

Growth Center Designation Program





Growth Center Designation Program

City of Montpelier Boundary Amendment

Meeting Materials

- 10/28 Staff Memo to the Board
- Application from the City
- DHCD Staff Presentation of 9/23
- Staff Report & Draft Findings of 9/23
- Growth Center 5-year Review Process, est. 2012
- Proposed Growth Center Boundary as Revised by the City on 10/18
- Act 181 of 2024
- Title 24 Chapter 76A Growth Center Statute
- Act 250 Interim Exemptions Information



Growth Center Designation Program

City of Montpelier Boundary Amendment

DHCD Staff Memo to the Board

- Summary of Board & Administrative Activity
- Application Context & Act 181
- Reconsideration of a Board Decision
- Staff Recommendation
- Additional Context Beyond Required Findings
- Board Action



Growth Center Designation Program

City of Montpelier
Revised Boundary

Proposed Additions to Montpelier's Growth Center



0 0.25 0.5 1 1.5 2 Miles





Montpelier Growth Center

Decision & Motion

Staff Recommended Motions

- 1. Repeal the 2012 5-year Review Process.**

A motion to repeal the Growth Center 5-year Review Process Policy adopted in 2012, and any amendments thereto.

- 2. Remove/Revoke the 9/23/24 boundary amendment approval.**

A motion to remove the approved growth center boundary expansion approval issued September 23, 2024.

MEMORANDUM

TO: Alex Farrell, Community Investment Board Chair
Community Investment Board Members

CC: Maxwell Krieger, General Counsel, Department of Housing & Community Development (DHCD)
Chris Cochran, Director of Community Planning & Revitalization, DHCD
Mike Miller, City of Montpelier Planning Director, Applicant
Bill Fraser, City of Montpelier Manager, Applicant
Christian Meyer, Executive Director of the Regional Planning Commission

FROM: Jacob Hemmerick Planning & Policy Manager, Program Staff, DHCD

DATE: October 21, 2024

RE: Additional Information Requested by the Board at the 10/15 meeting

SUBJECT: MONTPELIER GROWTH CENTER BOUNDARY AMENDMENT APPLICATION OF 2024

ATTACHMENTS/LINKS TO SUPPORTING MATERIALS

1. [Application from the City of Montpelier](#)
2. DHCD Staff Presentation of 9/23
3. Staff Report & Draft Findings (*including all prior history*) of 9/23
4. Growth Center 5-Year Review Process
 - a. As approved by the Board in 2012
 - b. Current process (updated for graphics and staff contact information change)
5. Proposed growth center boundary as revised by the City on 10/18, responsive to the Board's motion of 9/23
6. [Act 181 of 2024](#)
7. [Chapter 76A of Title 24](#)
8. [Natural Resources Board Act 250 Interim Exemptions](#)

SUMMARY OF BOARD & ADMINISTRATIVE ACTIVITY RELATING TO APPLICATION

1. **Board Action.** Community Investment Board heard the application and approved a motion, on 9/23:
Approve the boundaries in proposed expansion areas 1 & 2, except proposal 2 (Zoning District: Residential 9000) parcels that do not front a street with an existing sidewalk connected to the designated downtown, authorizing the Chair to approve the final boundary, Charlie Baker indicated he would second the motion, with the additional language authorizing the Chair to sign [/] issue the written decision based on staff findings and finalize the boundary. Michael McDonough further amended the motion to additionally authorize the Chair to modify the boundaries if future sidewalks are constructed.
2. **Meeting Follow-Up.** Review of written comments, testimony, and other growth center municipal plan maps by staff; staff acknowledgment of municipal plan defect on 9/27: the areas proposed to be included were identified as 'rural' and fell outside the City's 'smart growth' land use areas, which correspond with the growth center area.

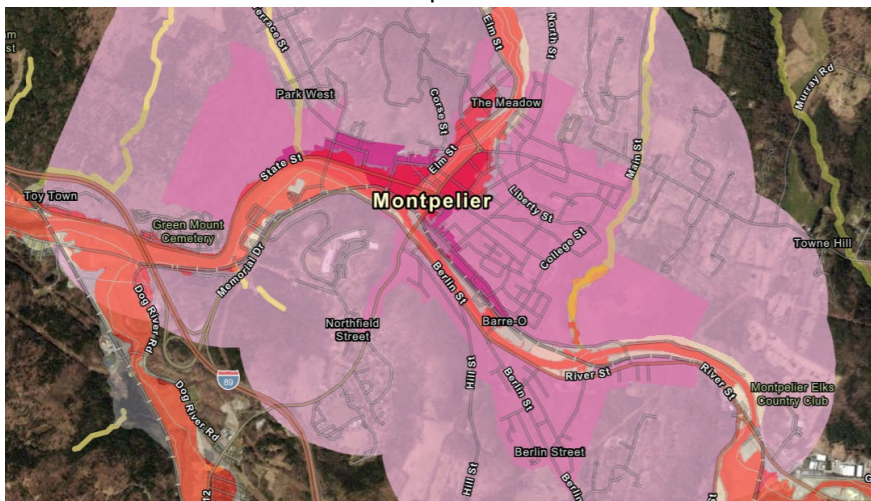
3. **Call for a Special Board Meeting.** Agenda issued for a special meeting for corrective action to be held 10/15, on 9/30
4. **Reconsideration Request.** Request for reconsideration received by Steve Whitaker, 10/7
 - a. In a written response on 10/09, DHCD deemed reconsideration premature because it had not received a final map from the City, and therefore, no decision/finding had been finalized.
 - b. Provided request to the Board with the packet for the 10/15 meeting
5. **Special Meeting & Action.** A special meeting of the Board was held on 10/15, with the Board's action to continue the issuance of written findings by the Board on 10/15 to receive more information. This memo is a response to that request.
6. **Boundary Submission.** Submission of the revised GC boundary by the City on 10/18 (this appears to be consistent with the decision of 9/23/24).

THE APPLICATION IN THE CONTEXT OF DESIGNATION REFORM AND ACT 181 ACT 250 EXEMPTIONS

1. **Approval History.** The City of Montpelier's growth center was approved with conditions in 2009. The Board reduced the size of the center in 2016 following reviews in 2010, 2011, 2014, and 2015. The boundary was finalized in 2018. The boundary was amended in 2019, most recently to add lands known as 'Sabin's Pasture.'
2. **5-Year Review Timeline.** The City's 20-year growth center designation was subject to its third 5-year check-in/review in September 2024 under Chapter 76A of Title 24. The City was notified of the review in March 2024 and submitted a timely application in June 2024, consistent with the Board's *5-Year Review Process*.
3. **Act 181's Impacts on This Review.** Effective July 1, 2024, Act 181 ended the 5-year growth center check-in requirement and the program's intake of new growth center applications (24 V.S.A. §5804(b)). Boundary expansions are amendments to an existing growth center, not a new one. Municipalities may continue to apply for all other designations until December 31, 2025 -- including the Neighborhood Development Area Designation, an add-on designation with similar benefits to a growth center.
4. **Coordination on How to Proceed After Act 181.** The Act's immediate implementation timeline created a situation where the City's application had been prepared and submitted before the Act's effective date. However, it was not scheduled for review until after the Act's effective date. DHCD and the City discussed Act 181's potential impacts, and the City requested to proceed with the review and boundary application.
5. **Act 181 Overview.** Broadly, Act 181 reshapes Act 250 jurisdiction (in the interim and long-term) as well as the State designation programs -- both of which will be based upon modernized regional plans and revised future land use maps, to be adopted before December 2026.
6. **Existing Benefits.** The *Staff Report and Draft Findings 9/23* listed all existing growth center program benefits.
7. **New Benefits.** Act 181 added benefits to several designation programs as they exist today (including the growth center): namely, interim Act 250 exemptions, detailed and mappable from a [Natural Resources Board webpage](#). Most of these relate to boosting housing development. DHCD staff understands the City was interested in this course of action to be able to access the interim Act 250 exemptions and meet the Tax Increment Finance (TIF) District Location Criteria

Presumption (24 V.S.A. §2793c(i)(1)(A) & Title 32) conferred by the Vermont Economic Progress Council (VEPC).

8. **Interim Act 250 Exemptions Are Now Available in Montpelier.** The City receives interim exemptions for housing through its existing designated downtown and growth center.
9. **Downtown Exemption.** Within the designated downtown, housing projects of any size outside the flood hazard and river corridor areas (unless suitable under ANR's infill rule) are exempt from Act 250 through July 2027.
10. **Growth Center Exemption.** Within the designated growth center, housing projects up to 75 units outside the flood hazard and river corridor areas (unless suitable under ANR's infill rule) are exempt from Act 250 through July 2027.
11. **PHP Buffer Exemption.** '[Priority housing projects](#)' of any size located on parcels up to a ½ mile around the designated growth center are exempt through January 1, 2027.
12. **Mapping.** A review of the interim exemption map illustrates the three eligible areas, which includes the country club property and other Residential 9000 Zoning District areas under consideration for inclusion. The map also shows the flood hazard and river corridor areas.



13. **TIF Interface with this Review.** Staff understands the City is interested in pursuing a TIF district for the country club extension. Designation confers a presumption of compliance for the TIF District location. However, municipal plan conformity remains a factor for VEPC, and a TIF district can be conferred without a designation.
14. **Transition of Existing Designations into Modernized Designation Framework.** Act 181 sunsets the growth center program and transfers existing designated growth centers into the modernized designation framework as 'designated neighborhoods' upon approval of the regional plan by the Land Use Review Board with no loss of existing benefits for the prior areas through 2034 (p.111 of Act). The areas eligible for neighborhood designation shall be identified on the regional plan future land use map as 'planned growth areas' and 'village areas.' This methodology will include all approved designated areas existing on December 31, 2025, unless the subject municipality requests otherwise (p.83 of Act).
15. **Review Standards.** Questions have been raised related to the standards of review for a Growth center amendment and potential discrepancies between the statute and the review of this boundary amendment application, specifically this provision of the statute's conflict with the 5-

year Review Process policy:

24 V.S.A. § 2793c(e)(4) At any time, a municipality shall be able to apply to the State Board for amendment of a designated growth center or any related conditions or other matters, according to the procedures that apply in the case of an original application.

16. 2012 Board Decision Relating to Amendment Process/Review. In March and May meetings in 2012, DHCD staff presented a *Draft Process*, and the Board considered how to review the first round of 5-year reviews required by statute. At the recommendation of the Board, staff sought input from stakeholders, including the Vermont Natural Resources Council, the Vermont League of Cities and Towns, the Preservation Trust of Vermont, and municipal planners representing the six designated growth centers. Comments were received from municipal planners, as well as a member of the Board and the Vermont Planners Association. DHCD and Natural Resources Board attorneys reviewed the comments and made additional revisions. The revised, simplified approach was submitted to the Board in May and approved a final version at that meeting.

17. 5-Year Review/Amendment Process. The 2012 process policy included this language on amendments, which has not been amended since the Board approved it.

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

18. Growth Center Findings of Fact. The Board has used stable findings of fact since the program began, applying headers derived from the *Growth Center Manual* published in March 2007. These headers appear in the annotated findings of fact across the designation's decisions and 5-year reviews, as well as the draft *Staff Report and Draft Findings of 9/23* presented to the Board for this 2024 amendment application. As a general note, the Board may consider formally approving or adopting the draft findings of fact that accompany issues before the Board in any motions related to said findings.

19. 5-Year Review Submission Requirements. The submission requirements in the *5-Year Review Process* policy referred to above include: a cover letter, comments on each finding of fact, an updated 5-year capital plan, and a map and table showing the location and quantity of permits (summarized for brevity). The City submitted these items.

20. Board Precedent. Staff has focused on administrative consistency across designations in the interest of fairness and predictability across municipalities. However, it is clear that the Downtown Board/Community Investment Boards is not bound by precedent, nor can it create a precedent, like a quasi-judicial body. It must review applications strictly according to the statutes in effect.

RECONSIDERATION OF A BOARD DECISION

Future approvals (if any) remain subject to reconsideration by the Board:

"24 V.S.A. § 2793c(e)(8) Request for reconsideration. Within 21 days of a growth center designation under subdivision (1) of this subsection, a person or entity that submitted written or oral comments to the State

Board during its consideration of the application for the designated growth center may request that the State Board reconsider the designation. Any such request for reconsideration shall identify each specific finding of the State Board for which reconsideration is requested and state the reasons why each such finding should be reconsidered. The filing of such a request shall stay the effectiveness of the designation until the State Board renders its decision on the request. On receipt of such a request, the State Board shall promptly notify the applicant municipality of the request if that municipality is not the requestor. The State Board shall convene at the earliest feasible date to consider the request and shall render its decision on the request within 90 days of the date on which the request was filed.”

Pending Reconsideration Request (if final approval is issued). A member of the public submitted a request for reconsideration on 10/7, but DHCD found this submission premature since no findings had been signed and issued. The concerns raised by Stephen Whitaker on 10/7 question the application’s consistency with the growth center statute.

In anticipation of a possible reconsideration, staff has provided an additional review of the Growth Center Amendment application requirements. This review notes potential deficiencies in the application based on the required findings of the *5-Year Review Process* Amendment Policy and additional potential deficiencies when applying the full breadth of the statute.

1. **Municipal Plan Conformity.**
2. **Growth Projections & Size Justification.** The application would need to map, analyze growth potential, and quantify the type and amount of development and land needed to support the growth center beyond what is available in the existing designations. The *9/23 Staff Report and Draft Findings* note the following: The City, in its cover letter and annotated findings, notes major municipal efforts undertaken to support housing market disruptions (COVID-19 and flooding) and notes that growth has not been what it anticipated, within or outside the growth center or in comparable communities. As a result, the City has undertaken significant reforms to its land use and development regulations and taken a more active role in development, including voter approval to purchase the former Montpelier Country Club in March 2022 to use for recreation and to develop housing. The City notes that the Country Club property “[...] will provide space for 300 to 500 new housing units. Planning for the site in 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 to Sabin’s Pasture, the abutting (and most recently added) parcel in the growth center. This will allow the owners of that parcel to more fully develop and utilize the potential of that parcel.” Fifteen years into this designation, with five remaining, and in consideration of the major disruptions in the real estate development marketplace, the state’s considerable housing need in the next 10 years, the existing rate of growth, new funding streams for housing and infrastructure, and major reforms to the designation program it is difficult for staff to determine if expansion (including both proposals) is necessary or is the appropriate size to accommodate a majority of the proposed growth within the municipality.
3. **Regional Planning Commission Involvement.** The RPC must provide written confirmation that the center conforms to the regional plan and is compatible with adjacent communities. This was not initially identified as an application requirement under the *5-year Review Process*, which previously guided staff’s program administration. The *5-year Review Process* is under consideration for this meeting.

4. **Concept Plan.** The application must include a concept plan depicting the character of streets, buildings, and public spaces with the growth center, as envisioned in the municipal plan. Initially, this was not identified as an application requirement under the *5-year Review Process*, which previously guided staff's program administration. The *5-year Review Process* is under consideration for this meeting. The City has an 'actionable concept plan' for a portion of the proposed growth center expansion. It is not known if it has been approved by the Planning Commission and/or Council to guide municipal plan amendments, regulatory amendments, or capital investments.
5. **Natural Resource Identification, Avoidance & Minimization.** The application must identify important resources and explain why resources are included, anticipated disturbances, and why disturbance cannot be avoided or minimized. The *9/23 Staff Report and Draft Findings* note the following: added areas would include substantial areas with steep slopes – a matter for local attention in development review, some areas advisory to State wetlands permitting, limited prime agricultural soils, and some rare, threatened and endangered species on the conserved lands North Branch Nature Center and the National Life Campus.
6. **Capital Program & Budget.** The application must include a capital budget adopted under Chapter 117 that includes existing and planned wastewater, water, stormwater, transportation, public space, and other necessary infrastructure to support growth. There is no evidence of capital program or budget adoption by the Planning Commission and Council, as required by Chapter 117. The *Staff Report and Draft Findings* of 9/23 note the following: The City continues to maintain a capital budget and program (although without evidence of adoption under the Chapter) for the maintenance of machinery and equipment. The program does not identify major capital projects like road reconstruction, buildings and grounds improvements/renovations, or sidewalk construction.
7. **General Infrastructure.** The application must provide evidence of adopted policies on the extension of water and wastewater lines within a defined service area to support the growth.
8. **Public Space Identification.** The application must identify planned public spaces to promote social interaction. This is more relevant for greenfield development. The 'actionable plan' includes some concepts for public recreation space.
9. **Transportation.** The application must identify existing and planned infrastructure in conformance with complete streets principles, establishing multi-modal access to downtown and supporting transit. Bylaw provisions must result in street connectivity. The *9/23 Staff Report and Draft Findings* note the following: The Country Club Road property would be served by shared use path and connection to downtown. Conceptual roadway connections north of the Winooski River are envisioned to expand the grid and transportation route choice, and subdivision regulations would guide complete street construction for this site. A potential concern is the extent to which areas within the Residential 9000 zoning district are served by existing or planned pedestrian infrastructure that enables pedestrian choice and are not characterized by development that limits transportation options, especially for pedestrians along proposed collector streets with higher volumes of traffic, connecting to transit services
10. **Historic Resources.** The application must identify and be compatible with national or state historic places and other identified resources.

STAFF RECOMMENDATION

In consideration that:

- The Board is not a quasi-judicial body able to create and be bound by precedent;
- The adopted 2012 *5-year Review Process* on amendments may conflict with the 24 V.S.A. § 2793c(e)(4) procedure on amendments;
- Act 181 of 2024 eliminated 5-year reviews for growth centers;
- Evaluation of compliance with the full governing statutes would raise new questions about the application's statutory compliance; and
- Under the *5-Year Review Process* policy standards evaluated, the current municipal plan conflicts with the application, and there is no evidence of the adoption of a capital program and budget that identifies investments to implement the 'actionable [concept] plans' for the country club site; therefore,

Staff withdraws its recommendations for approval with curative conditions and recommends that: (1) the Board remove/revoke its September 23, 2024, boundary amendment approval of the growth center; and (2) repeal the Board's *5-year Review Process*.

Additional Context on the Recommendation Unrelated to Required Findings

Without municipal plan compatibility and integrated capital planning, the development envisioned in the City's *Actionable Plan* invites avoidable friction and delay. DHCD has awarded the City of Montpelier an \$11,000 Municipal Planning Grant to support municipal plan updates in FY24, which are currently underway.

Even without an amended growth center, the City and real estate developers can currently access interim priority housing projects, downtown, and growth center Act 250 exemptions within the eligible areas (as explained above). The City can also apply for and be granted a TIF district without a designation by meeting the TIF program's requirements.

If the Board takes the staff recommendation, the City could still return to the Board with an amendment application before the December 2025 decision deadline for consideration under the existing designation (pre-modernization) framework. Approval of this motion would still require that the amendment application satisfy the statutory requirements, and staff would recommend that the City Council act to approve the application, including an updated municipal plan, the actionable concept plan for greenfield area development, a capital budget, and program that implements the actionable plan, and other required elements.

Any application work and submissions must be completed before October 2025, which is the deadline for final December action. The growth center statute requires a draft application process and a decision by the Board within 90 days of final submission. Functionally, this could mean that a draft application must be submitted by August or September 2025, at the latest.

If an amendment application, review, and decision cannot occur by December 2025, the City can work with the regional planning commission to implement its municipal plan and development goals under the modernized framework established by Act 181, which provides a pathway for modernized designation benefits and Act 250 exemption.

RECOMMENDED BOARD ACTION:

1. Repeal the 2012 5-year Review Process.

- **Recommended Motion:** A motion to repeal the *Growth Center 5-year Review Process* Policy adopted in 2012, and any amendments thereto.

2. Remove/Revoke the 9/23/24 boundary amendment approval.

- **Recommended Motion:** A motion to remove the approved growth center boundary expansion approval issued September 23, 2024.

Context of Original Motion, Approved September 23, 2024: *“approve the boundaries in proposed expansion areas 1 & 2, except proposal 2 (Zoning District: Residential 9000) parcels that do not front a street with an existing sidewalk connected to the designated downtown, authorizing the Chair to approve the final boundary, Charlie Baker indicated he would second the motion, with the additional language authorizing the Chair to sign [/] issue the written decision based on staff findings and finalize the boundary.”*



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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:

- o *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.
- o *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)*

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

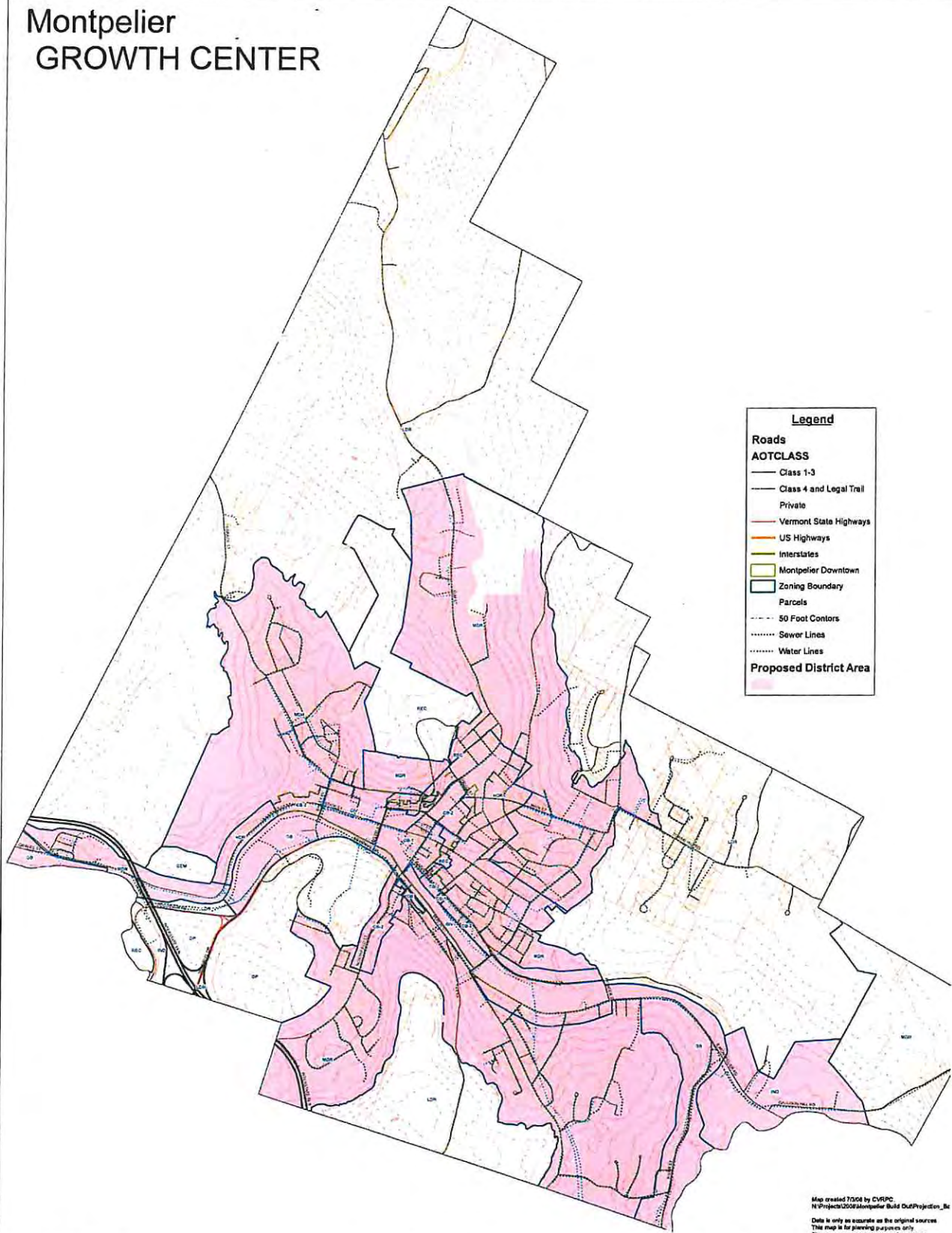
miles/5 years). Having the ability to include these neighborhoods in the Growth Center would also streamline the state permitting process under the new Tier 1A rules for Act 250. This would further direct developers to these areas and meet the planning goals of having compact settlements surrounded by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



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

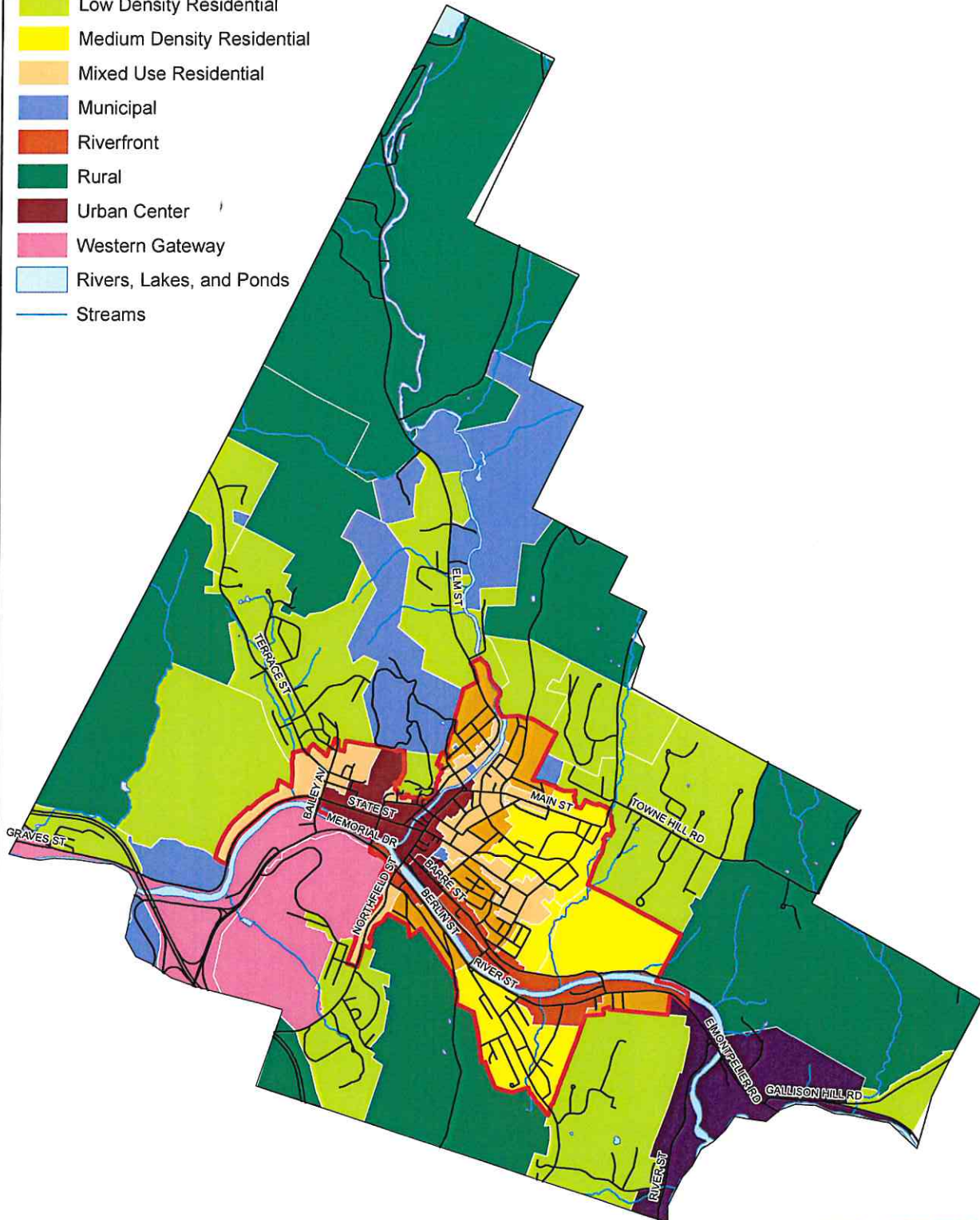
 Rural

 Urban Center

 Western Gateway

 Rivers, Lakes, and Ponds

 Streams



0 0.25 0.5 1 1.5 Miles

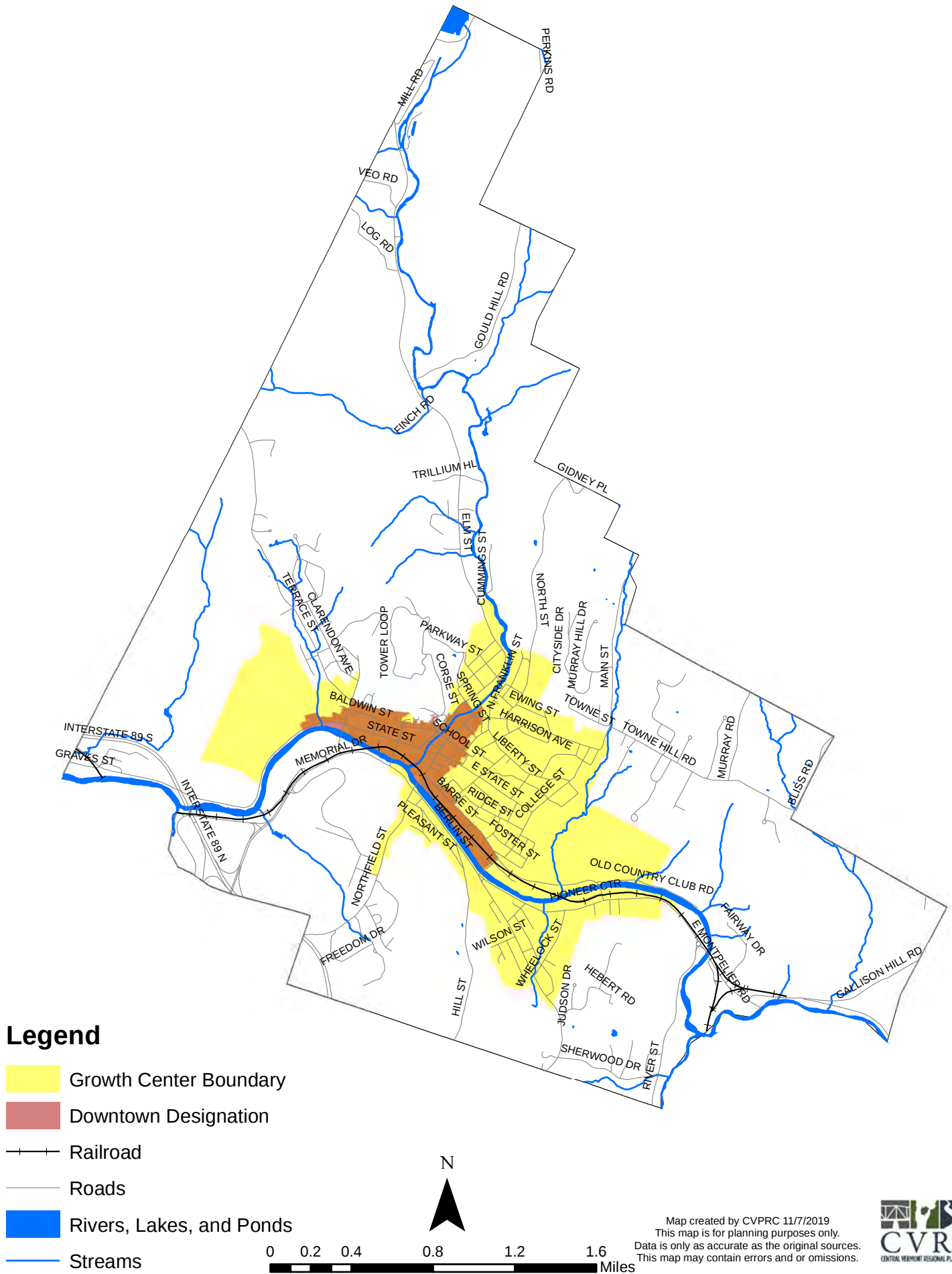
Created by CVRPC 7/7/2016

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

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Montpelier Growth Center 2019



Attachment 4 - Growth Center Proposals (2024)

Legend

Boundaries

 City Boundary

 Downtown Designation

Growth Center

 Adopted

 Proposal 1

 Proposal 2

Transportation

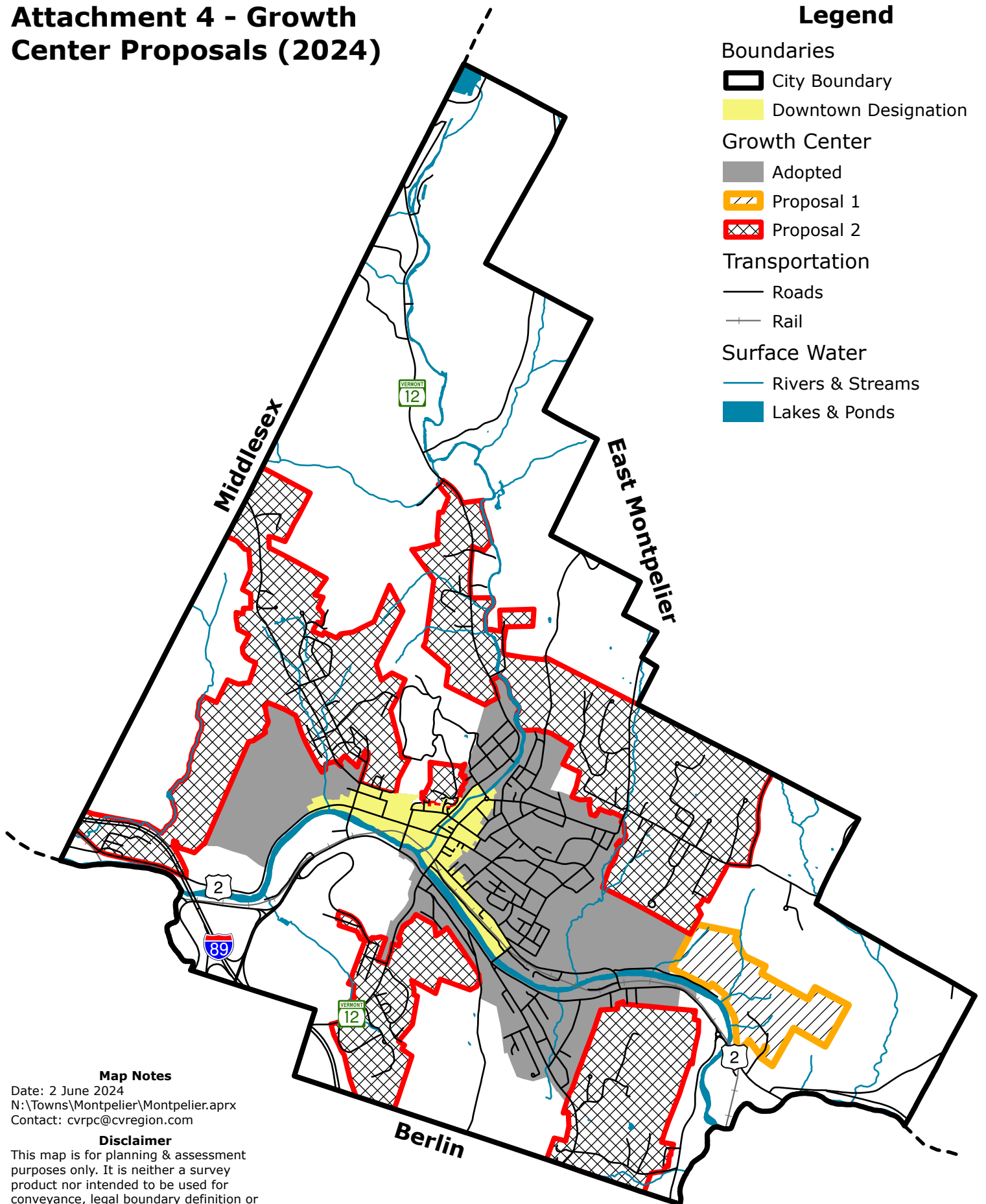
 Roads

 Rail

Surface Water

 Rivers & Streams

 Lakes & Ponds



Map Notes

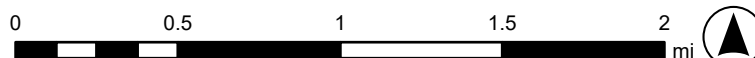
Date: 2 June 2024

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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 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)(I)(v)).

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

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

The findings remain accurate. The new GC boundary 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

				ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET
veh#	Bought	Life exp.		2019	2020	2021	2022	2023	2024	2025	2026	2027
									Potential EV?			
4x4pkup	23	4/14/18	5	35115						54500		
2x4pkup	24	7/22/14	8					32005				
4x4pkup	37	8/1/15	7							37500		
4x4pkup	26	12/16/10	5									
Impala	28	8/1/12	?									
F550	1	2020	5		79167.7						80000	
F550	3	10/13/16	5					109140				
F550	7	8/31/17	5							80000		
F550	21	8/31/21	5				85525					82000
F550	25	8/27/18	5	77032						75000		
Sidewalk	11	9/10/14	10							145000		
Sidewalk	12	2022	10					153390				
Sidewalk	13	11/8/18	10									
Sidewalk	14	6/28/23	10					58945.01				
Sidewalk	15	7/1/15	10								140000	
DumpTrk	10	9/30/05	10							12000		
PlwTrk	4	7/1/16	10									146000
PlwTrk	6	3/4/22	10				158907					
WingTrk	2	7/15/19	10		141233							
WingTrk	9	7/1/17	10	133719								
WingTrk	16	4/2/14	10							150000		
WingTrk	17	7/1/15	10								160000	
SnoBlw	19	2/16/07	15					47000		50000	10000	
SnoBlw	20	7/30/15	15									
mechswp	22	9/23/04										
Backhoe	29	3/20/17	12									
Grader	31	9/22/09	20									
Sweeper	32	4/24/14	7					243500				
Loader	34	7/7/17	15	145701								
Loader	36	6/27/13	15									
Breaker	39	4/19/05	15									30000
4Ton Tlr	53	1/10/14	20									
Roll	57	7/2/14	15									
paver	59	5/5/15	15									
Welder	72	3/20/08	20									
Chipper	78	1/8/08	10									
vactor	51	4/16/10	10	10001	118080		15000	15000		30000	15000	15000
excavator	49	4/2/19	12									
Reclaimer	88	9/19/19	15		37500	35000						
Hot box	89	9/19/19	15		36613							
Bucket	33	8/28/08	20								15000	67000
GenFund				401568	412593.7	35000	259432	658980.01	0	634000	420000	340000
2x4pkup	30	5/1/14	8					36520				
2x4pkup	43	11/20/18	8									
SUV	44	8/28/12	8						28000			
Van	41	11/19/18	6								29000	
Van	42	7/25/17	6	29273						28000		
F350	27	8/11/16	7							30000	30000	
DumpTrk	8	9/1/15	10									65000
DumpTrk	47	2/14/13	10					45000	55000			
Excavator	49	4/2/19	12	50001								
Loader	36	6/27/13	15									
W/Sewer				79274	0	0	0	81520	83000	58000	59000	65000
Vactor	51	40284	12	20001	237280	30000	30000	30000	30000	30000	30000	30000
Loader	35	1/5/17	15									
4x4pkup	45	7/7/15	7						25000			
Excavator												
Mower	77	9/02										

WWTP	22	20001	237280	30000	30000	30000	55000	30000	30000	30000
------	----	-------	--------	-------	-------	-------	-------	-------	-------	-------

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

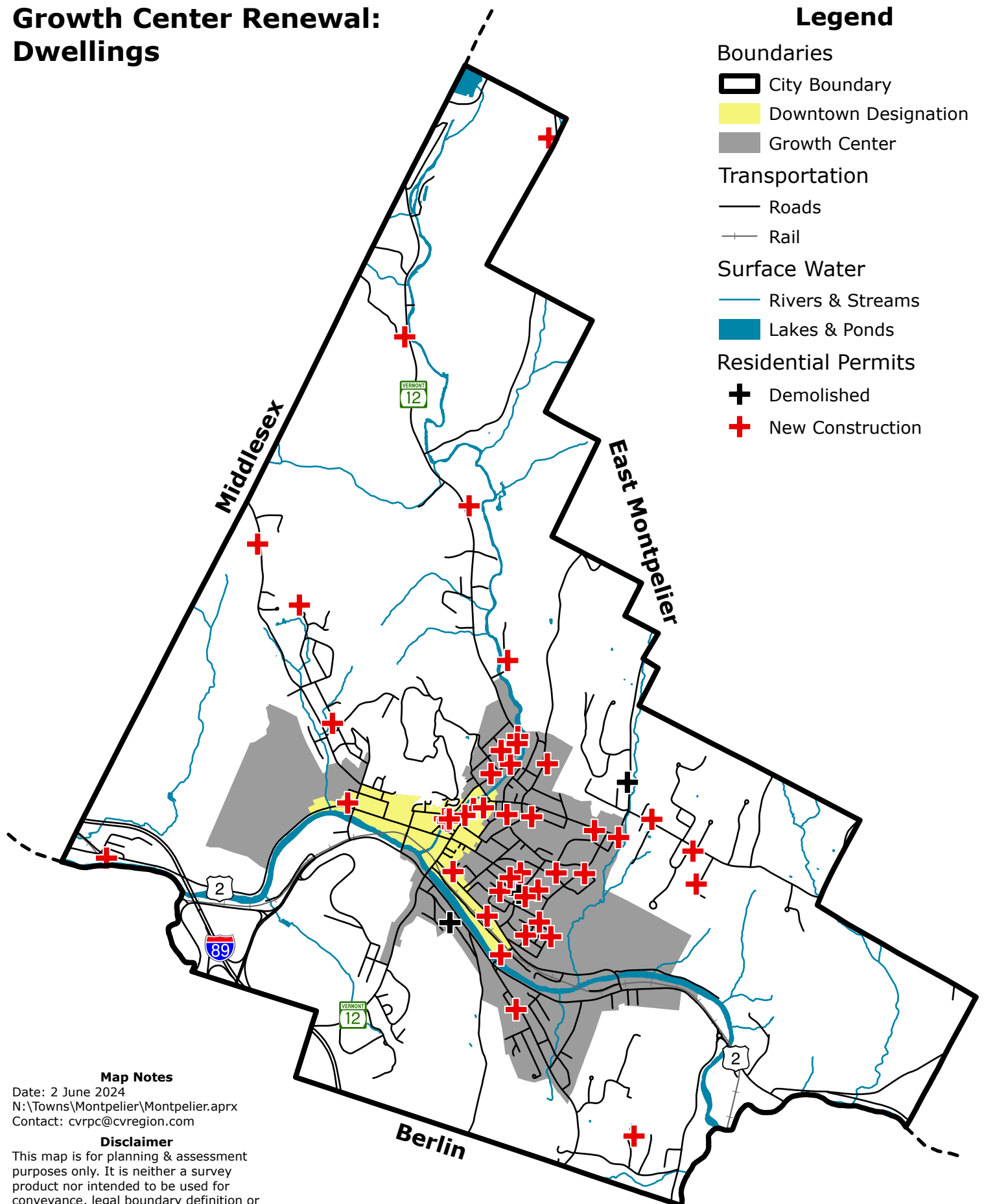
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Residential Permits

-  Demolished
-  New Construction

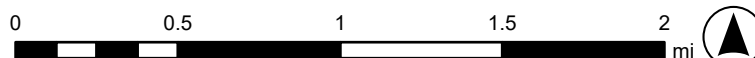


Map Notes

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

Disclaimer

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Issued Permits By Department

Page 1 of 1

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 Change use of small building from office to dwelling unit, alter parking, new exterior lighting, altering exterior stairs, siding, windows, doors and awnings.. 1 GRANITE ST, MONTEPELIER, VT 05602	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 Convert first floor to two dwelling units, replace windows and doors, entrance stairs and railings. 1 SCHOOL ST, MONTEPELIER, VT 05602	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 Convert restaurant to one dwelling unit. 41 ELM ST, MONTEPELIER, VT 05602	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 Conditional Use request to convert 4-unit dwelling to 5-unit dwelling. 10 LIBERTY ST, Montpelier, VT 05602	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 750sf accessory dwelling unit. 217 North St, Montpelier, VT 05602	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 Addition of a 4th unit to the carriage house building. 106 EAST STATE ST, Montpelier, VT 05602	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 Convert a portion of the existing office space to 3 new residential dwelling units. 38 ELM ST, Montpelier, VT 05602	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 Convert two dwelling unit property to a 3 dwelling unit property and addition of a dormer. 91 COLLEGE ST, Montpelier, VT 05602	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 Interior renovations to convert building from 5 dwelling units and 2 offices to 8 dwelling units. 146 MAIN ST, Montpelier, VT 05602	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 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
	Z-2021-0147 Change use from 2 dwelling units to 3, add 3 car carport and two decks. 241 MAIN ST, Montpelier, VT 05602	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 New single family home with detached in-law apartment above garage. 116 Towne Hill Rd, Montpelier, VT 05602	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 Construction of a new single family home. 147 Greenock Ave, Montpelier, VT 05602	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

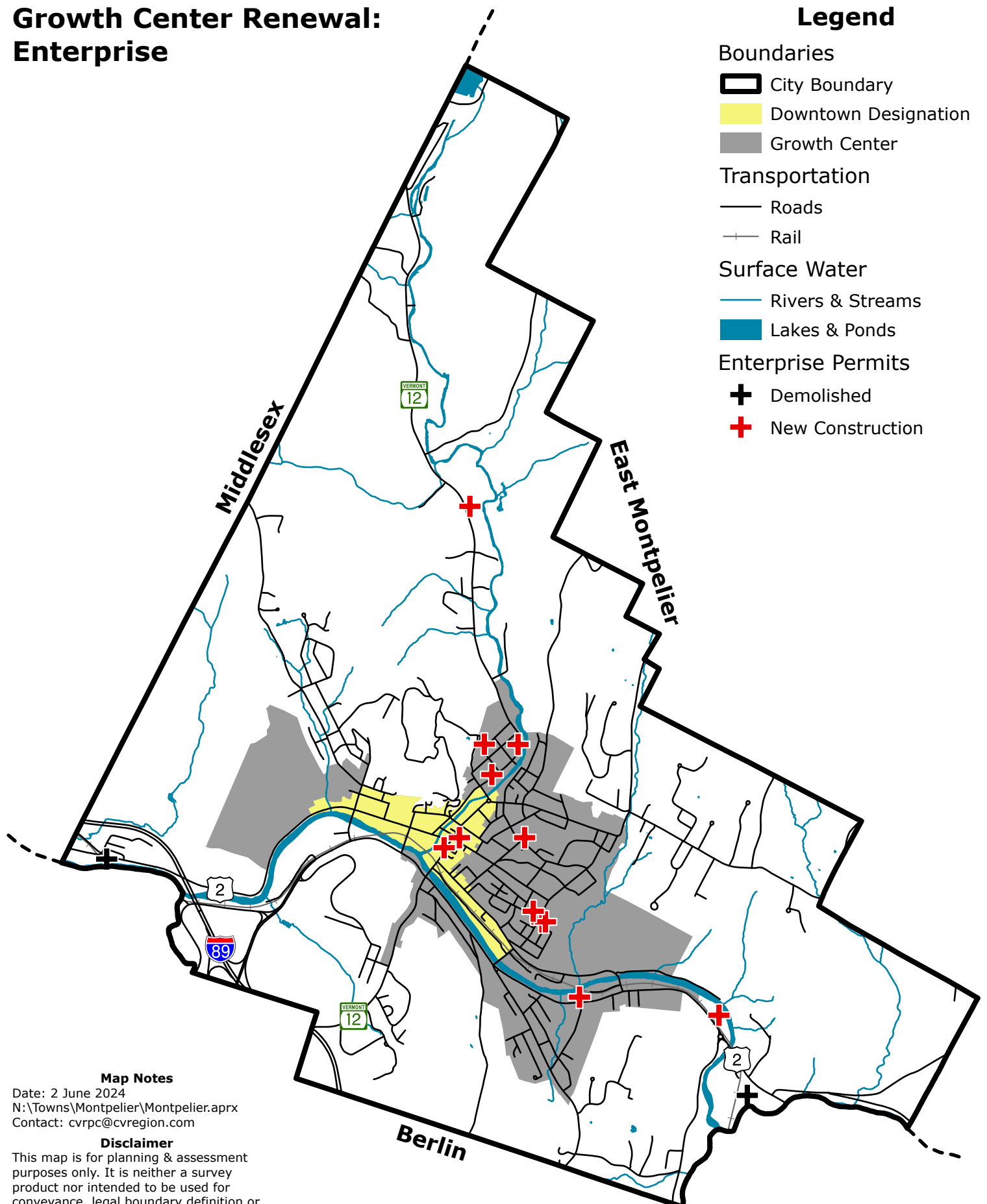
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Enterprise Permits

-  Demolished
-  New Construction

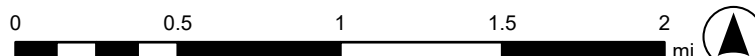


Map Notes

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

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Issued Permits By Department

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ZONING ONLY
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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

ZONING PERMIT - CONDITIONAL USE	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
	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

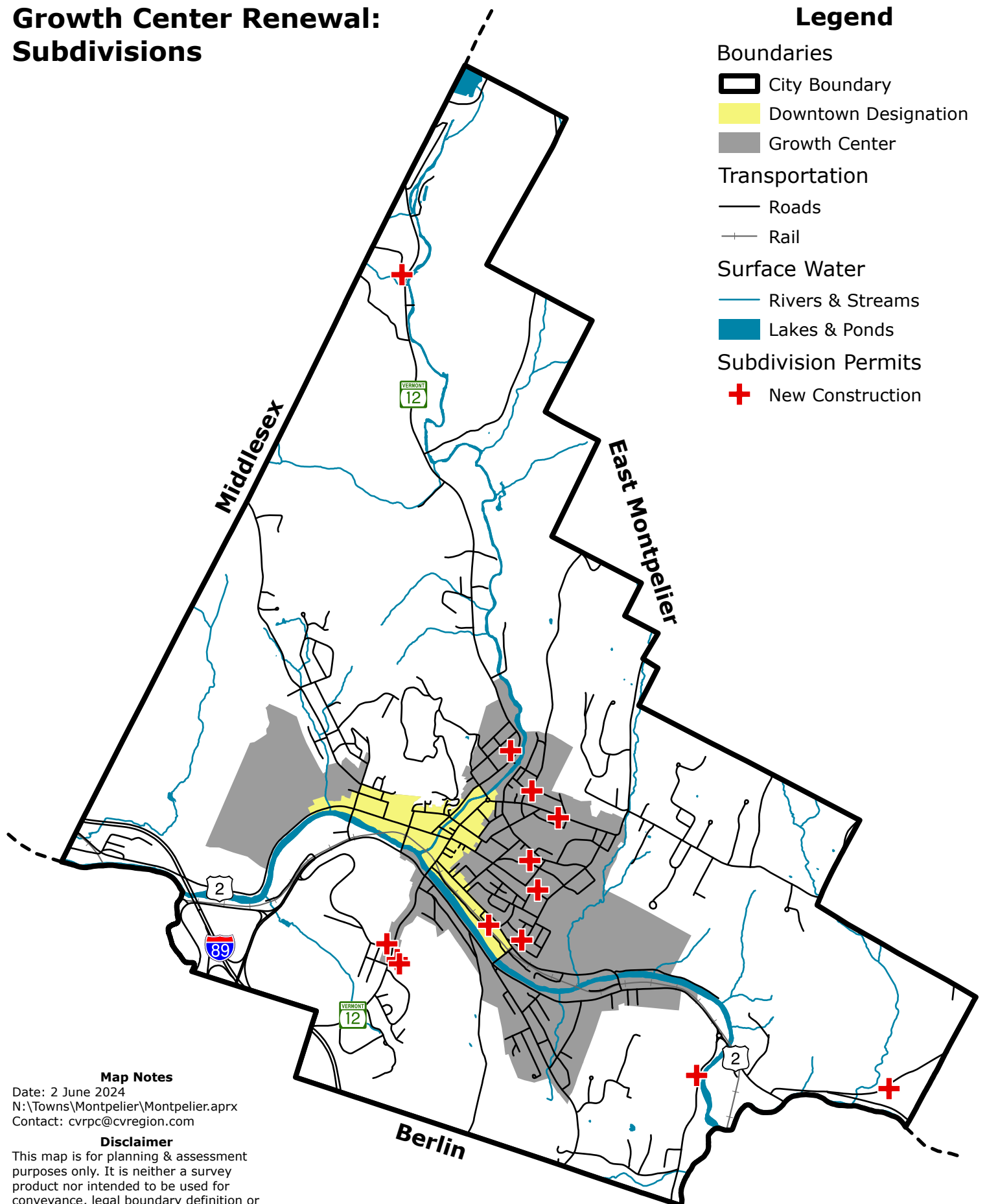
-  Roads
-  Rail

Surface Water

-  Rivers & Streams
-  Lakes & Ponds

Subdivision Permits

-  New Construction

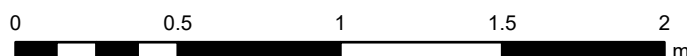


Map Notes

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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

Sidewalks in Montpelier's Residential 9000 District

This map shows sidewalks in Montpelier, Vermont's Residential 9000 zoning district, including all neighborhoods except Gallison Hill

0 0.2 0.4 0.8 Miles



Montpellier

 Sidewalk
 Montpelier Boundary
 Residential 9000

Data sources include the City of Montpelier and Vermont Center for Geographic Information (VCGI)

VCGL, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Prepared by Nicholas Gauthier
City of Montpelier Planning and Community Development
September 5th, 2024

CONCEPT A

Interpretation: Potential areas for Abenaki recognition, celebration, and education exist throughout the site and will be decided by a working group consisting of City stakeholders and Native Abenaki representatives.

Future additional neighborhood landscaping not shown.

Wetland and Stream Buffers May Be Used for Hiking/Biking/Light Recreation.

KEY

- ① Multi-Family Building
- ② Townhome Building
- ③ Recreation and Community Zone
(Recreation Uses and Potential Reuse of Existing Building TBD)
- ④ Passive Recreation / Natural Area
- ⑤ Community Garden Space (0.38 ac.)
- ⑥ Connection to Bike Path
- ⑦ Neighborhood Gathering Space

CONCEPTUAL DEVELOPMENT SUMMARY

- Multi-Family — Five Stories
 - Parking on First Level
 - 196 Units on Four Floors
 - 112 One-Bedroom Units
 - 84 Two-Bedroom Units
- Townhomes
 - 96 Units

292 Units Total

LEGEND

- Recreation Trail
- Existing Trees to Remain (Actual Locations TBD)

LAND USE SUMMARY

- Buildings: 4.9 acres
- Roads: 8.9 acres
- Neighborhood Gathering Areas: 1.3 acres
- Recreation and Community Zone: 12.0 acres
- Natural Area: 106.0 acres

NOTE:

Potential areas and space for Abenaki recognition, celebration, and education exist throughout the site and will be decided by a working group consisting of City stakeholders and Native Abenaki representatives.

Future additional neighborhood landscaping not shown.

Wetland and Stream Buffers May Be Used for Hiking/Biking/Light Recreation.

Growth Center Designation Program





Growth Center Designation Program

6 Growth Centers

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



© **Designated Growth Centers**



Growth Center Designation Program

Requirements

- ✓ Water & sewer service
- ✓ Existing or planned multi-modal transportation options, including transit
- ✓ Existing or planned mix of uses
- ✓ Existing or planned public spaces
- ✓ Existing or planned pedestrian friendly features
- ✓ Confirmed planning process
- ✓ Plan language on designation
- ✓ 20-year plan for growth with projections
- ✓ Adopted zoning & subdivision regulations & bylaw provisions that support the goals
- ✓ Non-regulatory programs that support designation
- ✓ Capital budget & program for public infrastructure; official map encouraged
- ✓ Maps showing resource and development constraints
- ✓ Maps showing existing or planned public facilities
- ✓ Justification for boundaries
- ✓ Impacts on natural resources avoided
- ✓ Compatibility with cultural and historic resources
- ✓ RPC description of regional context
- ✓ RPC confirmation on conformance with regional plan



Growth Center Designation Program

Benefits

Regulatory

- ✓ No appeal of conditional use approval based on character of the area for housing
- ✓ Act 250 Interim Exemptions (Act 181)
- ✓ Act 250 Priority Housing Project exemption
- ✓ Act 250 Limited Review & Criteria – “Downtown Findings”
- ✓ Act 250 Findings & Conclusions
- ✓ Act 250 Master Plan Permit Application for Phased Development
- ✓ Act 250 Ag. Soil Loss Mitigation Fee Reduction
- ✓ Act 250 Existing Settlement Compliance (9L)

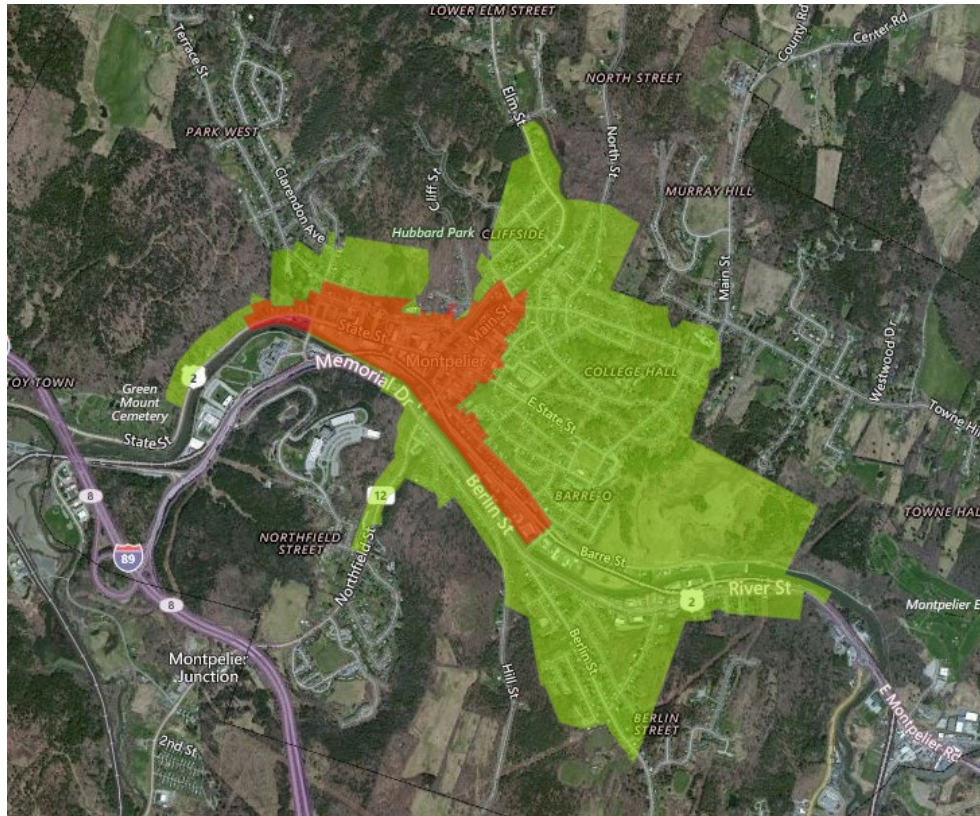
Non-Regulatory Granting & Funding Priority

- ✓ TIF Location Criteria
- ✓ Municipal Planning Grants
- ✓ Bike/Ped & Transportation Alternatives Grants
- ✓ Property Assessment Fund for Brownfields/Contaminated Sites
- ✓ Community Development Block Grants
- ✓ ANR Wastewater
- ✓ State Affordable Housing
- ✓ Locating State Buildings



Growth Center Designation Program

Montpelier Review & Approval History



2009 – Approval w/Conditions

2010 – Update to Board

2011 – Update to Board

2014 -- 5-year Review

2015 – Update to Board

2016 – Boundary Change

2018 – Update to Board

2019 – Boundary Change

2024 – Proposed Boundary

Designated Downtown

Present Designated Growth Center



Growth Center Designation Program

Act 181 - Impact on 5-Year Review

Act 181 eliminated the requirement for renewals and check-ins as of July 1, 2024.

Although the City prepared 5-year review materials with their submission prior to the enactment of Act 181, this review only addresses the boundary amendment.

Interested members of the Board can view the 5-year progress in the City's submission.



Montpelier Growth Center

Boundary Amendment

Complete Submission. All Requirements Met.

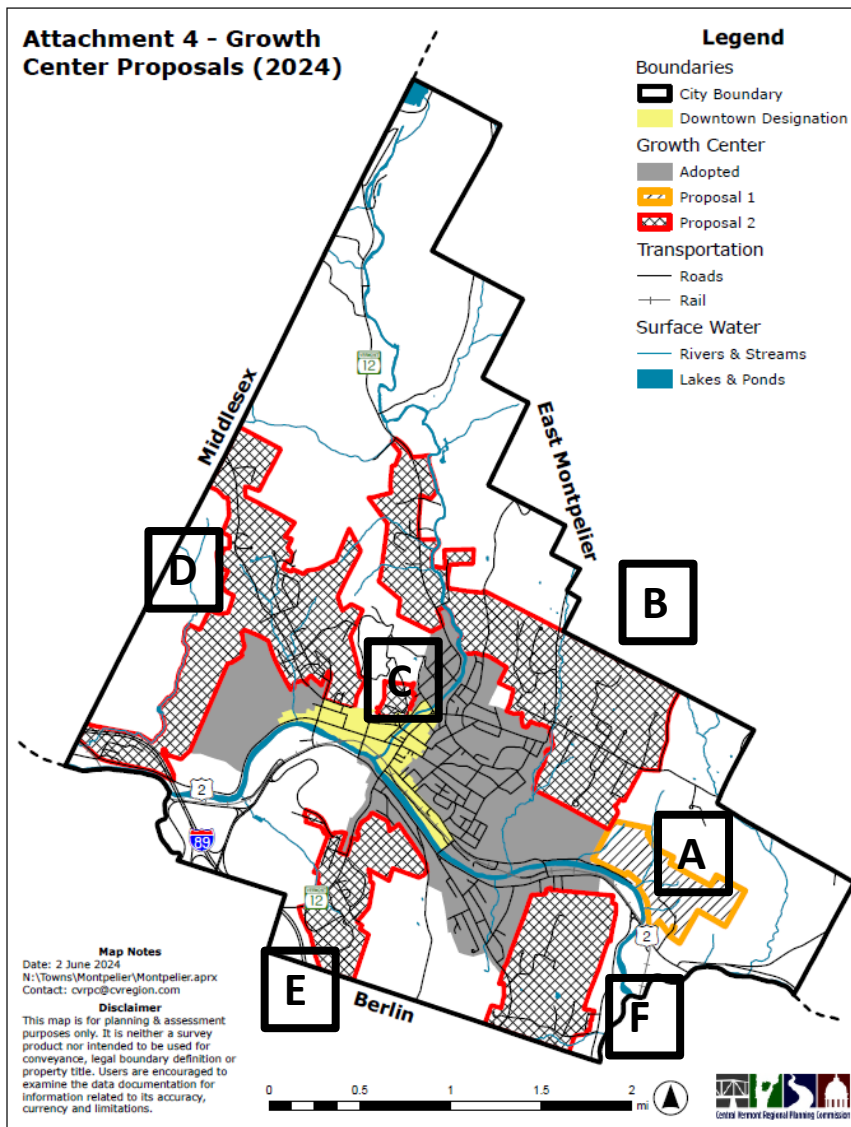
- Cover Letter/Memo
- Boundary Map
- Proposed Boundary Amendment Map
- Annotated Findings of Fact
- Capital Improvement Program

- Municipal Plan (confirmed & approved by RPC)
- Downtown Designation (valid through 2031)
- No Outstanding Conditions
- Notice Issued
- Staff Report & Draft Findings (for boundary change)



Montpelier Growth Center

Proposed Boundary Amendment



The City has proposed two options for the Board.

DHCD staff has labeled the proposed extensions by letter in case there is discussion about particular areas.

Proposal 1 is area A.

Proposal 2 includes letters B-F.



Montpelier Growth Center

Key Findings

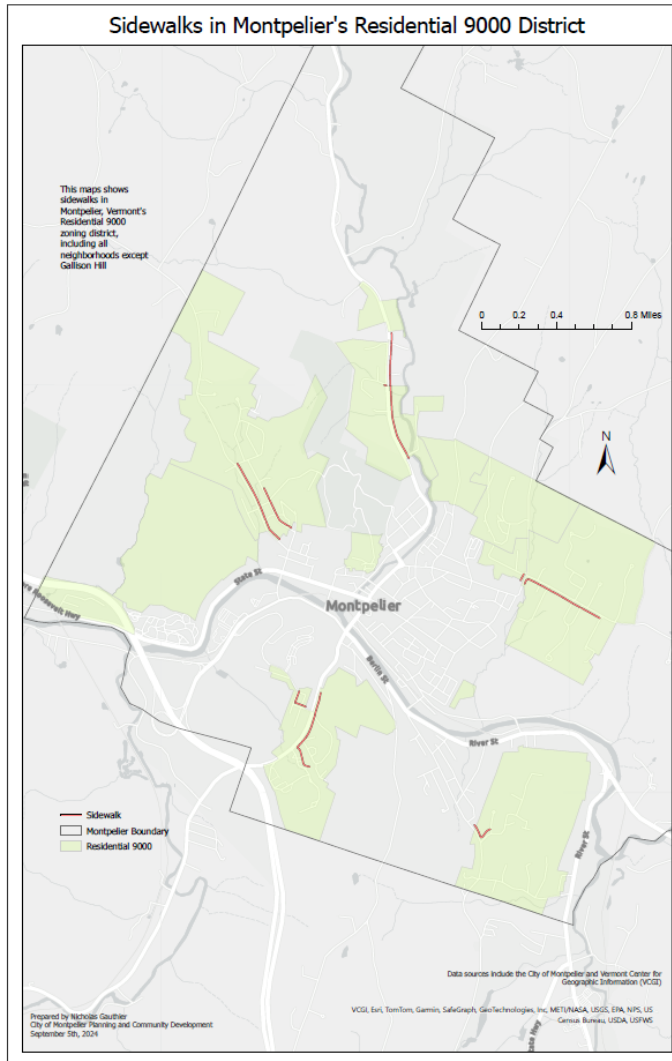
Written findings are linked in the Board's packet.

- ✓ **Findings principally met and remain valid, more clearly for proposal 1.**
- ✓ **Staff recommends approving proposal 2 areas served by existing sidewalks, excluding other areas until additional capital programming and budgeting and regulatory work for sidewalks is done.**



Montpelier Growth Center

Proposal 2 Areas Served by Sidewalks





Montpelier Growth Center

Completed Plans & Bylaws (2019-2024)

- Montpelier Master Plan 2017
<https://www.montpeliervt.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)



Montpelier Growth Center

Public Projects

- Continuation of Rehab of Another Way Drop in Day Shelter for the Homeless
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- School Street reconstruction (beginning construction)

Private Projects

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



Figure 1: Preferred Concept Plan—Concept A



NOTE: Plan for illustrative purposes only. This concept plan is a vision for the goals articulated in the Actionable Master Plan, June 2023. The exact layout, density, and lane planning is subject to change as the plans evolve with a development partner or partners.





Montpelier Growth Center

Decision & Motion

Staff Recommended Motion

Approve the boundaries in proposed expansion areas 1 and 2, except proposal 2 (Zoning District: Residential 9000) parcels that do not front a street with an existing sidewalk connected to the designated downtown, authorizing the Chair to approve the final boundary.

VERMONT COMMUNITY INVESTMENT BOARD
City of Montpelier Growth Center
Boundary Amendment
Staff Report & Draft Findings

OVERVIEW

Application Summary. The City of Montpelier comes before the Vermont Community Investment Board (formerly ‘Downtown Board’) to request approval of an amendment to the existing growth center boundary. The City presents two boundary proposals. One proposal would add the ‘Country Club Road property’. The second proposal would additionally include the properties in the ‘Residential 9000 district’.

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

- **Funding & Technical Assistance**
 - ANR State Wastewater Management Funding Priority (24 V.S.A §2793c(i)(3)(A)(i))
 - Brownfields Remediation Priority (24 V.S.A §2793c(i)(3)(A)(ii))
 - Community Development Block Grant Priority (24 V.S.A §2793c(i)(3)(A)(iii))
 - Buildings and General Services State Office Buildings Priority (*when downtown or village is not feasible*) (24 V.S.A §2793c(i)(3)(B))
 - Transportation Enhancement Improvement Priority (24 V.S.A §2793c(i)(4)(B))
 - State Housing Renovation & Affordable Housing Construction Assistance Programs (24 V.S.A §2793c(i)(4)(C))
 - Vermont Economic Development Association Incentives (24 V.S.A. §2793c(i)(B))
 - Other Technical, Financial Benefits Made Available by State or Rule (24 V.S.A §2793c(i)(3)(A)(iv))
 - Department of Housing & Community Development Municipal Planning Grant Priority
 - Agency of Transportation Bicycle and Pedestrian Grants Priority
 - Northern Border Regional Commission Grants Priority
- **Tax Increment Financing**
 - Tax Increment Finance District Location Criteria Presumption (24 V.S.A. §2793c(i)(1)(A) & Title 32) through the Vermont Economic Progress Council
- **Act 250**
 - Act 250 Interim Permit Exemption up to 75 dwelling units under Sec. 31 & 32 of Act 181 of 2024
 - Act 250 Permit Exemption for “Priority Housing Projects” (10 V.S.A. §6081(p)(2)) and under the interim exemptions under Sec. 24 of Act 181

- Act 250 Criteria Findings and Conclusions for Growth Center (24 V.S.A. §2793c.(f) & 10 V.S.A. §6086(a))
- Act 250 Resource Impact Mitigation as Alternative to Denial (24 V.S.A. §2793c.(g))
- Act 250 Master Plan Permit Application (24 V.S.A §2793c(i)(5)(A-B) & 10 V.S.A. 6086(a))
- Act 250 Presumption of Existing Settlement Criterion Compliance (10 V.S.A. § 6001(16)(a)(i) & 10 V.S.A. §6086(a)(9)(L))
- Act 250 Reduced Mitigation Fee for Loss of Primary Agricultural Soils (10 V.S.A. §6093(a)(1))
- Act 250 Transportation Impact Fee Adjustment (10 V.S.A. § 6106 (b)(6))
- **Local Appeals**
 - No Municipal Conditional Use Decisions Appeal on Character of the Area for Housing (24 V.S.A. 4471(e))

Staff Review. Jacob Hemmerick, Planning & Policy Manager, herein referred to as staff, reviewed the application and materials and submitted this analysis for the Community Investment Board. This draft was last revised September 13, 2024. Department staff has no known direct or indirect conflicts of interest with the applicant or affected landowners to disclose.

Board Question. *Shall the Community Investment Board approve a motion to amend the Montpelier Growth Center boundaries and authorize the Chair to sign the findings?*

Procedure. The Board holds the authority to reframe the motion, split consideration of proposed area 1 and 2 (or other questions), and apply exclusions or conditions.

Staff Recommendation. Approve the boundaries in proposed expansion areas 1 and 2, except proposal 2 (Zoning District: Residential 9000) parcels that do not front a street with an existing sidewalk connected to the designated downtown, authorizing the Chair to approve the final boundary.

APPLICATION INFORMATION

Applicant. The City of Montpelier.

Application. This matter comes before the Vermont Community Investment Board for a 5-year review and an amendment to the existing growth center boundaries. The report and application, and the associated materials, are complete and maintained by the Department of Housing & Community Development (DHCD) in the application file and available for public inspection.

Applicant Notice. In March of 2024, DHCD notified the City of its upcoming state designated growth center five-year review.

Submission. The 5-year check-in submission and boundary amendment application was received by the DHCD in June of 2024. Act 181 of the same year eliminated the requirement for renewals and check-ins as of July 1, 2024 – and re-shaped the future of state designation, Act 250, and regional planning framework. There was some communication between DHCD and the City on whether to proceed with the boundary amendment, given the recent interim exemptions, and the City opted to proceed with the boundary application. Although the City prepared 5-year review materials with their

submission prior to the enactment of Act 181, this review is limited to the boundary amendment; however, interested people can view that 5-year progress in the City's submission.

NOTICE

Notice of Meeting. Notice of the hearing was issued to named parties by the Department in August 2024 and posted on the program page.

Meeting. The application was considered by the Community Investment Board at its regular meeting on September 23, 2024 at 1 National Life Drive, Davis Building, 6th Floor, Montpelier, Vermont 05620 in the Calvin Coolidge Conference Room. Online access was available.

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

APPLICATION MATERIALS

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

1. Cover Letter
2. Growth Center Map 2009
3. Growth Center Boundary Map 2016
4. Growth Center Map 2019
5. Growth Center Proposal 2924
6. Annotated Findings of Fact
7. Capital Improvement Program FY25
8. Development Summaries
9. Development Maps
10. Links to Reports & Projects Related to the Growth Center
11. Projects & Plans Related to Growth Center
12. Existing sidewalk map (follow-up addition)

Planning Director Mike Miller's well-organized submission is appreciated.

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

13. Staff Presentation
14. Draft Findings

AUTHORITY

Board Charge & Authority. The question above comes before the Board pursuant to [24 V.S.A. 2793c\(e\)](#).

DESIGNATION HISTORY

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

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

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

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

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

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

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

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

2019 5-year Review & Boundary Amendment. The Downtown Board found and concluded that an amendment to the Montpelier Growth Center boundary met the standards in effect and that the overall Growth Center continued to meet the standards for designation in effect at the time it was originally designated. This added the area known as Sabins Pasture.

FINDINGS ON BOUNDARY AMENDMENT APPLICATION

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

Applicable Standards of Review for Boundary Amendment. 24 V.S.A. 2793c(e)(4) states:

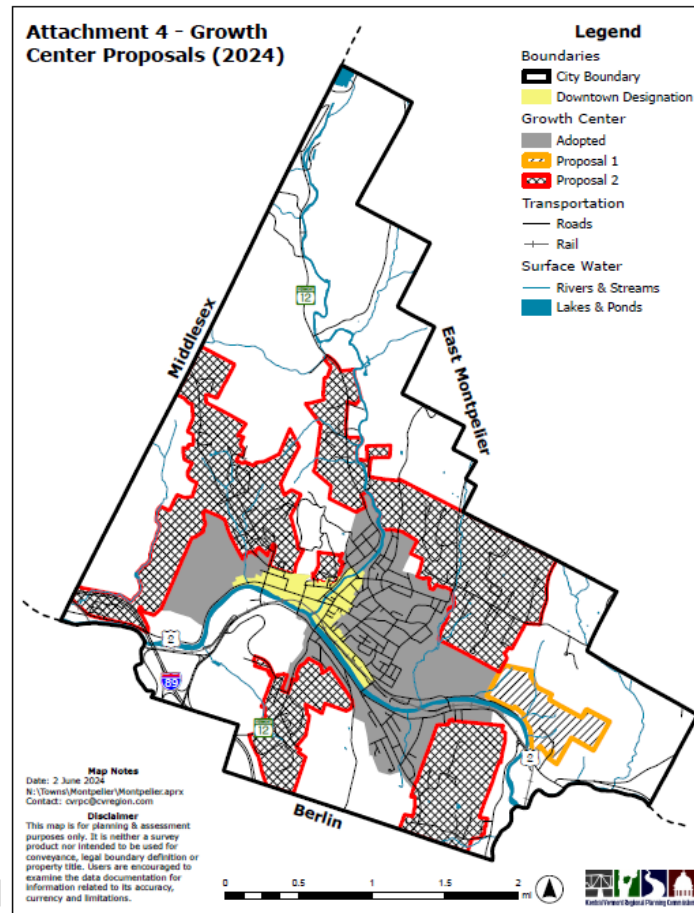
At any time, a municipality shall be able to apply to the State Board for amendment of a designated growth center or any related conditions or other matters, according to the procedures that apply in the case of an original application.

The Board has also adopted additional policy on amendments ([5-Year Review Process Policy](#)). This policy states:

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

The 5-year check-in submission and boundary amendment application was received by the DHCD in June of 2024. Act 181 of the same year eliminated the requirement for renewals and check-ins as of July 1, 2024 – and re-shaped the future of state designation, Act 250, and regional planning framework. Although the City prepared 5-year review materials with their submission prior to the enactment of Act 181, this review is limited to the boundary amendment. Only those findings materially affected by the proposal are evaluated below.

Boundary Amendment Proposal. The City requests approval of an amendment to the existing growth center boundary. The City presents two proposed boundaries. One proposal would add the 'Country Club Road property'. The second proposal would additionally add the properties in the 'Residential 9000 district'. These areas are mapped in 'attachment 4' of the City's submission, shown below.



The Montpelier Municipal 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. The most recent regulations are available here: <https://www.montpelier-vt.org/833/Zoning-Subdivision-Regulations>.

Proposal 1: The City reports that the Country Club Road property measures 135 acres, most of which is wooded with 40 acres of open land suitable for development. 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.

Proposal 2: The addition of Residential 9000 district would more than double the size of the growth center to include recently upzoned areas served by municipal water and sewer. At the base density, the district allows for 4 units per acre with minimum lot sizes of 9,000 square feet, and any parcel 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.

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

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)).

Although the City has not seen and does not anticipate the rate of growth anticipated in 2009, the proposal does not materially change this finding. The City notes that this would add additional lands for flood-safe development (out of the floodplain). The floodplain overlays significant portions of the designated downtown. Although regulated flood hazard inundation areas are not necessarily a development prohibition, associated regulations create limitations and may add costs affecting project feasibility and buildout possibilities.

Size & Configuration of Growth Center

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

The City, in its cover letter and annotated findings, notes major municipal efforts undertaken to support major housing market disruptions (COVID-19 and floods) and notes that growth has not been what it anticipated, within or outside the growth center or in comparable communities. As a result, the City has undertaken significant reforms to its land use and development regulations and taken a more active role in development, including voting in favor of purchasing the former Montpelier Country Club in March 2022 to use for recreation and to develop housing.

The City notes that the Country Club property “[...] will provide space for 300 to 500 new housing units. Planning for the site in 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 (and most recently added) 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.”

Fifteen years into this designation, with five remaining, and in consideration of the major disruptions in the real estate development marketplace, the state’s considerable housing need in the next 10 years, the existing rate of growth, new funding streams for housing and infrastructure, and major reforms to the designation program it is difficult for staff to determine if expansion (including both proposals) is necessary or is the appropriate size to accommodate a majority of the proposed growth within the municipality.

Proposal 1

It is clear to staff, however, that inclusion of the Country Club Road property to support infill would enable efficient development patterns adjacent to existing settlement served by infrastructure adjacent to existing infrastructure in a manner consistent with state goals underlying the rationale for this designation- - and complement the Board's most recent growth center boundary amendment to add Sabin's pasture for adjacent and connected greenfield development now served by a bike path.

Proposal 2

Staff further finds that *portions* of the newly upzoned Residential 9000 district containing existing infrastructure and development and suitable for infill is suitable and supports the program's goal to accommodate a majority of the of the projected growth. The areas suitable are addressed by the findings below.

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 addition of the proposed areas would enable development connected to municipal infrastructure adjacent to existing settlement.

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

The proposed boundary and enabling regulations continue to accommodate growth in a connected, compact, non-linear settlement pattern.

Appropriateness of Growth Center

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

The downtown designation is valid through August 2031. The growth center would continue to support and reinforce the existing downtown by including the Country Club Road property's greenfield areas that could potentially be developed as a connected and reasonably dense residential neighborhood, as well as additional infill in Residential 9000 areas. The downtown anchors and continues to be central to the growth center.

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

The growth center would continue to support a compact-mixed-use center at appropriate scale.

Development Pattern

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

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

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

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

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

The proposal does not materially change these findings. Recent amendments to the City's regulations bring the City's zoning in greater concert with these goals.

Diversity of Development

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

The proposal does not materially change this finding. Recent amendments to the City's regulations bring the City's zoning in greater concert with these goals.

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

The proposal does not materially change this finding.

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

The addition of the Country Club Road property would support the City's planning to provide housing the meets diverse needs. The area is zoned for a variety of residential

uses. Approval of growth center would remove the “character of the area” conditional use criterion as an appealable matter at the Country Club property (24 V.S.A. §4471(e) & 24 V.S.A. §4414(3)).

Capital Budget and Program

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

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

The City continues to maintain a capital budget and programming for the maintenance of machinery and equipment. The program does not identify major capital projects like road re-construction, buildings and grounds improvements/renovations, or sidewalk construction. Updates to the capital budget and program for areas of Proposal 2 not recommended for approval at this time, would help justify the expansion sought.

For the water/wastewater enterprises, the City notes in its application:

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.

A primary concern is the areas to be designated in the Residential 9000 lacking transportation choice, especially sidewalks. Although the city has done extensive bike/ped planning, no sidewalk investments or regulatory requirements for sidewalks are in place currently. Additional investment and regulatory work would support the full expansion. This is addressed further in the transportation finding, below.

Public Spaces

The proposed growth center incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings (e.g., post office, municipal offices),

community gardens, and other formal and informal places to gather (24 V.S.A. § 2791(12)(B)(iii)).

The proposal does not materially change this finding. Recreational amenities are noted in the city's concept planning for the Country Club Road Property, and the city is generally well-served by dispersed recreational assets, such as Hubbard Park, the bike path and other facilities.

Spatial Pattern

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

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

The proposal does not materially change these finding. The Growth Center remains organized around a downtown center of regional significance.

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)).

The County Club Road property proposal (proposal 1) does not materially change this finding. The Country Club Road property would be served be shared use path and connection to downtown. Conceptual roadway connections north of the Winooski River are envisioned to expand the grid and transportation route choice, and subdivision regulations would guide complete street construction for this site.

A potential concern is the extent to which areas within the Residential 9000 zoning district (proposal 2) are served by existing or planned pedestrian infrastructure that enables pedestrian choice and are not characterized by development that limits transportation options, especially for pedestrians along proposed collector streets with higher volumes of traffic, connecting to transit services. The existing sidewalk network in areas 2 is shown here:

existing sidewalk connected to the designated downtown, authorizing the Chair to approve the final boundary. This modified proposal 2 would ensure a settlement pattern that is not limiting of transportation options, especially pedestrians – and would reasonably accommodate a majority of the projected growth. To finalize the boundaries, staff recommends that the Board grant the authority to Chair to sign off on the revised boundary.

Natural and Historic Resources

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

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

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

The proposal does not materially change these findings.

Agriculture

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

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

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

Added areas would include substantial areas with steep slopes – a matter for local attention in development review, some areas advisory to State wetlands permitting, limited prime agricultural soils, and some rare, threatened and endangered species on the conserved lands North Branch Nature Center and the National Life Campus. The proposal does not materially change these findings.

Planning Process

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

According to the Central Vermont Regional Planning Commission's annual filing of municipal planning status to the Department, the City's plan is valid through December 20, 2025, the City's planning process and plan was confirmed and approved by the Region on April 10, 2018. The City has a Planning Commission/Development Review Board Structure, has not adopted local Act 250 review, has not adopted on-the-record review or the Municipal Administrative Procedures Act, has adopted a capital budget, and is part of the National Flood Insurance Program.

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

The proposal does not materially change this finding.

DECISION

The Vermont Community Investment Board finds and concludes that an amendment to the Montpelier Growth Center boundary meets the standards in effect, approving the boundaries in proposed expansion areas 1 and 2, except proposal 2 (Zoning District: Residential 9000) parcels that do not front a street with an existing sidewalk connected to the designated downtown, authorizing the Chair to approve the final boundary.

Written decision signed and dated at Montpelier Vermont, this **23rd day of September 2024**.

Alex Farrell, Vermont Community Investment Board Chair

Commissioner, Department of Housing & Community Development

/jmh

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

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

Growth Center Designation

5-YEAR REVIEW PROCESS

May 21, 2012

Statutory Language - 24 V.S.A. § 2793c(e)

(4) Except as otherwise provided in this section, growth center designation shall extend for a period of 20 years. The state board shall review a growth center designation no less frequently than every five years, after providing notice as required in the case of a proposed municipal plan or amendment under subsection 4384(e) of this title, and after providing an opportunity for the public to be heard. For each applicant, the state board may adjust the schedule of review under this subsection so as to coincide with the review of the related and underlying designation of a downtown, village center, or new town center. If, at the time of the review, the state board determines that the growth center no longer meets the standards for designation in effect at the time the growth center initially was designated, it may take any of the following actions:

- (A) require corrective action;*
- (B) provide technical assistance through the coordinated assistance program; or*
- (C) remove the growth center's designation, with that removal not affecting any of the growth center's previously awarded benefits.*

(5) At any time a municipality shall be able to apply to the state board for amendment of a designated growth center or any related conditions or other matters, according to the procedures that apply in the case of an original application.

See also, id. § 2793c(e)(2) (“In addition, the growth center designation may be modified, suspended, or revoked if the applicant fails to achieve the required regulatory changes within a specified period of time.”).

Overview

Statute requires that the Vermont Downtown Board review designated growth centers at least once every five years to determine whether the growth center continues to meet the standards that were in effect at time of designation. Review will focus on any changes that may have occurred over past five years that may affect the findings of fact in the Designation Decision and any compliance with designation conditions, if applicable.

While not addressed in statute, the review process also offers the Board an opportunity to obtain data on the designated growth centers for reporting purposes, to learn about the issues facing growth centers in Vermont and to engage in a dialog with the designated municipalities about implementing growth center plans.

Process for Conducting the 5-Year Review

1. Department of Economic, Housing and Community Development (DEHCD) Community Planning and Revitalization staff notifies the planner and the legislative body of a municipality with a designated growth center at least six months before the fifth anniversary of the designation approval. Staff will provide the municipality with:
 - a. A document describing the Board process for the 5-year Growth Center review
 - b. A copy of the Growth Center Designation Decision
 - c. Minutes of any post-designation review by the Downtown Board, if applicable.

2. In order for the Board to make a decision on whether further action is required, the designated municipality will be asked to email the following information to DEHCD in PDF format, 40 days before the date the Board is scheduled to conduct the 5-year review.
 - a. A cover letter providing an overview of changes in the growth center over the past 5 years with either certification from the municipal executive that any conditions of approval have been met or an explanation of why they have not yet been met.
 - b. Comments on each of the Findings of Fact in the Designation Decision, noting any circumstances that have changed.
 - c. Map and table showing the location and number of permits for new development* (and subdivision) since designation, depicting new development:
 - i. outside the growth center,
 - ii. inside the growth center but outside the designated downtown/village center
 - iii. inside the designated downtown/village center, and
 - iv. total number of development permits in the town and growth center and percentage located within the growth center.

*New development should be categorized as: dwelling units, enterprises, structures, and subdivisions, understanding that there will be some overlap between these categories. Permits for additions and improvements like outdoor walls and ponds that are not living or working space, or do not result in residential or employment capacity, should not be included.
3. Staff will issue notice of the Downtown Board hearing at which the 5-year review will take place. Required notice under 24 V.S.A. 4384(e) involves at a minimum:

(e) At least 30 days prior to the first hearing, a copy of the proposed plan or amendment and the written report shall be delivered with proof of receipt, or mailed by certified mail, return receipt requested, to each of the following:

 - (1) the chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that municipality;*
 - (2) the executive director of the regional planning commission of the area in which the municipality is located;*
 - (3) the department of housing and community affairs within the agency of commerce and community development; and*
 - (4) business, conservation, low income advocacy and other community or interest groups or organizations that have requested notice in writing prior to the date the hearing is warned.*

Any of the foregoing bodies, or their representatives, may thereafter submit comments on the proposed plan or amendment to the <planning commission>, and may appear and be heard in any further proceeding with respect to the adoption of the proposed plan or amendment. The <planning commission> shall demonstrate that it has solicited comment from planning commissions of abutting municipalities and from the regional planning commission with respect to the compatibility of their respective plans with its own plan.
4. Staff will post any information submitted by the municipality online and issue a short report to the Board providing context for the review, with copies to the municipality and posted online.
5. At the Downtown Board Hearing, the municipality will have the option of giving a short presentation on the changes that have taken place in the past 5 years that affect the growth center designation decision.

6. The Board will discuss and decide whether or not any further action is required. If a majority of the Board determines that the growth center no longer meets the standards for designation in effect at the time the growth center initially was designated, it may take any of the following actions:

- (A) require corrective action, including conditions to ensure compliance with applicable standards;

- (B) provide technical assistance through the coordinated assistance program; or

- (C) remove the growth center's designation, with that removal not affecting any of the growth center's previously awarded benefits.

- (D) if the applicant has failed to comply with a condition requiring regulatory changes, the Board may modify, suspend or revoke designation.

The designation shall remain in effect if no action is taken or if a majority of the Board determines that the growth center continues to meet the applicable standards.

Amendments

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

Growth Center Designation

5-Year Review Process

Overview

The Vermont Downtown Board reviews designated Growth Centers at least once every five years to determine whether the Growth Center continues to meet the standards that were in effect at the time of designation. (See [24 V.S.A. § 2793c \(e\)](#).) Review will focus on any changes that may have occurred over the past five years that may affect the findings of fact in the Designation Decision and any compliance with designation conditions, if applicable.

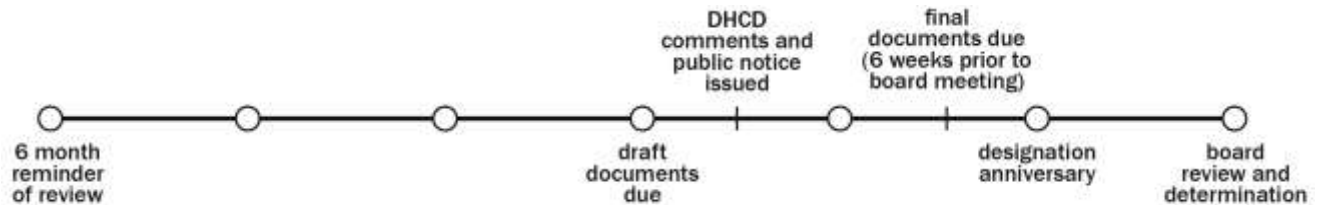
This review process also offers the Board an opportunity to obtain data on the designated Growth Centers for reporting purposes, to learn about the issues facing growth centers in Vermont and to engage in a dialog with the designated municipalities about implementing growth center plans.

Process for Conducting the 5-Year Review

1. Department of Housing and Community Development (DHCD) Community Planning and Revitalization staff notifies the planner and the legislative body of a municipality with a designated Growth Center at least six months before the 5th, 10th and 15th anniversaries of the designation approval. Staff will provide the municipality with:
 - a. a document describing the Board process for the 5-year Growth Center review,
 - b. a copy of the Growth Center Designation Decision, and
 - c. minutes of any post-designation review by the Downtown Board, if applicable.
2. The designated municipality must submit via email, an electronic copy of the draft review materials (see checklist below) three months prior to the Board hearing date. DHCD will email written comments two weeks after the draft is received, outlining any concerns or issues.
3. DHCD will issue email notice of the Downtown Board hearing at which the 5-year review will take place. Required notice under 24 V.S.A. 4384(e) involves notification of at least:
 1. The chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that municipality;
 2. The executive director of the regional planning commission of the area in which the municipality is located; and
 3. Business, conservation, low income advocacy and other community or interest groups or organizations that have requested notice in writing prior to the date the hearing is warned.
4. Final submissions are due approximately six weeks before the Board meets to review the Growth Center which will normally fall on the second Monday of designation anniversary

month. The Board will normally conduct the 5-year review one month after the designation anniversary. (See timeline below.)

Growth Center 5-Year Review Timeline



5. DHCD staff will post any information submitted by the municipality online and issue a short report to the Board providing context for the review, with copies to the municipality and posted online.
6. At the Downtown Board Hearing, the municipality will give a 10-15 minute presentation to the Downtown Board highlighting successes over the past five years and future plans. The presentation does not need to be in Power Point but the option is available.
 - a. Overview – summary of progress made and obstacles encountered in implementing the Growth Center, including:
 - i. Any new maps, plans and graphics including the information about where growth has occurred.
 - ii. Photos of and/or plans of any new buildings and public facilities.
 - b. Future Plans - overview of the town's goals and strategy for implementation over the next five years.
 - c. Assistance – how can the state help you in achieving your goals?
7. The Board will discuss and decide whether or not any further action is required. If a majority of the Board determines that the growth center no longer meets the standards for designation in effect at the time the growth center initially was designated, it may take any of the following actions:
 - a. Require corrective action, including conditions to ensure compliance with applicable standards.
 - b. Provide technical assistance through the coordinated assistance program; or
 - c. Remove the growth center's designation, with that removal not affecting any of the growth center's previously awarded benefits.
 - d. If the applicant has failed to comply with a condition requiring regulatory changes, the Board may modify, suspend or revoke designation.

The designation shall remain in effect if no action is taken or if a majority of the Board determines that the growth center continues to meet the applicable standards.

Submission Checklist

In order for the Board to make a decision on whether the Growth Center standards are still being met, the designated municipality shall email the following information to DHCD.

- ☐ A cover letter providing an overview of changes in the growth center over the past 5 years with either certification from the municipal executive that any conditions of approval have been met or an explanation of why they have not yet been met.
- ☐ Comments on each of the Findings of Fact in the Designation Decision, noting any circumstances that have changed, including updated development projections.
- ☐ An updated five-year capital plan that funds infrastructure improvements necessary to implement growth center development.
- ☐ Map and table showing the location and number of permits for new development* (and subdivision) since designation, depicting new development:
 - outside the growth center,
 - inside the growth center but outside the designated downtown/village center,
 - inside the designated downtown/village center, and
 - total number of development permits in the town and growth center and percentage located within the growth center.

These maps and development numbers are not due until the final 5-year review documents are submitted but DHCD will discuss this task with the municipality at the time the draft materials are submitted.

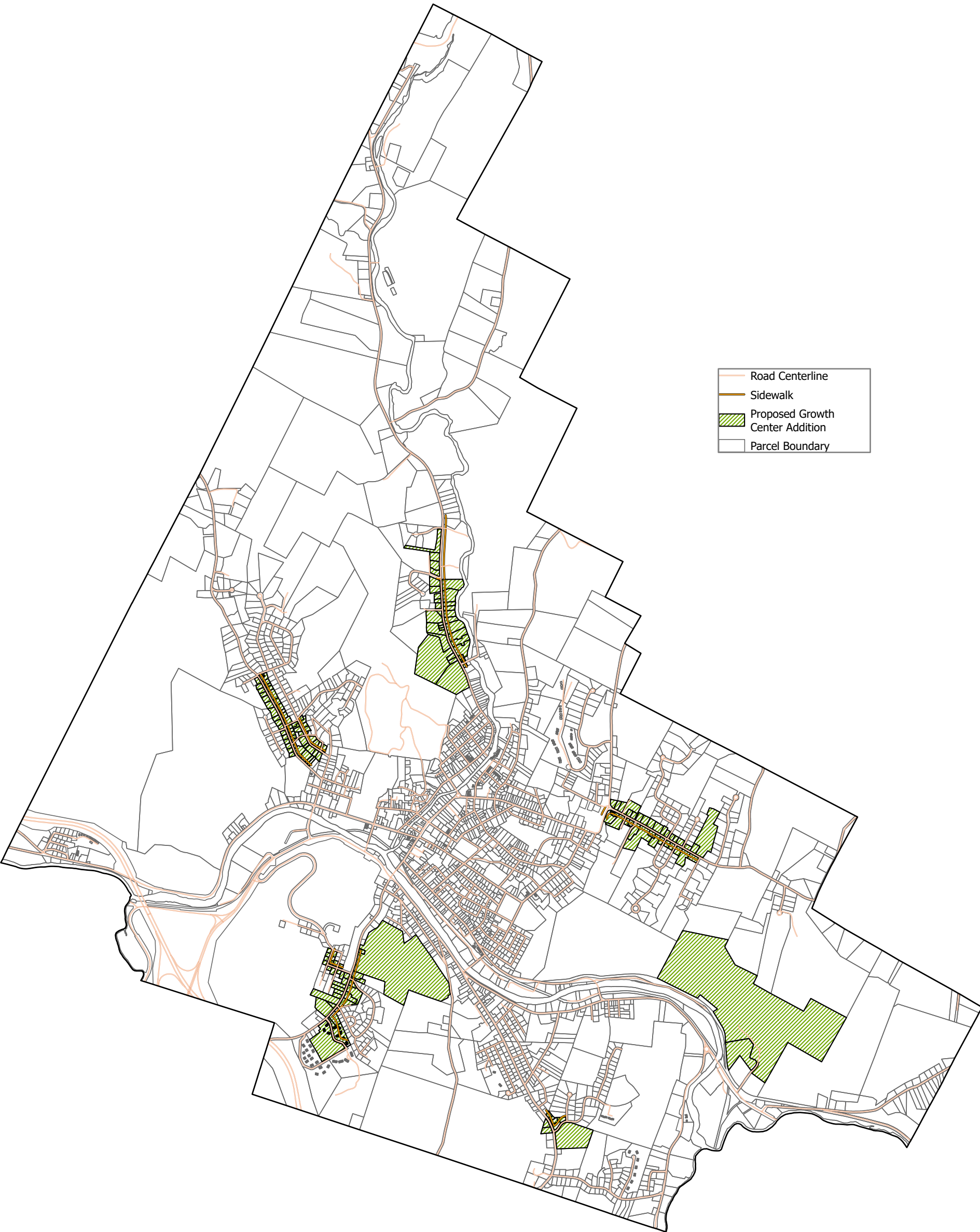
*New development should be categorized as: dwelling units, enterprises, structures, and subdivisions, understanding that there will be some overlap between these categories. Permits for additions and improvements like outdoor walls and ponds that are not living or working space, or do not result in residential or employment capacity, should not be included.

Amendments

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

Please contact Jacob Hemmerick (802.828.5249) or jacob.hemmerick@vermont.gov, Planning & Policy Manager, to guide and assist you in the review process.

Proposed Additions to Montpelier's Growth Center



0 0.25 0.5 1 1.5 2 Miles

