



CITY OF MONTPELIER, VERMONT

- The Smallest Capital City in the United States -

August 14, 2014

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

Re: Five year growth center review

Dear Faith:

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

Our review includes this cover letter which will provide:

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

Our review also includes as attachments:

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

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

Overview of changes

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

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

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

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

Certification of conditions met

The only condition established in 2009 was:

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

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

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

Review of Findings of Fact

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

1. Rationale for growth center: No change in the findings associated with the rationale. The original application for the growth center was in 2009 which was prior to the 2010 Census. Some of the estimates in the application were correct while other were not.
 - a. Table 2 showed the EPR population projections with the 2010 estimate at 7,982. The actual figure was 7,855.
 - b. Table 3 showed the EPR estimated housing units and household size. The estimates were for 3,904 units and 2.02 people per unit. The actual 2010 Census figures were 4,034 units and 2.02 people per unit. The higher than expected number of units is good as is meeting the household size. What appears to have caused population in Table 2 to be lower is that vacancy rates were higher than estimated perhaps due to the recession going on in 2010.
 - c. Tables 8 and 9 showed Montpelier's revised estimates of the EPR numbers based on their own projections. They showed population in 2009 at 4229 and housing at 8,543. Both of these figures were clearly overly optimistic.

As these figures are one year into the growth center designation we don't see that these will change the underlying development projections. Additional data points will be needed. Decreases in vacancy rates and the development of a few pending applications can make a big difference in numbers over a short period.
2. Size and configuration of growth center: No change in the size and configuration.
3. Appropriateness of growth center: No change to the appropriateness of the growth center.
4. Development pattern: No change to the development pattern.
5. Diversity of development: No change to diversity of development.
6. Capital budget and program: The city continues to update the capital budget and program annually. The FY 15 CIP is attached to this report. No change to the conclusions of this finding.
7. Public spaces: No changes to the public spaces.
8. Spatial pattern: No changes to the spatial pattern.
9. Transportation and other infrastructure: One changes to transportation and other infrastructure is the fact that the City has voted to allocate 5% of parking revenue to go towards improved infrastructure for alternative transportation. The estimated \$45,000 per year will help make a significant difference in the quantity and quality of our bicycle and pedestrian facilities. The City continues to make progress on the development of the Transit center on Taylor Street which will give public transportation a new prominent location in downtown.
10. Natural and historic resources: No change in the natural and historic resources.
11. Agriculture: No change in agriculture.
12. Planning process: As mentioned above, the City updated its master plan with a comprehensive rewrite with substantial public input. That plan was adopted in 2010 and received regional approval that same year.

Summary of the Capital Improvement Plan

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

Summary of the development tables and maps

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

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

73 New Units

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

45 Enterprises

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

78 Structures

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

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

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

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

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

Sincerely,



Mike Miller, AICP CFM
Director Planning and Community Development

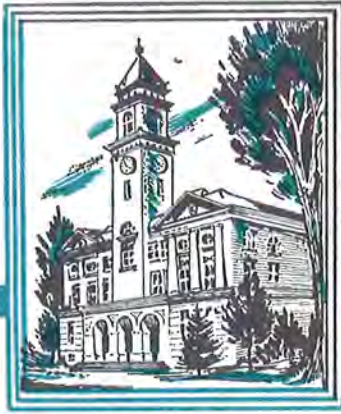
Attachments:

Copy of the 2010 annual report.

Copy of the 2011 annual report.

Data on relevant new permits issued from 2011 to 2014 (excluding appeals, signs, minor design changes, etc.)

Map of new developments with numbers included.



CITY HALL

CITY of MONTPELIER

Vermont

THE CAPITAL CITY OF THE STATE OF VERMONT

September 24, 2010

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

Dear Mr. Besse:

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

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

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

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

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

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

Results Being Achieved with New Development

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

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

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

Progress with our new Municipal Plan

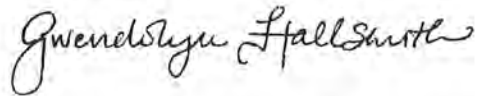
The City Council adopted the city's new Master Plan on September 8, 2010. The final plan can be found on the city's web site: <http://www.montpelier-vt.org/page/406/Draft-Master-Plan.html>. The new Master Plan is the city's first *sustainable* Master Plan, which means that it has taken a long-term view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

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

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

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

All the best,

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

Gwendolyn Hallsmith, Director
Planning and Community Development

Attachments:

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

Recent Development



| Project # | App Date | Description | Location | Owner | Applicant | Growth Center? |
|-----------|------------|---|-----------------------|------------------------------------|--------------------------------------|--------------------------------|
| 5766 | 6/29/2010 | REPLACE EXISTING ROOF | 11 BALDWIN ST | GIBSON ERNEST W III & CHARLOTTE H | GIBSON ERNEST W III & CHARLOTTE H | Downtown |
| 5759 | 6/11/2010 | RETAIL - 6 BARRE STREET | 11-15 MAIN ST | JACOBS JEFFREY | JAMIE RAMSON | Downtown |
| 5786 | 8/11/2010 | CHANGE OF USE TO PERSONAL SERVICES | 112-116 MAIN ST | ALVAREZ RAYMOND N | VENUS TATTOOS CUSTOM STUDIOS LLC | Downtown |
| 5653 | 10/27/2009 | REPLACE GARAGE DOORS | 150 MAIN ST | VASSAR CAROL A | VASSAR CAROL A | Downtown |
| 5798 | 8/30/2010 | MULTIPLE EXTERIOR RENOVATIONS | 153-155 ELM ST | WIN AND LORA TURNER | WIN AND LORA TURNER | Downtown |
| 5715 | 3/25/2010 | SOLAR PANELS | 155 MAIN ST | MONTPELIER ELDERLY HOUSING PROJECT | MONTPELIER ELDERLY HOUSING PROJECT | Downtown |
| 5761 | 6/14/2010 | CONSTRUCT RETAINING WALL AND REBUILD AND ENCLOSE SIDE PORCH | 16 TERRACE ST | DOYLE BENJAMIN | DOYLE BENJAMIN | Downtown |
| 5727 | 4/1/2010 | TWO DECKS ON REAR OF BUILDING | 161 BARRE ST | CARPENTER LESCHIA M | CARPENTER LESCHIA M | Downtown |
| 5800 | 8/30/2010 | REPLACE THREE WINDOWS | 16-18 STATE ST | FITZGERALD SCOTT M | FITZGERALD SCOTT M | Downtown |
| 5664 | 11/3/2009 | REPLACE 10 WINDOWS | 175-177 BARRE ST | CURTIS PAULA E | CURTIS PAULA E | Downtown |
| 5663 | 11/16/2009 | ADA RAMP | 181-183 BARRE ST | PEARSON LIVING | BRUCE HAINES | Downtown |
| 5737 | 4/15/2010 | REPLACE FRONT DOOR | 19 COURT ST | 17-19-21 COURT STREET ASSOC LLC | TERRENCE YOLK | Downtown |
| 5694 | 2/12/2010 | ADMINISTRATIVE SITE PLAN AMENDMENT | 22-26 MAIN ST | BEARD MILTON C JR & JOAN T | VENUS TATTOOS CUSTOM STUDIO LLC | Downtown |
| 5669 | 11/19/2009 | PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR | 26 STATE ST | JACOBS JEFFREY | VENUS TATTOOS CUSTOM STUDIO LLC | Downtown |
| 5637 | 9/23/2009 | PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR | 4 LAMDON ST | JACOBS JEFFREY | CONNOR BROTHERS - STONECUTTERS LLC | Downtown |
| 5702 | 3/15/2010 | LOT LINE ADJUSTMENT | 575 STONE CUTTERS WAY | PYRALSK ARTS CENTER INC | JOHANNES OTTER | Downtown |
| 5690 | 1/25/2010 | CHANGE OF USE FROM SINGLE FAMILY TO OFFICE/PERSONAL | 63 BARRE ST | TOMAS-GAY BARBARA ET AL | VERMONT LAND TRUST INC | Downtown |
| 5675 | 12/14/2009 | REPLACE ALL WINDOWS - (84) | 7 COURT ST | GOLDMAN ALAN G | GOLDMAN ALAN G | Downtown |
| 5781 | 8/2/2010 | REPLACE TWO DOORS AND ONE WINDOW. | 8-20 LANGDON ST | VERMONT LAND TRUST INC | BREWER ANDREW G & AMY A | Downtown |
| 5673 | 12/3/2010 | STORM WINDOWS | 9 MAIN ST | DENOIA NICHOLAS | VERMONT LAND TRUST INC | Downtown |
| 5799 | 8/23/2010 | PAINT EXTERIOR | 1 Bailfield Road | MONTPELIER CITY OF | VT MOUNTAINEERS | Downtown |
| 5724 | 4/6/2010 | SITE PLAN AMENDMENT - SODA BOOTH ADDITION - 12' | 10 HARRISON AVE | BETH JACOB SYNAGOGUE | BETH JACOB SYNAGOGUE | Growth Center, not in Downtown |
| 5692 | 2/5/2010 | DEMOLITION AND RECONSTRUCTION OF SANCTUARY | 106 EAST STATE ST | SCHY GARY & ALLISON | SCHY GARY & ALLISON | Growth Center, not in Downtown |
| 5788 | 6/29/2010 | CHANGE OF USE FROM VACANT BARN TO THREE UNIT DWELLING | 11 CHARLES ST | DYSON MARTHA L | MARCEL ROCHELEAU | Growth Center, not in Downtown |
| 5631 | 9/9/2009 | SHED | 11 WEST ST | RKG LLC | SAVARD ARTHUR J & | Growth Center, not in Downtown |
| 5735 | 4/29/2010 | REPAINT EXTERIOR OF BOTH BUILDINGS | 111 ESEX WAY (LOT C) | SAVARD ARTHUR J & | SAVARD ARTHUR J & | Growth Center, not in Downtown |
| 5774 | 7/19/2010 | DECK 750SF | 12 PARKSIDE DR | HALLSMITH GEORGE & GWENDOLYN | HALLSMITH GEORGE & GWENDOLYN | Growth Center, not in Downtown |
| 5752 | 6/1/2010 | EXTENDING FRONT PORCH | 122 FOREST DR | RAINISH GIPTA & BHAVANA RAJNIVAR | BHAVANA RAJNIVAR | Growth Center, not in Downtown |
| 5676 | 12/16/2009 | HOME OCCUPATION - CATERING | 123 NORTHFIELD ST | PECOR TODD | PECOR TODD | Growth Center, not in Downtown |
| 5764 | 6/21/2010 | PORCH ON BACK OF HOUSE | 13 CHARLES ST | GREEN DEVON | GREEN DEVON | Growth Center, not in Downtown |
| 5796 | 8/25/2010 | SINGLE FAMILY TO 2 FAMILY DWELLING | 14 PARKSIDE DR | GROFF DAVID R & HEIDI S | GROFF DAVID R & HEIDI S | Growth Center, not in Downtown |
| 5699 | 2/26/2010 | DEMOLITION AND 2ND STORY ADDITION | 144 ELM ST | RESURRECTION BAPTIST CHURCH | RESURRECTION BAPTIST CHURCH | Growth Center, not in Downtown |
| 5714 | 3/25/2010 | REPLACE DOOR AND REPLACE FENCE WITH WALL IN CARPORT | 144 ELM ST | RESURRECTION BAPTIST CHURCH | RESURRECTION BAPTIST CHURCH | Growth Center, not in Downtown |
| 5724 | 3/25/2010 | REPLACE DOOR AND REPLACE FENCE WITH WALL IN CARPORT | 146-148 BARRE ST | AULETTA JENNIFER | AULETTA JENNIFER | Growth Center, not in Downtown |
| 5733 | 3/23/2010 | STONE RETAINING WALL | 15 MERILL TERRACE | KNAUF CYNTHIA A | CAROLE BURNS | Growth Center, not in Downtown |
| 5783 | 8/6/2010 | HOME OCCUPATION AND SHED | 164 NORTHFIELD ST | WERNTGEN JOYCE & | WERNTGEN & | Growth Center, not in Downtown |
| 5695 | 2/19/2010 | 12 X12' 2ND FLOOR DECK | 166 ELM ST | ADAR MARK J & VIVIANNE M | ADAR MARK J & VIVIANNE M | Growth Center, not in Downtown |
| 5722 | 4/5/2010 | CHANGE OF USE - OFFICE TO APARTMENT (5TH UNIT) | 17 BALDWIN ST | EVERETT STEPHEN R & BONNIE J | EVERETT STEPHEN R & BONNIE J | Growth Center, not in Downtown |
| 5626 | 9/1/2009 | CARRIAGE HOUSE CHANGE OF USE, PAINT, WINDOWS, DOORS | 170 MAIN ST | MONTPELIER CITY OF | MONTPELIER CITY OF | Growth Center, not in Downtown |
| 5791 | 8/19/2010 | LOT LINE ADJUSTMENT WITH 172 MAIN ST | 171 BERLIN ST | BALL THOMAS D | BALL THOMAS D | Growth Center, not in Downtown |
| 5797 | 8/13/2010 | DEMOLISH TWO CAR GARAGE | 174 ELM ST | NOE BERNARD B | NOE BERNARD B | Growth Center, not in Downtown |
| 5660 | 10/13/2009 | RENOVATE A PORTION OF ONE GARAGE TO EXTEND DENTAL OFFICE | 18 CHARLES ST | BURNS OLGA C LIFE EST | BURNS OLGA C LIFE EST | Growth Center, not in Downtown |
| 5629 | 9/4/2009 | WHEEL CHAIR RAMP | 199 HILL ST | STOCKWELL SAMN | STOCKWELL SAMN | Growth Center, not in Downtown |
| 5775 | 7/20/2010 | 20 X14' ADDITION | 2 COLONIAL DR | ROBERTS NORMAN D | ROBERTS NORMAN D | Growth Center, not in Downtown |
| 5790 | 8/13/2010 | 2ND STORY ADDITION | 2 JUDSON DR | SLIGER DAVID L | BARBARA J SLIGER | Growth Center, not in Downtown |
| 5792 | 8/20/2010 | EXTERIOR BULKHEAD | 2 MATHER TERRACE | DESCH DANIEL & CAROLYN C | DESCH DANIEL & CAROLYN C | Growth Center, not in Downtown |
| 5649 | 10/16/2009 | HOME OCCUPATION-SLIP COVERING AND LIGHT UPHOLSTERING | 2 TOWNE ST | POWELL RICHARD L | TWO FIFTY MAIN STREET ASSOCIATES LLC | Growth Center, not in Downtown |
| 5785 | 8/10/2010 | CONVERT SINGLE FAMILY TO DUPLEX | 20 WINTER ST | THOMAS ROBERT BRUCE | JEAN LACROIX | Growth Center, not in Downtown |
| 5718 | 3/30/2010 | GARDEN SHED | 201 BERLIN ST | MILOSEVICH PAMELA C | BREEDER SPECIALTIES INC | Growth Center, not in Downtown |
| 5658 | 10/27/2009 | HOME OCCUPATION AND SIGN | 209 MAIN ST | BREER JEFFREY L | BREER JEFFREY L | Growth Center, not in Downtown |
| 5794 | 8/30/2010 | PICKET FENCE | 21 BINGHAM ST | HORCHLER RICHARD & JOANN | HORCHLER RICHARD & JOANN | Growth Center, not in Downtown |
| 5750 | 5/20/2010 | HOME OCCUPATION-HANDYMAN BUSINESS | 21-23 HEBERT RD | BLANCHI-HEBERT LTD PRTSNP | BLANCHI-HEBERT LTD PRTSNP | Growth Center, not in Downtown |
| 5793 | 8/26/2010 | PRIVACY FENCE OFF OF DECK OF UNIT #10 | 216 MAIN ST | GORGES DAVID L & ROBIN L | GORGES DAVID L & ROBIN L | Growth Center, not in Downtown |
| 5712 | 3/24/2010 | FENCE | 22-24 PEARL ST | BABIC LAWRENCE E | BABIC LAWRENCE E | Growth Center, not in Downtown |
| 5716 | 3/22/2010 | LOT LINE ADJUSTMENT | 250 MAIN ST | BURKHOLDER STEVEN & BONNIE | BURKHOLDER STEVEN & BONNIE | Growth Center, not in Downtown |
| 5654 | 4/22/2010 | REAR DECK AND ENTRY ON SIDE OF BUILDING, REPLACE DOOR WITH WIND/25 NORTH ST | 27 FRANKLIN ST | FOELSCHIE ARTHUR | FOELSCHIE ARTHUR | Growth Center, not in Downtown |
| 5754 | 6/1/2010 | REPAINT EXTERIOR, REPLACE WINDOWS, REPAIR TRIM AND REMOVE CHIM/25 CLIFF ST | 272 BERLIN ST | TWO FIFTY MAIN ST ASSOCIATES LLC | TWO FIFTY MAIN ST ASSOCIATES LLC | Growth Center, not in Downtown |
| 5685 | 1/25/2010 | CONVERT OFFICE SPACE TO APARTMENT | 278 MAIN ST | HEATHER LANAGAN | HEATHER LANAGAN | Growth Center, not in Downtown |
| 5717 | 3/29/2010 | DEMOLITION OF EXISTING BUILDING | 283-285 RIVER ST | KINSEY BLAINE R & RACHEL M | KINSEY BLAINE R & RACHEL M | Growth Center, not in Downtown |
| 5749 | 5/26/2010 | FENCE | 29 COSE ST | GUTTI SUBBA RAO | RIVER STREET PROPERTIES, LLC | Growth Center, not in Downtown |
| 5732 | 4/16/2010 | 3-SEASON SUNROOM (12 X14') | | ELIS PAMELA JEAN | MICHAEL RUSSELL | Growth Center, not in Downtown |
| 5787 | 8/11/2010 | CHANGE FROM 4 TO 6 UNITS | | ELIS PAMELA JEAN | RIVER STREET PROPERTIES, LLC | Growth Center, not in Downtown |
| 5767 | 6/29/2010 | REPLACE SIDING | | ELIS PAMELA JEAN | MICHAEL RUSSELL | Growth Center, not in Downtown |
| 5739 | 5/4/2010 | DEMOLITION AND RECONSTRUCTION OF DECK AND FRONT AND REAR STEP 293 SHERWOOD DR | | ELIS PAMELA JEAN | RIVER STREET PROPERTIES, LLC | Growth Center, not in Downtown |
| 5703 | 3/16/2010 | DORMER - ADDITIONAL BEDROOM (ASSOCIATED W/ BUILDING PERMIT#4-730 SUMMER ST | | ELIS PAMELA JEAN | RIVER STREET PROPERTIES, LLC | Growth Center, not in Downtown |

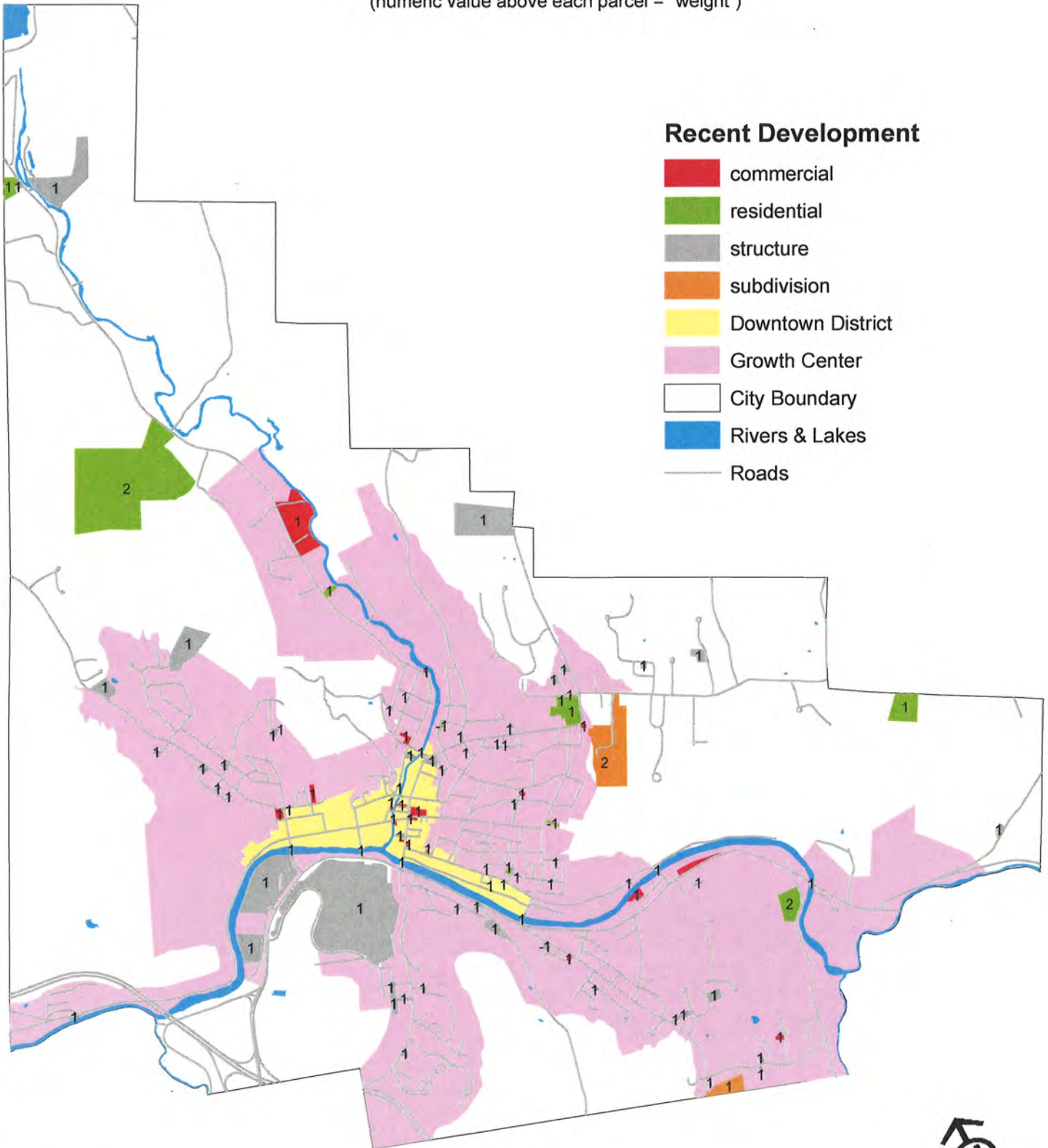
| | | | | | | |
|------|------------|---|----------------------|---------------------------------|---------------------------------|--------------------------------|
| 5748 | 5/20/2010 | SIDE YARD PICKET FENCE | 300 BERLIN ST | FREDERICKS NATHANIEL | FREDERICKS NATHANIEL | Growth Center, not in Downtown |
| 5723 | 4/5/2010 | ADD TWO-STORY 20'X30' GARAGE | 302 SHERWOOD DR | SMITH MARK W | SMITH MARK W | Growth Center, not in Downtown |
| 5652 | 10/21/2009 | 2 LOT SUBDIVISION-FINAL REVIEW | 304 BERLIN ST | KELLEY NORMAN P & VIRGINIA C | MCCEE, GIULIANA & CLEVELAND | Growth Center, not in Downtown |
| 5657 | 11/2/2009 | HOME OCCUPATION | 317-319 ELM ST | NICHOLAS DOMINIC | NICHOLAS DOMINIC | Growth Center, not in Downtown |
| 5751 | 5/25/2010 | CARPORIT | 32 ST PAUL ST | SHEA STEFANIE J | SHEA STEFANIE J | Growth Center, not in Downtown |
| 5640 | 9/29/2009 | REPLACE/RELOCATE EXISTING STORAGE CONTAINER AND FENCING | 320 STATE ST | DODGE CLIFTON & LAURIE | DODGE CLIFTON & LAURIE | Growth Center, not in Downtown |
| 5639 | 4/19/2010 | CHANGE OF USE TO AN EATING AND DRINKING ESTABLISHMENT | 34 BARRE ST | BLOUIN JAMES C | REID ASARO | Growth Center, not in Downtown |
| 5733 | 10/2/2009 | CHANGE ROOF | 35 FOSTER ST | WELZ MARY L | JOHN T. WALDO | Growth Center, not in Downtown |
| 5644 | 11/20/2009 | ADD FACILITY ENTRY 8'X8'; DECK 10'X16' | 4 CRESTVIEW DR | DOYLE MICHAEL R & ROSE MUSARRA | DOYLE MICHAEL R & ROSE MUSARRA | Growth Center, not in Downtown |
| 5707 | 3/22/2010 | SINGLE FAMILY DWELLING - 4 TOWNE ST. | 4 TOWNE ST (LOT 7) | STEWART ROBERT & IRENE A | STEWART ROBERT & IRENE A | Growth Center, not in Downtown |
| 5674 | 10/22/2009 | PORCH EXTENSION 3.5 X 3.5 | 405 BARRE ST | CHENEY KIMBERLY B | CHENEY KIMBERLY B | Growth Center, not in Downtown |
| 5765 | 6/29/2010 | LOT LINE ADJUSTMENT | 45 EASY ST | DUNNE DANIEL & NANCY | DUNNE DANIEL & NANCY | Growth Center, not in Downtown |
| 5721 | 4/1/2010 | TEMPORARY PERMIT - INCIDENTAL TO CONSTRUCTION | 459 NORTH ST | MCAUGHTON DREW C & MOLLY R | JED & PAGE GUERTIN | Growth Center, not in Downtown |
| 5780 | 7/29/2010 | CHANGE OF USE SINGLE FAMILY TO TWO FAMILY | 493 ELM ST | CHEERY BACKMAN | JULIE AND JAMES MASSIACCO | Growth Center, not in Downtown |
| 5643 | 10/7/2009 | AMEND 5531 - 16'X20' SINGLE STORY COURTS | 5 GEORGE ST | ROBINS ROSE ANN | ROBINS ROSE ANN | Growth Center, not in Downtown |
| 5789 | 8/2/2010 | PERGOLA AND SIGN FOR TENNIS COURTS | 5 KEMP AVE | MONTPELLIER CITY OF | MONTPELLIER HIGH SCHOOL | Growth Center, not in Downtown |
| 5725 | 4/12/2010 | REAR ENTRY - MUDROOM 4'X8' | 5 PINWOOD RD | WATKINS THOMAS III | WATKINS THOMAS III | Growth Center, not in Downtown |
| 5733 | 6/1/2010 | RELOCATE AND ENLARGE BACK YARD SHED | 5 WALKER TERRACE | BARRETT ROBERT P & JOAN M | BARRETT ROBERT P & JOAN M | Growth Center, not in Downtown |
| 5730 | 4/15/2010 | ENCLOSE PORCH ADDITION TO EXISTING DWELLING (240 SF) | 52 TERRACE ST | PETERSON DANIEL S & DIANE S | PETERSON DANIEL S & DIANE S | Growth Center, not in Downtown |
| 5636 | 9/22/2009 | GARAGE | 55 ABBEY RD | ROBB DUNCAN LIFE ESTATE | ROBB DUNCAN LIFE ESTATE | Growth Center, not in Downtown |
| 5680 | 12/3/2009 | LOT LINE ADJUSTMENT OF .0459ACRES FROM B DERBY LANE | 57 COLLEGE ST | GRAYCX DAVID L & REBECCA R | GRAYCX DAVID L & REBECCA R | Growth Center, not in Downtown |
| 5705 | 3/15/2010 | 2 LOT SUBDIVISION-SKETCH PLAN | 6 MARVIN ST | RODERICK COOKE | BLACK RIVER DESIGN | Growth Center, not in Downtown |
| 5647 | 10/15/2009 | CONSTRUCT NEW TWO STORY GARAGE - VARIANCE | 7 GREEN MOUNTAIN DR | GREEN MT POWER CORP/ALTERIS | GREEN MT POWER | Growth Center, not in Downtown |
| 5755 | 6/1/2010 | SOLAR PANELS | 71 PROSPECT ST | STAHL GRETCHEN C | RICHARD HORCHLER | Growth Center, not in Downtown |
| 5630 | 9/9/2009 | DECK ADDITION | 8 BINGHAM ST | SHARP JAMES A | SHARP JAMES A | Growth Center, not in Downtown |
| 5769 | 7/13/2010 | 8' CEDAR FENCE | 8 BLACKWELL ST | LOGA JOE W | LOGA JOE W | Growth Center, not in Downtown |
| 5784 | 8/6/2010 | WOOD STORAGE SHED | 8 JORDAN ST | KRUSSMAN RODGER G & CHRISTINA B | KRUSSMAN RODGER G & CHRISTINA B | Growth Center, not in Downtown |
| 5681 | 12/3/2009 | LOT LINE ADJUSTMENT SEE 55 ABBEY | 9 JAY ST | BRIC AMRA & ELVIR | BRIC AMRA & ELVIR | Growth Center, not in Downtown |
| 5698 | 2/24/2010 | TWO STORY ADDITION (21' X 21') | 9 WEST ST | SWEENEY ELIZABETH | SWEENEY ELIZABETH | Growth Center, not in Downtown |
| 5738 | 5/4/2010 | 144 SQ FT DECK | 97 BERLIN ST | RGK LLC | MARCEL ROCHELEAU | Growth Center, not in Downtown |
| 5745 | 5/18/2010 | REPLACE DECK | 0 ELM ST | BICK PAUL C | BICK PAUL C | Growth Center, not in Downtown |
| 5735 | 4/29/2010 | REPAINT EXTERIOR OF BOTH BUILDINGS | 1 NATIONAL LIFE DR | CHATER MICHAEL M & MARY M | CHATER MICHAEL M & MARY M | Growth Center, not in Downtown |
| 5656 | 11/2/2009 | ACCESSORY APT, PARKING IMPROVEMENTS & SHED RELOCATION | 133 TOWNE HILL RD | NATIONAL LIFE INSURANCE CO | NATIONAL LIFE INSURANCE CO | Growth Center, not in Downtown |
| 5743 | 5/12/2010 | REPLACE CURRENT DECK WITH A SUNROOM AND ADD NEW DECK AND RAIL 999 TERRACE ST | 133 TOWNE HILL RD | NAGLE JAMES & NA AN | NAGLE JAMES & NA AN | Growth Center, not in Downtown |
| 5711 | 6/30/2010 | TWO LOT SUBDIVISION (2 SINGLE FAMILY DWELLINGS) | 133 TOWNE HILL RD | NAGLE JAMES & NA AN | NAGLE JAMES & NA AN | Growth Center, not in Downtown |
| 5661 | 10/14/2009 | SITE PLAN AMENEMENT - MINOR, NON-SUBSTANTIAL ALTERATIONS | 133 TOWNE HILL RD | NAGLE JAMES & NA AN | NAGLE JAMES & NA AN | Growth Center, not in Downtown |
| 5666 | 11/16/2009 | 3 LOT SUBDIVISION-PRELIMINARY REVIEW | 1332 TOWNE HILL RD | GORDON RICKY L | MARGARET LAPORTE | Growth Center, not in Downtown |
| 5666 | 11/16/2009 | 3 LOT SUBDIVISION-PRELIMINARY REVIEW | 162 DOVER RD | RACHEL & MICHAEL TRUSSLER | RACHEL & MICHAEL TRUSSLER | Growth Center, not in Downtown |
| 5757 | 6/1/2010 | YURT - SINGLE FAMILY DWELLING | 184 WESTWOOD DR | MACLEAY THOMAS & CHARLOTTE | MACLEAY THOMAS & CHARLOTTE | Growth Center, not in Downtown |
| 5709 | 3/23/2010 | PICKET FENCE | 199E MAIN ST | HAMMER KARL | HAMMER KARL | Growth Center, not in Downtown |
| 5763 | 6/16/2010 | 1.5 STORY GARAGE | 3360 ELM ST | CONNOR FRED & ELLEN | CONNOR FRED & ELLEN | Growth Center, not in Downtown |
| 5684 | 1/14/2010 | FARM STRUCTURE | 49 HAGGETT RD | MONTGOMERY DONNA J | MONTGOMERY DONNA J | Growth Center, not in Downtown |
| 5682 | 12/17/2009 | LOT LINE ADJUSTMENT/ACREAGE FROM LOT 6 TO LOT 5/FRONTAGE ON GAL 228 WESTWOOD RD | 510 GALLISON HILL RD | LAMPHEAR ROBERT A JR & PAMELA S | LAMPHEAR ROBERT A JR & PAMELA S | Growth Center, not in Downtown |
| 5736 | 4/30/2010 | REPLACE FRONT STEPS W/ 8' X 3 STEPS | 7 GREEN MOUNTAIN DR | MURPHY DAVID J & JUDITH D | MURPHY DAVID J & JUDITH D | Growth Center, not in Downtown |
| 5728 | 4/5/2010 | VARIANCE REQUEST FOR ADDITIONAL DWELLING UNIT | | LITTLE JOHN K | LITTLE JOHN K | Growth Center, not in Downtown |
| 5635 | 9/12/2010 | RESIDENTIAL ADDITION - BATHROOM, PANTRY & LAUNDRY ROOM | | GREEN MT POWER CORP/ALTERIS | GREEN MT POWER | Growth Center, not in Downtown |
| 5788 | 8/16/2010 | 24'X30' TWO CAR GARAGE | | | | |
| 5755 | 6/1/2010 | SOLAR PANELS | | | | |

City of Montpelier Growth Center Recent Development

(numeric value above each parcel = "weight")

Recent Development

- commercial
- residential
- structure
- subdivision
- Downtown District
- Growth Center
- City Boundary
- Rivers & Lakes
- Roads



0 0.5 1 2 Miles

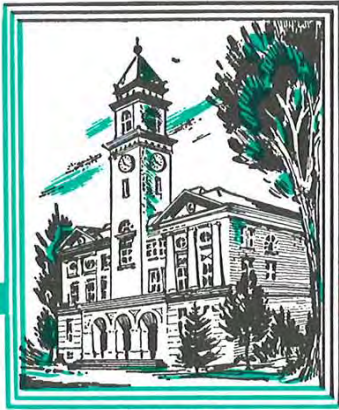


| Project | App Date | Category | weight | Description | Location | Owner | Applicant | Growth Center? |
|---------|------------|-------------|--------|---|-----------------------|---|--------------------------------------|--------------------------------|
| 5759 | 6/11/2010 | commercial | 1 | RETAIL - 6 BARRE STREET | 11-15 MAIN ST | JACOBS JEFFREY | JAMIE RAMSON | Downtown |
| 5786 | 8/11/2010 | commercial | 1 | CHANGE OF USE TO PERSONAL SERVICES | 112-116 MAIN ST | ALVAREZ RAYMOND N | VENUS TATTOOS CUSTOM STUDIOS LLC | Downtown |
| 5694 | 2/12/2010 | commercial | 1 | ADMINISTRATIVE SITE PLAN AMENDMENT | 22-26 MAIN ST | BEARD MILTON C JR & JOAN T | TERRENCE YOLK | Downtown |
| 5669 | 11/19/2009 | commercial | 1 | PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR | 26 STATE ST | JACOBS JEFFREY | VENUS TATTOOS CUSTOM STUDIO LLC | Downtown |
| 5637 | 9/23/2009 | commercial | 1 | PERSONAL SERVICES ESTABLISHMENT - 3RD FLOOR | 4 LANGDON ST | JACOBS JEFFREY | VENUS TATTOOS CUSTOM STUDIO LLC | Downtown |
| 5719 | 3/30/2010 | commercial | 1 | CHANGE OF USE TO RETAIL | 7 EAST STATE | HENEY FAMILY LTD PRTNSP | HENEY FAMILY LTD PRTNSP | Downtown |
| 5671 | 1/10/2009 | commercial | 1 | LA BRICCHE - DEMONSTRATION KITCHEN | 89 MAIN ST | CITY CENTER CENTER ASSOCI | NECI | Downtown |
| 5724 | 4/6/2010 | commercial | 1 | SITE PLAN AMENDMENT - SODA BOOTH ADDITION - 12' | 1 Ballfield Road | MONTPELLIER CITY OF | VT MOUNTAINEERS | Growth Center, not in Downtown |
| 5676 | 12/16/2009 | commercial | 1 | HOME OCCUPATION - CATERING | 122 FOREST DR | RAINSHI GUPTA & BHAVANA RAU BHAVANA RAU | CAPOLE BURNS | Growth Center, not in Downtown |
| 5783 | 8/6/2010 | commercial | 1 | HOME OCCUPATION | 15 MERRILL TERRACE | KNAUF CYNTHIA A | CAPOLE BURNS | Growth Center, not in Downtown |
| 5620 | 9/1/2009 | commercial | 1 | CONTINUE CURRENT USE AND ADD USED CAR DEALERSHIP | 157 PIONEER CTR | GARAND S L AND CO INC | RICK GARAND | Growth Center, not in Downtown |
| 5722 | 4/5/2010 | commercial | -1 | CHANGE OF USE - OFFICE TO APARTMENT (5TH UNIT) | 166 ELM ST | ADAIR MARK J & VIVIANNE M | ADAIR MARK J & VIVIANNE M | Growth Center, not in Downtown |
| 5626 | 9/1/2009 | commercial | 1 | CARRIAGE HOUSE CHANGE OF USE, PAINT, WINDOWS, DOORS | 17 BALDWIN ST | EVERETT STEPHEN R & BONNIE J | EVERETT STEPHEN R & BONNIE J | Growth Center, not in Downtown |
| 5660 | 10/13/2009 | commercial | 1 | RENOVATE A PORTION OF ONE GARAGE TO EXTEND DENTAL OFFICE | 174 ELM ST | NOE BERNARD B | NOE BERNARD B | Growth Center, not in Downtown |
| 5662 | 1/13/2009 | commercial | 1 | NEW STORAGE BUILDING - 20' X 150' | 190 RIVER ST | BARRETT JAMES W & SUSAN W | BARRETT JAMES W & SUSAN W | Growth Center, not in Downtown |
| 5667 | 1/19/2009 | commercial | 1 | CHANGE OF USE, INDOOR RECREATION & SIGNAGE | 190 RIVER ST | BARRETT JAMES W & SUSAN W | THE CONFLUENCE, INC | Growth Center, not in Downtown |
| 5742 | 4/28/2010 | commercial | 1 | MOTOR VEHICLES SALES & SIGN - SITE PLAN AMENDMENT | 190 RIVER ST | BARRETT JAMES W & SUSAN W | RICK GARAND | Growth Center, not in Downtown |
| 5649 | 10/16/2009 | commercial | 1 | HOME OCCUPATION-SHIP COVERING AND LIGHT UPOLSTERING | 2 MATHER TERRACE | DESCH DANIEL & CAROLYN C | DESCH DANIEL & CAROLYN C | Growth Center, not in Downtown |
| 5658 | 10/27/2009 | commercial | 1 | HOME OCCUPATION AND SIGN | 201 BERLIN ST | MILSEVICH PAMELA C | BUILDER SPECIALTIES INC | Growth Center, not in Downtown |
| 5750 | 5/20/2010 | commercial | 1 | HOME OCCUPATION-HANDYMAN BUSINESS | 21 BINGHAM ST | HORCHLER RICHARD & JOANN | HORCHLER RICHARD & JOANN | Growth Center, not in Downtown |
| 5657 | 11/2/2009 | commercial | 1 | HOME OCCUPATION | 317-319 ELM ST | NICHOLAS DOMINIC | NICHOLAS DOMINIC | Growth Center, not in Downtown |
| 5639 | 9/30/2009 | commercial | 1 | CHANGE OF USE TO AN EATING AND DRINKING ESTABLISHMENT | 34 BARRE ST | BLOUIN JAMES C | REID ASARO | Growth Center, not in Downtown |
| 5796 | 8/25/2010 | residential | 1 | SINGLE FAMILY TO 2 FAMILY DWELLING | 13 CHARLES ST | GREEN DEVON | GREEN DEVON | Growth Center, not in Downtown |
| 5722 | 4/5/2010 | residential | 1 | CHANGE OF USE - OFFICE TO APARTMENT (5TH UNIT) | 166 ELM ST | ADAIR MARK J & VIVIANNE M | ADAIR MARK J & VIVIANNE M | Growth Center, not in Downtown |
| 5785 | 8/10/2010 | residential | 1 | CONVERT SINGLE FAMILY TO DUPLEX | 2 TOWNE ST | POWELL RICHARD L | TWO FIFTY MAIN STREET ASSOCIATES LLC | Growth Center, not in Downtown |
| 5685 | 1/25/2010 | residential | 1 | CONVERT OFFICE SPACE TO APARTMENT | 250 MAIN ST | TWO FIFTY MAIN ST ASSOCIATES | TWO FIFTY MAIN ST ASSOCIATES LLC | Growth Center, not in Downtown |
| 5717 | 3/29/2010 | residential | -1 | DEMOLITION OF EXISTING BUILDING | 27 FRANKLIN ST | 27 FRANKLIN ST LLC | 27 FRANKLIN ST LLC | Growth Center, not in Downtown |
| 5729 | 4/7/2010 | residential | 3 | 3 Unit Condo | 27 FRANKLIN ST | 27 FRANKLIN ST LLC | 27 FRANKLIN ST LLC | Growth Center, not in Downtown |
| 5787 | 8/11/2010 | residential | 2 | CHANGE FROM 4 TO 6 UNITS | 283-285 RIVER ST | GUTTI SUBBA RAO | RIVER STREET PROPERTIES, LLC | Growth Center, not in Downtown |
| 5707 | 3/22/2010 | residential | 1 | SINGLE FAMILY DWELLING - 4 TOWNE ST. | 4 TOWNE ST (LOT 7) | CHENEY KIMBERLY B | CHENEY KIMBERLY B | Growth Center, not in Downtown |
| 5780 | 7/29/2010 | residential | 1 | CHANGE OF USE SINGLE FAMILY TO TWO FAMILY | 493 ELM ST | CHERYL BACKMAN | JULIE AND JAMES MASSUCCO | Growth Center, not in Downtown |
| 5734 | 4/23/2010 | residential | -1 | REDUCTION IN DWELLING UNITS FROM TWO TO ONE | 57 COLLEGE ST | GRAYCK DAVID L & REBECCA R | GRAYCK DAVID L & REBECCA R | Growth Center, not in Downtown |
| 5656 | 11/2/2009 | residential | 1 | ACCESSORY APT, PARKING IMPROVEMENTS & SHED RELOCATION | 97 BERLIN ST | BICK PAUL C | BICK PAUL C | Growth Center, not in Downtown |
| 5771 | 6/30/2010 | residential | 2 | 2 SINGLE FAMILY DWELLINGS | 0 ELM ST | BYRONDE LLC | DOUGLAS HILL | not in Growth Center |
| 5757 | 6/1/2010 | residential | 1 | YURT - SINGLE FAMILY DWELLING | 1332 TOWNE HILL RD | GORDON RICEY L | MARGARET LAPORTE | not in Growth Center |
| 5728 | 4/5/2010 | residential | 1 | VARIANCE REQUEST FOR ADDITIONAL DWELLING UNIT | 3560 ELM ST | LAMPPEAR ROBERT A JR & PAME | LAMPPEAR ROBERT A JR & PAMELIA S | not in Growth Center |
| 5798 | 8/30/2010 | structure | 1 | MULTIPLE EXTERIOR RENOVATIONS | 153-155 ELM ST | WIN AND LORA TURNER | WIN AND LORA TURNER | Downtown |
| 5715 | 3/25/2010 | structure | 1 | SOLAR PANELS | 155 MAIN ST | MONTPELLIER ELDERLY HOUSING | MONTPELLIER ELDERLY HOUSING PROJECT | Downtown |
| 5761 | 6/14/2010 | structure | 1 | CONSTRUCT RETAINING WALL AND REBUILD AND ENCLOSE SIDE PORCH | 15 TERRACE ST | DOYLE BENJAMIN | DOYLE BENJAMIN | Downtown |
| 5727 | 4/1/2010 | structure | 1 | TWO DECKS ON REAR OF BUILDING | 161 BARRE ST | CARPENTER LESCHA M | CARPENTER LESCHA M | Downtown |
| 5663 | 11/16/2009 | structure | 1 | ADA RAMP | 181-183 BARRE ST | PEARSON LIVING | BRUCE HAINES | Downtown |
| 5651 | 10/21/2009 | structure | 1 | NEW REAR ENTRANCE WITH SIDEWALK, NEW STORE FRONT AND SIG 42 MAIN ST | 0 VINE ST | AUBUCHON REALTY COMPANY | AUBUCHON REALTY COMPANY INC | Downtown |
| 5678 | 1/19/2009 | structure | 1 | VINE STREET PEDESTRIAN BRIDGE REPLACEMENT | 10 HARRISON AVE | MONTPELLIER CITY OF | MONTPELLIER CITY OF | Growth Center, not in Downtown |
| 5692 | 2/5/2010 | structure | 1 | DEMOLITION AND RECONSTRUCTION OF SANCTUARY | 11 CHARLES ST | BETH JACOB SYNAGOGUE | BETH JACOB SYNAGOGUE | Growth Center, not in Downtown |
| 5631 | 9/9/2009 | structure | 1 | SHED | 111 ESSEX WAY (LOT C) | SAVARD ARTHUR J & | SAVARD ARTHUR J & | Growth Center, not in Downtown |
| 5774 | 7/19/2010 | structure | 1 | DECK 7505F | 12 PARKSIDE DR | HALLSMITH GEORGE & GWENDOLYN | HALLSMITH GEORGE & GWENDOLYN | Growth Center, not in Downtown |
| 5752 | 6/1/2010 | structure | 1 | EXTENDING FRONT PORCH | 123 NORTHFIELD ST | PECOR TODD | PECOR TODD | Growth Center, not in Downtown |
| 5764 | 6/21/2010 | structure | 1 | PORCH ON BACK OF HOUSE | 14 PARKSIDE DR | GROFF DAVID R & HEIDI S | GROFF DAVID R & HEIDI S | Growth Center, not in Downtown |
| 5689 | 2/26/2010 | structure | 1 | DEMOLITION AND 2ND STORY ADDITION | 146-148 BARRE ST | AULETTA JENNIFER | AULETTA JENNIFER | Growth Center, not in Downtown |
| 5713 | 3/23/2010 | structure | 1 | STONE RETAINING WALL | 15 CHARLES ST | EVANS CHRISTOPHER S & SHARON G | EVANS CHRISTOPHER S & SHARON G | Growth Center, not in Downtown |
| 5688 | 1/29/2010 | structure | 1 | ADDITIONAL DWELLING UNIT - SITE PLAN AMENDMENT | 15 MERRILL TERRACE | KNAUF CYNTHIA A | CAPOLE BURNS | Growth Center, not in Downtown |
| 5783 | 8/6/2010 | structure | 1 | SHED | 164 NORTHFIELD ST | WERNTGEN JOYCE & | WERNTGEN JOYCE & | Growth Center, not in Downtown |
| 5695 | 2/19/2010 | structure | 1 | 12'X12' 2ND FLOOR DECK | 171 BERLIN ST | BALL THOMAS D | BALL THOMAS D | Growth Center, not in Downtown |
| 5797 | 8/31/2010 | structure | -1 | DEMOLISH TWO CAR GARAGE | 18 CHARLES ST | BURNS OLGA C LIFE EST | BURNS OLGA C LIFE EST | Growth Center, not in Downtown |
| 5629 | 9/4/2009 | structure | 1 | WHEEL CHAIR RAMP | 199 HILL ST | STOCKWELL SAMIN | STOCKWELL SAMIN | Growth Center, not in Downtown |
| 5775 | 7/20/2010 | structure | 1 | 20'X14' ADDITION | 2 COLONIAL DR | ROBERTS NORMAN D | ROBERTS NORMAN D | Growth Center, not in Downtown |
| 5790 | 8/13/2010 | structure | 1 | 2ND STORY ADDITION | 2 JUDSON DR | SUGER DAVID L | BARBARA J SUGER | Growth Center, not in Downtown |
| 5792 | 8/20/2010 | structure | 1 | EXTERIOR BULKHEAD | 20 WINTER ST | THOMAS ROBERT BRUCE | JEAN LACROIX | Growth Center, not in Downtown |
| 5718 | 3/30/2010 | structure | 1 | GARDEN SHED | 209 MAIN ST | BREER JEFFREY L | BREER JEFFREY L | Growth Center, not in Downtown |
| 5794 | 8/30/2010 | structure | 1 | PICKET FENCE | | | | |

| | | | | | |
|------|------------------------|---|----------------------|---|--------------------------------|
| 5793 | 8/26/2010 structure | 1 PRIVACY FENCE OFF OF DECK OF UNIT #10 | 21-23 HEBERT RD | BIANCHI-HEBERT LTD PRISNP | GROWTH CENTER, NOT IN DOWNTOWN |
| 5712 | 3/24/2010 structure | 1 FENCE | 216 MAIN ST | GORGES DAVID L & ROBIN L | GROWTH CENTER, NOT IN DOWNTOWN |
| 5654 | 4/22/2010 structure | 1 REAR DECK AND ENTRY ON SIDE OF BUILDING, REPLACE DOOR WITH WIND 24 NORTH ST | 216 NORTH ST | GORGES DAVID L & ROBIN L | GROWTH CENTER, NOT IN DOWNTOWN |
| 5749 | 5/26/2010 structure | 1 FENCE | 272 BERLIN ST | HUNNEWELL HEATHER & RALPH | GROWTH CENTER, NOT IN DOWNTOWN |
| 5732 | 4/16/2010 structure | 1 9 SEASON SUNROOM (12'X14') | 278 MAIN ST | KINSEY BLAINE R & RACHEL M | GROWTH CENTER, NOT IN DOWNTOWN |
| 5739 | 5/4/2010 structure | 1 DEMOLITION AND RECONSTRUCTION OF DECK AND FRONT AND REAR STEI 293 SUMMERWOOD DR | 293 SUMMERWOOD DR | KINSEY BLAINE R & RACHEL M | GROWTH CENTER, NOT IN DOWNTOWN |
| 5703 | 3/16/2010 structure | 1 DORMER - ADDITIONAL BEDROOM (ASSOCIATED W/ BUILDING PERMIT#4- 30 SUMMER ST | 30 SUMMER ST | RIDGE MICHAEL & KRISTIN | GROWTH CENTER, NOT IN DOWNTOWN |
| 5748 | 5/20/2010 structure | 1 SIDE YARD PICKET FENCE | 300 BERLIN ST | IRELAND PETER M & DOROTHY E | GROWTH CENTER, NOT IN DOWNTOWN |
| 5723 | 4/5/2010 structure | 1 ADD TWO-STORY 20'X30' GARAGE | 302 SHERWOOD DR | FREDERICKS NATHANIEL | GROWTH CENTER, NOT IN DOWNTOWN |
| 5751 | 5/25/2010 structure | 1 CARPORT | 32 ST PAUL ST | SMITH MARK W | GROWTH CENTER, NOT IN DOWNTOWN |
| 5640 | 9/29/2009 structure | 1 REPLACE/RELOCATE EXISTING STORAGE CONTAINER AND FENCING | 320 STATE ST | SHEA STEFANIE J | GROWTH CENTER, NOT IN DOWNTOWN |
| 5733 | 4/19/2010 structure | 1 BOUNDARY FENCE | 35 FOSTER ST | DODGE CLIFTON & LAURIE | GROWTH CENTER, NOT IN DOWNTOWN |
| 5670 | 11/20/2009 structure | 1 ADD ARCTIC ENTRY 8'X8'; DECK 10'X16' | 4 CRESTVIEW DR | JOHN T. WALDO | GROWTH CENTER, NOT IN DOWNTOWN |
| 5711 | 3/23/2010 structure | 1 FENCE | 4 CRESTVIEW DR | STEWART ROBERT & IRENE A | GROWTH CENTER, NOT IN DOWNTOWN |
| 5674 | 10/22/2009 structure | 1 PORCH EXTENSION 3.5 X 3.5 | 405 BARRE ST | STEWART ROBERT & IRENE A | GROWTH CENTER, NOT IN DOWNTOWN |
| 5643 | 10/7/2009 structure | 1 AMEND 5531 - 16'X20' SINGLE STORY ADDITION | 5 GEORGE ST | FIELD SANDRA J | GROWTH CENTER, NOT IN DOWNTOWN |
| 5789 | 8/2/2010 structure | 1 PERGOLA FOR TENNIS COURTS | 5 HIGH SCHOOL DR | ROBINS ROSE ANN | GROWTH CENTER, NOT IN DOWNTOWN |
| 5725 | 4/12/2010 structure | 1 REAR ENTRY - MUDROOM 4'X8' | 5 KEMP AVE | MONTPELLIER HIGH SCHOOL | GROWTH CENTER, NOT IN DOWNTOWN |
| 5753 | 6/1/2010 structure | 1 RELOCATE AND ENLARGE BACK YARD SHED | 5 PINWOOD RD | MILES ELLEN | GROWTH CENTER, NOT IN DOWNTOWN |
| 5730 | 4/15/2010 structure | 1 ENCLOSE PORCH ADDITION TO EXISTING DWELLING (240 SF) | 5 WALKER TERRACE | WATKINS THOMAS III | GROWTH CENTER, NOT IN DOWNTOWN |
| 5636 | 9/22/2009 structure | 1 GARAGE | 52 TERRACE ST | BARRETT ROBERT P & JOAN M | GROWTH CENTER, NOT IN DOWNTOWN |
| 5782 | 8/2/2010 structure | 1 20'X7' STORAGE SHED | 55 ABBEY RD | PETERSON DANIEL S & DIANE S | GROWTH CENTER, NOT IN DOWNTOWN |
| 5630 | 9/9/2009 structure | 1 DECK ADDITION | 71 PROSPECT ST | ROBB DUNCAN LIFE ESTATE | GROWTH CENTER, NOT IN DOWNTOWN |
| 5769 | 7/13/2010 structure | 1 8' CEDAR FENCE | 8 BINGHAM ST | YOUNG STEVE | GROWTH CENTER, NOT IN DOWNTOWN |
| 5784 | 8/16/2010 structure | 1 WOOD STORAGE SHED | 8 BLACKWELL ST | RICHARD HORSCHLER | GROWTH CENTER, NOT IN DOWNTOWN |
| 5779 | 7/29/2010 structure | 1 REAR 2-STORY ADDITION (8'X19'X22') | 8 DERBY DR | SHARP JAMES A | GROWTH CENTER, NOT IN DOWNTOWN |
| 5698 | 2/24/2010 structure | 1 TWO STORY ADDITION (21' X 21') | 8 JORDAN ST | LOGA JOE W | GROWTH CENTER, NOT IN DOWNTOWN |
| 5738 | 5/4/2010 structure | 1 144 SQ FT DECK | 8 NORTH COLLEGE ST | KRUSSMAN RODGER G & CHRISTINA B | GROWTH CENTER, NOT IN DOWNTOWN |
| 5745 | 5/18/2010 structure | 1 REPLACE DECK | 9 JAY ST | BRICK AMRA & ELVIR | GROWTH CENTER, NOT IN DOWNTOWN |
| 5743 | 5/12/2010 structure | 1 REPLACE CURRENT DECK WITH A SUNROOM AND ADD NEW DECK AND RAIL 999 TERRACE ST | 999 TERRACE ST | SWEENEY ELIZABETH | GROWTH CENTER, NOT IN DOWNTOWN |
| 5701 | 3/11/2010 structure | 1 EXTEND HEIGHT OF BOILER STACK, BULKHEAD, ALTERATION OF W. J NATIONAL LIFE DR | NATIONAL LIFE DR | CHATER MICHAEL M & MARY M | GROWTH CENTER, NOT IN DOWNTOWN |
| 5709 | 3/23/2010 structure | 1 PICKET FENCE | 162 DOVER RD | NATIONAL LIFE INSURANCE CO | not in Growth Center |
| 5763 | 6/16/2010 structure | 1 1.5 STORY GARAGE | 184 WESTWOOD DR | RACHEL & MICHAEL TRUSSLER | not in Growth Center |
| 5684 | 1/14/2010 structure | 1 FARM STRUCTURE | 1996 MAIN ST | MACLEAY THOMAS & CHARLOTTE MACLEAY THOMAS & CHARLOTTE | not in Growth Center |
| 5736 | 4/30/2010 structure | 1 REPLACE FRONT STEPS W/ 8' X 3' STEPS | 3334 ELM ST | HAMMER KARL | not in Growth Center |
| 5635 | 9/21/2009 structure | 1 RESIDENTIAL ADDITION - BATHROOM, PANTRY & LAUNDRY ROOM | 49 HAGGETT RD | MONTGOMERY DONNA J | not in Growth Center |
| 5788 | 8/16/2010 structure | 1 24'X30' TWO CAR GARAGE | 610 GALLISON HILL RD | MURPHY DAVID J & JUDITH D | not in Growth Center |
| 5755 | 6/1/2010 structure | 1 SOLAR PANELS | 7 GREEN MOUNTAIN DR | LITTLE JOHN K | not in Growth Center |
| 5652 | 10/21/2009 subdivision | 1 2 LOT SUBDIVISION-FINAL REVIEW | 304 BERLIN ST | KELLEY NORMAN P & VIRGINIA C | not in Growth Center |
| 5771 | 6/30/2010 subdivision | 1 TWO LOT SUBDIVISION | 0 ELM ST | MCKEE GIULIANI & CLEVELAND | GROWTH CENTER, NOT IN DOWNTOWN |
| 5666 | 11/16/2009 subdivision | 2 3 LOT SUBDIVISION-FINAL | 133 TOWNE HILL RD | DOUGLAS HILL | not in Growth Center |
| | | | | NAGLE JAMES & NA AN | not in Growth Center |

| Commercial | number | % | Residential | number | % |
|---------------------|--------|-----|---------------------|--------|-----|
| In Downtown: | 7 | 35% | In Downtown: | 0 | 0% |
| In Growth Ctr: | 13 | 65% | In Growth Ctr: | 10 | 71% |
| Outside Growth Ctr: | 0 | 0% | Outside Growth Ctr: | 4 | 29% |

| Structures | number | % | Subdivisions | number | % |
|---------------------|--------|-----|---------------------|--------|-----|
| In Downtown: | 6 | 10% | In Downtown: | 0 | 0% |
| In Growth Ctr: | 46 | 77% | In Growth Ctr: | 1 | 25% |
| Outside Growth Ctr: | 8 | 13% | Outside Growth Ctr: | 3 | 75% |



CITY HALL

CITY of MONTPELIER

Vermont

THE CAPITAL CITY OF THE STATE OF VERMONT

September 20, 2011

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

Dear Mr. Besse:

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

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

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

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

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

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

Results Being Achieved with New Development

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

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

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

Progress with our new Municipal Plan

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

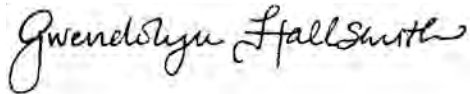
The Future Land Use map and the land use goals of the plan look to establish an Historic Design District that encompasses our entire National Register District, a Smart Growth District which will encourage minimum densities in the areas of the city on public infrastructure, an Office Park for new professional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

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

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

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

All the best,

A handwritten signature in cursive script that reads "Gwendolyn Hallsmith". The ink is dark and the signature is fluid, with a large initial 'G' and a stylized 'H'.

Gwendolyn Hallsmith, Director
Planning and Community Development

Attachments:

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

Growth Center Statistics 2011

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

29 New Units

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

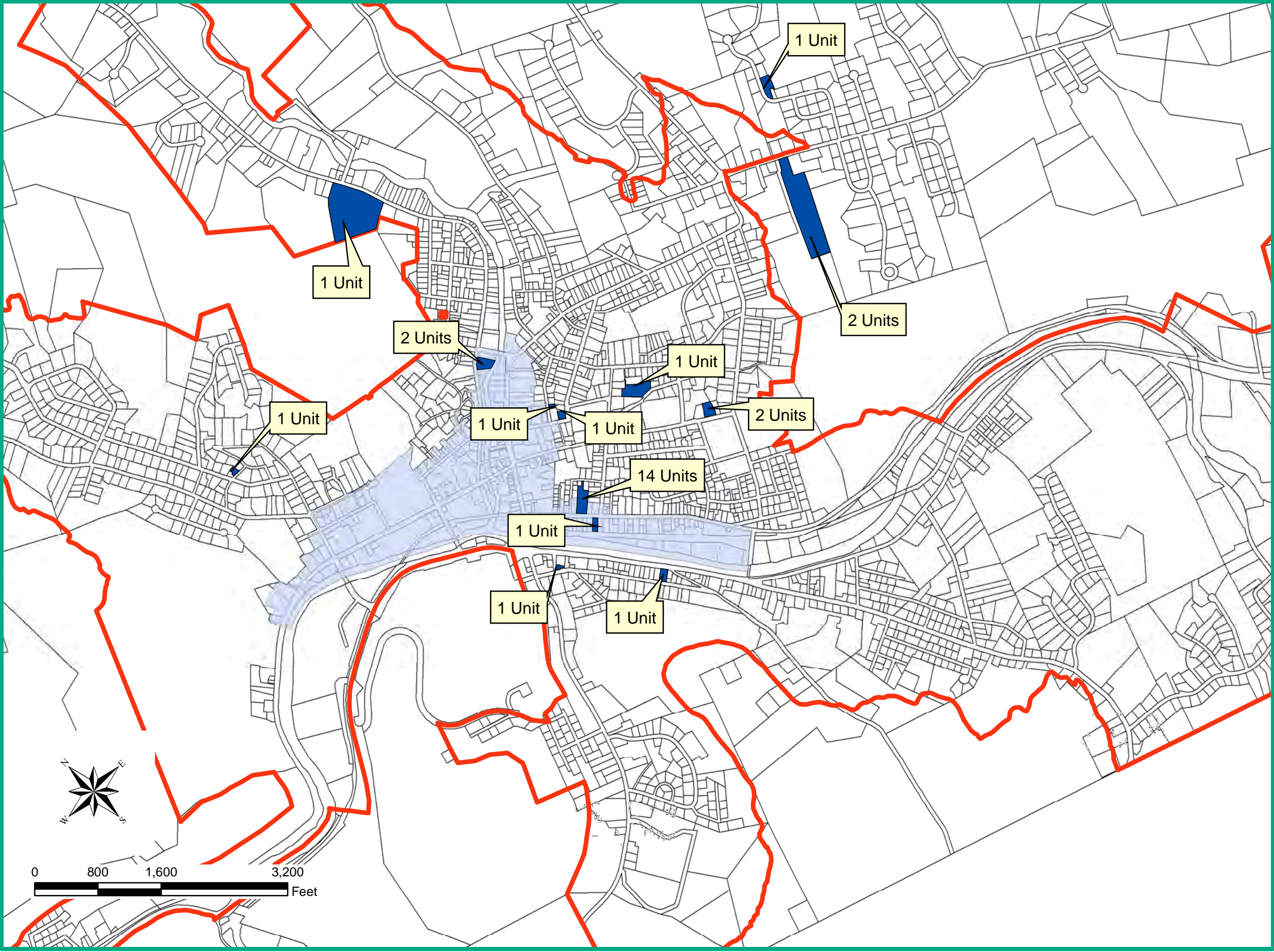
12 New Enterprises

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

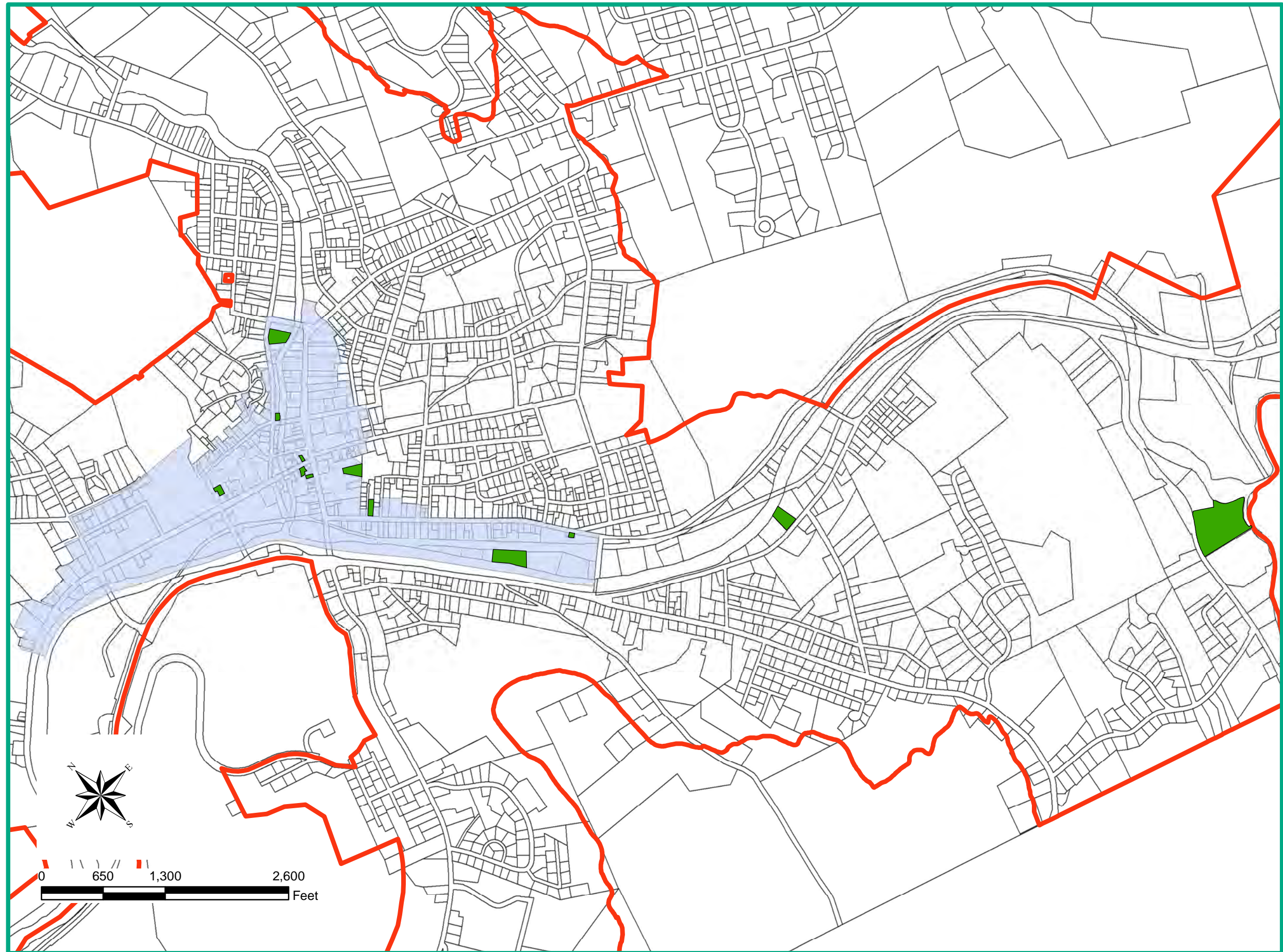
7 New Structures

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

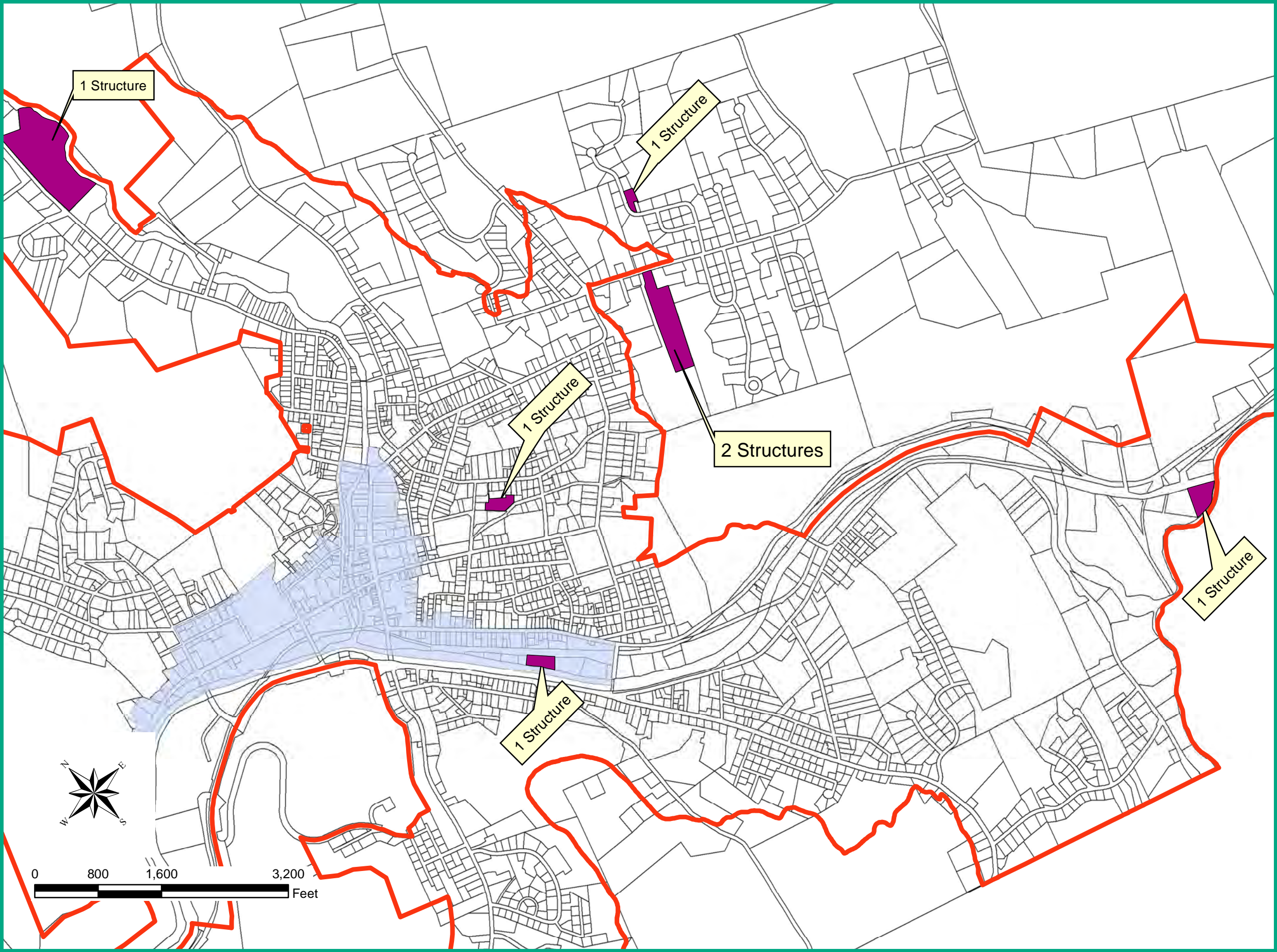
New Units 2011



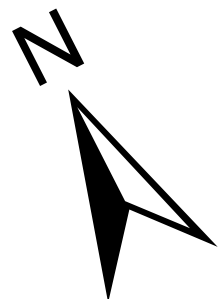
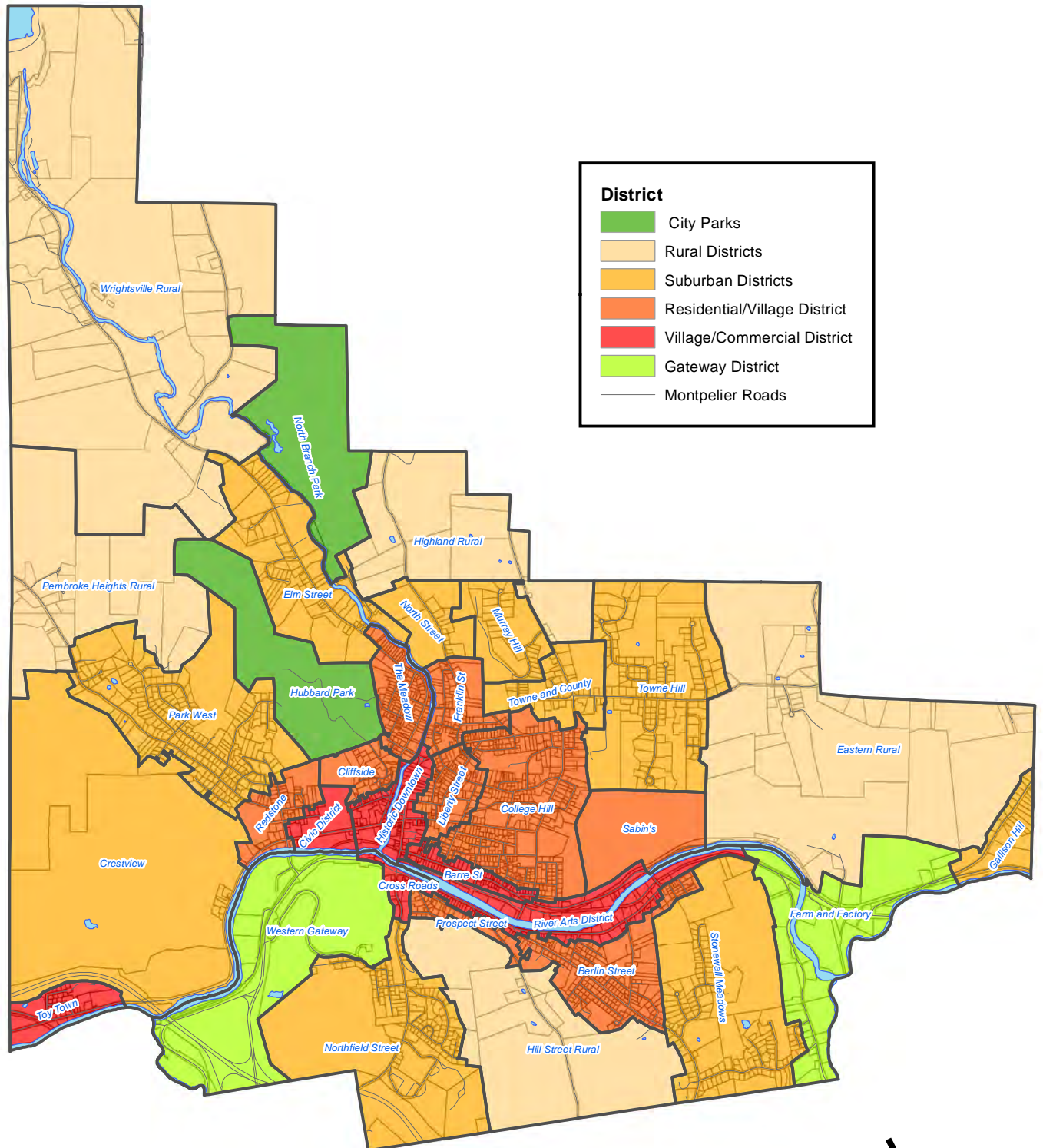
Enterprises 2011



Structures 2011

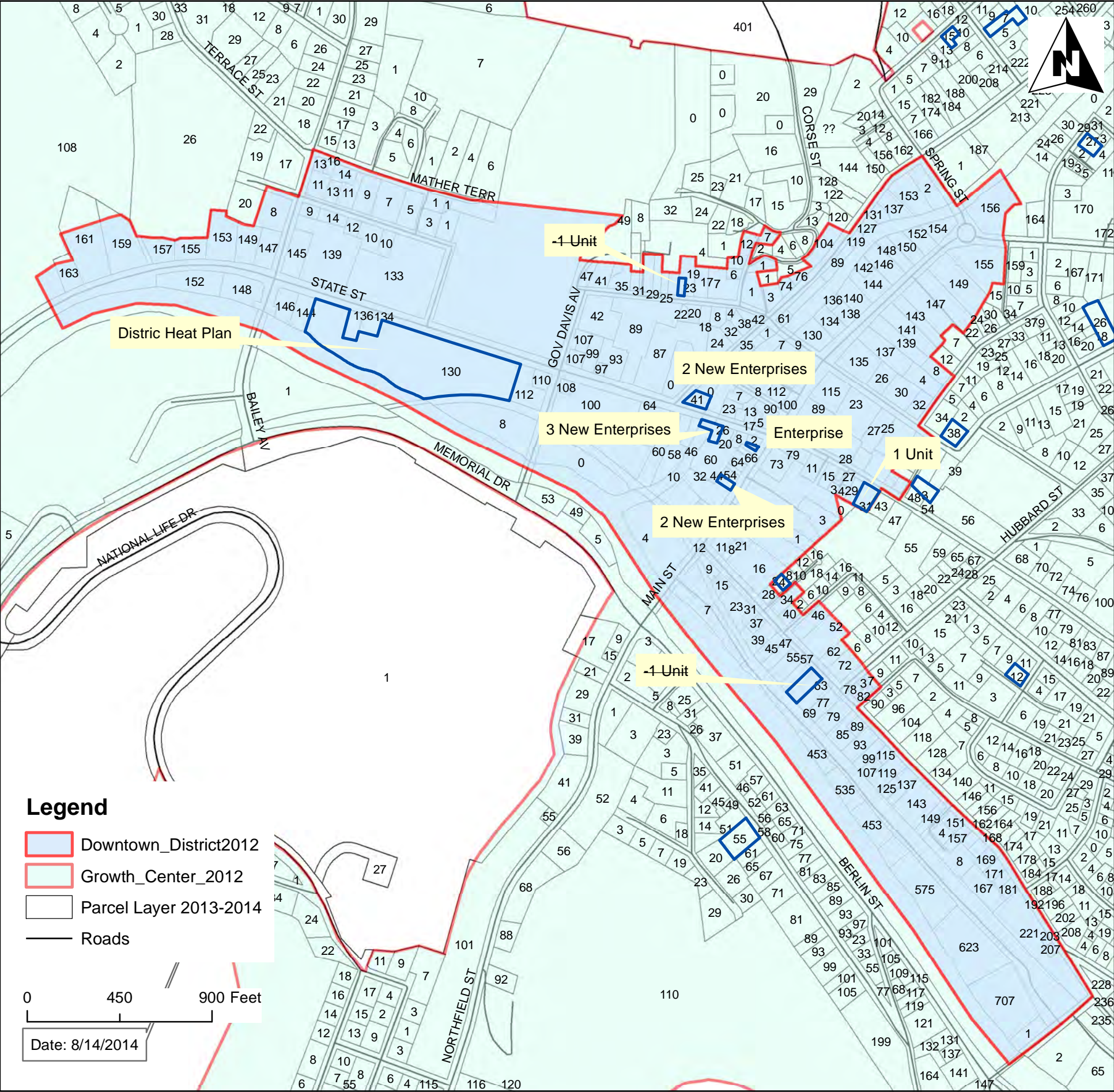


City of Montpelier - Draft Zoning Districts - June 2011



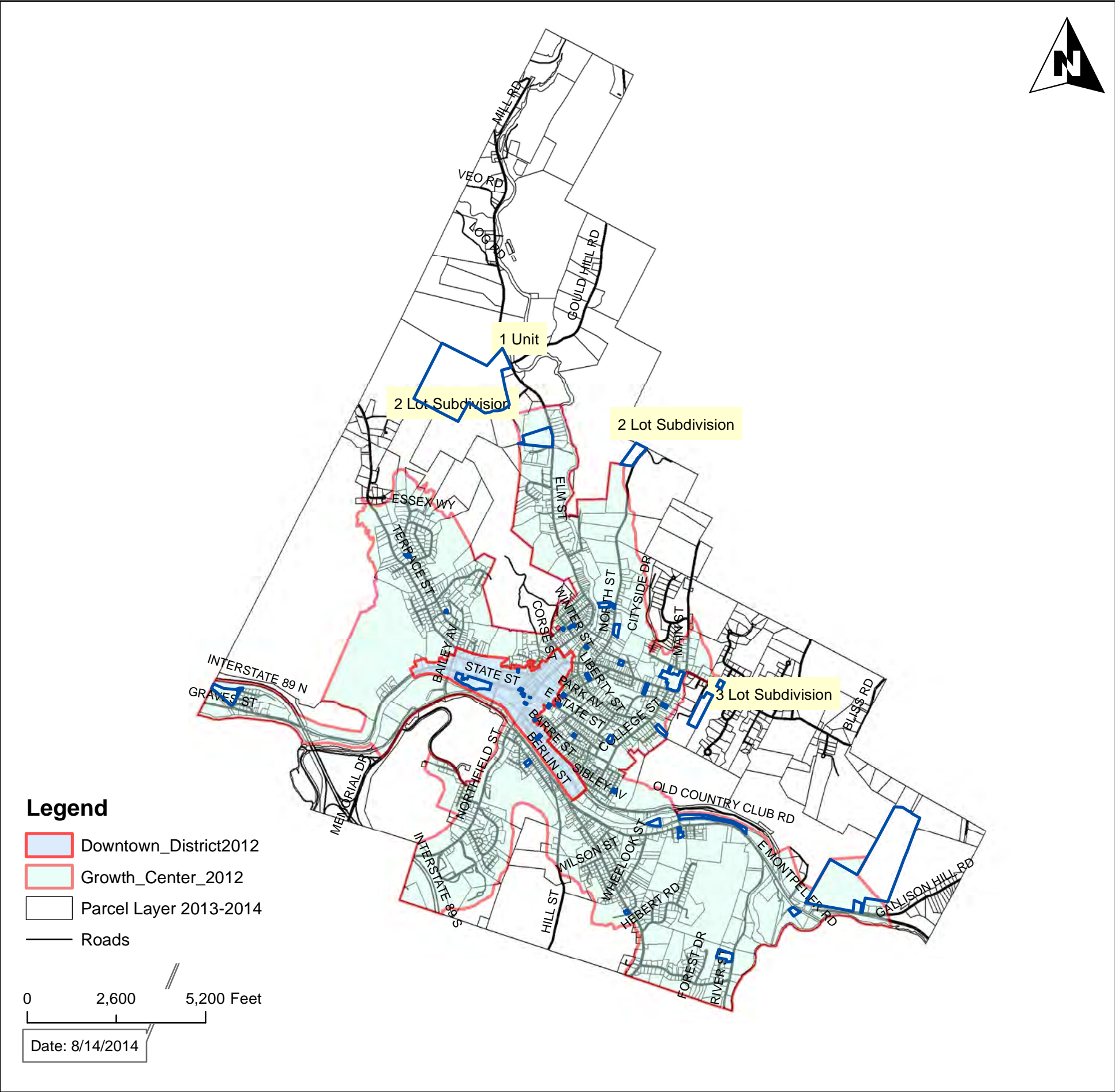
Permits in Designated Downtown 9/1/11 to 8/4/14

Attachement 4 - Maps for 2014
5-Year Review



[illegible]

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



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

CIP REVISED FY15 NEW FORMAT Dec 11.xls

5/20/2014
1

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

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

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

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

| | Funding Source | FY14-CITY COST | FY15-CITY COST | FY16-CITY COST | FY17-CITY COST | FY18-CITY COST | FY19-CITY COST | FY20-CITY COST | BONDED AMOUNT |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|
| BRIDGES | | | | | | | | | |
| BRIDGES FY15-Granite St Bridge- Paint & repair 2.5% local share \$40,000 | Bond-Vine | | | | | | | | |
| BRIDGES FY16- save for Cummings | | | | \$125,000 | | | | | |
| BRIDGES FY17- save for Cummings & Future Projs | | | | | \$125,000 | | | | |
| BRIDGES FY18-Cummings Bridge Replacement \$160,000 & Future Projs | CIP | | | | | \$125,000 | \$125,000 | \$125,000 | |
| TRAFFIC IMPROVEMENTS (Intersection & Calming) | CIP/IF | | | \$12,500 | \$12,500 | \$12,500 | \$12,500 | \$12,500 | |
| RETAINING WALLS | CIP | | \$7,500 | \$8,000 | \$8,500 | \$8,500 | \$8,500 | \$8,500 | |
| SIDEWALK/BIKE PATH RECONSTRUCTION & RESURFACE PROGRAM | CIP | | | \$40,000 | \$40,000 | \$10,000 | \$40,000 | \$40,000 | \$444,991 |
| STORM DRAINS & CULVERTS | CIP | | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$12,000 | \$12,000 | \$230,000 |
| BUILDINGS & GROUNDS | CIP | | | | | \$178,000 | \$178,000 | \$175,000 | |
| FLOOD MITIGATION | CIP//State/Fed | | | | | | | | |
| MISCELLANEOUS | | | | | | | | | |
| Downtown Improvemnts | | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | | \$777 |
| Carr Lot Transit & Welcome Center (In addition to previously approved \$800,000 Bond) | B/Fed/State | | | | | | | | |
| Bike Path | B/Fed | | | | | | | | \$1,100,000 |
| PROJECT MANAGEMENT | CIP | \$65,100 | \$66,500 | \$67,900 | \$69,300 | \$70,700 | \$72,100 | \$73,500 | |
| TOTAL GENERAL FUND ANNUAL CAPITAL FUNDING | | \$523,474 | \$655,295 | \$628,159 | \$992,692 | \$1,141,479 | \$1,265,715 | \$1,297,277 | |
| | | | | | | | | | |
| PARKS FUND TOTAL | | \$9,500 | \$6,075 | \$6,075 | \$6,075 | \$6,075 | \$6,075 | \$6,075 | \$0 |
| CEMETERY FUND TOTAL | | \$26,000 | \$18,875 | \$18,875 | \$18,875 | \$18,875 | \$18,875 | \$18,875 | \$0 |
| SENIOR CENTER TOTAL | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| TOTAL CAPITAL PROJECTS -GENERAL FUND, PARKS, CEMETERY, SENIOR CTR | | \$558,974 | \$680,245 | \$853,109 | \$1,017,642 | \$1,166,429 | \$1,290,665 | \$1,322,227 | |
| Change from previous year | | \$97,281 | \$121,271 | \$172,864 | \$164,533 | \$148,787 | \$124,236 | \$31,562 | |
| | | | | | | | | | |
| FUNDING FOR CAPITAL PROJECTS: | | | | | | | | | |
| Bond | | \$710,000 | | | \$710,000 | | | \$705,000 | |
| Annual Capital Funding | | \$557,659 | | | \$1,727,642 | | | \$1,322,227 | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

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

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

| | Funding Source | FY14-CITY COST | FY15-CITY COST | FY16-CITY COST | FY17-CITY COST | FY18-CITY COST | FY19-CITY COST | FY20-CITY COST | BONDED AMOUNT |
|--|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| CAPITAL DEBT | | | | | | | | | |
| Existing Capital Debt | | | | | | | | | |
| Berlin St Reconstruction FY12 | GF | | | | | | | | \$140,000 |
| Bridges FY18 | GF | \$42,378 | \$35,648 | \$34,043 | \$32,430 | \$30,810 | | | \$680,000 |
| Fire Station FY18 | GF | \$43,453 | \$41,589 | \$39,716 | \$37,835 | \$35,945 | | | \$750,000 |
| Library FY21 | GF | \$42,378 | \$40,790 | \$39,176 | \$37,541 | \$35,887 | \$34,218 | \$32,537 | \$600,000 |
| Police Station FY21 | GF | \$104,280 | \$100,310 | \$91,411 | \$87,597 | \$83,737 | \$79,842 | \$75,919 | \$1,470,000.00 |
| 1996 Retaining Walls FY17 | GF | \$6,060 | \$5,461 | \$5,161 | \$4,861 | | | | \$100,000 |
| 1998 Retaining Walls FY19 | GF | \$57,626 | \$55,371 | \$53,094 | \$50,795 | \$48,480 | \$46,160 | | \$925,000 |
| Honeywell Lease FY18 added to CIP FY15 | GF | | \$37,128 | \$37,128 | \$37,128 | \$37,128 | | | |
| Main Street Lighting FY22 | GF | \$13,694 | \$13,222 | \$12,771 | \$12,296 | \$11,815 | \$11,329 | \$10,839 | \$215,000 |
| Central VT Bike Path FY22 | GF/State | \$14,836 | \$14,358 | \$13,835 | \$13,321 | \$12,800 | \$12,273 | \$11,742 | \$200,000 |
| City Hall, Fire & DPW Roof/Windows/Sidewalks, Electric & Standby Generator FY25 | GF/STATE DTF | \$55,961 | \$63,554 | \$58,150 | \$56,370 | \$54,558 | \$52,972 | \$48,539 | \$850,000 |
| CARR LOT & CIP/FIRE TRUCK FY33 | BOND/Federal | \$131,950 | \$130,944 | \$129,777 | \$128,457 | \$126,976 | \$125,260 | \$123,316 | \$1,670,000 |
| Street Improvements | GF | \$19,658 | \$42,688 | \$59,658 | \$59,172 | \$58,550 | \$57,794 | \$56,904 | |
| Municipal Buildings' Alternative Heating / District Heating FY30 | CIP/STATE OR BOND | \$20,289 | \$20,445 | \$20,324 | \$20,324 | \$20,324 | \$19,028 | \$16,994 | \$250,000 |
| Bridges Bond, Part 1: Langdon, Memorial BP, & Refinance Pioneer & City Hall, Fire, DPW Bldg FY27 | BOND/STATE | \$70,513 | \$68,632 | \$66,724 | \$64,789 | \$62,829 | \$60,845 | \$58,840 | \$865,000 |
| Sabins Pasture all repaid FY15 | GF | \$0 | \$0 | | | | | | \$188,000 |
| Retaining Walls FY30 | GF | \$33,672 | \$35,458 | \$33,931 | \$33,931 | \$33,931 | \$31,579 | \$31,660 | \$415,000 |
| Bridges Bond, Part II: Vine, Rialto Banister & Spring FY30 | GF | \$24,346 | \$23,005 | \$24,387 | \$24,387 | \$24,387 | \$22,833 | \$22,898 | \$300,000 |
| TOTAL CAPITAL DEBT | | \$681,093 | \$728,601 | \$719,287 | \$701,234 | \$678,157 | \$654,133 | \$490,188 | \$9,618,000 |
| Change from previous year | | \$91,437 | \$47,508 | -\$9,314 | -\$18,053 | -\$23,078 | -\$124,024 | -\$63,945 | |
| TOTAL CAPITAL PROJECTS & DEBT -GENERAL FUND, PARKS & CEMETERY | | \$1,240,067 | \$1,408,848 | \$1,572,396 | \$1,718,876 | \$1,844,586 | \$1,844,798 | \$1,812,415 | |
| Equipment Plan (\$515,000 less Equipment Debt) | | \$498,637 | \$496,158 | \$498,908 | \$518,728 | \$559,318 | \$559,108 | \$591,489 | |
| TOTAL CAPITAL AND EQUIPMENT FUNDING | | \$1,738,704 | \$1,905,004 | \$2,071,304 | \$2,237,604 | \$2,403,904 | \$2,403,904 | \$2,403,904 | |
| Change from previous year | | \$166,300 | \$166,300 | \$166,300 | \$166,300 | \$166,300 | \$0 | \$0 | |
| Target Capital Budget | | \$1,738,704 | \$1,905,004 | \$2,071,304 | \$2,237,604 | \$2,403,904 | \$2,403,904 | \$2,403,904 | |

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

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

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

| | Funding Source | FY14-CITY COST | FY15-CITY COST | FY16-CITY COST | FY17-CITY COST | FY18-CITY COST | FY19-CITY COST | FY20-CITY COST | BONDED AMOUNT |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|
| SEWER FUND | | | | | | | | | |
| Wastewater Treatment | | | | | | | | | |
| Phosphorus Reduction Upgrade | Sewer CIP | | | | | | | | |
| Wastewater Treatment Plant - CNA | Sewer CIP | \$46,791 | \$7,108 | \$18,697 | \$79,383 | \$0 | \$0 | | |
| SUBTOTAL WASTEWATER TREATMENT | | \$46,791 | \$7,108 | \$18,697 | \$79,383 | \$0 | \$0 | | |
| Collector & Interceptor Systems | | | | | | | | | |
| Sewer Collection System Rehabilitation/Replaceent Pump Station Emergency Reserve Collection System \$739,320 Berlin pays 60%half | Sewer CIP | \$529,000 | \$529,000 | \$529,000 | \$529,000 | \$529,000 | \$529,000 | \$529,000 | |
| SUBTOTAL COLLECTOR & INTERCEPTOR SYSTEMS | | \$529,000 | \$529,000 | \$529,000 | \$529,000 | \$529,000 | \$529,000 | \$529,000 | |
| SUBTOTAL ANNUAL WASTEWATER CIP | | \$575,791 | \$536,108 | \$547,697 | \$608,383 | \$529,000 | \$529,000 | \$529,000 | |
| CAPITAL DEBT | | | | | | | | | |
| CSO Phase I - Local Share Bond FY17 | | \$36,362 | \$32,763 | \$30,968 | \$29,168 | | | | \$600,000 |
| CSO RF1 021 FY17 | | \$22,049 | \$22,049 | \$22,049 | \$22,049 | | | | \$440,432 |
| CSO RF1 027 FY18 | | \$38,856 | \$38,856 | \$38,856 | \$38,856 | \$38,856 | \$0 | | \$777,110 |
| CSO RF1 028 FY19 | | \$14,156 | \$14,156 | \$14,156 | \$14,156 | \$14,156 | \$14,156 | | \$289,812 |
| CSO RF1 047 FY20 | | \$35,497 | \$35,497 | \$35,497 | \$35,497 | \$35,497 | \$35,497 | | \$707,693 |
| CSO Phase II - Local Share Bond FY31 | | \$75,093 | \$73,189 | \$71,245 | \$69,267 | \$67,263 | \$65,237 | \$63,194 | \$1,140,000 |
| CSO RF1 059 FY22 | | \$13,807 | \$13,807 | \$13,807 | \$13,807 | \$13,807 | \$13,807 | \$13,807 | \$265,100 |
| CSO RF1 068 FY22 | | \$26,456 | \$26,456 | \$26,456 | \$26,456 | \$26,456 | \$26,456 | \$26,456 | \$525,880 |
| CSO RF1 071 FY23 | | \$34,432 | \$34,432 | \$34,432 | \$34,432 | \$34,432 | \$34,432 | \$34,432 | \$675,000 |
| CSO RF1 02-8 FY25 | | \$28,100 | \$28,100 | \$28,100 | \$28,100 | \$28,100 | \$28,100 | \$28,100 | \$515,705 |
| CSO RF1 03-9 82 FY26 | | \$34,710 | \$34,710 | \$34,710 | \$34,710 | \$34,710 | \$34,710 | \$34,710 | \$564,646 |
| CSO RF1 03-10 FY09 | | | | | | | | | \$123,940 |
| CSO Storm Drainage Solar Panels AR1-016 FY24 | | \$35,920 | \$35,920 | \$35,920 | \$35,920 | \$35,920 | \$35,920 | \$35,920 | \$300,000 |
| WWTP Improvements - 1988 Refinanced '92 FY08 | | | | | | | | | \$200,000 |
| I. WWTP Improvements RF1 033 FY24 | | \$174,171 | \$174,171 | \$174,171 | \$174,171 | \$174,171 | \$174,171 | \$174,171 | \$3,647,420 |
| Solar Panels see above | | \$0 | \$0 | \$0 | \$0 | \$0 | | | \$180,000 |
| Ultraviolet Disinfection System FY25 | | \$112,967 | \$110,492 | \$105,364 | \$106,980 | \$108,467 | \$109,669 | \$105,554 | \$1,480,000 |
| Screw Pumps Bond FY28 | | \$30,856 | \$30,036 | \$29,206 | \$28,368 | \$27,520 | \$25,896 | \$25,048 | \$360,000 |
| River Street Sewer Bond FY29 | | \$33,020 | \$32,260 | \$31,543 | \$30,802 | \$30,036 | \$29,245 | \$28,433 | \$400,000 |
| River Street Sewer Bond FY35 | | \$18,500 | \$40,201 | \$56,183 | \$55,725 | \$55,139 | \$54,427 | \$53,394 | \$670,000 |
| SUBTOTAL LONG TERM DEBT | | \$764,952 | \$777,095 | \$782,664 | \$778,464 | \$724,530 | \$681,723 | \$623,219 | \$12,712,738 |
| TOTAL SEWER FUND | | \$1,340,743 | \$1,313,203 | \$1,330,361 | \$1,386,847 | \$1,253,530 | \$1,210,723 | \$1,152,219 | |

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