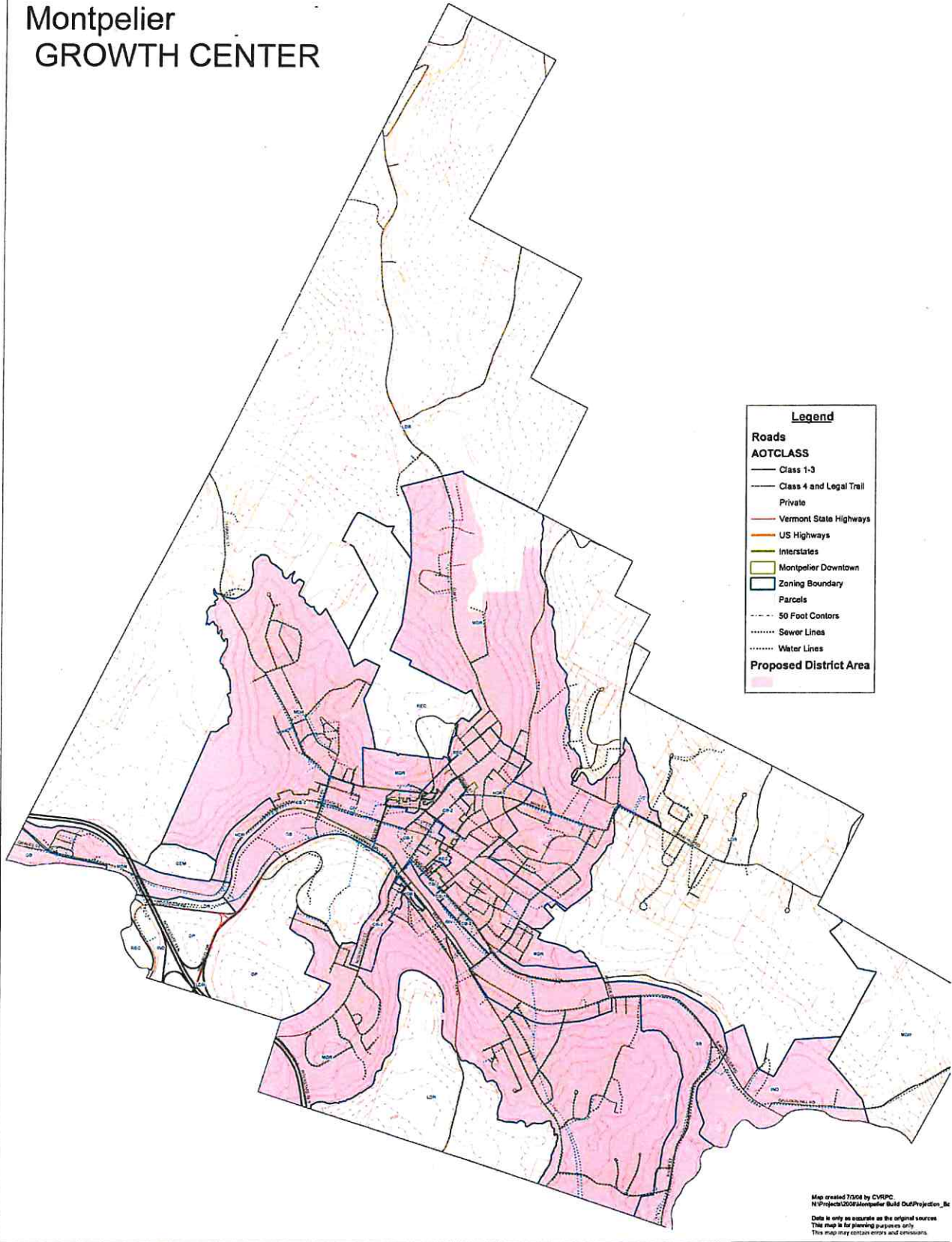
miles/5 years). Having the ability to include these neighborhoods in the Growth Center would also streamline the state permitting process under the new Tier 1A rules for Act 250. This would further direct developers to these areas and meet the planning goals of having compact settlements surrounded by rural country sides.

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

Sincerely,

Mike Miller, AICP CFM
Director of Planning & Community Development


Montpelier GROWTH CENTER



Map created 7/3/08 by CVR/PC
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Data is only as accurate as the original sources
This map is for planning purposes only
This map may contain errors and omissions.

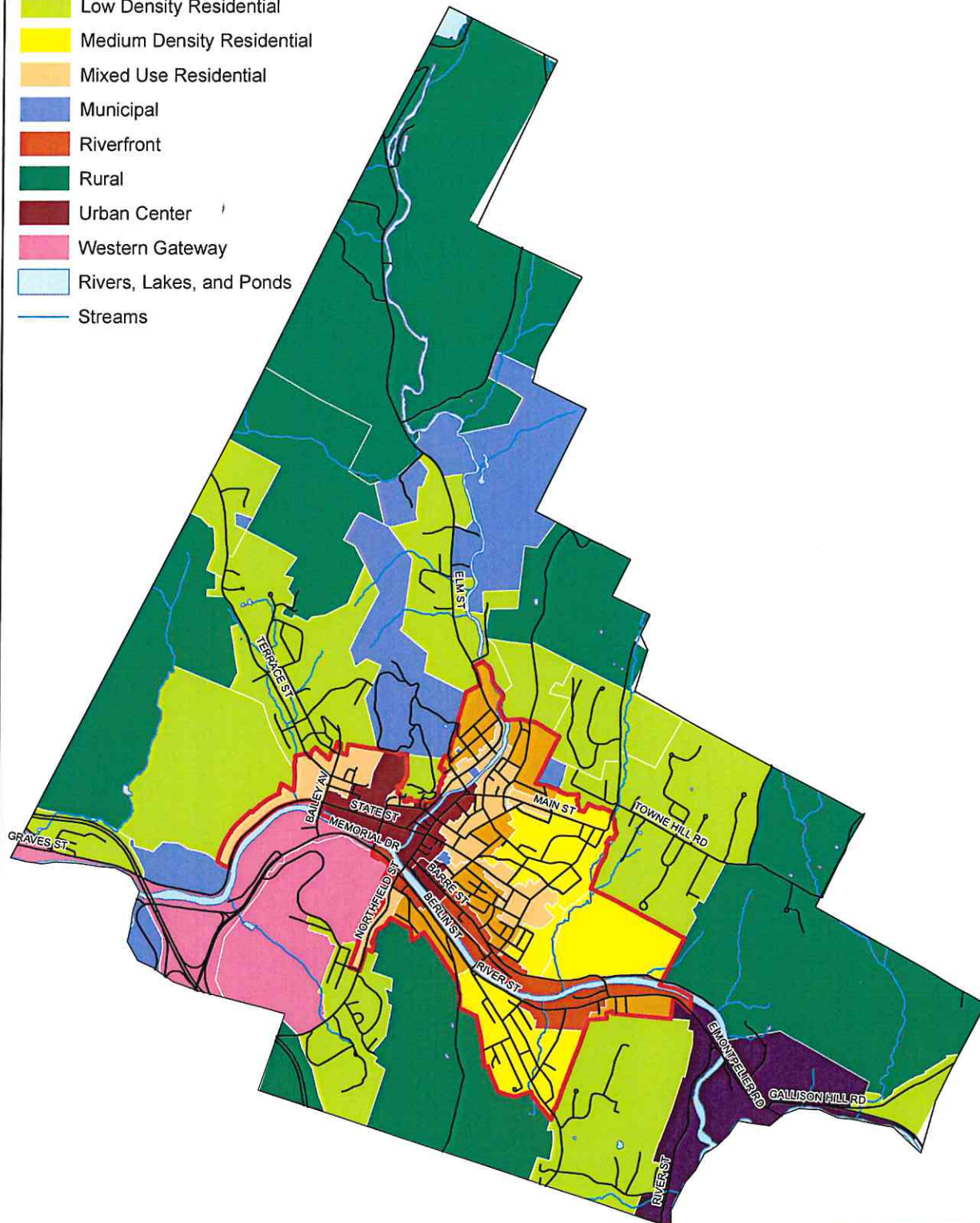
Growth Center Boundary 2016

Legend

 Growth Center Boundary

Draft Zoning Districts

-  Eastern Gateway
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Residential
-  Municipal
-  Riverfront
-  Rural
-  Urban Center
-  Western Gateway
-  Rivers, Lakes, and Ponds
-  Streams



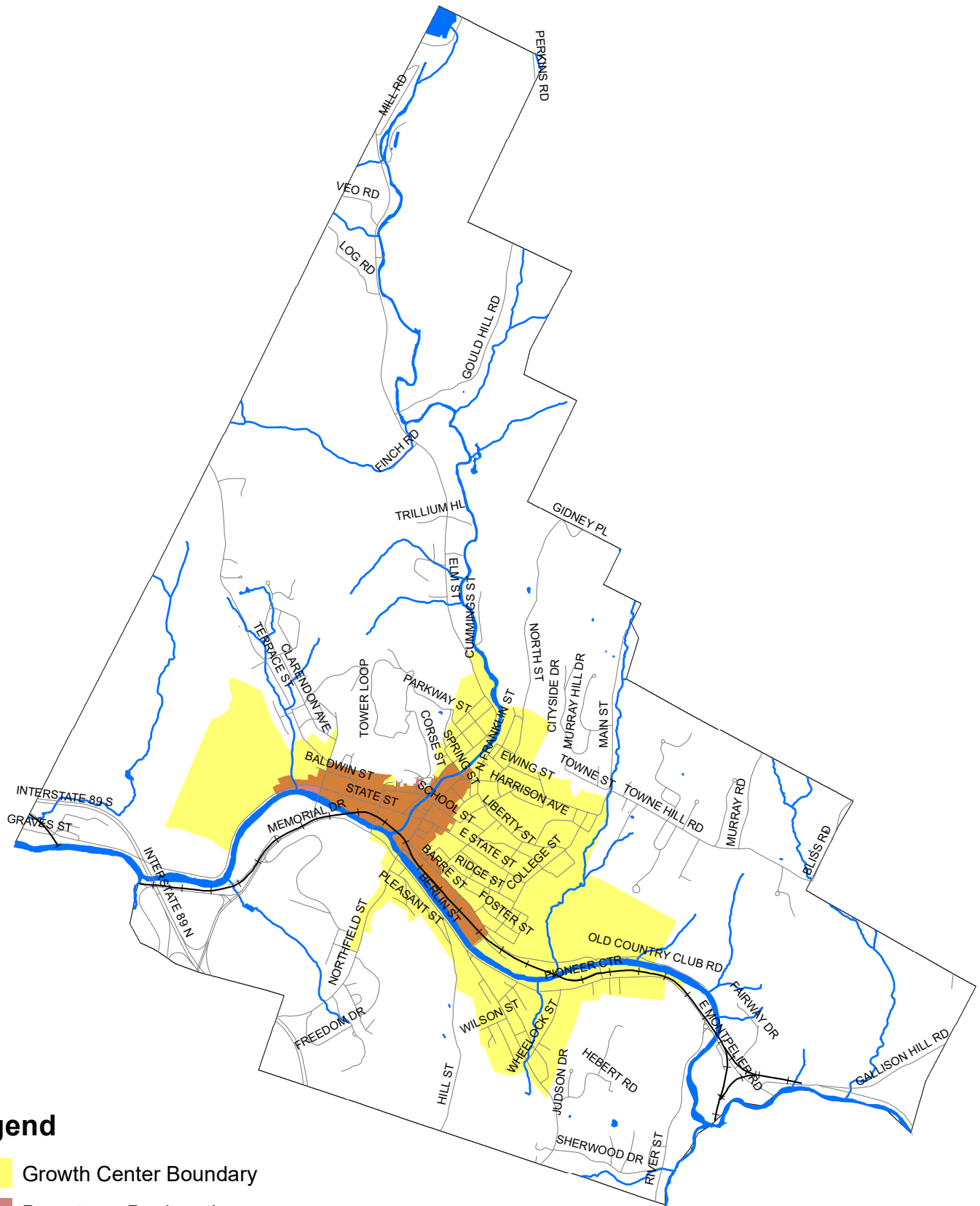
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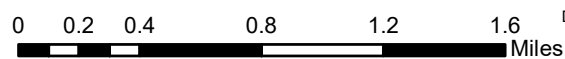
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Montpelier Growth Center 2019



Legend

- Growth Center Boundary
- Downtown Designation
- Railroad
- Roads
- Rivers, Lakes, and Ponds
- Streams



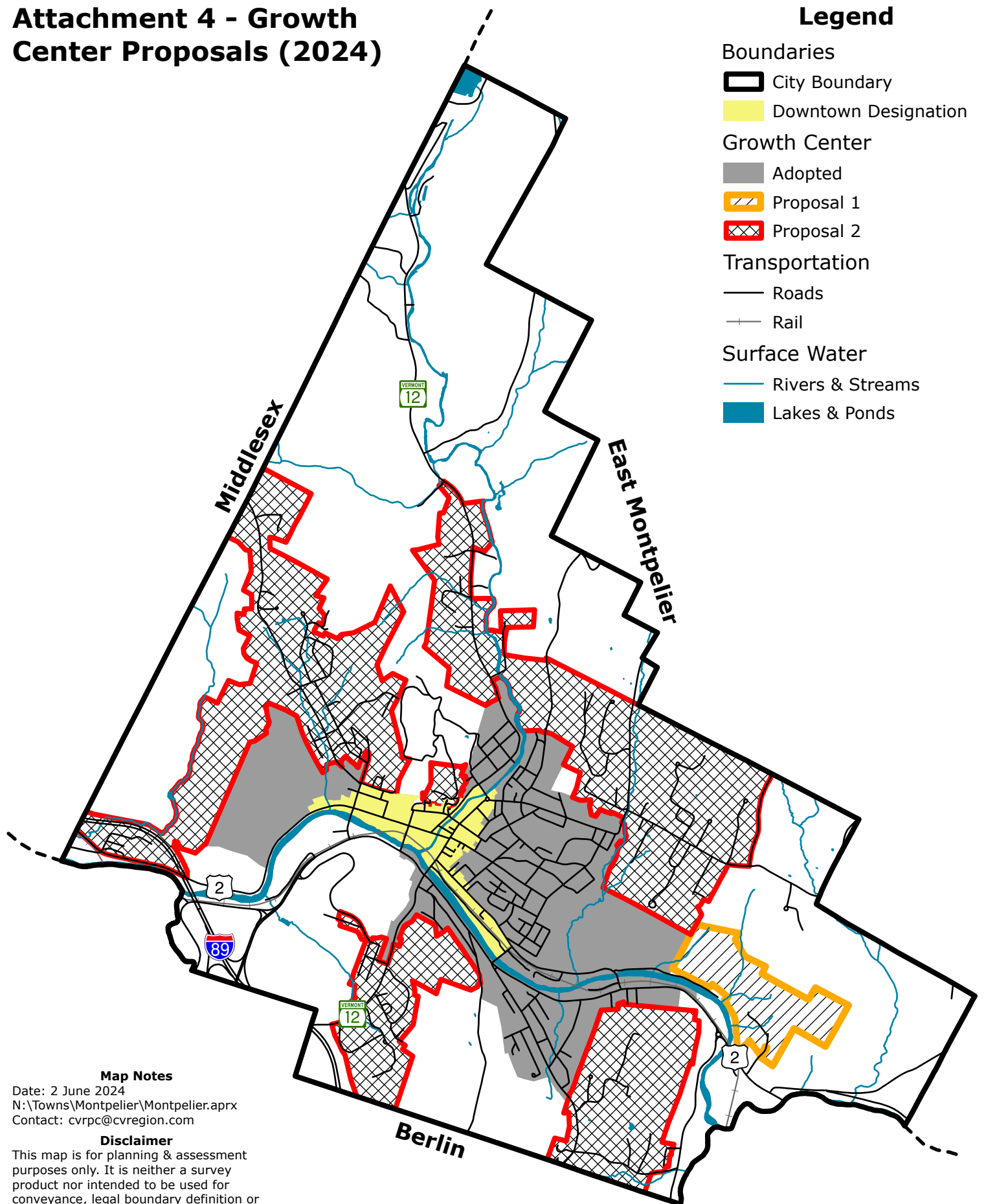
Map created by CVRPC 11/7/2019
 This map is for planning purposes only.
 Data is only as accurate as the original sources.
 This map may contain errors and or omissions.



Attachment 4 - Growth Center Proposals (2024)

Legend

- Boundaries
 -  City Boundary
 -  Downtown Designation
- Growth Center
 -  Adopted
 -  Proposal 1
 -  Proposal 2
- Transportation
 -  Roads
 -  Rail
- Surface Water
 -  Rivers & Streams
 -  Lakes & Ponds

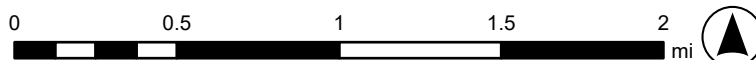


Map Notes

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 Contact: cvrpc@cvregion.com

Disclaimer

This map is for planning & assessment purposes only. It is neither a survey product nor intended to be used for conveyance, legal boundary definition or property title. Users are encouraged to examine the data documentation for information related to its accuracy, currency and limitations.



ATTACHMENT 5

15 YEAR REVIEW COMMENTS

The original City of Montpelier Growth Center Designation approval (2009) has been annotated with comments by the City staff to facilitate the Vermont Downtown Development Board's 15-year review of the designation. Comments are set forth below in red text.

CITY OF MONTPELIER APPLICATION FOR GROWTH CENTER DESIGNATION

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

Introduction

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

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

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

Since the initial approval of the Growth Center in 2009, there have been two amendments to the Growth Center boundary. One was required by the Board in 2014 and subsequently approved (2016) and one at the request of the City during the 10-year review (2019). The history of that process is discussed in more detail in #2 *Size and Configuration of Growth Center*.

The Montpelier Master Plan was adopted on December 20, 2017 and a major rewrite of the Unified Development Regulations were adopted on January 3, 2018. Those have been amended six times- March 19, 2019, September 25, 2019, August 26, 2020, February 24, 2021, April 13, 2022, and April 3, 2024. All were sent to the Downtown Development Board staff following adoption.

The original (2009), the 2016, and the final 2019 Growth Center Maps are attached to this report (see attachments 1 -3).

1. Rationale for Growth Center

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

The primary goal of the city in designating its growth center is to reverse the trend of a decreasing population in the last several decades by fostering new residential development in the growth center that meets the needs of city employees and captures an increasing proportion of the region's anticipated housing needs. APPLICATION PAGE 6.

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

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

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

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

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

anticipates that an additional 189,426 sq. ft. of commercial space and 335 residential units will need to be located in the growth center, outside of the designated downtown. APPLICATION PAGES 18 – 21. Currently the city provides approximately 12,000 more jobs than residents. 8/20/09 LETTER BY GWENDOLYN HALLSMITH, PAGE 5

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

These findings remain accurate although we do not anticipate as robust a growth as was anticipated in 2009.

Results thus far from Census figures show an increase in 143 housing units and 219 new residents between 2010 and 2020. While not meeting the high expectations that the City had at the time that the Growth Center was created, it does show progress. In comparison with other Washington County communities, Montpelier was one of only two municipalities that had an increase in population at the 2020 Census (Waterbury being the other). Montpelier continues to have a significant need for additional housing which the Growth Center will continue to provide a benefit toward accomplishing.

The lack of progress in housing development led the City Council and residents of Montpelier to take matters into their own hands. Following discussions in 2021, the City voted in favor of purchasing the former Montpelier Country Club in March 2022 to use for recreation and to develop housing. As will be discussed further below in #2, the parcel is adjacent to the Growth Center and will provide space for 300 to 500 new housing units. Planning during 2022 and 2023 identified a high-density area location to support 5-story development and other areas to support residential development at a density of about 14 units per acre. The parcel will also allow for connection through to Sabin's Pasture, the abutting parcel that is in the Growth Center. This will allow the owners of that parcel to more fully develop and utilize the potential of that parcel.

The rationale for the Growth Center as a whole supports why this parcel (and one adjacent parcel) would make sense for addition to the existing Growth Center Designation. This parcel is out of the floodplain and well suited for residential growth. The City will be requesting expansion of the existing Growth Center to include the Country Club Road site as a part of this renewal. This will continue to be discussed throughout this renewal application.

2. Size and Configuration of Growth Center

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

While the conclusions remain the same, some of the findings are now different based upon the amended zoning regulations in 2018 (and further amended through April 2024). In fact, with the now smaller GC boundary, the growth center will be more compact and better support the downtown than the previous boundary.

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

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

- **The Mixed Use Residential district was a new district in 2018 that is similar to Riverfront but with more emphasis on the residential character of those neighborhoods therefore the residential density is 1 unit per 1500 and non-residential FAR is 1.0.**
- **The residential districts are Res 1500, Res 3000, and Res 6000 which corresponds to the densities in each district (1 unit per 1500, 1 unit per 3000, and 1 unit per 6000). The city would note for you that all of these minimum densities are denser than the previous MDR zoning described above.**

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

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

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

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

- *The Growth Center includes portions of the city that at the time of the designation failed to meet the designation requirements that restrict designation to areas with existing or planned patterns of development meeting the smart growth principles. The areas of the designated growth center that lacked or had questionable conformance with smart growth principles include: (summarized below)*
 - **Western leg of growth center along Route 2;**
 - **Eastern leg of the growth center along Routes 2 and 302;**

- **Outer portions of MDR (old zoning district) to the north and south of the Designated Downtown.**
- *The Downtown Board will review the City's corrective action at the July 25, 2016 meeting.*

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

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

During the 10-year review in 2019 the City requested two changes to the Growth Center including adding back in an area known as Crestview (off Terrace Street) and removing a portion of land behind the State House which is owned by the State and unlikely to ever be developed.

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

There were also members of the public concerned about having the hillside behind the statehouse included in the growth center. Despite the fact that it is owned by the State and not likely to ever be developed, the Montpelier City Council agreed to recommend removing this area from the GC during this renewal. (See Attachment 3 for proposed 2019 additions and deletions from the GC). That was also approved.

New proposed change to boundary for 2024. As mentioned in #1, the City purchased the Country Club Road property recently and has plans to develop between 300 and 500 housing units over the next decade. The area is a former Golf Course and is 135 acres, of which about 40 are open. Most of the forested area will remain undeveloped and used for parks and recreation. The actionable master plan that was completed in 2023 identifies the lower flat area for high density (5-story) residential development with about half of the space reserved for a new recreation and community center. The remaining developable land will be high-density residential. No single-family detached homes will be permitted in this parcel although condos, townhomes, and the like will be allowed. While specific plans

have not been drawn, the plan envisions a road connecting through Sabins Pasture to the west with eventual intersections with East State Street and Barre Street. This will allow for sewer and water utilities to be connected across and for a connected roadway. All of this will allow for a rezoning of the intermediary space to a higher density thereby allowing more growth along the access road. Plans are already in place to build two connecting shared use paths to make this entire new neighborhood bike and pedestrian friendly. When fully built out over the next few decades, we could anticipate up to 1,000 new units over these two parcels (and two smaller adjacent parcels) if the vision is fully realized.

The City rezoned the lower area in 2024 to create a new Urban Residential district which has no minimum density and allows 5-story construction. The upper area is zoning Residential 3000 which allows one unit per 3000 square feet. This can be misleading, again, because depending on how the parcel is subdivided, each parcel can have 6 units regardless of density because of the generous housing permissions that exist in Montpelier.

The City hereby requests the addition of two parcels (as shown on Attachment 4) to the existing growth center. This new area, both alone and especially in conjunction with Sabins pasture, are the definition of a growth center in rationale, size, configuration, appropriateness and every other requirement. These bold plans will only become a reality through use of a TIF district and implementing a TIF through the Growth Center process is the best way to ensure a well thought-out and complete project.

3. Appropriateness of Growth Center

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

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

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

Montpelier's Designated Downtown is the region's primary employment center, and competes with nearby Barre City and Berlin for retail and other business activity that serves all the region's municipalities. A marketing study conducted for Barre City in 2004, indicates that Montpelier's downtown, while not dominant in any business categories,

competes with Barre's downtown for dining, books and music dollars. Berlin's retail development and medical center leads both downtowns in grocery and clothing sales. Montpelier's downtown benefits from the city's role as a government center and the daily influx of approximately 10,000 workers and visitors into the city. APPLICATION PAGES 33-35.

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

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

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

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

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

4. Development Pattern

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

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

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

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

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

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

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

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

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

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

The city has stated its goal to support redevelopment in a smart growth pattern and would hope to use the benefits of growth center designation to help them do so. But revisions to the municipal plan, bylaws and other necessary actions have not yet taken place. The city

is in the midst of rewriting its municipal plan and expects that this new plan will guide zoning changes in the future.

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

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

5. Diversity of Development

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

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

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

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

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

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

The newly proposed Urban Residential District that was created to support an expanded Growth Center, also allows for a mix of uses. This will allow for services that support residences in this area, reducing the need to travel into town for certain purchases. The commercial uses are not so broad as to allow development that would detract from the strength and viability of the downtown. So restaurants, coffee shops, personal and professional services, and other smaller uses can exist in some first floor spaces. This will allow for some diversity of uses in the new neighborhood.

6. Capital Budget and Program

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

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

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

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

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

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

An updated Capital Plan and Budget is attached (see attachment 5).

7. Public Spaces

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

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

The findings continue to be accurate. Some noted accomplishments include the addition of 3 pocket parks and improvements to Langdon Street to be more pedestrian friendly. The City has proposed a new park at the confluence of the North Branch with the Winooski. A Downtown Streetscape Master Plan was completed in 2019 that re-envisioned a downtown in the core area. It was predicated upon the construction of a new parking garage to accommodate the removal of on-street parking. The appeal of the parking garage combined with COVID caused the City's development partner to withdraw from the appeal resulting in the City needing to abandon that project along with everything tied to it.

8. Spatial Pattern

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

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

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

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

The findings remain accurate. The new GC boundary in 2016 made the spatial pattern more focused and less characterized by linear development along well traveled roads. The new proposal to add the Country Club Road site will also not be characterized by linear development along well traveled roads.

9. Transportation and Other Infrastructure

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

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

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

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

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

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

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

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

The findings continue to be accurate. Some accomplishments in the first fifteen years include the completion of the Montpelier Multi-modal center, reconstruction of Taylor Street, complete reconstruction of Northfield Street, completion of the Winooski East Shared-Use Path (from Granite Street to Gallison Hill Road), development and approval of a Complete Streets Plan (street typology plan) and Montpelier in Motion (gap analysis), creation of an alternative transportation fund, and numerous road reconstructions.

The City also received a TIF to facilitate the development of a parking garage to support a downtown hotel project. That 340 space garage was set to have 50 electric charging stations, clean a brownfield, provide parking for a new downtown housing project, facilitate the replacement and relocation of a major water main under the North Branch that was failing, allow a new connection to the shared use path from State Street, increase flood capacity, add stormwater treatment to a subwatershed that current drains directly to the river, and provide additional parking to allow for the removal of on street parking to facilitate bike lane creation. Unfortunately, two people appealed that project and, when Covid hit, the hotel partner withdrew their support so the city was forced to withdraw the application.

The Country Club Road site, that is proposed to be added, abuts the new shared use path and a connection to that amenity will be made. Also, a parallel path along the top of the property that connects East State Street to the U-32 Highschool is also in development so the new site will have both upper and lower shared use path connections. The City of Montpelier has a very poorly connected road network. Most roads funnel traffic to major roadways with few secondary routes. The new roadways proposed for Country Club Road will alleviate a number of those pitchpoints in the system connecting US-2 to East State Street, Barre Street, and perhaps Town Hill Road at some point. This will also allow for much more efficient bus routes as loops would now be possible that don't exist because of the current lack of connection.

10. Natural and Historic Resources

The applicant has identified important natural resources and historic resources within the proposed

growth center, anticipated impacts on those resources and has proposed mitigation (24 V.S.A. § 2793c(e)(1)(B)).

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

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

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

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

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

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

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

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

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

The findings continue to be accurate. Some accomplishments include:

- **Adoption of new River Hazard Area regulations which increase the flood plain rules including now requiring 2 feet of freeboard;**
- **Update and expansion of the National Register of Historic Places District in 2016;**
- **New riparian regulations for all districts except the Urban Center.**
- **New local regulations adopted into the zoning regarding wetlands and vernal pools.**
- **New local rules adopted to protect critical habitats and to regulate development on steep slopes.**
- **New River Corridor rules for the North Branch north of the Cummings Street bridge.**
- **Revised Design Review District boundary and new Design Review regulations in 2020 to better protect historic resources.**
- **Updated stormwater requirements in 2024.**
- **New demolition rules adopted in 2024, clear up the process and rules for demolition of structures including historic structures based on findings of a recent court case.**

11. Agriculture

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

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

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

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

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

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

The findings remain accurate. With the reduction in size of the Growth Center in 2016, some notable areas with Prime Ag soils have been removed from the designation including the Two Rivers Center discussed above.

The new Country Club Road site, proposed for inclusion in the Growth Center, has some Prime Ag soils but the area has not been agricultural in nature as it was used as a golf course for decades. The use of this area for high density housing will reduce the pressure to develop housing in other areas that are more likely to be agricultural in nature. We are the compact settlement that protects the rural countryside. To build 300 housing units at Country Club Road would require 10 acres while a rural residential area in a neighboring town using septic systems and wells would need 600 acres of land for the same number of units.

12. Planning Process

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

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

The Central Vermont Regional Planning Commission approved Montpelier's 2006

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

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

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

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

As mentioned above, there have been six zoning amendments since the 2018 adoption of the new bylaws. The City also engaged in a public process to develop and later approve a Tax Increment Finance District that includes many of the most developable areas within the Growth Center.

The City is also nearing the end of a new major City Plan update. This complete re-envisioning of the City plan will convert the document to be a web based plan with new chapters and organization. The Plan will also include a newly formatted implementation strategy that emphasizes an actionable strategic plan over a generic policy document.

Expanded Downtown Board Approval

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

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

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

Kevin Dorn, Chair
Expanded Downtown Board

Date

WWTP	22	20001	237280	30000	30000	30000	55000	30000	30000	30000
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4x4pkup	48	2023	7					49212				
Mower	79	8/05										
Vactor	51	40284	12	20001	85510	10000	10000	10000	10000	10000	10000	10000
wtp				0	85510	10000	10000	59212	10000	10000	10000	10000

116220.8				39637	0	0	0	40760	41500	29000	29500	32500
116210.8				0	85510	10000	10000	59212	10000	10000	10000	10000

125480.8				39637	0	0	0	40760	41500	29000	29500	32500
125470.8				20001	237280	30000	30000	30000	55000	30000	30000	30000

309400.8				314001	412593.7	35000	259432	658980.01	0	634000	420000	340000
REC												
GMC												
HP												

	Total/list	\$401,568	\$412,594	\$35,000	\$259,432	\$658,980	\$0	\$634,000	\$420,000	\$340,000
-	Trade	\$85,553	\$64,580	\$0	\$112,383	\$54,200	\$0	\$0	\$0	\$0
=	Spent	\$316,015	\$348,014	\$35,000	\$147,049	\$604,780	\$0	\$634,000	\$420,000	\$340,000
-	transfer									
-	equip/res		\$63,000							
+	encumber									
=	total/net	\$316,015	\$285,014	\$35,000	\$147,049	\$604,780	\$0	\$634,000	\$420,000	\$340,000
	Budget	\$314,001	\$284,000	\$35,000	\$160,000	\$600,000	\$0	\$634,000	\$420,000	\$340,000
=	over/under	-\$2,014	-\$1,014	\$0	\$12,951	-\$4,780	\$0	\$0	\$0	\$0

\$25,001	\$26,000	\$25,000	\$8,000
\$26,001	\$22,500	\$2,550	\$35,000
\$29,551	\$16,080	\$1,725	\$11,200
		\$83,108	

\$5,000

	Total/list	\$39,637	\$85,510	\$10,000	\$10,000	\$99,972	\$51,500	\$39,000	\$39,500	\$42,500
-	Trade	\$4,751	\$11,640	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0
=	Spent	\$34,886	\$73,870	\$10,000	\$10,000	\$79,972	\$51,500	\$39,000	\$39,500	\$42,500
-	transfer		\$31,870							
=	total/net	\$34,886	\$42,000	\$10,000	\$10,000	\$79,972	\$51,500	\$39,000	\$39,500	\$42,500
Water	Budget	\$42,001	\$42,000	\$10,000	\$10,000	\$99,972	\$51,500	\$39,000	\$39,500	\$42,500
=	over/under	\$7,115	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0

	\$10,000	
4751	11640	\$10,000

	Total/list	\$59,638	\$237,280	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
-	Trade	\$4,751	\$32,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0
=	Spent	\$54,887	\$205,000	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
-	transfer		\$10,000							
=	total/net	\$54,887	\$195,000	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
Sewer	Budget	\$62,001	\$195,000	\$30,000	\$30,000	\$70,760	\$96,500	\$59,000	\$59,500	\$62,500
=	over/under	\$7,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4751 32280

Summary of the development -tables and maps

The City’s growth center was approved at the start of one of the worst economic downturns in decades in 2009. Nonetheless, Montpelier saw some modest housing and commercial growth in the first five-years. During the next five years the City acted more deliberately to increase housing and economic activity and this resulted in a more rapid pace of growth. Unfortunately, Covid and the 2023 flood both impacted development during the last 5 years.

Housing. Table 1 shows housing over the three five-year renewal periods. Keep in mind that for the first five years the growth center was much larger. Many of the “outside of growth center” housing growth in the 2014-2019 period would have been in the growth center used for the earlier table.

Of note regarding housing development is the amount of growth being concentrated in the growth center. 89% of housing growth in the first five years, 79% in the second five years were occurring in the GC, and 70% of housing units were in the GC during the final five years. The City continued to stay far ahead of the state’s goal of supporting 50% of future growth in the growth center.

The City is still falling behind its stated goal in the initial growth center application of facilitating 700 units in 20 years. We should be hitting a benchmark of around 525 units by the 15-year mark. Being at 241 units in the first fifteen years means the City still has more to do to achieve fully the aggressive goals of the initial application.

Table 1. Summary of Housing Growth

54
units 2019-2024

Outside of Growth Center	18	33%
Inside Growth Center not Designated Downtown	21	39%
Growth Center and Designated Downtown	17*	31%

* Does not count 1 new congregate living and 18 new beds in a new memory care facility

114
units 2014-2019

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

73
units 2009-2014

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

Economic development. Table 2 summarizes the enterprises over the three time periods. The smaller growth center boundary most significantly impacts this category as many of the commercial and industrial properties have been removed including Gallison Hill (formerly zoned industrial), River Street (also known as VT Route 302), and East Montpelier Road (Route 2 east of the roundabout). Over the first five years all enterprises were in the growth center while in the next five years, with the smaller boundary, three quarters of the new enterprises were in the growth center. In the last 5 years, 92% of all new economic growth occurred in the Growth Center.

Table 2. Summary of Enterprise Growth

16 2019-2024

Outside of Growth Center	1	8%
Inside Growth Center not Designated Downtown	9	75%
Growth Center and Designated Downtown	2	17%

16 2014-2019

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

45 2009-2014

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

Subdivisions. Finally, Table 3 shows similar information for subdivisions. Obviously new subdivisions within the Designated Downtown will be rare as this area is fully built out. Not surprisingly, within the city we find many subdivisions outside the growth center. Averaging across all 15 years we find 51% of subdivisions inside of the Growth Center and 49% outside. Most subdivisions in the city are 2 lot subdivisions.

Table 3. Summary of Subdivisions

13 2019-2024

Outside of Growth Center	5	38%
Inside Growth Center not Designated Downtown	7	54%
Growth Center and Designated Downtown	1	8%

25 2014-2019

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

15 2009-2014

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




In total the City issued 709 permits over the past five years with a majority of those permits being issued within the Growth Center. Due to how the reports are printed for the permit software, not all permits could be evaluated for whether they are in or out of the growth center. Of the 269 where determinations could be made, 179 (67%) were permits issued within the growth center and 90 (33%) were outside of the boundary. Clearly future growth has continued to be concentrated within the growth center as approximately 67% of permits are being issued in a growth center that covers only 16% of the city.

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



Growth Center Renewal: Dwellings

Legend

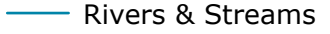
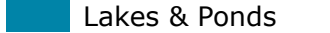
Boundaries

-  City Boundary
-  Downtown Designation
-  Growth Center

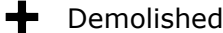

Transportation

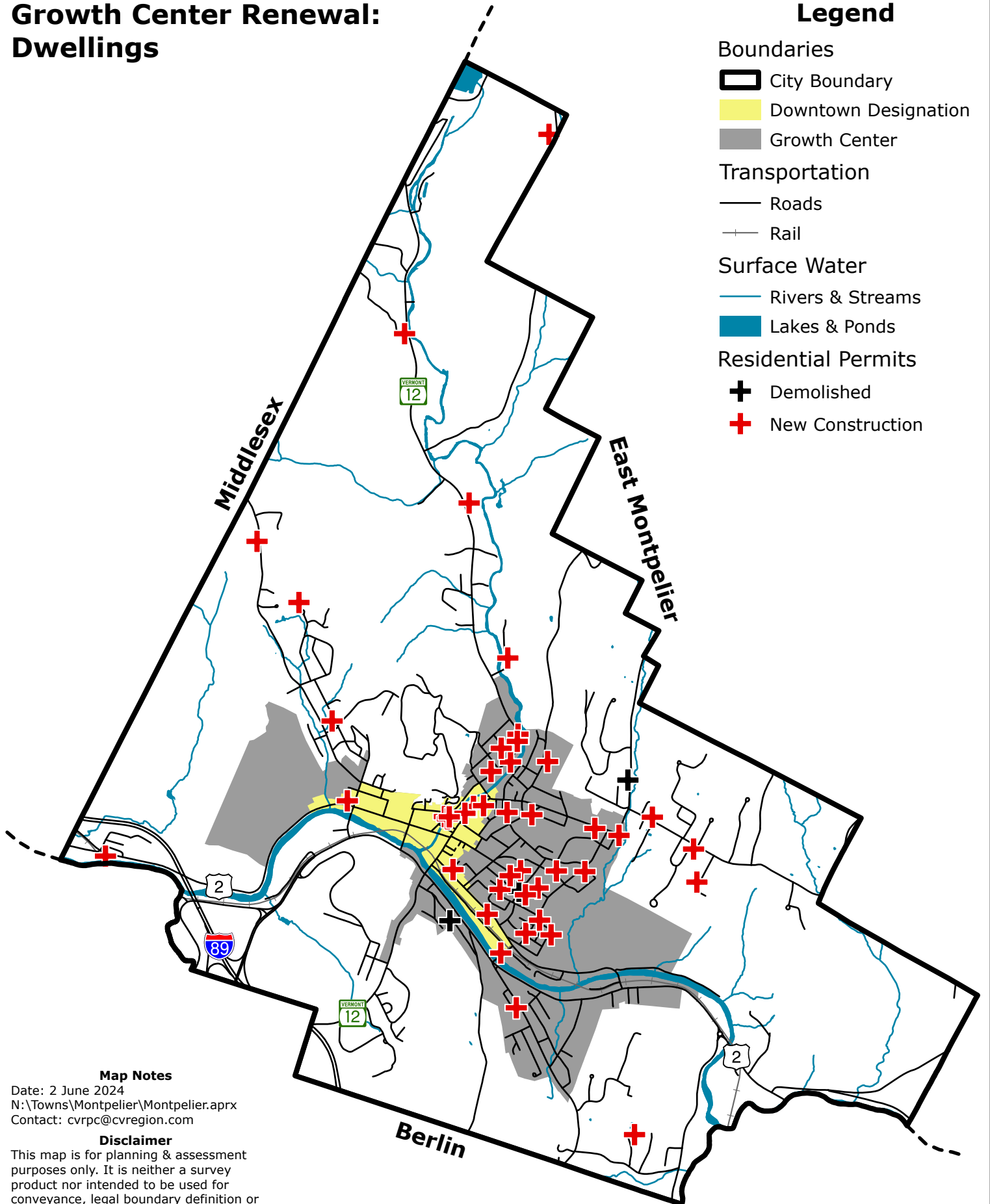
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Residential Permits

-  Demolished
-  New Construction

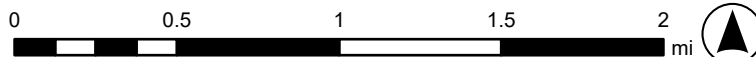


Map Notes

Date: 2 June 2024
 N:\Towns\Montpelier\Montpelier.aprx
 Contact: cvrpc@cvregion.com

Disclaimer

This map is for planning & assessment purposes only. It is neither a survey product nor intended to be used for conveyance, legal boundary definition or property title. Users are encouraged to examine the data documentation for information related to its accuracy, currency and limitations.





Issued Permits By Department

ZONING ONLY
ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN
05/16/2019 AND 04/24/2024

Report run on: 04/29/2024 01:25 PM

Issued Permit Details

Department	Permit Type	Permit Number (State) Project Name/Address	Dates	Number of Days	
		Z-2019-0103 Accessory Dwelling Unit 2696 ELM ST, Montpelier, VT 05602	Submitted: 07/30/2019 Technically Complete: 07/30/2019 Approved: 07/30/2019 Ready to Issue: 07/30/2019 Issued: 07/30/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2019-0113 Add second dwelling unit within footprint of existing single family home. 14 VINE ST, Montpelier, VT 05602	Submitted: 08/19/2019 Technically Complete: 08/20/2019 Approved: 08/20/2019 Ready to Issue: 08/20/2019 Issued: 08/20/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0136 Create assessor dwelling unit (ADU) 35 LOOMIS ST, Montpelier, VT 05602	Submitted: 09/27/2019 Technically Complete: 10/02/2019 Approved: 10/02/2019 Ready to Issue: 10/02/2019 Issued: 10/02/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0147 Addition of an assessor dwelling unit (ADU) in basement, construction of a kitchen and reconstruction of bedroom ceiling. 48 CLARENDON AVE, Montpelier, VT 05602	Submitted: 10/15/2019 Technically Complete: 10/22/2019 Approved: 10/22/2019 Ready to Issue: 10/22/2019 Issued: 10/22/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0004 Create a 1 bedroom ADU within existing footprint. 11 DUNPATRICK CIRCLE, Montpelier, VT 05602	Submitted: 01/17/2020 Technically Complete: 01/21/2020 Approved: 01/21/2020 Ready to Issue: 01/21/2020 Issued: 01/21/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0013 478ft2 single story addition and addition of an ADU 9 CUMMINGS ST, Montpelier, VT	Submitted: 03/09/2020 Technically Complete: 03/13/2020 Approved: 03/13/2020 Ready to Issue: 03/13/2020 Issued: 03/13/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0062 New Single Family Home with Garage. 0 Greenock, Montpelier, VT 05602	Submitted: 08/18/2020 Technically Complete: 08/18/2020 Approved: 08/18/2020 Ready to Issue: 08/18/2020 Issued: 08/18/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2020-0089 Demolish existing single family home. 67 PROSPECT ST, Montpelier, VT 05602	Submitted: 10/01/2020 Technically Complete: 10/01/2020 Approved: 10/01/2020 Ready to Issue: 10/01/2020 Issued: 10/01/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC LOSS
		Z-2020-0111 Demolish carport, renovate interior to create a second dwelling unit. Update electrical, plumbing, windows and finishes. 316 ELM ST, Montpelier, VT 05602	Submitted: 12/14/2020 Technically Complete: 12/15/2020 Approved: 01/08/2021 Ready to Issue: 01/08/2021 Issued: 01/08/2021	In Process: 24 Waiting: 0 Total Days: 24 Total Cycles: 1	GC
		Z-2021-0011 Convert 460sf of existing living space to an accessory dwelling unit. 230 PERKINS RD, Montpelier, VT 05602	Submitted: 02/15/2021 Technically Complete: 02/19/2021 Approved: 02/19/2021 Ready to Issue: 02/19/2021 Issued: 02/19/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2021-0013 Convert 500sf of existing living space into an ADU. 15 MERRILL TERRACE, Montpelier, VT 05602	Submitted: 02/26/2021 Technically Complete: 02/26/2021 Approved: 02/26/2021 Ready to Issue: 02/26/2021 Issued: 02/26/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2021-0041 Change previous Office use to 4 Dwelling unit use. 157 BARRE ST, Montpelier, VT 05602	Submitted: 03/24/2021 Technically Complete: 04/22/2021 Approved: 04/22/2021 Ready to Issue: 04/22/2021 Issued: 04/22/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2021-0049 Change use of one of three dwelling units to Personal or Professional Services for a Psychotherapy office. 300-302 ELM ST, Montpelier, VT 05602	Submitted: 04/22/2021 Technically Complete: 05/03/2021 Approved: 05/03/2021 Ready to Issue: 05/03/2021 Issued: 05/03/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC

Z-2021-0135	Submitted: 11/09/2021 Technically Complete: 11/17/2021 Approved: 11/17/2021 Ready to Issue: 11/17/2021 Issued: 11/17/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Create ADU in existing addition, new mudroom and entryway. Add new door, steps and new kitchen. Close off ADU from main house and install deck. Install sauna in back yard. 11 DUNPATRICK CIRCLE, Montpelier, VT 05602			
Z-2021-0145	Submitted: 12/10/2021 Technically Complete: 12/14/2021 Approved: 12/14/2021 Ready to Issue: 12/14/2021 Issued: 12/14/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT LOSS
Change use from 3 dwelling units to 2 dwelling units. 280 MAIN ST, Montpelier, VT 05602			
Z-2022-0007	Submitted: 01/27/2022 Technically Complete: 01/31/2022 Approved: 01/31/2022 Ready to Issue: 01/31/2022 Issued: 01/31/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Convert basement to an Accessory Dwelling Unit. 14 COLLEGE ST, Montpelier, VT 05602			
Z-2022-0013	Submitted: 02/28/2022 Technically Complete: 02/28/2022 Approved: 02/28/2022 Ready to Issue: 02/28/2022 Issued: 02/28/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Create an ADU in 3rd bay of existing garage and replace septic system. 679 ELM ST, Montpelier, VT 05602			
Z-2022-0063	Submitted: 06/07/2022 Technically Complete: 06/10/2022 Approved: 06/10/2022 Ready to Issue: 06/10/2022 Issued: 06/10/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Convert barn into an ADU 1402 TERRACE ST, Montpelier, VT 05602			
Z-2022-0102	Submitted: 08/17/2022 Technically Complete: 08/17/2022 Approved: 08/17/2022 Ready to Issue: 08/17/2022 Issued: 08/17/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Change use from camp/shed to dwelling unit and storage. 149 ROBINHOOD CIRCLE, Montpelier, VT 05602			
Z-2022-0109	Submitted: 09/09/2022 Technically Complete: 09/12/2022 Approved: 09/12/2022 Ready to Issue: 09/12/2022 Issued: 09/12/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
New single family home with solar carport on vacant lot. 0 MURRAY HILL DR, MONTPELIER, VT 05602			
Z-2022-0124	Submitted: 09/14/2022 Technically Complete: 10/20/2022 Approved: 10/20/2022 Ready to Issue: 10/20/2022 Issued: 10/20/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Construct 900sf garage with accessory apartment above. 147 Greenock Ave, Montpelier, VT 05602			
Z-2022-0132	Submitted: 11/09/2022 Technically Complete: 11/15/2022 Approved: 11/15/2022 Ready to Issue: 11/15/2022 Issued: 11/15/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
Convert three existing offices into two dwelling units. 138 MAIN ST, Montpelier, VT 05602			
Z-2023-0027	Submitted: 03/24/2023 Technically Complete: 03/28/2023 Approved: 03/28/2023 Ready to Issue: 03/28/2023 Issued: 03/28/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC LOSS
Change use from duplex to single family home and renovations to update. 28 FIRST AVE, MONTPELIER, VT 05602			
Z-2023-0031	Submitted: 02/10/2023 Technically Complete: 03/29/2023 Approved: 03/29/2023 Ready to Issue: 03/29/2023 Issued: 03/29/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Construction of a new 1,877 sf single family residence with attached garage. 0 SHAMROCK LN, MONTPELIER, VT 05602			
Z-2023-0082	Submitted: 06/27/2023 Technically Complete: 06/29/2023 Approved: 06/29/2023 Ready to Issue: 06/29/2023 Issued: 06/29/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Convert an apartment and a barber shop into one single family dwelling unit. 328 STATE ST, MONTPELIER, VT 05602			
Z-2023-0104	Submitted: 08/30/2023 Technically Complete: 08/31/2023 Approved: 09/19/2023 Ready to Issue: 09/19/2023 Issued: 09/19/2023	In Process: 19 Waiting: 0 Total Days: 19 Total Cycles: 1	GC
700sf 2 story ADU 15 SABIN ST, MONTPELIER, VT 05602			
Z-2023-0118	Submitted: 09/26/2023 Technically Complete: 09/27/2023 Approved: 09/27/2023 Ready to Issue: 09/27/2023 Issued: 09/27/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Addition of a one bedroom ADU to property. 6 TREMONT ST, MONTPELIER, VT 05602			




Z-2023-0141	Submitted: 11/16/2023 Technically Complete: 11/20/2023 Approved: 11/20/2023 Ready to Issue: 11/20/2023 Issued: 11/20/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Addition of an ADU in basement including windows, sheetrock and flooring. 34 MARVIN ST, MONTPELIER, VT 05602			
Z-2024-0004	Submitted: 01/11/2024 Technically Complete: 01/18/2024 Approved: 01/18/2024 Ready to Issue: 01/18/2024 Issued: 01/18/2024	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
Change use from one to two dwelling units, addition of kitchen, portico, walkway and 2 parking spaces to driveway. 353 TOWNE HILL RD, MONTPELIER, VT 05602			
Z-2024-0010	Submitted: 02/13/2024 Technically Complete: 02/15/2024 Approved: 02/15/2024 Ready to Issue: 02/15/2024 Issued: 02/15/2024	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Add an apartment to single family home and all related renovations. 81 EAST STATE ST, MONTPELIER, VT 05602			
Z-2024-0020	Submitted: 03/14/2024 Technically Complete: 03/19/2024 Approved: 03/19/2024 Ready to Issue: 03/19/2024 Issued: 03/19/2024	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Change of use to add an apartment to basement level. 201 BERLIN ST, MONTPELIER, VT 05602			
Z-2019-0094	Submitted: 07/11/2019 Technically Complete: 09/19/2019 Approved: 09/19/2019 Ready to Issue: 09/19/2019 Issued: 09/19/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Change use to duplex, add entry stairway and second driveway. 29 COLLEGE ST, Montpelier, VT 05602			
Z-2019-0126	Submitted: 09/12/2019 Technically Complete: 09/12/2019 Approved: 11/21/2019 Ready to Issue: 11/21/2019 Issued: 11/21/2019	In Process: 70 Waiting: 0 Total Days: 70 Total Cycles: 1	GC
Create 5th apartment in rear of building. Includes demolition of rear historic wall. 242 ELM ST, Montpelier, VT 05602			
Z-2019-0129	Submitted: 09/16/2019 Technically Complete: 09/16/2019 Approved: 11/07/2019 Ready to Issue: 11/07/2019 Issued: 11/07/2019	In Process: 52 Waiting: 0 Total Days: 52 Total Cycles: 1	GC
Renovate garage and add accessory apartment, add new driveway and repaint house. 5 WEST ST, Montpelier, VT 05602			
Z-2020-0032	Submitted: 05/12/2020 Technically Complete: 05/12/2020 Approved: 09/16/2020 Ready to Issue: 09/16/2020 Issued: 09/16/2020	In Process: 127 Waiting: 0 Total Days: 127 Total Cycles: 1	GC
Renovation of 580sf garage listed on National Register into a dwelling unit. Demolition of attached shed and addition of accessory structures. 100 EAST STATE ST, Montpelier, VT 05602			
Z-2020-0057	Submitted: 07/10/2020 Technically Complete: 09/08/2020 Approved: 09/08/2020 Ready to Issue: 09/08/2020 Issued: 09/08/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
Add Personal and Professional Services and Dwelling Unit uses to existing Office Use and exterior changes including ramp. 34 BARRE ST, Montpelier, VT 05602			
Z-2021-0093	Submitted: 08/10/2021 Technically Complete: 08/10/2021 Approved: 10/29/2021 Ready to Issue: 10/29/2021 Issued: 10/29/2021	In Process: 80 Waiting: 0 Total Days: 80 Total Cycles: 1	GC
Major Site Plan review of new 3 unit dwelling on vacant lot with disturbance of Steep Slopes. Ewing St, Montpelier, VT 05602			
Z-2022-0019	Submitted: 03/11/2022 Technically Complete: 03/15/2022 Approved: 05/05/2022 Ready to Issue: 05/05/2022 Issued: 05/17/2022	In Process: 51 Waiting: 0 Total Days: 51 Total Cycles: 1	DD
Major Site Plan review of construction of 18 bed Memory Care Facility addition in Design Review Overlay, and side setback waver request. 149 MAIN ST, Montpelier, VT 05602			
Z-2023-0057	Submitted: 04/28/2023 Technically Complete: 05/15/2023 Approved: 06/15/2023 Ready to Issue: 06/15/2023 Issued: 06/15/2023	In Process: 31 Waiting: 0 Total Days: 31 Total Cycles: 1	DD
Convert 3 office spaces to Congregate Living Units. 149 STATE ST, MONTPELIER, VT 05602			

ZONING PERMIT - SITE PLAN	Z-2023-0096	Submitted: 08/10/2023 Technically Complete: 08/10/2023 Approved: 08/10/2023 Ready to Issue: 08/10/2023 Issued: 08/10/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2023-0150	Submitted: 10/31/2023 Technically Complete: 12/22/2023 Approved: 12/22/2023 Ready to Issue: 12/22/2023 Issued: 12/22/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2023-0151	Submitted: 10/27/2023 Technically Complete: 12/22/2023 Approved: 12/22/2023 Ready to Issue: 12/22/2023 Issued: 12/22/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2020-0088	Submitted: 09/21/2020 Technically Complete: 09/28/2020 Approved: 10/30/2020 Ready to Issue: 10/30/2020 Issued: 10/30/2020	In Process: 32 Waiting: 0 Total Days: 32 Total Cycles: 1	GC
	Z-2019-0056	Submitted: 03/29/2019 Technically Complete: 05/29/2019 Approved: 05/29/2019 Ready to Issue: 05/29/2019 Issued: 05/29/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
	Z-2019-0086	Submitted: 06/04/2019 Technically Complete: 06/24/2019 Approved: 07/02/2019 Ready to Issue: 07/02/2019 Issued: 07/02/2019	In Process: 8 Waiting: 0 Total Days: 8 Total Cycles: 1	GC
	Z-2021-0003	Submitted: 01/09/2021 Technically Complete: 01/22/2021 Approved: 01/22/2021 Ready to Issue: 01/22/2021 Issued: 01/22/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2021-0007	Submitted: 02/01/2021 Technically Complete: 02/02/2021 Approved: 02/10/2021 Ready to Issue: 02/10/2021 Issued: 02/10/2021	In Process: 8 Waiting: 0 Total Days: 8 Total Cycles: 1	GC
	Z-2021-0122	Submitted: 09/20/2021 Technically Complete: 10/12/2021 Approved: 10/12/2021 Ready to Issue: 10/12/2021 Issued: 10/12/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
	Z-2021-0138	Submitted: 11/23/2021 Technically Complete: 12/02/2021 Approved: 12/02/2021 Ready to Issue: 12/02/2021 Issued: 12/02/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
	Z-2021-0147	Submitted: 12/29/2021 Technically Complete: 12/29/2021 Approved: 12/29/2021 Ready to Issue: 12/29/2021 Issued: 12/29/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
	Z-2021-0029	Submitted: 04/12/2021 Technically Complete: 04/13/2021 Approved: 06/14/2021 Ready to Issue: 06/14/2021 Issued: 06/14/2021	In Process: 62 Waiting: 0 Total Days: 62 Total Cycles: 1	OUT
	Z-2021-0030	Submitted: 03/29/2021 Technically Complete: 04/13/2021 Approved: 05/17/2021 Ready to Issue: 05/17/2021 Issued: 05/17/2021	In Process: 34 Waiting: 0 Total Days: 34 Total Cycles: 1	OUT



Growth Center Renewal: Enterprise

Legend



Boundaries

-  City Boundary
-  Downtown Designation
-  Growth Center



Transportation

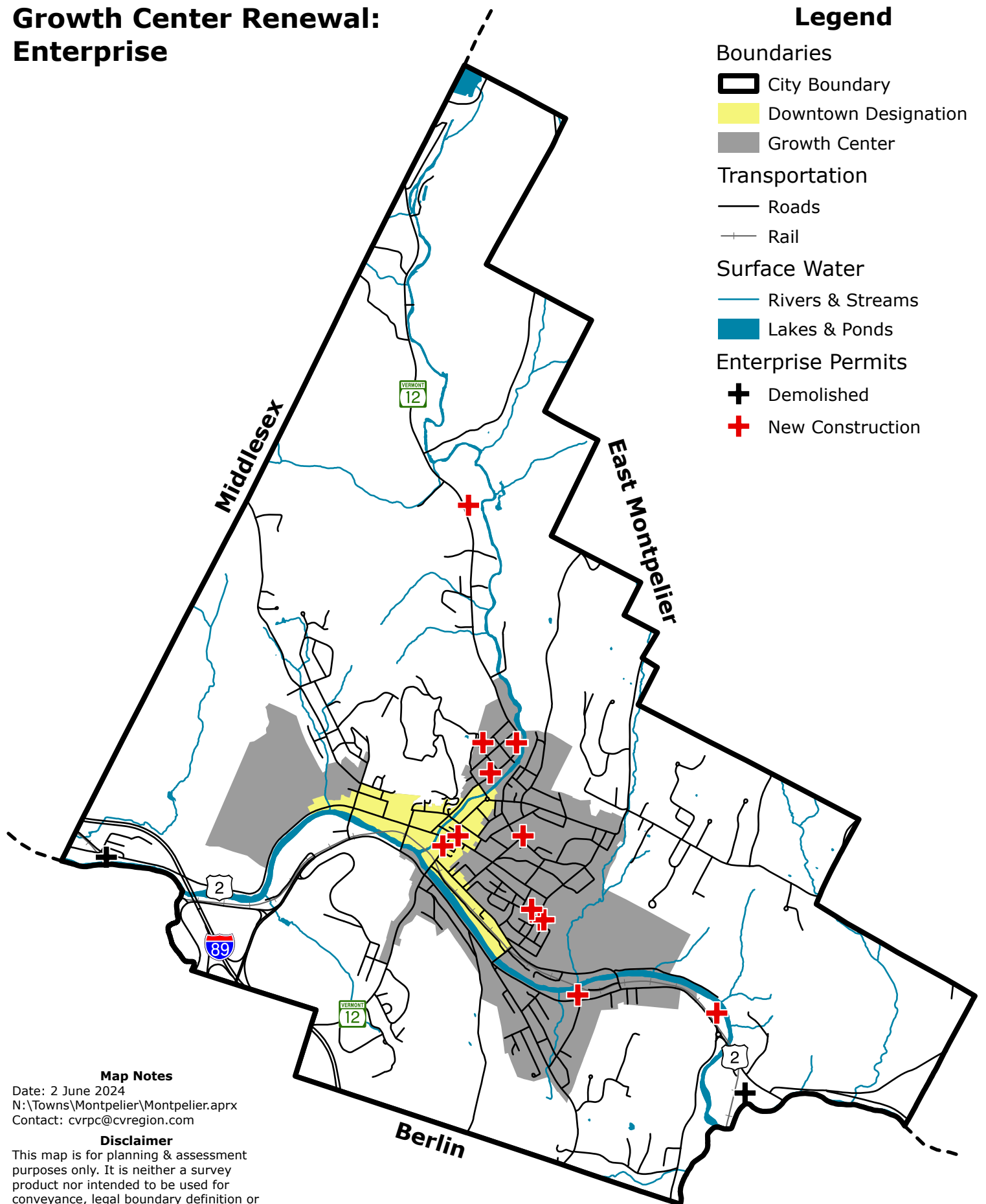
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Enterprise Permits

-  Demolished
-  New Construction

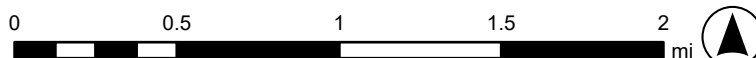


Map Notes

Date: 2 June 2024
 N:\Towns\Montpelier\Montpelier.aprx
 Contact: cvrpc@cvregion.com

Disclaimer

This map is for planning & assessment purposes only. It is neither a survey product nor intended to be used for conveyance, legal boundary definition or property title. Users are encouraged to examine the data documentation for information related to its accuracy, currency and limitations.





Issued Permits By Department

ZONING ONLY
ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN
05/16/2019 AND 04/24/2024

Report run on: 04/29/2024 01:25 PM

Issued Permit Details




Department	Permit Type	Permit Number (State) Project Name/Address	Dates	Number of Days	
		Z-2019-0055 Home business Therapeutic Massage and sign. 32 LIBERTY ST, MONTPELIER, VT 05602	Submitted: 05/24/2019 Technically Complete: 05/28/2019 Approved: 05/28/2019 Ready to Issue: 05/28/2019 Issued: 05/28/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2020-0064 Home Business, Chiropractic Office. 679 ELM ST, Montpelier, VT 05602	Submitted: 08/27/2020 Technically Complete: 08/31/2020 Approved: 08/31/2020 Ready to Issue: 08/31/2020 Issued: 08/31/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT
		Z-2021-0049 Change use of one of three dwelling units to Personal or Professional Services for a Psychotherapy office. 300-302 ELM ST, Montpelier, VT 05602	Submitted: 04/22/2021 Technically Complete: 05/03/2021 Approved: 05/03/2021 Ready to Issue: 05/03/2021 Issued: 05/03/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2022-0108 Change use of existing storage space to new retail use. 120 RIVER ST, Montpelier, VT 05602	Submitted: 08/31/2022 Technically Complete: 09/09/2022 Approved: 09/09/2022 Ready to Issue: 09/09/2022 Issued: 09/09/2022	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2023-0082 Convert an apartment and a barber shop into one single family dwelling unit. 328 STATE ST, MONTPELIER, VT 05602	Submitted: 06/27/2023 Technically Complete: 06/29/2023 Approved: 06/29/2023 Ready to Issue: 06/29/2023 Issued: 06/29/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT LOSS
		Z-2023-0094 Change of use from college housing to Personal and Professional services. 31 COLLEGE ST, Montpelier, VT 05602	Submitted: 08/04/2023 Technically Complete: 08/09/2023 Approved: 08/09/2023 Ready to Issue: 08/09/2023 Issued: 08/09/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2023-0098 Change of use from college housing to Personal and Professional services. 33 COLLEGE ST, Montpelier, VT 05602	Submitted: 08/04/2023 Technically Complete: 08/09/2023 Approved: 08/09/2023 Ready to Issue: 08/21/2023 Issued: 08/09/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2023-0131 Renovation and fit up for new retail business - ORO 89 MAIN ST, MONTPELIER, VT 05602	Submitted: 10/25/2023 Technically Complete: 10/26/2023 Approved: 10/26/2023 Ready to Issue: 10/26/2023 Issued: 10/26/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2023-0153 Demolition of single story office building. 378 EAST MONTPELIER RD, MONTPELIER, VT 05602	Submitted: 12/26/2023 Technically Complete: 12/28/2023 Approved: 12/28/2023 Ready to Issue: 12/28/2023 Issued: 12/28/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT LOSS
		Z-2019-0120 Change use to retail, restaurant, bar, nightclub. New signage, exterior painting and outdoor seating. 60 MAIN ST, MONTPELIER, VT 05602	Submitted: 07/26/2019 Technically Complete: 08/28/2019 Approved: 08/28/2019 Ready to Issue: 08/28/2019 Issued: 08/28/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2020-0027 Change use to Office, Auto Repair and Maintenance, Outdoor Storage and add 7,823 sf addition, related parking and site work. 260 RIVER ST, Montpelier, VT	Submitted: 05/05/2020 Technically Complete: 05/05/2020 Approved: 08/18/2020 Ready to Issue: 08/18/2020 Issued: 08/18/2020	In Process: 105 Waiting: 0 Total Days: 105 Total Cycles: 1	OUT
		Z-2022-0017 New Light Manufacturing/Greenhouse Use 114 RIVER ST, Montpelier, VT 05602	Submitted: 03/10/2022 Technically Complete: 03/11/2022 Approved: 04/12/2022 Ready to Issue: 04/12/2022 Issued: 04/12/2022	In Process: 32 Waiting: 0 Total Days: 32 Total Cycles: 1	GC

	Z-2023-0132 Conditional Change of Use to Office 36 COLLEGE ST, MONTPELIER, VT 05602	Submitted: 10/26/2023 Technically Complete: 10/31/2023 Approved: 12/12/2023 Ready to Issue: 12/12/2023 Issued: 12/12/2023	In Process: 42 Waiting: 0 Total Days: 42 Total Cycles: 1	GC
ZONING PERMIT - CONDITIONAL USE	Z-2019-0073 Review of Home Industry-Bread bakery. 4 PEARL ST, Montpelier, VT 05602	Submitted: 06/17/2019 Technically Complete: 06/17/2019 Approved: 08/20/2019 Ready to Issue: 08/20/2019 Issued: 08/20/2019	In Process: 64 Waiting: 0 Total Days: 64 Total Cycles: 1	GC
	Z-2021-0138 Change use from a single family home to an acupuncture office which is a Personal and Professional Services use. Application includes the addition of an ADA ramp and expansion of driveway to increase the parking spaces to 9. 200 ELM ST, Montpelier, VT 05602	Submitted: 11/23/2021 Technically Complete: 12/02/2021 Approved: 12/02/2021 Ready to Issue: 12/02/2021 Issued: 12/02/2021	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC



Growth Center Renewal: Subdivisions

Legend



Boundaries

-  City Boundary
-  Downtown Designation
-  Growth Center

Transportation

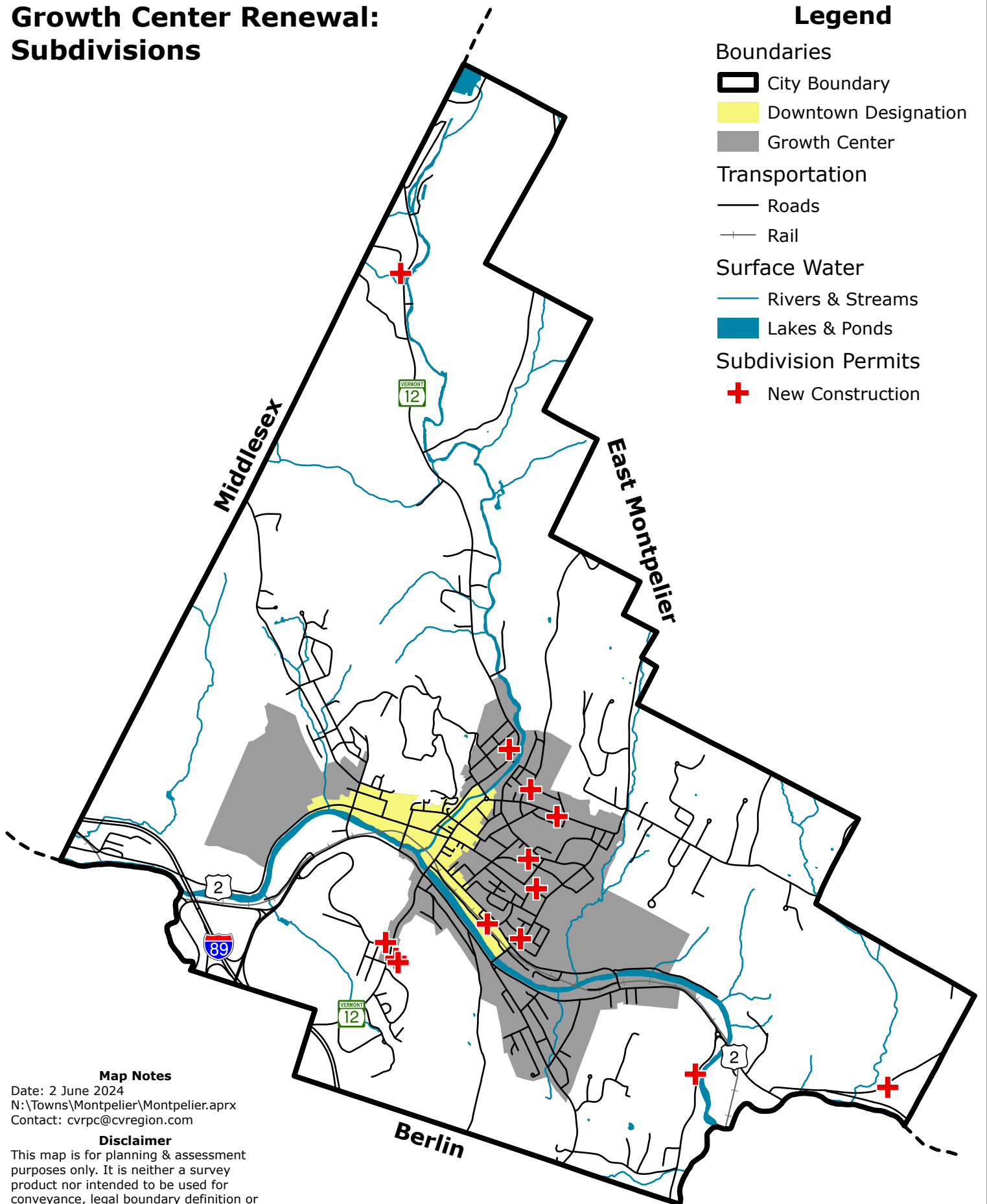
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Subdivision Permits

-  New Construction

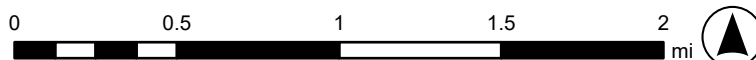


Map Notes

Date: 2 June 2024
 N:\Towns\Montpelier\Montpelier.aprx
 Contact: cvrpc@cvregion.com

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Issued Permits By Department

ZONING ONLY
 ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN
 05/16/2019 AND 04/24/2024

Report run on: 04/29/2024 01:25 PM

Issued Permit Details

Department	Permit Type	Permit Number (State) Project Name/Address	Dates	Number of Days	
		Z-2023-0135 Lot line adjustment and merger to create two lots. 12 MAIN ST, MONTPELIER, VT 05602	Submitted: 11/08/2023 Technically Complete: 11/14/2023 Approved: 11/14/2023 Ready to Issue: 11/14/2023 Issued: 11/14/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	DD
		Z-2023-0011 Final Subdivision and Site Plan Review of Related Infrastructure Requirements 0 Isabel Circle	Submitted: 02/10/2023 Technically Complete: 02/10/2023 Approved: 10/02/2023 Ready to Issue: 10/02/2023 Issued: 10/02/2023	In Process: 234 Waiting: 0 Total Days: 234 Total Cycles: 1	OUT
ZONING PERMIT - SUBDIVISION		Z-2019-0015 2 lot subdivision final plan review. 213 MAIN ST, Montpelier VT 05602	Submitted: 02/26/2019 Technically Complete: 05/29/2019 Approved: 05/29/2019 Ready to Issue: 05/29/2019 Issued: 05/29/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0051 Two Lot Subdivision - Final 301 RIVER ST, Montpelier, VT 05602	Submitted: 05/15/2019 Technically Complete: 05/15/2019 Approved: 07/30/2019 Ready to Issue: 07/30/2019 Issued: 07/30/2019	In Process: 76 Waiting: 0 Total Days: 76 Total Cycles: 1	OUT
		Z-2019-0067 Final review of 2 lot subdivision. 106 EAST STATE ST, Montpelier, VT 05602	Submitted: 06/04/2019 Technically Complete: 07/30/2019 Approved: 07/30/2019 Ready to Issue: 07/30/2019 Issued: 07/30/2019	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
		Z-2019-0134 Final review of a 2 lot subdivision. 18 MARVIN ST, Montpelier, VT 05602	Submitted: 09/20/2019 Technically Complete: 09/20/2019 Approved: 11/21/2019 Ready to Issue: 11/21/2019 Issued: 11/21/2019	In Process: 62 Waiting: 0 Total Days: 62 Total Cycles: 1	GC
		Z-2019-0140 Final review of a 2 lot subdivision. 81 NORTH ST, Montpelier, VT 05602	Submitted: 10/11/2019 Technically Complete: 10/11/2019 Approved: 11/19/2019 Ready to Issue: 11/19/2019 Issued: 11/19/2019	In Process: 39 Waiting: 0 Total Days: 39 Total Cycles: 1	GC
		Z-2020-0116 2 Lot Subdivision-Final Review 2996 ELM ST, Montpelier, VT 05602	Submitted: 12/28/2020 Technically Complete: 12/29/2020 Approved: 02/02/2021 Ready to Issue: 02/02/2021 Issued: 02/02/2021	In Process: 35 Waiting: 0 Total Days: 35 Total Cycles: 1	OUT
		Z-2021-0012 Two lot subdivision 4 COLLEGE ST, Montpelier, VT 05602	Submitted: 02/19/2021 Technically Complete: 02/19/2021 Approved: 04/09/2021 Ready to Issue: 04/09/2021 Issued: 04/09/2021	In Process: 49 Waiting: 0 Total Days: 49 Total Cycles: 1	GC
		Z-2021-0070 Subdivide 9000 sf from larger parcel with frontage on Northfield Street. 102-110 NORTHFIELD ST, Montpelier, VT 05602	Submitted: 06/10/2021 Technically Complete: 06/14/2021 Approved: Ready to Issue: Issued:	In Process: 1050 Waiting: 0 Total Days: 1050 Total Cycles: 1	GC
		Z-2021-0128 Two lot subdivision - Final 101 NORTHFIELD ST, Montpelier, VT 05602	Submitted: 10/22/2021 Technically Complete: 10/25/2021 Approved: 12/13/2021 Ready to Issue: 12/13/2021 Issued: 12/13/2021	In Process: 49 Waiting: 0 Total Days: 49 Total Cycles: 1	GC
		Z-2022-0069 Final Plan review of a 3 lot subdivision. 579 GALLISON HILL RD, Montpelier, VT 05602	Submitted: 06/21/2022 Technically Complete: 06/22/2022 Approved: 08/01/2022 Ready to Issue: 08/01/2022 Issued: 08/01/2022	In Process: 40 Waiting: 0 Total Days: 40 Total Cycles: 1	OUT

Z-2023-0010	Submitted: 01/19/2023 Technically Complete: 01/26/2023 Approved: 03/20/2023 Ready to Issue: 03/20/2023 Issued: 03/20/2023	In Process: 53 Waiting: 0 Total Days: 53 Total Cycles: 1	DD
Z-2023-0058	Submitted: 05/09/2023 Technically Complete: 06/22/2023 Approved: 06/22/2023 Ready to Issue: 06/22/2023 Issued: 06/22/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	GC
Z-2023-0059	Submitted: 05/03/2023 Technically Complete: 05/15/2023 Approved: 06/23/2023 Ready to Issue: 06/23/2023 Issued: 06/23/2023	In Process: 39 Waiting: 0 Total Days: 39 Total Cycles: 1	OUT
Z-2023-0138	Submitted: 11/08/2023 Technically Complete: 12/14/2023 Approved: 12/14/2023 Ready to Issue: 12/14/2023 Issued: 12/14/2023	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	OUT

List of Projects and Plans in support of the Growth Center (2019-2024)

Completed Plans and Bylaws:

- Montpelier Master Plan 2017 <https://www.montpelier-vt.org/DocumentCenter/View/4789/Master-Plan-2017-Adopted-December-20-2017?bidId=>
- Montpelier Unified Development Regulations 2024 <https://www.montpelier-vt.org/833/Zoning-Subdivision-Regulations-Adopted-1>
- Finch Road Stump dump- management plan
- District Heat Snowmelt system scoping study (under development)
- Completed Downtown Streetscape Master Plan 2019
- Dam removal studies- downtown and Berlin Pond Dam
- Country Club Road Actionable Plan - [Country Club Road Site Property Development | Montpelier, VT \(montpelier-vt.org\)](#)

Public Projects:

- Continuation of Rehab of Another Way Drop in Day Shelter for the Homeless
- Proposed Parking Garage (completed planning and permitting but died on appeal)
- Completed planning grant for Habitat for Humanity Housing project
- Number of ongoing flood resiliency initiatives but no specific programs and projects
- Water Resource Recovery Facility biosolids processing upgrades
- East State Street reconstruction (beginning construction)
- School Street reconstruction (beginning construction)

Private Projects:

- Wind River (Redevelopment of former brownfield at “Grossman’s lot”)
- Subdivision, sale, and repurposing of VCFA campus