



Grand Prize 2006 Mount Holly Photo Contest - Deanna Mossa "Shunpike Barn"

MOUNT HOLLY TOWN PLAN

2008

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TOWN PLANNING

The State of Vermont through the Vermont Municipal and Regional Planning and Development Act 115 [24 V.S.A., Chapter 117] passed in 1967, authorizes, but does not require towns to develop plans.

However, the State limits the authority of towns that do not plan. For example, towns without current plans may not adopt a capital improvement program or levy impact fees, and they have no standing in Act 250 processes in which development proposals are evaluated for their impact upon the town.

Chapter 117 has been amended on several occasions since 1967. Major revisions occurred in 1988, with the passage of Act 200 and in 2004. These laws sought to integrate local, regional, and state agency planning in a bottom-up process; attempted to strengthen the role of town plans with regard to local, regional, and state decision making; and established **state planning goals**.

Act 200 also created a process for regional planning commissions to **approve** town plans that are consistent with state planning goals.

The State passed Act 115 as a means to assist towns to avoid some of the results of development that were dramatically changing the character of the state in the late 1960's. The State does not discourage development, but believes that the town that plans can:

- protect its residents from overcrowding, traffic, and loss of privacy and quiet
- direct growth and development to provide an optimal physical and cultural environment
- protect private property
- reduce property taxes

The State specifies **ten elements** that must be included in a plan **adopted** by a town.

TOWN GOVERNMENT

Town of Mount Holly

Chartered -1792

Entity – Municipality – town

County - Rutland

Planning Commission – Rutland Regional Planning Commission

Incorporated Villages – none

Designated Village Center District - Belmont

Municipal Plan adopted by Select Board

Municipal Plan approved by Rutland Regional Planning Commission

Zoning Ordinance – no

Subdivision Ordinance – yes

Development Review Board – no

Development Category – 3 – Outlying Town

Rural Town – population < 2,500

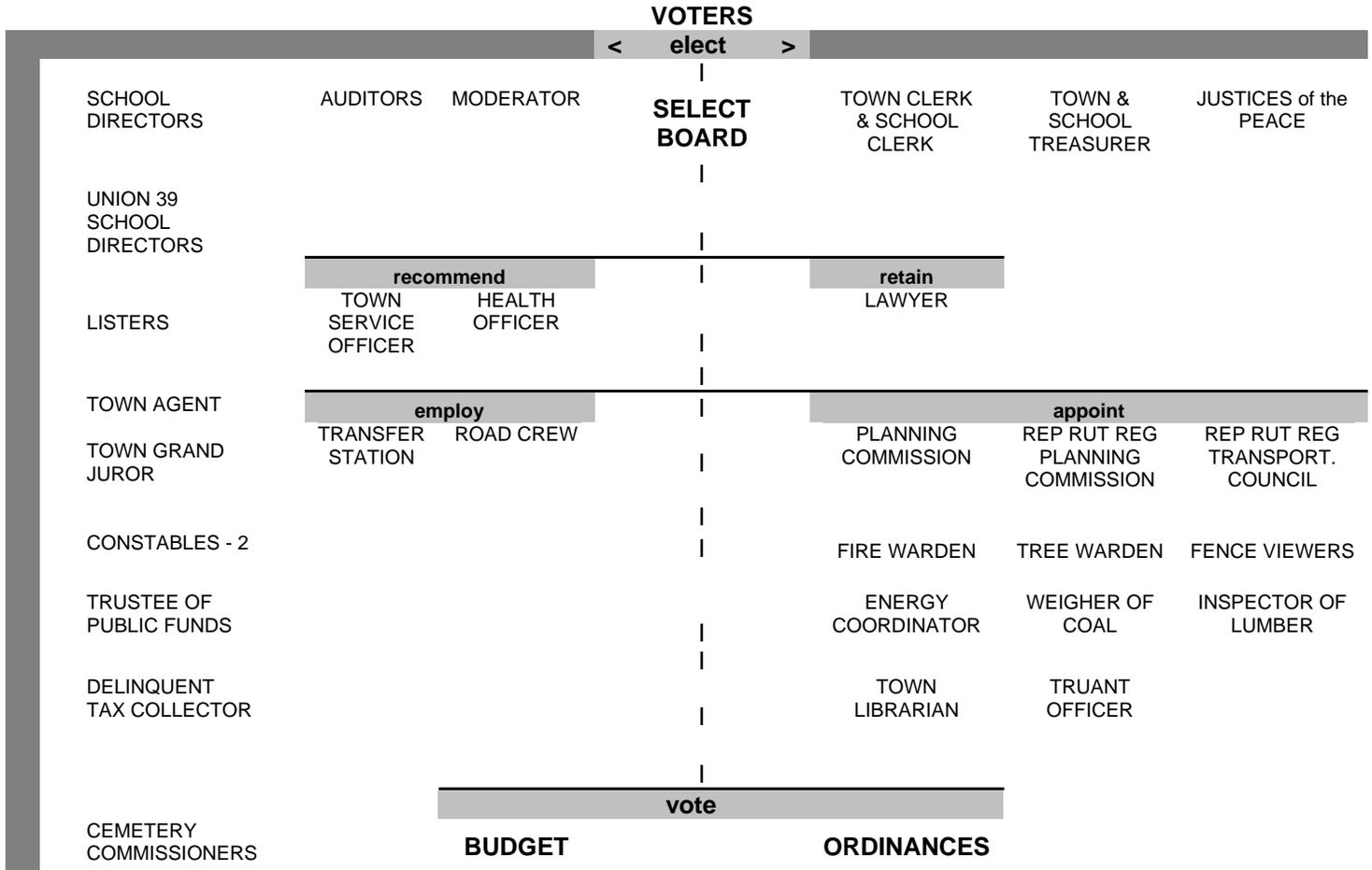
The Town is governed by a three person Select Board, elected for three-year alternating terms.

The Town Clerk and Town Treasurer are elected annually to part-time salaried positions. The Delinquent Tax Collector is elected annually and is compensated by a percentage of delinquent taxes collected. Three Auditors and three Listers are elected for three-year alternating terms and are paid on an hourly basis.

Justices of the Peace are county officers elected by the voters of the Town every even-numbered year. Mount Holly, with a population 1000 – 2000, may elect up to 7 JP’s.

The Select Board employs the Transfer Station staff and the Road Crew. One of the road crew is appointed on an annual basis to perform “foreman” responsibilities.

MOUNT HOLLY MUNICIPAL GOVERNMENT



The Select Board appoints the five-member Planning Commission for rotating terms. The Select Board appoints a representative to the Rutland Regional Planning Commission, and to the Rutland Regional Transportation Council. An attorney for the Town is retained on an hourly basis.

The Select Board recommends individuals to the appropriate state agency for appointment to the positions of Town Health Officer and Town Service Officer.

Voters also elect the School Board Directors, the Union 39 School Directors, the Town Moderator, Grand Juror, Town Agent, Trustee of Public Funds, Cemetery Commissioners, and two Constables.

The Board of Civil Authority composed of the Select Board members, Justices of the Peace, and Town Clerk adjudicates tax appeals made to the Listers and complaints regarding voter registration, election procedure, and counting of votes.

Capital Budget

The Town of Mount Holly has a long-term Capital Improvements Program and an annual Capital Budget to ensure adequate investment in the Town's assets. Assets include roads, bridges, culverts, town buildings and sites, large equipment, vehicles for the Fire Department and Volunteer Rescue Squad, and vehicles and supplies for road work including snow plowing.

Capital projects have included:

- Acquisition of land for public purpose
- Construction of facilities
- Additions to facilities
- Rehabilitation or repair of buildings – useful life over 10 years
- Purchase of equipment with useful life over 5 years
- Planning, engineering, and design study related to a specific capital project.

Capital Planning

The Town uses five-year planning to estimate what capital needs will require attention in the near term. Both large scale projects (road improvements) and smaller projects (town office archive) are included in the plan.

The Town's major capital policies are intended to ensure adequate funding for capital investment. Large projects may require long-term borrowing. A percentage of general fund revenues is allocated annually to debt service and cash funding of smaller capital replacement or renewal projects.

I. PLANNING HISTORY

The Town of Mount Holly adopted its first town plan in 1968. Plans are updated and readopted by the Select Board every five years.

The 2005 Town Plan was adopted by the Town and approved by the Rutland Regional Planning Commission as a temporary measure, while the Town concluded its planning process and voted on proposed zoning regulations.

The Town enacted Subdivision Regulation in 1973, revised them in 1998, and is in the process of revision for 2008.

The Town enacted Flood Hazard Regulations in 1987, which are on the schedule for update, with assistance from the Rutland Regional Planning Commission in 2008.

The Town voted against the adoption of a proposed Zoning Ordinance in 1994. Again in 2006, voters of the Town rejected a Land Use (Zoning) Ordinance that had been adopted by the Select Board, after an extensive planning process involving the community (see below).

The view expressed by many who opposed zoning regulations was that the Town could protect itself from major development problems by relying on the Act 250 process (see footnote).

The Act 250 process relies on a town's plan to guide it in protecting the town's interests. Under changes to Act 117, the town plan has become a more important document. It expresses the town's vision for its future, provides guidance to Act 250, and provides a legal basis for town regulations and budgeting.

Following the 2006 vote against the Land Use Ordinance, the Mount Holly Planning Commission returned to the planning process it had set in motion in 2002 to guide it in writing a Town Plan that would give the Town maximal control over its growth and development.

The planning process that the Town has undergone since 2002 and which flows into the planning for this Town Plan has been as follows:

Mail survey of citizens to identify Town concerns - 1990's
Straw poll at Town Meeting 2002 expressed concern about the impact of development on the Town.

Municipal Planning Assistance Grant 2002-2003.

The Planning Commission formed a Working Group to spearhead the planning process.

Town-wide mail Survey to elicit opinions about development – 2003

Contract with planning consultant – Landworks, Inc. - to facilitate the community planning process, and moderate:

Community Planning Fair 2003

Four community planning meetings in 2003-2004

The Working Group of the Planning Commission formed four sub-committees to obtain further community input on the four major issues identified in the above planning process:

remaining a rural town with open spaces;

having housing that is affordable;

fostering economic development; and

preserving community character

A Municipal Planning Assistance Grant 2004 – 2005 supported the Planning Commission to develop a land use control ordinance that addressed the concerns expressed in the 2003- 2004 public planning process.

During 2005, the Planning Commission held four community meetings or hearings on the Land Use Ordinance, and the Select Board held two hearings.

Following adoption of the Land Use Ordinance by the Select Board, residents petitioned for a town-wide vote. Voters rejected the Land Use Ordinance in January, 2006.

The 2000 Mount Holly Town Plan due for its five-year update in 2005, was temporarily approved by Rutland Regional Planning Commission, while the Town developed a Land Use Ordinance.

In November 2005, the Town received a Municipal Planning Grant for assistance in updating the Town Plan. Some grant funds were used to pay for delivery of the Town's monthly newsletter – the Mount Holly Chit Chat - to every residence in Town. The Town has provided funds to continue this practice. In addition to general Town news, each month's issue of the Chit Chat contains reports from the Select Board, Planning Commission, Working Group, and the Affordable Housing Task Force (formed in early 2006).

The Working Group of the Planning Commission solicited input on the Town Plan through reports and surveys in the monthly Chit Chat from May 2006 through February 2007. The Working Group has held public working sessions on updating – and now implementing - the town plan each month since April 2006. Two informational meetings on proposed policies were held in January and February 2007, facilitated by Adamant Accord. The draft plan was posted on the town web site in August 2007, made available in print and on CD, was submitted to surrounding towns and regional planning commissions, and was the subject of a warned public meeting in October, 2007.

The final version of the Mount Holly Town Plan 2008 will go through public hearings at the levels of the Planning Commission, Select Board, and Regional Planning Commission.

Planning Rationale

Communities plan for many reasons. Like small businesses and large corporations, like individuals and families, it makes sense for towns to look ahead, to **anticipate change**, and to plan for the future.

- This is especially true in communities where **change occurs at a rapid pace** and where local conditions are being shaped increasingly by state, national, and global trends. Mount Holly is a special place with an historical character, rural beauty, open spaces, and a thriving community life. It deserves careful stewardship.

For Mount Holly to respond thoughtfully to new and changing conditions, it should be aware of its past, take stock of current conditions, and predict future trends and influences. The process of planning may be as important as the plan itself as citizens come together to decide what is most important to them.

- The Town has functioned well for many years with subdivision regulations. It is important that the Town evaluate and **improve regulations** to ensure that emerging development patterns are consistent with the Town's vision.
- With strong public support for **land, scenic, and natural resource protection**, the Town Plan can establish priorities and identify those features and/or resources that are most deserving of protection.
- While **economic development** initiatives over the years have been the responsibility of private businesses the Town Plan is a mechanism for addressing how local government, private businesses and development agencies and associations can coordinate their efforts to foster a healthy and diversified local economy.
- Many **state regulations**, most importantly Act 250, are administered in a manner which gives some credence to local development policies. One of Act 250's ten review criteria requires that new development be **compatible with a locally adopted municipal plan**. The policies set forth in this plan address a wide range of topics, and are designed to serve as the Town's unambiguous position during the Act 250 and other review processes.
- State development regulations are not the only forum in which it is important for the Town to have clearly articulated policies. Many decisions of **state and federal agencies and non-profit organizations** can also affect well-being regarding such matters as transportation, environmental protection, land conservation, economic development, education, and so on. In many instances, public agencies and private organizations seek the guidance of local governments to ensure that their activities are compatible with the community's values and vision. This is especially true regarding increasingly competitive grant programs, where conformance with the local plan is often an important eligibility requirement.
- Mount Holly is a complex town whose population reflects a diversity of opinions and attitudes. The plan and the planning process can be means for **balancing different interests** and opinions and knitting the community together for common ends.

FOOTNOTE: *Source: Overview of Act 250, Vermont Heritage Network.*

SUMMARY OF ACT 250 PROVISIONS

Vermont Act 250 protects the environment by controlling how land is used

- **BY PLANNING FOR GOOD DEVELOPMENT**
 - *Requiring Towns, Regions and State agencies to plan for orderly growth and development*
 - *Requiring Towns, Regions and the State to work together so that developments governed by Act 250 comply with Town plans and do not burden Town services.*

- **BY PROHIBITING HARMFUL DEVELOPMENT**
 - Developers must get a **permit** before they begin development or construction. (No permit is required for construction for farming, logging, or forestry)

PERMITS are needed for these DEVELOPMENTS:

1. Construction for a commercial or industrial purpose on more than one acre of land;
2. Construction of more than 10 housing units within a radius of 5 miles;
3. Subdivision of land into 10 or more lots;
4. Construction of a road (incidental to the sale or lease of land) if the road provides access to more than five lots or is longer than 800 feet;
5. Construction by the state or local government if the project involves more than 10 acres;
6. Substantial changes or additions to existing developments;
7. Construction above 2,500 feet in elevation.

DEVELOPMENTS receive PERMITS if they meet these CONDITIONS:

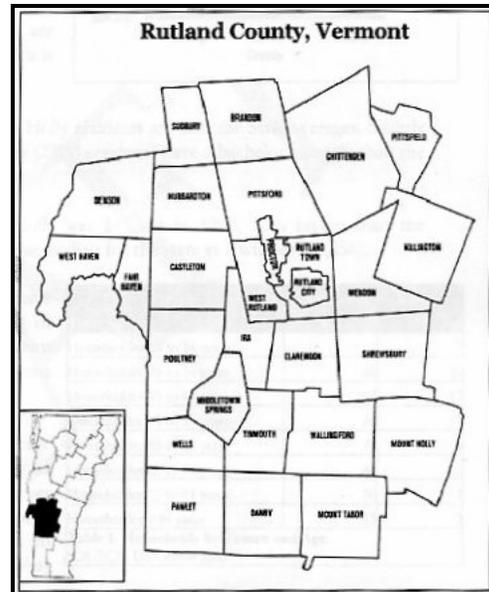
1. Will not result in undue water pollution or air pollution
2. Will have a sufficient water supply.
3. Will not cause an unreasonable burden on an existing water supply.
4. Will not cause unreasonable soil erosion or runoff.
5. Will not cause unreasonable traffic congestion.
6. Will not cause an unreasonable burden on educational services.
7. Will not cause an unreasonable burden on other municipal services (fire, police, water, roads).
8. Will not have an undue adverse effect on scenic beauty, aesthetics, historic sites, or rare and irreplaceable natural areas; and will not destroy necessary wildlife habitat or any endangered species.
9. Will conform to the capability of the land, for instance, limiting development on primary agricultural soils.
10. Will conform to local and regional plans or capital programs.

THE TOWN

II. RESOURCES

GEOGRAPHY

The Town of Mount Holly is a rural Vermont town surrounded by mountains, as its name suggests. With an estimated 2005 population of 1,236 (US Census Bureau, Population Estimates Program), it is officially classified by the Vermont Municipal Planning and Development Act as rural town.



Mount Holly is located on the southeastern edge of Rutland County. It is bordered by the Rutland County towns of Shrewsbury, Wallingford, and Mount Tabor, and it is also bordered by the Windsor County towns of Ludlow, Plymouth, and Weston. The nearest large population center is Rutland City, which has 17,292 (2000 Census) residents and is the fourth most populous city in the state.

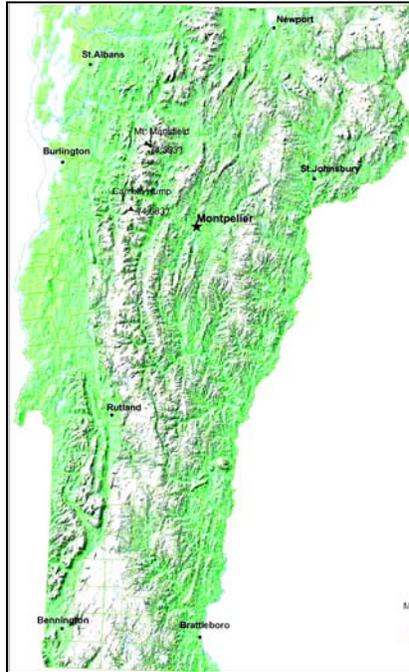
Some of the common boundary with Wallingford and the entire common boundary with Mount Tabor occurs within Green Mountain National Forest. The boundary with Wallingford and the entire border with Shrewsbury and Plymouth involve lands rural in nature with low-density housing and related agriculture or forestry uses.

Most of the common boundary between Mount Holly and Ludlow occurs on the ridgeline of Ludlow (Okemo) Mountain and within the Okemo State Forest.

The area adjacent to the Mount Holly-Weston boundary is an area of low housing density. Part of the boundary is within Green Mountain National Forest and some is within the Okemo State Forest.

In total area, Mount Holly is one of the larger towns in Rutland County with 29,338 acres (46 square miles). About one-fifth of the Town consists of publicly owned land within Okemo State Forest on the Town's eastern border, and Green Mountain National Forest on the south-western border.

Mount Holly is located on the central ridge of the Green Mountains. Its highest peak is 3,343 feet at the summit of Ludlow (also called Okemo) Mountain. The mid portion of the Town is a plateau from



VERMONT – RELIEF MAP

1,200 to about 2,000 feet above sea level that provides one of the best areas to cross the state from one side to the other. (Map II a 1, Map II a 2, Map II a 5)

Topographically (Map II a 3), the Town is composed of a series of hills and low mountains separated by mountain streams and brooks. There are three lakes: Star Lake, Lake Ninevah, and Tiny Pond.

The earliest Native American inhabitants canoed from Lake Champlain, up the Otter Creek, crossed the watershed (Map II a 4), as they walked over Mount Holly to canoe down the Black River to the Connecticut River and on to Long Island Sound. In the French and Indian War, the English built the first road across Vermont – the Crown Point Road – from Charlestown, New Hampshire to Fort Ticonderoga, New York, across the northern boundary of Mount Holly (1759).

The Green Mountain Turnpike (part of the road from western Vermont to Boston) ran along the Old Turnpike Road with a stage coach stop at the old Mount Holly Inn. The Rutland and Burlington Railroad was built across Mount Holly in 1849, and state highway Route 103 was built piecemeal from 1914 through 1963 next to the railway. The Railroad and Route 103 cut the Town in two. Old timers tell stories of the wrenching effects of the railroad dividing farms in two; and for a period of time, there were two town halls, with town meeting held in each on alternate years. Culturally, there is still a divide between the north and south of the Town, heightened by the rise of Belmont as summer vacation center (made possible by the railroad) and the relative decline of the old hamlet of Mount Holly with the demise of the stage coach.

OPEN LAND

Open lands are defined as all lands that are not forested and thus include wet lands, agricultural lands, and other non-forested lands. (Map II a 6, Aerial View - Mount Holly)

Like the rest of Vermont Mount Holly has seen the amount of forest vs. cleared land change:

	forest	cleared
1780	100%	0%
1830	20%	80%
2006	80%	20%

The definition of open land includes agricultural lands. Fields for hay are maintained widely around Town, and some corn is grown as livestock feed. The last dairy farm ceased operation in 2006. Other livestock producers: beef cattle, sheep, hogs, chickens, turkeys, horses.

FOREST LANDS

Approximately 55% of the Town is currently covered by hardwood forests, primarily sugar maple, yellow birch, and beech; while 31% is in soft wood cover mainly red spruce and balsam fir. This translates into approximately 17,634 acres of hardwoods and 9,604 acres of softwood. (Map II a 7, Contiguous Forest).

LAND USE

According to the Change of Appraisal Notice published by the Listers of Mount Holly on May 24, 2003 the Town consisted of 1,272 properties. Dwellings were located on 713 properties. (See Map II a 7, Map IV 1) and other maps in this plan for the locations of “structures” – the majority of which are residences).

The property map from the 2007 Town Report is reproduced on Map II a 8 which depicts Public Lands, Conserved Lands, and properties in the Current Use program.

PUBLIC LANDS

2,331.5 acres (9.1% of the Town’s area) is owned by the Okemo State Forest under management by the Vermont Department of Forest, Parks and Recreation. The Green Mountain National Forest covers 3,100 acres, or 9.5% of Mount Holly.

The State of Vermont owns two Wildlife Management Areas managed by the Vermont Fish and Wildlife Department. The Star Lake Wildlife Management Area (Map II a 9) is a 92.3 acre parcel of land bordering northeast Star Lake. It was donated by Judson and Margaret Lyon in 1979. 48 acres of the 739 acre Tiny Pond Wildlife Management Area (Map II a 10) are located in Mount Holly. It is part of the Coolidge West Management Unit which includes Coolidge State Forest. The WMA was formed from land donated in 1996 and 2002.

CONSERVED LANDS

The Yale/Bowen Forest is a 462 acre tract adjacent to the Okemo State Forest. It was willed to Yale University School of Forestry in 1924, in perpetuity to be “kept as a forest”, by Elmer and Edward Bowen family in memory of their son Joseph Brown Bowen, a forestry graduate of Yale University, who died in service in World War I. The deed obligates the School to keep the forest forever. The land is managed by the Vermont Department of Forests, Parks and Recreation. Most of the Forest is northern hardwoods with some spruce plantations. Map II a 11 shows the location in New England of the forests operated by the Yale School of Forestry and Environmental Studies.

The Vermont Land Trust has an easement on 80%, or 273 acres, of the Forest Echo Farm

In 2003, the 77 acre Dana-Seward Farmland project on Route 155 was conserved in a joint effort by the Vermont Land Trust, the Freeman Foundation, 150 contributing residents of Mount Holly, Raymond and Clare Dana, and the Seward farming family of East Wallingford. The Vermont Land Trust received donations of conservation easements: in 2004, 46 acres opposite the Dana-Seward Farmland from John Fiske and Lisa Freeman; in 2005, a parcel of 64 acres from Lorena and Pete Doolittle.

Mt. Holly Wildlife Corridor Forest Legacy project is an effort to connect the two units of the Green Mountain National Forest – north in Shrewsbury and south in Weston - with a corridor of conserved land for wildlife, primarily for black bear. A tract of 391 acres was protected with a conservation easement

in December 2002. Forest Legacy funds in the amount of \$303,000 were paid to the Ninevah Foundation. The cost share for the project was the purchase of a 273 acre tract nearby that used no Federal funds.

The Ninevah Foundation owns 840 acres as conserved land with highly restricted development available only to its members.

CONSERVED AND PROTECTED LAND

Tract	Acres
Green Mountain Nation Forest	3,100
Okemo State Forest	2,331
Star Lake Wildlife Management Area	93
Tiny Pond Wildlife Management Area	48
Yale/Bowen Forest	462
Dana-Seward Farmland	77
Fiske and Freeman conservation easement	46
Doolittle conservation easement	64
Forest Legacy	391
Forest Echo Farm - VT Land Trust	273
FEF Corp	351
Ninevah Foundation	840
TOTAL Conserved	8,076 = 28 %
TOTAL Mount Holly	29,338 = 100 %

As of 2003, there were 46 properties (43 with dwellings) totaling 6,315 acres in Current Use including Forest Echo Farm, Ninevah Foundation, Yale/Bowen Forest and Doolittle. Excluding those properties (featured above with a total of 1,639 acres) leaves 4,676 acres in the State's Current Use program. The full name of the Current Use program is the Agricultural and Managed Forestland Value Program.

Adding conserved or protected land 8,076 acres to current use 4,676 = 12,753 or 43% of the Town's total acreage.

However, none of those acres is under Town control. This is an important fact given that the Okemo State Forest (and the two Wildlife Management Areas) and the Green Mountain National Forest are under the control of State and Federal governments respectively, with the Town accorded no rights in determining any future use of the land. (Planning Commission paper, 2004). The Okemo Ski Resort has been built, for no fee, on State forest land on the eastern side of the Ludlow Mountain (now commonly called Okemo Mountain), see Map V 2.

As the protected status of lands under the control of State and Federal governments cannot be guaranteed, the land conserved in Mount Holly assumes greater importance. "Perpetuity", depending on the definition of the term, applies to between 922 to 1,762 acres, or 3% to 6% of the Town's total acreage

NATURAL RESOURCES			
comparison			
MOUNT HOLLY, RUTLAND COUNTY, STATE of VERMONT			
	Mt Holly	Rutland Co.	Vermont
Area of Land, Acres, 2000	31,481	597,120	5,920,640
Area of Water, Acres, 2000	243	12,500	261,200
Private & Public Conserved Acres, 1999	6,794	134,820	1,148,249
Private & Public Conserved Acres %	22%	23%	19%
Federal Conserved Acres, 1999	3,104	76,279	435,008
State Conserved Acres, 1999	3,213	29,948	378,563

b. NATURAL RESOURCES

SOILS, GEOLOGY, FORESTS, WATER, WILDLIFE, SCENIC BEAUTY

SOILS

Primary agricultural soils

Primary agricultural soils are defined as soil map units with the best combination of physical and chemical characteristics that have a potential for growing food, feed, and forage crops; have sufficient moisture and drainage, plant nutrients or responsiveness to fertilizers; few limitations for cultivation or limitations which may be easily overcome; and an average slope that does not exceed 15 percent. Present uses may be cropland, pasture, regenerating forests, forestland, or other agricultural or silvicultural uses.

Primary agricultural soils include important farmland soil map units with a rating of prime, statewide, or local importance as defined by the Natural Resources Conservation Service (N.R.C.S.) of the United States Department of Agriculture (U.S.D.A.). Map II b 1

U.S.D.A. Important Farmland Ratings identify soil map units that represent the best land for producing food, feed, fiber, forage, and oilseed crops in Vermont. Important Farmland inventories identify soil map units that consist of Prime Farmland, Unique Farmland, Additional Farmland of Statewide Importance, and Additional Farmland of Local Importance

The maps do not indicate whether a particular tract of land contains primary agricultural soils which are "of a size and location, relative to adjoining land uses, so that those soils will be capable, following removal of any identified limitations, of supporting or contributing to an economic or commercial agricultural operation".

Soils – Septic Suitability

A major problem limiting the size of development in Mount Holly is the lack of soils suitable for on-site waste disposal. In most parts of Town, commercial operations are limited to less than ten employees and clustered housing cannot be considered. The village of Belmont is unable to expand. The size of the problem is seen on Map II b 2.

GEOLOGY

Geologic and Mineral Resources

The primary known mineral resources in Town are sands, gravels (Map II b 1) and some clays left by the retreat of the glaciers. A large rock quarry exists on the north slope of Okemo Mountain just south of Route 103 at the Mount Holly-Ludlow town line. Material was removed from this site for construction of the relocated Route 103 in the 1960s. Reportedly uranium exists on Okemo Mountain, and there are some small outcrops of asbestos also occurring in Town. Quantities of clay and asbestos are probably not present in quantities worth removing. Sand and gravel continue to be extracted.

FORESTS

Approximately 55% of the Town is currently covered by hardwood forests - primarily sugar maple, yellow birch, and beech; while 31% is in soft wood cover mainly red spruce and balsam fir.

Presently private and public forest lands in Town produce income through production of maple syrup, hardwood and softwood logs, pulp wood, fire wood, and Christmas trees. Indirect income comes from wildlife and recreational uses.

WATER

Wetlands

Winslow's Flats Wetlands is an extensive area of wetlands, marsh, and alder swamp that extends along the south side of Route 103. The Vermont Department of Fish and Wildlife has identified this area (Inventory number 941B) as a significant natural community (Natural Areas of Vermont: An Inventory of Natural Areas, 1972-73). It is listed as excellent for food and cover of moderate use by nesting waterfowl and for various fur-bearing animals. Moose have been seen in the area. Though close to the highway, its size and the undeveloped area surrounding it provide excellent habitat.

Historically, the fossil remains of a woolly mammoth were found near here during construction of the railroad. Undoubtedly more fossils remain below the surface (see historical heritage)

Class I and 2 wetlands are protected from development by the Vermont Wetland Rules as amended from time to time. (Map II b 3)

Flood Plains

Flood plains are important areas for reducing runoff and downstream damage during periods of flooding. These areas have been identified and designated on the Mount Holly Flood Hazard Area Maps (scheduled for 2008 update).

Shorelines

Naturally vegetated shorelines of ponds, streams, and rivers are important for several reasons. They help reduce summer water temperatures, prevent erosion and slow surface runoff, provide bank stabilization, provide food and shelter for fish and other wildlife, and are aesthetically pleasing.

LAKES

Star Lake

Star Lake (formerly Jackson Pond) is approximately 50 acres in size and is important for swimming with a beach located near its outlet. The pond itself is shallow with few areas over six feet in depth.

The character of Star Lake changed due to the introduction of Eurasian Milfoil in 1997. This invasive weed has become the dominant environmental problem in the lake due to its tendency to choke out other growth with its extremely dense formation. During the summer of 1998, Town volunteers supported by a state grant began a campaign of hand pulling the milfoil. Further funds were raised in 2002 to obtain technical assistance and to purchase the chemical Sonar. Sonar was approved by the State for application in 2004.

Over the years the lake has received runoff from surrounding agricultural fields that, when actively farmed, were heavily fertilized. Consequently, algae growth has often become a significant problem in late summer.

In 1997, the Belmont Playground Society offered the Town of Mount Holly ownership of the Star Lake beach and dam. Although the Army Corps of Engineers had reported the dam flume to be inadequate and its rebuilding expensive, the Select Board accepted the property in 2001.

The Lake originally supported a standard warm water fishery including sunfish, perch, bullhead, and pickerel. Today these have been replaced by bass, channel catfish, perch, and trout - the latter on a put and take basis. The island supports a small bog community of sphagnum moss, pitcher plants, and speckled alder, as well as a beaver lodge. Ospreys, Great Blue Herons, and loons are still seen occasionally on the lake, along with migrating waterfowl in both spring and fall. A seasonal population of Canada Geese

enjoys the lake and has become a nuisance especially at the Belmont beach. The Vermont Department of Fish and Wildlife lists the Lake as a significant natural community.

Lake Ninevah

Lake Ninevah (formerly Patch Pond) is the largest pond in Town, approximately 270 acres in size, and currently supports a standard warm water fishery. Almost all of the land around the pond is privately owned, so that public access is limited to a small boat access ramp owned by the Vermont Department of Fish and Wildlife. There is no public beach or swimming area on the lake.

It is listed in the Natural Areas of Vermont: An Inventory of Natural Areas, 1972-73 (Inventory number 939B) by the Vermont Department of Fish and Wildlife as a moderate to good waterfowl nesting and feeding area. Nesting loons have frequently been reported on the lake in recent years.

Tiny Pond

Tiny Pond, on the boundary between Mount Holly and Ludlow, is smaller than Star Lake and totally surrounded by private land and is not accessible to the public.

Ground Water

A significant recharge area is on the summit of Hedgehog Hill marked by a seasonal pond and permanent wetland of about an acre – it provides springs on the flanks of the hill and to the springs feeding the village of Belmont

The only water system in Mount Holly is the spring-fed Mechanicsville Aquifer system that once supplied water to most of Belmont. Although no longer a business entity it still supplies a few buildings in the village. The rest of the Town relies on drilled wells or natural springs. (A map of town aquifers is being researched).

In Mount Holly the depth to bedrock or impervious soils (hardpan) is minimal – subsurface water moves more easily laterally rather than vertically – presenting a potential pollution problem.

WILDLIFE

Rare Flora and Fauna

See above Winslow Flats.

Black Bear

The western slope of Okemo mountain's upper elevations support significant beech stands, which are of major importance to bears locally. Lower elevations provide aquatic habitats with an abundance of early spring foods.

The Okemo State Forest thus provides a corridor connecting the Green Mountain National Forest to the south with conserved lands north of Route 103 and beyond that with the northern portion of the Green Mountain National Forest. Private lands on the north side of Route 103 and north side of Route 155 are critical to maintaining the land as wildlife territory. Collaborative work by the Forest Legacy program, the state of Vermont, the Nature Conservancy, and the Mount Holly Conservation Trust is in progress with the goal of making the bear corridor a continuous strip of conserved and protected land. (Map II b 4).

Deer Yards

In the winter, deer need the cover provided by conifer trees to reduce wind chill and heat loss, and to minimize energy expenditure by minimizing snow depth. The Vermont Department of Fish and

Wildlife has identified eight white deer yard areas in Mount Holly (Map II b 4). Remote sensing mapping – currently in progress - indicates that the number of deer wintering areas may be larger.

Other Wildlife

Mount Holly is home to about 25 species of mammals that are on the state’s protection lists. In addition there are birds, fish, invertebrates, reptiles and amphibians, and plants that will disappear if their habitats are not protected.

SCENIC BEAUTY

Scenic Roads

The beauty of Mount Holly is seen all over Town – particularly where roads provide vistas of adjacent farm land and buildings and distant mountains with their patchwork of agricultural land and forest. Perhaps nothing typifies New England and Vermont more than tree-lined gravel roads defined by stonewalls. Maple Hill Road (Town Highway 22) is one such road. It is designated a Scenic Road by Town policy. The road has maple trees along the roadside and stone walls. It has been suggested that designation as a Vermont Scenic Road be explored. (Map II b 5).

Previous Town plans have suggested that sections of these roads be added to the list of Town scenic roads:

- Old Turnpike
- Healdville
- Packer Cemetery
- Shunpike
- Cole
- Hedgehog Hill North
- Okemo Mountain

Scenic Ridge Lines

Views of hills and mountains either forested or in agricultural use are important aesthetic resources for Mount Holly.

Early Vermonters built below ridge lines (probably in part to avoid the buffeting of winter winds), which created the vistas valued today. The historically significant fire tower on the ridge line of Okemo Mountain has been, until recently, the one exception to the general avoidance of ridge line building.

The Select Board passed an ordinance regulating Telecommunications facilities in the Town on Dec 8, 2001 under the provisions of Vermont’s Telecommunications Law (24 V.S.A. ss 2291 (19), 24 V.S.A. Chapter 59, and 24 V.S.A. Chapter 117

A photographic inventory of scenic areas

The inventory – primarily roads and vistas in Mount Holly - was made in early 2003 by the Working Group of the Planning Commission. The documentation of the scenic beauty of the Town continues to be seen in the Annual Mount Holly Photo Contest and Calendar.

C. HISTORY

The land that eventually became Mount Holly lay unsettled between the towns of Ludlow and Wallingford until the end of the Revolutionary War, when the Vermont General Assembly decided to raise money by selling ungranted land. On February 23, 1781, Abraham Jackson, one of the first settlers in Wallingford, along with 29 others paid 270 English pounds for 9,700 acres between Wallingford and Ludlow which came to be known as Jackson's Gore. (Map II c 1).

Bowlsville, in the western half of Jackson Gore, was the site of the first grist mill in Mount Holly, built on the still un-named branch of the Mill River.

Log cabins were built in the vicinity of today's Mount Holly Post Office. Another group of settlers came from Ludlow Town to settle near today's railroad track crossing on Healdville Road. Though within three miles of one another, each group of settlers was totally unaware, until 1786, that the other settlement existed. On October 31, 1792, Vermont's General Assembly formally created Mount Holly from Jackson Gore and portions of land from Wallingford and Ludlow. Map II c 1

Abraham Jackson built the Town's first sawmill by damming the outlet of a pond (Jackson Pond). Additional dams increased the size of the Pond to become today's Star Lake. In 1863, A.P. Chase purchased the sawmill, the Pond, and water rights to construct a wooden toy factory. By 1885 the factory employed forty to fifty men in a village called Mechanicsville – today's **Belmont**.

In 1889, the toy factory moved from Mechanicsville taking most of its workers with it. Many of the workers were Methodists. They left behind their church, built in 1884, which, after serving for many years as the Town Hall, is today's Town library and community center.

The railroad opened Vermont to vacationers escaping the summer's heat in cities. During the 1890s, Green Mountain Cottage and Lake View Inn opened. In 1911, citizens petitioned to have the post office name changed from Mechanicsville to **Belmont** – which better fit the image of an idyllic summer retreat.

Today's hamlet of **Mount Holly** grew as the first commercial center of Mount Holly Town due to its position on the Green Mountain Turnpike at the junction with County Road, which went south to Mechanicsville and on to Weston and Chester. (See Map II c 7, "First Roads").

The Turnpike, a privately owned toll road, was part of the road linking west-central Vermont with Boston. Stage coaches carrying people and mail, freight wagons, and private carriages took 3 to 7 days to make the trip. The hamlet served human and animal traffic with Clark's Tavern, a store, post office, blacksmith shop, and holding pens for animals overnight. Other buildings included the school, Baptist Church, and Catholic Church. (*Both churches have been lost to fires. St Mary's Catholic Church burned in December 2007*).

Mount Holly hamlet lost its pre-eminence in the Town's transportation system with the arrival of the railroad in 1849 and the later building of Route 103 which was hard-topped in 1929. (See Map II c 8, "Railroad and Roads about 1890"). As noted above, the railroad divided the Town in two. In 1851 a town hall was maintained on each side of the Town. The Mount Holly town hall was not used after 1922. A shining memorial to the hamlet remains in the 1846 resolution of the Mount Holly Baptists: "Resolved, that American slavery as a sin against God and productive of immense (sic) evil to man should be Discontinued by all Christians and by every friend of humanity."

In the meantime, **Bowlsville** was the site of a blacksmith's shop, a cheese factory, and a wooden ware factory that turned stock and made washboards. Spikes for the railroad were reported to be made in Bowlsville.

In the Second Great Awakening - the great religious revival of the 1830's and early 1840's - a group of Adventists, who believed the world would end in 1843, built a chapel in Bowlsville large enough for 300 persons. When the event did not occur, interest waned and the chapel was taken down.

The whole Town of Mount Holly had many assets. The soil was excellent for grazing and potatoes. The land was cleared and stone walls built for sheep from the 1820's. In 1840, Mount Holly led the county in dairy production and exported 65,930 bushels of potatoes. The cleared timber was processed in fourteen sawmills by 1869. Rich deposits of clay led to a brick kiln. Other industry included grist mills, blacksmiths, a tannery, and factories producing chairs, cheese boxes, rakes, and toys.

Tarbellville became a center of thriving economic activity in the second half of the nineteenth century, driven by the energy and enterprise of the amazing Marshall Tarbell. Born in 1829 into a family that settled in Mount Holly about the time the Town was formed in 1792, Marshall took over the small family sawmill on the Mill River and a leased potato starch factory. He changed the factory to make rakes and handles for tools. The business eventually produced almost 50,000 rakes a year. Marshall built, enlarged, and improved his ventures -- undeterred by flood and fire. Upon his death in 1900, the hamlet contained a rake factory, sawmills, two cheese factories, the best general store in the county, a dance hall, eleven tenements, ice house, tool house, repair shop, blacksmith shop, and fine homes.

Times changed: the demand for rakes fell and the factory changed to produce chair stock until 1929; steam replaced water power; fresh milk sent to market by train did not need to be preserved as cheese; the road from Weston to East Wallingford was moved up from periodic wash-outs on the edge of the Mill River and hard-topped after WWII. Residents could travel further to shop and go to school, and workmen no longer had to live in tenements to be close to their employment. Today, few of the commercial buildings that defined Tarbellville in the nineteenth century still stand, but the concentration of houses at the intersection of Route 155 and Tarbellville Road are reminders of the once-prosperous hamlet.

Hortonville is about midway on the Shunpike between Branch Brook and Cuttingsville. It was built by sensible, frugal local residents to avoid ("shun") the toll gates on the Green Mountain Turnpike -- near the town line with Ludlow to the east and near border with Wallingford to the west.

The hamlet was named for the Horton family. Aaron Horton arrived early in the history of Mount Holly and built the second frame house in Town. The hamlet cemetery was laid out on Andrew Horton's farm. The first grave was for his daughter Harriet, who died in 1825 aged 1 year, 4 months and 11 days.

Warren Horton (1818-1901), son of Andrew and grandson of Aaron, was a capable carpenter and shrewd businessman. He purchased a saw mill, enlarged it, replaced water power with steam engines in 1864, employed 20 to 30 men, produced up to 300,000 feet of spruce lumber per year, and sold chair stock all over New England. He lived on an 83-acre dairy farm, purchased over 1,000 acres of land in neighboring towns, and erected 4 tenement houses for his workers. The sawmill operated until 1918. A house deeded to Grange #370 in 1907 was purchased by Grange # 513 in 1933. Improvements have been made over the years (running water in 1983) and many residents recall square dancing on the second floor in the 1950's and 1960's.

Once the railroad was completed through Mount Holly in 1851 local land owners supplied firewood for the engines until they were converted to coal in the late 1800s. The uplands of the Town were cleared by the turn of the century because of the demand for firewood and to supply the forest products manufacturers.

Healdville began life in the narrow valley between Okemo Mountain and Sawyer Rocks on the Green Mountain Turnpike in 1784. The Revolutionary War soldier, Captain Joseph Green settled in 1786 and built the Green Stand inn to capture the business of Turnpike travelers on their 3-7 day trip to Boston.

The Branch Brook was the site of numerous sawmills, all of which periodically washed out in floods. Grist mills, butchers, blacksmiths, and cheese factories came and went; however, Crowley's Cheese Factory still operates -- see below.

The hamlet was named for Daniel A. Heald, a Ludlow lawyer, who in 1851 purchased 1,580 acres on the east side of what is now Healdville Road. He was deeded the right to cross the new railroad tracks with a sluice to an enormous sawmill (ruins remain) that was worth three times the value of the next largest sawmill in Town. He sold his interests to the Bank of Black River.

The Black River Lumber Company logged marketable timber on Okemo Mountain and sold the land to the Vermont State Forest in 1935.

When the new Town of Mount Holly was created in 1792, it left **East Wallingford** divided in two between the towns of Wallingford and Mount Holly. For a period of time, the Mount Holly side of the village was referred to as Goodellville, commemorating the activities of Job W. Goodell, who purchased land and the first sawmill (1838), acquired a chair factory, enlarged the mill, installed machinery, and did not pay his bills. He was sued and in 1870, when a number of courts ruled against him, his business came to an end.

The Goodellville school house, serving School District #6, was washed away when the Mill River changed its course in 1869 – which the rivers did frequently. The worst flood was in 1927. The degree of damage was attributed to runoff and erosion on the cleared hillsides of the state. To stabilize the land and reduce flood damage, the Green Mountain National Forest was established by the Federal Government, and the conservation movement to protect the land and its natural resources began.

HISTORIC HERITAGE

The historic heritage of Mount Holly includes the Village of Belmont and the remaining structures in the **hamlets** of East Wallingford, Bowlsville, Healdville, Hortonville, Mount Holly, and Tarbellville. (Map II c 2)

The historic buildings of Mount Holly include the Crowley Cheese Factory built in 1882. It is the last survivor of several cheese factories in Town that processed milk for shipment to down-country markets. Today it is listed in the National Register of Historic Places by the Federal Government.

As a Bicentennial(1976) project the Vermont Division for Historic Preservation surveyed Mount Holly for its historic sites and structures and placed these in the **State Register of Historic Places**. Map II c 3 shows the site of the surveyed structures in the Town of Mount Holly and Map II c 4 indicates the sites within the Village of Belmont.

The boundaries of the historic **school districts** and the sites of twelve of the **school** houses are shown on Map II c 5.

The first settlement in Jackson Gore was in 1782. By 1803 the Town had been divided into eight school districts. In 1818, 392 students attended nine separate schools in Mount Holly. Additional districts were formed in 1809, 1834, 1843 (three districts), 1858, 1867. By 1859, there were 14 separate school districts. Existing districts were contracted or joined in 1843 and 1867.

In 1893, Mount Holly gave up the idea of separate school districts, elected three school directors, and began a town system of schooling. In the 1955-56 school year, there were three schools - Belmont, Mount Holly, and Healdville - for 63 students.

A central school was built in 1956. A kindergarten was formed in 1971, and Union #39 was voted in 1973. The first mention of a school tax was in 1821.

The school census – public schools only:

1818	Total (probably Gd. 1 – 8)	392
1955	3 schools	63
1962	Grade 1 – 6 Grade 7 – 8 Grade 9 – 12	78) Grades 31) 1 – 8 36
1982	Grades K – 8	95

Two of the **churches** that have been part of Mount Holly’s history were still standing until December 2007 when Saint Mary’s Mission Church was burned leaving the Village Baptist Church in Belmont. The Methodist Church is now the Community Library. The sites of other churches/religious structures are known even though the buildings have been lost or moved:

- Mount Holly Baptist Church
- Quaker meeting house in Belmont – end of Dodge Road at Samuel Cook’s
- Adventist Hall in Bowlsville

Other **historic buildings** are known: Oddfellows Hall – former Chase Toy Factory, the Blacksmith, now the Historical Museum, the railroad stations for East Wallingford, Mount Holly, and the Summit.

Other structures that have not been formally identified include: bridges, saunas, inns, and railroad sidings.

The current and old cemeteries have been identified - Map II c 6:

On USGS maps:

- Carlton
- Green
- Hortonville
- Martin-Wilder-Woodward
- Mechanicsville
- Mount Holly
- Old Belmont
- Tarbellville

On Vermont Old Cemeteries Association list:

- Packer

Unmarked:

- Crowley (not on above list or map)

There are small private burial grounds not included in the list

Historic barns (over fifty years of age) have been surveyed and mapped by the Mount Holly Barn Preservation Association – Map II c 6. Other agricultural buildings: silos, sugar houses, chicken houses, manure houses, and machinery are often noted at the same site as barns.

Stone walls are of particular interest to many people. There are no known maps of the “stone walls of Mount Holly”. Aerial photographs may be one source, and the descriptions of property prepared for the Current Use program may be another

Other sites and ruins that are scattered across the Town, but not mapped, and usually known only to a few people include: foundations, cellar holes, wells, mills, dams, mill ponds (there were once 8), sawmills (there were once 14), cheese factories, other factories, workmen’s housing, stores, inns, dance

hall, brick kiln, tanneries, flood washouts; and agricultural sites such as fields where particular crops grew and on which particular animals were raised.

About 1848 construction crews of the Rutland and Burlington Railroad found the remains of a **woolly mammoth** preserved in a peat bog. A portion of a tusk and a molar tooth formerly housed in the Department of Geology at the University of Vermont are on permanent loan to the Mount Holly Community Historical Museum and will be on display in its new building (2009). The site of the discovery is not marked, nor is the place where the two ends of the **Railroad were joined** in a ceremony of memorable carousing and celebration.

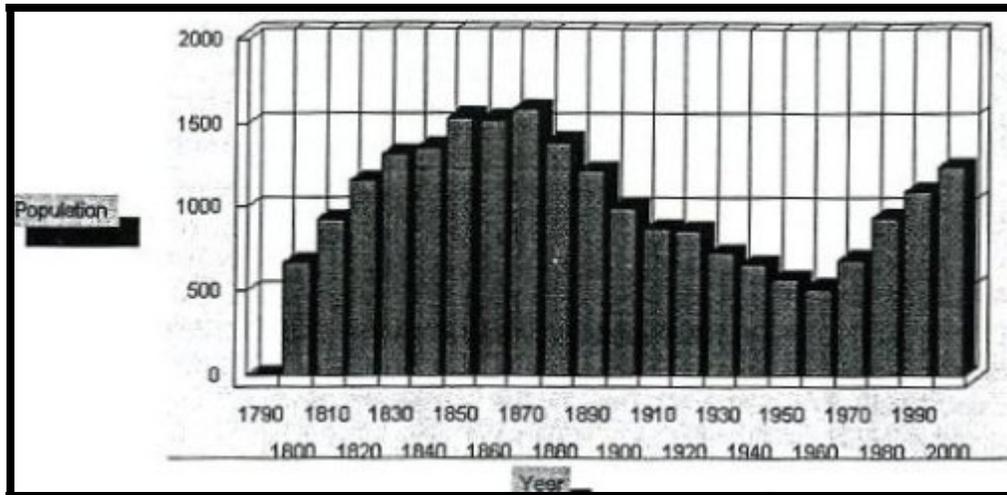
THE PEOPLE

III. GROWTH

DEMOGRAPHICS

HISTORY

The population of the Town of Mount Holly rose to a peak of 1,582 by the 1870 census, then declined to a low of 517 in 1960. It then rose steadily to 1,241 at the 2000 census, and if the same rate continues could reach 1,500 by 2010.



POPULATION by YEAR

Population	Mount Holly	Rutland Co.	Vermont
Estimated Population, 2005	1,236	63,743	623,050
Total Population, 2000	1,241	63,400	608,827
...that is Under 18 Years of Age	326	14,739	147,523
...that is 65 Years of Age and Over	147	9,480	77,510
...that is Female	611	32,568	310,490
...that is Male	630	30,832	298,337
Median Age, 2000	39.10	39.50	37.70
Population Density (Persons per Sq. Mi.), 2000	25.23	67.99	65.82
Total Population in Urban Areas, 2000	0	24,433	232,448
Total Population in Group Quarters, 2000	0	2,012	20,760
Absolute Population Change, 1990-2000	148	1,258	46,060
Percent Population Change, 1990-2000	13.54%	2.02%	8.18%
Natural Increase, 1990-2000	42	1,002.50	23,071
Annual Births, 2000	11	659	6,501
Annual Deaths, 2000	4	629	5,127
Total Population 5 Years and Older, 2000	1,175	60,188	574,842
...Lived in U.S. five years ago	286	22,570	227,850
...in Different Town or City five years ago	286	18,297	199,432
...in Different County five years ago	180	8,034	105,857
...in Different State five years ago	106	5,623	69,748
...Lived Outside U.S. five years ago	4	276	7,393
...Net (domestic) Migration, 1995-2000	-26	-1,073	2,254

Demographics

As of the census of 2000, there were 1,241 people, 494 households, and 341 families residing in the Town..

The **population density** according to the 2000 census was 25.2 persons per sq. mile. There were 917 housing units at an average density of 18.6 per sq. mile.

The population density map - Map III 1 - is drawn from the census tracts, but even taking into account the peculiarities of the shape and size of those tracts, it can be seen that the densest population cluster is Belmont Village, followed by the hamlets of Healdville, Hortonville, Bowlsville, and Tarbellville.

The **racial makeup** of the Town was 97.99% White, 0.16% African American, 0.16% Native American, 0.16% Asian, 0.16% from other races, and 1.37% from two or more races. Hispanic or Latino of any race was 0.16% of the population.

There were 494 **households**, out of which 32.6% had children under the age of 18 living with them, 58.9% were married couples living together, 6.9% had a female householder with no husband present, and 30.8% were non-families. 22.7% of all households were made up of individuals, and 9.1% had someone living alone who was 65 years of age or older. The average household size was 2.51, and the average family size was 2.94.

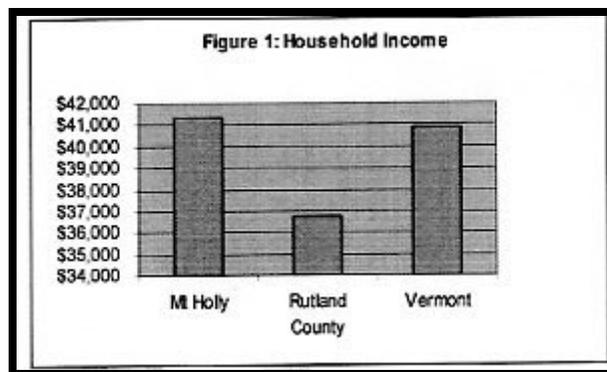
In the Town the population **age distribution** was spread out with 26.3% under the age of 18, 4.6% from 18 to 24, 30.9% from 25 to 44, 26.4% from 45 to 64, and 11.8% who were 65 years of age or older. The median age was 39 years.

Sex ratio: For every 100 females there were 103.1 males. For every 100 females age 18 and over, there were 102.9 males.

The **median income** for a household in the Town was \$41,364, and the median income for a family was \$44,821. Males had a median income of \$31,761 versus \$26,985 for females. The per capita income for the Town was \$20,337.

About 5.5% of families and 9.7% of the population were below the **poverty** line, including 13.5% of those under age 18 and 11.0% of those ages 65 or over.

The median household income in Mount Holly - \$41,364 in 1999 - was 13% higher than the County median of \$36,743, but close to the same median for the state as a whole (\$40,856).



Fewer Mount Holly residents (21.3%) receive **social security income** than the state (26.5%) or county (30.6%) average. Also, fewer Mount Holly residents receive public assistance income (4.9%) than the County average (5.6%).

Of the residents that are over 65 years old, 34.9% have a **disability**, which is slightly lower than the State's overall 38.6%.

Educational attainment and income of Mount Holly residents are near the State averages. Slightly fewer Mount Holly (24%) and Rutland County (23%) residents have a bachelor's degree than the state average (29%).

Mount Holly has a higher than average **homeownership** rate. Of the total 494 total households in 2000, 86% of them were owner occupied. This may be due to the fact that Mount Holly has the lowest supply of rental units in Rutland County, with the exception of West Haven.

The largest number of owner occupied homes in Mount Holly is occupied by one or two people; the same is true for renter households. The largest number of owner occupied units in Town is occupied by householders between 35-54 years old, while renters tend to be a bit younger in age (Table 1).

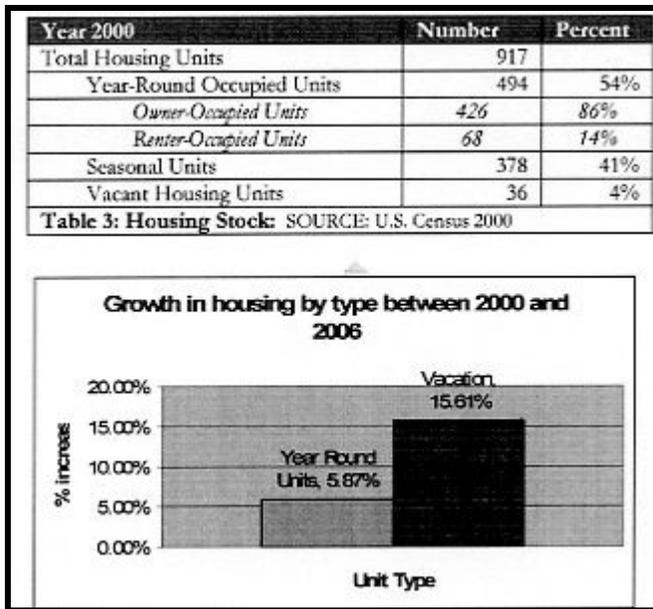
	Owned	Rented
Total	426	68
Householder 15 to 24 years	1	7
Householder 25 to 34 years	62	20
Householder 35 to 44 years	108	17
Householder 45 to 54 years	86	17
Householder 55 to 64 years	78	3
Householder 65 to 74 years	48	0
Householder 75 to 84 years	30	2
Householder >84 years	13	2

Table 1: Households by Tenure and Age.
SOURCE: US Census 2000

	Owner	Renter
Total	426	68
1-person household	85	24
2-person household	175	22
3-person household	63	3
4-person household	72	13
5-person household	25	3
6-person household	3	0
>6 person household	3	3

Table 2: Household Size by Tenure
SOURCE: US Census 2000

According to the 2000 Census, there were 917 total **housing units** in Mount Holly in April of that year. A high percentage of these were seasonal, recreational, or occasional use units (41%), compared to the county average of 16% and the national average of just 3%.

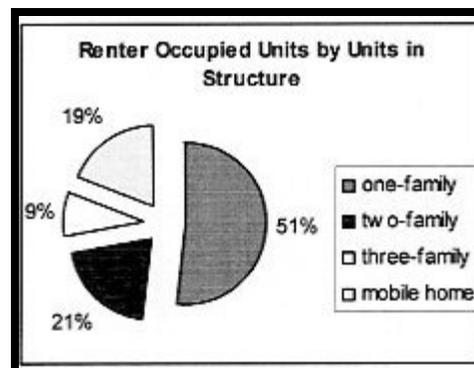
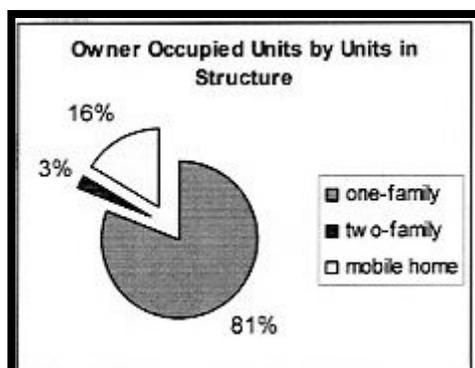


By the year 2006, according to the Mount Holly Grand List, the number of second homes increased to 437 units and year round units increased to 523. **This reveals a growth in vacation housing at a rate three times faster than year-round housing.**

Vacation homes in Mount Holly are purchased primarily by buyers from other states who often have higher incomes than year-round residents. Their willingness and ability to pay higher prices for vacation homes in Mount Holly tends to increase housing **prices** and make housing **less affordable** for year-round residents.

As stated in the Town profile above, Mount Holly has a high **homeownership** rate. Approximately 86% of the year round housing units are owner-occupied. As of the last Census, there were only 68 units of occupied rental housing and 8 vacant units of rental housing for a total of just 76 rental units. Overall vacancy rate in the Town is about 4%, which is in line with the county average.

As shown in the pie charts below, a majority of both owner and renter housing is **single family**. There are 70 mobile home units that are owned, and 13 which are rented. Most of the vacant and/or seasonal homes are also single family, 18 of them are mobile homes.



The housing units in Mount Holly seem to be of a fairly high **quality** in terms of age and facilities. A majority of the housing units are less than 36 years old. Slightly over a quarter of the housing units were

built before 1950 which is slightly less than the county average. Of the 494 year-round occupied units in the year 2000, only 13 owner-occupied homes lacked complete plumbing facilities and 5 lacked complete kitchen facilities.

Employment According to a study by the Vermont Department of Housing and Community Affairs, “Four of the top five types of occupations held in Rutland County are lower-paying service oriented positions, with only one category (management occupations) that has corresponding higher hourly wages (Table 4). A large number of these new service sector employees are expected to have lower incomes, which will add to the need for affordable housing.”

Table 4: Top Five Occupations Held (Total Labor Force)

Occupations	Number of Workers in 2000	Percent of Total Employed in 2000	Average Hourly Wages in VT in 2003	Projected Annual Job Growth Rate Through 2012
Office and administrative support	5,461	14%	\$13	0.5%
Sales and related occupations	4,921	12%	\$14	1.1%
Production occupations	4,280	11%	\$13	0.2%
Management occupations, except farmers and farm managers	2,612	7%	\$39	1.3%
Food preparation and serving	2,526	6%	\$9	1.1%
Total employed	39,459	100%	\$15	1.1%

SOURCE: Vermont Department of Housing and Community Affairs, 2005 Housing Needs Assessment

Rutland County’s **unemployment** rate has remained slightly higher than the state average for the past five years (Table 5). However, during 2004, the unemployment rate decreased in Rutland County.

Table 5: Annual Average Labor force and Unemployment Rate, 2000-2004

	Rutland County Labor Force	Rutland County Unemployment Rate	Vermont Unemployment Rate
2000	31050	3.6%	2.9%
2001	31600	4.1%	3.6%
2002	32350	4.1%	3.7%
2003	32300	5.5%	4.6%
2004	36300	4.0%	3.7%

SOURCE: Vermont Dept. of Housing & Community Affairs, 2005

There are 681 job holders in Mount Holly. 188 jobs are in **Mount Holly**. The government sector accounts for approximately 7% of the in-town employment. The average wage of a Mount Holly job is \$27,396, with the private sector paying slightly more than government (\$27,777 vs. \$25,617). **Mount Holly job holders** are earning 25% less than the county average and their average household income is approximately 33% less than their Mount Holly neighbors who work out-of-town.

Census data on household income indicates that **18% is derived from self employment**. See below “Income Sources for Mount Holly Residents”.

Commuting data from the US Census show that about 7% of the Mount Holly workers work at home. 82% of the Town’s **workers commute out of Town to their jobs**. Less than 50 workers travel less than 10 minutes to work. A majority of workers are traveling between 15 and 35 minutes.

Mount Holly Employment - 2005

Sector	Employers	Employees	Avc.Wage
Total	34	188	27,396
Private	30	154	27,779
Government total	4	33	25,617

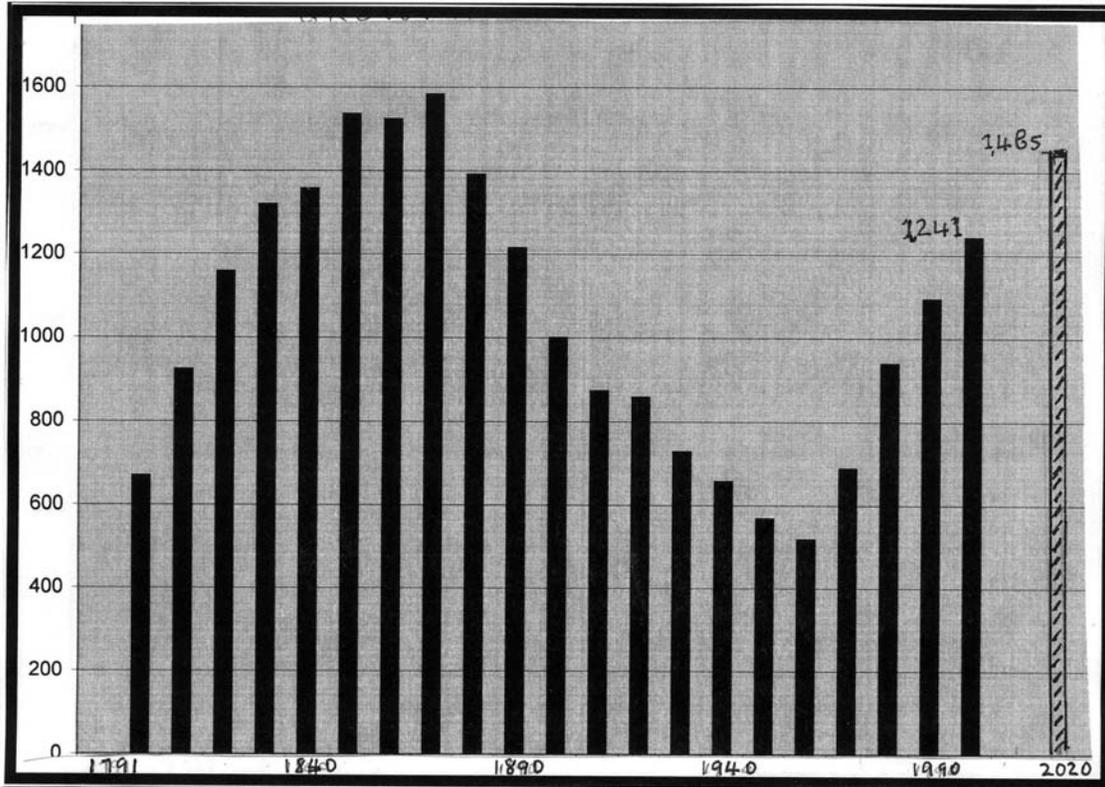
Source: VT Dept of Employment & Training

Income Sources for Mount Holly Residents

Wages and Salaries	80%
Self-employment income	18%
Interest, dividends, or net rental income	33%
Social Security income	21%
Supplemental Security Income (SSI)	3%
Public assistance income	5%

Source: 2000 Census

FUTURE TRENDS



Population Projections

Rutland County is expected to grow by 1,630 residents or 2.6% between 2000-2020. There will be substantial shifts in the age ranges represented in future population growth. For example, as shown in Table 6 below, the largest growth will happen in residents over 65 years of age. There will also be an increase in residents between 25-34 years old, but a significant decrease in the population younger than 25. The age range 35-64 years, which most commonly have families with school age children, is projected to decrease by 9.7%.

Table 6: 2000-2020 Population Projections for Rutland County by Age Group

Age Group	Census 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Abs. Change 2000-2020	% Change 2000-2020
<14	11,984	10,607	9,845	9,957	10,166	-1,818	-15.2%
15-24	8,042	9,739	9,755	8,446	7,656	-386	-4.8%
25-34	7,206	5,888	6,448	8,009	8,062	856	11.9%
35-64	26,688	27,921	27,384	25,494	24,086	-2,602	-9.7%
>65	9,480	9,782	10,821	12,729	15,060	5,580	58.9%
>75	4,630	4,904	5,007	5,233	6,098	1,468	31.7%
Total	63,400	63,937	64,253	64,635	65,030	1,630	2.6%

SOURCE: MISER Population Projections for Vermont 2000-2020 by Massachusetts Institute for Social and Economic Research

Population projections: While the Census Bureau projected a slight fall in Mount Holly’s population from 1,241 in 2000 to 1,236 in 2005, the estimates from the Massachusetts Institute for Social

and Economic Research (MISER) are higher than that for the County as a whole, with 244 residents being added between 2000-2020:

2005	1,305
2006	1,356
2015	1,415
2020	1,486

The Mount Holly Planning Commission projected a population of 1,500 by 2020.

Housing Projections: Total housing units in 2000 were 914. The Grand list was 960 in 2006 with 572 residential units and 486 seasonal units. The rate of increase in total housing units of 7.7 units per year would result in 1,068 units by 2020 and 1,099 by 2024.

The Planning Commission's count of new units per year has been consistently 10 per year, which would result in 1,100 units by 2020 and 1,140 by 2024. However, the rate of seasonal home construction is greater than for residential construction, so that the total number of residential units is projected to be 622 by 2024 and seasonal units to be 677 by 2024, giving 1,299 as the total number of units in 2024.

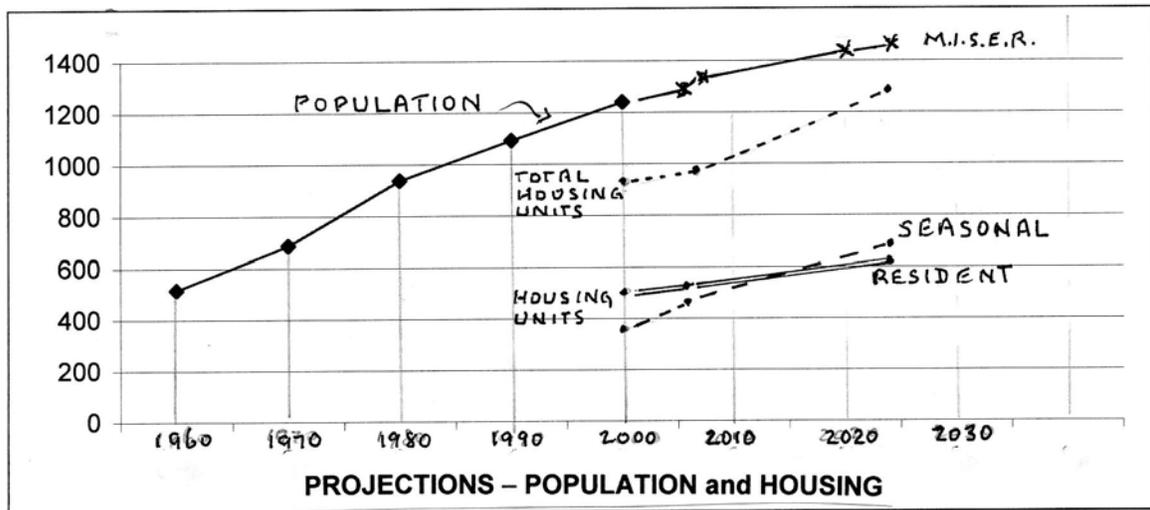
Residential units of 622 with 2.4 residents per unit would produce a total Town population of 1,492 in 2024.

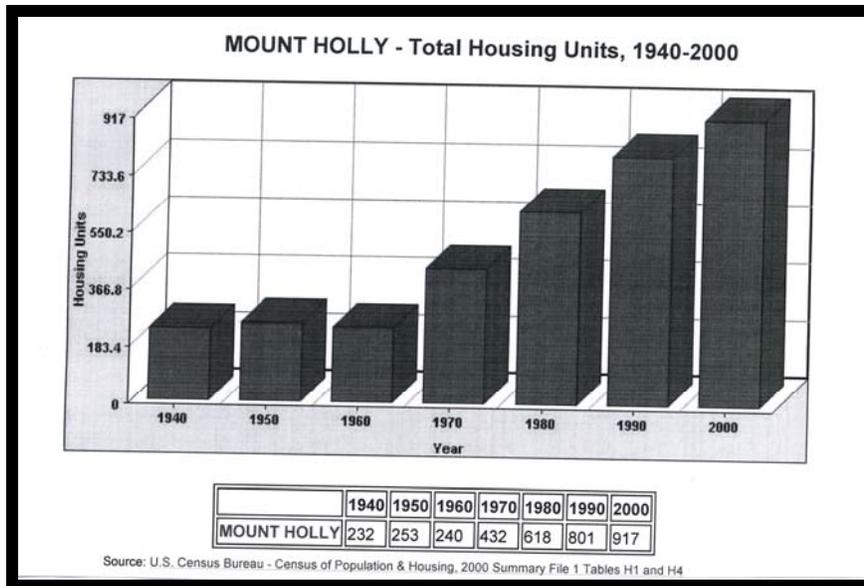
Some nearby Windsor County towns also expect significant population growth up to 2020.

Table 7: 2000-2020 Population Projections for Mount Holly and nearby Windsor County towns

	Census 2000	Projection 2005	Projection 2006	Projection 2015	Projection 2020	Abs. Change 2000-2020	%Change 2000-2020
Mt Holly	1,242	1,305	1,356	1,415	1,486	244	19.6%
Ludlow	2,449	2,461	2,481	2,502	2,513	64	2.6%
Weston	630	647	646	635	619	-11	-1.7%
Cavendish	1,470	1,489	1,497	1,506	1,513	43	2.9%
Plymouth	555	575	590	601	610	55	9.9%
Bridgewater	980	1012	1039	1069	1100	120	12.2%
Reading	707	725	730	741	765	58	8.2%

SOURCE: MISER Population Projections for Vermont 2000-2020 by Massachusetts Institute for Social and Economic Research





Household growth projections are a better indicator of housing demand than population growth. Since household sizes continue to decrease (less people per household), the total number of households is increasing much faster than the rate of population growth. Table 8 below shows household projections; unfortunately they were only available through the year 2010.

These projections are shown by age group because each age group has a specific propensity to form households. For example, aging populations that are living independently longer and people marrying later in life create a greater number of smaller households. Rutland County is expected to see an increase of 544 total households, most of which will have householders between the ages of 45 and 64. There will also be a fairly significant increase in the number of householders over 80 years old. This may increase demand for 1 and 2-bedroom units with some kind of assisted living services.

Table 8: Household Projections, By Age of Householder, 2000-2010

	2000	2005	2010	% Change (2000-2010)	Change in # Households (2000-2010)
15-24	1,005	1,069	1,080	7%	75
25-34	3,480	3,118	2,971	-15%	(509)
35-44	5,603	5,343	5,070	-10%	(533)
45-54	5,659	5,997	6,114	8%	455
55-59	2,153	2,459	2,660	24%	507
60-64	1,647	1,849	2,049	24%	402
65-69	1,583	1,514	1,624	3%	41
70-74	1,556	1,541	1,528	-2%	(28)
75-79	1,302	1,249	1,225	-6%	(77)
80-84	994	1,081	1,099	11%	105
85+	696	739	802	15%	106
TOTAL	25,678	25,959	26,222	2%	544

SOURCE: Vermont Department of Housing and Community Affairs 2005

Different age groups typically have different housing needs. The chart below shows the characteristics and types of housing generally most desired by age group.

Age Group	Characteristics	Housing Demand
20s	-lower incomes -high mobility -small households	Apartments
30s	-beginning families -small children -low savings -growing income	1 st time homebuyer Mobile homes Condos
40s	-growing families -growing income	Step up to larger house Additions, home improvements
50s	-stable housing -empty nest -income peak	Live in existing homes Renovate and improve housing
60s	-end of income producing years	Begin process of "downsizing"
70s	-retirement -reduced income -risk of frailty	Smaller homes Condos Retirement developments
80's/90's	-risk of frailty or dementia -more single (widowed) households than couples	Assisted living At risk of institutional care

SOURCE: Vermont Dept. of Housing & Community Affairs, 2005 Housing Needs Assessment

Income Trends

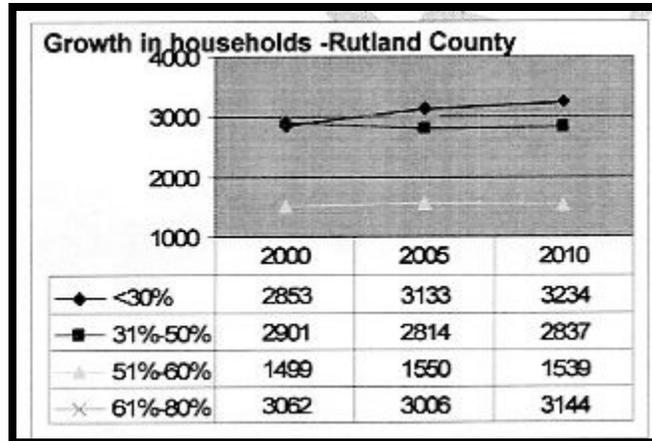
At the time of the last Census, those Rutland County households with the least amount of income were elderly households. The households earning less than \$20,000 per year were most commonly headed by those over 65 years of age (older households). Households earning \$20,000-\$30,000 of income are most often headed by 25 to 34 year olds (younger households). The households in between the ages 35 to 64 are more likely to make incomes above the County median income (\$36,743).

Income group	Age group						
	<25yrs	25-34	35-44	45-54	55-64	65-74	>74
Less than \$10,000	242	241	202	403	380	377	569
\$10,000 to \$14,999	102	249	288	226	208	371	506
\$15,000 to \$19,999	132	210	304	310	265	340	402
\$20,000 to \$24,999	185	306	415	311	233	362	339
\$25,000 to \$29,999	108	325	436	273	252	278	308
\$30,000 to \$34,999	55	366	383	311	240	197	152
\$35,000 to \$39,999	82	281	501	339	211	201	143
\$40,000 to \$44,999	41	333	453	290	187	201	101
\$45,000 to \$49,999	45	268	353	403	283	130	79
\$50,000 to \$59,999	47	390	693	676	406	210	145
\$60,000 to \$74,999	29	304	753	802	448	144	111
\$75,000 to \$99,999	5	141	449	712	413	96	47
\$100,000 to \$124,999	3	41	158	279	132	57	51
\$125,000 to \$149,999	8	17	68	116	61	33	15
\$150,000 to \$199,999	0	15	40	100	60	17	26
\$200,000 or more	0	8	71	70	57	46	29
Total	1,084	3,495	5,567	5,621	3,836	3,060	3,023

Table 9: Income by Age Group of households in Rutland County.
SOURCE: US Census 2000

According to the Vermont Department of Housing and Community Affairs, “between 2000 and 2010, the number of low-income Rutland County households (which earn less than 80% of the estimated county median income) will grow by an estimated 439 households to more than 10,700 households. Over 3,200 of these low-income households will have very low-incomes (no more than 30% of the county median).”

Mount Holly is fairly consistent, compared with the County, regarding the percentage of households in all income levels. For household income categories less \$35,000, Mount Holly is on average 1.55% of the county total. Using this number as a proxy, Mount Holly will likely grow its number of low income households by 1.55%, from 202 to 233 in 2010.

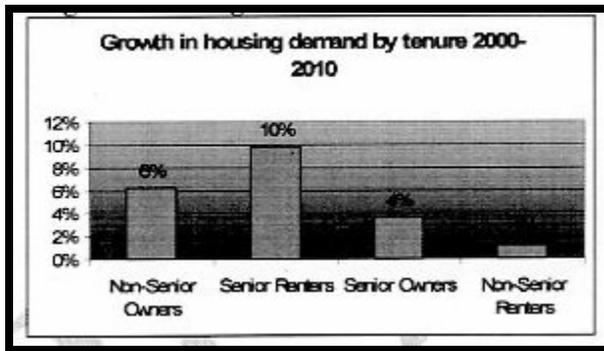


Rutland County’s low-income households will be distributed among senior and non-senior renters and owners. Senior renters are the fastest growing household type in Rutland County, expected to increase by 10% during this decade. Non-senior owners are the second fastest growing household category. It is important to note that the number of total renter households (all income groups) is expected to decrease in Rutland County; however, the number of low-income households is likely to increase.

Mount Holly is different. While the demand for senior rental units is increasing county-wide the survey of Mount Holly seniors shows that many own their home (57% mortgage free) and many wouldn't move at all. There are likely several senior households in Mount Holly seeking an affordable rental, however; it is unlikely to be growing by 10%.

Household Income Bracket	Rutland Co.	Mt Holly	%of County
Less than \$5,000	719	11	1.53%
\$5,000 to \$9,999	1749	15	0.86%
\$10,000 to \$14,999	1987	23	1.16%
\$15,000 to \$19,999	1982	42	2.12%
\$20,000 to \$24,999	2161	32	1.48%
\$25,000 to \$34,999	3667	79	2.15%
\$35,000 to \$49,999	4848	114	2.35%
\$50,000 to \$74,999	5177	99	1.91%
\$75,000 to \$99,999	1811	47	2.60%
\$100,000 to \$149,999	1054	26	2.47%
\$150,000 or more	523	6	1.15%

Source: 2000 Census



The **growth in very low income households** (<30% of Area Median income) is expected to outpace all other income categories by a wide margin. According to Claritas, Inc, a demographic data development company, the number of households in Rutland County living with less than 30% of the area median income will grow by 13% during this decade. Thirty percent of the area median income is \$11,022.90. There are approximately 26-30 households in Mount Holly with incomes at this level.

Percentage of Area Median income	2000	2005	2010	%change 2000-2010
<30%	2853	3133	3234	13.37%
31-50%	2901	2814	2837	-2.19%
51-60%	1499	1550	1539	2.63%
61-80%	3062	3006	3144	2.66%
>80%	15364	15455	15469	0.68%
Total	25768	25959	26222	2.12%
Total <80%	10314	10504	10753	4.26%

Source: Claritas, Inc.

HUMAN ACTIVITY

IV. RESIDENTIAL PATTERN AND HOUSING

RESIDENTIAL PATTERN

Mount Holly sits astride the Green Mountain ridge, land formally glaciated and presently covered primarily with glacial till soils that are singularly unsuitable for usual septic system construction. Many slopes are steep (Map II a 5), while soils are shallow to bedrock or to impermeable soil layers (Map II b 2). Consequently, special measures need to be adopted to handle sewage without contaminating ground water or otherwise creating health hazards.

The Town has adopted Subdivision Regulations that require a permit before an existing tract of land is subdivided. It is estimated that including sites created through the subdivision process, a total of about 1500 new home sites could be constructed in Mount Holly.

As of the 2003 Grand List there were 1197 parcels and 940 housing units in Mount Holly. See Map IV 1 for the pattern of residences in the Town. About ten new residences have been added per year since 1970. According to the 2000 Census the 940 properties in Town are 439 full-time residents, 432 seasonal residents, and 69 resident or non-resident mobile homes.

Of the properties in Mount Holly, 449 are properties of 6 acres or less land while 422 properties have more than 6 acres of land. Of the mobile home units 20 are "unlanded," do not have their own lot, and 49 are on a separate parcel

Based on 1999 data included in the 2000 U.S. Census of Population, there are 62 rental units in the Town. Of that number 12 units or 19.4 % are occupied by renters who pay more than 30 of their income as rent.

VILLAGE AND HAMLETS

Mount Holly's historic settlement is seen in the village and hamlets that can be identified today.

The Town has identified the Village of Belmont and the following Hamlets as part of the Rutland Regional Planning Commission's long-range land-use planning effort:

Belmont is a designated Village Center.

In 2003, the Village of Belmont property owners applied for and were granted a Village Center Designation under the State's Downtown Centers Program, thus getting priority consideration for special project funding that enhances the VCD – such as road improvement, street edges, stone walls, and street trees. The residents identified replacement of street trees and restoration of stone walls as a high priority. During 2006, 35 trees were planted in the village.

The boundaries of the designated Belmont Village Center are more constrained than the Village boundaries defined in the Town Plan: Tiffany Road to Lake and Healdville roads, to the cemetery on Maple Hill Road, and west on Tarbellville Road to the old Museum building. See Map II c 4 for Village and Designated Village Center boundaries.

Mount Holly: intersection of Old Turnpike and Hortonville Road.

Bowlsville: The area surrounding the intersection of Bowlsville Road and Route 103.

Healdville: The area surrounding the intersection of Healdville Road, Shunpike, and Route 103.

Hortonville: The area surrounding the intersection of Hortonville Road and Shunpike.

Tarbellville: The area surrounding the intersection of Tarbellville Road and Route 155.

East Wallingford: The area surrounding the intersections of Routes 155, 140, and 103.

Also Mount Holly Depot (the area around the intersections of Route 103 and Belmont Road to the south and Hortonville Road to the north) - site of the old railroad station/depot and the Mount Holly store - currently includes the Town's public services: Post Office, Town Office, Town garage, Fire Department, Rescue Squad, and Elementary School.

HOUSING

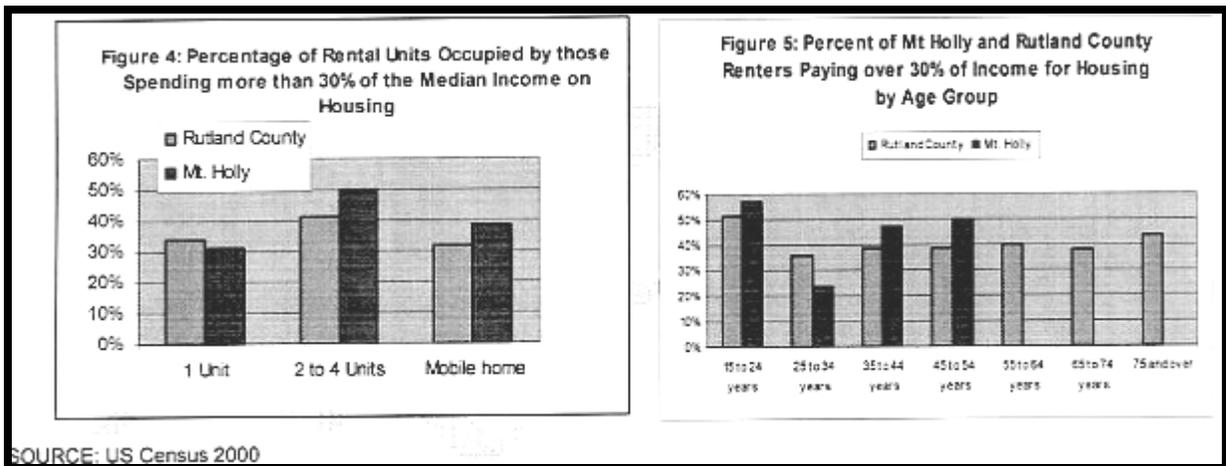
Housing	Mt. Holly	Rutland Co.	Vermont
Total Households, 2000	494	25,678	240,634
Average Household Size, 2000	2.51	2.39	2.44
Total Number of Families, 2000	342	16,740	157,763
Average Family Size, 2000	2.94	2.92	2.96
Total Housing Units, 2000	917	32,311	294,382
...Owner Occupied	427	17,901	169,784
...Renter Occupied	67	7,777	70,850
...Vacant	423	6,633	53,748
...for Seasonal, Recreational, or Occasional Use	382	5,293	43,060
Median Housing Unit Value, 2000	\$105,600	\$97,200	\$111,200
Median Monthly Ownership Costs, 2000			
...with Mortgage	\$882	\$942	\$1,021
...without Mortgage	\$317	\$373	\$378
...as a Percentage of Household Income, 1999	21.30%	20.10%	20.20%
Median Gross Rent, 2000	\$629	\$517	\$553
...as a % of Household Income, 1999	21.70%	27.10%	26.20%
Housing Units by Heat Source, 2000			
...Heated with Utility Gas	0	158	29,234
...Heated with Bottled / Tank / LP Gas	68	3,064	34,715
...Heated with Electricity	9	1,137	11,363
...Heated with Fuel Oil / Kerosene	347	19,271	141,041
...Heated with Coal / Coke	0	57	427
...Heated with Wood	70	1,846	22,616
...Heated with Solar Energy	0	2	90
...Heated with Other Type of Fuel	0	62	817
...That Are not Heated	0	81	331

HOUSING AFFORDABILITY

Rental Households

Housing affordability is measured by how much of a household's income is consumed by housing costs. A generally accepted guideline is when a household pays over 30% of their income towards housing costs, the housing is not considered affordable. Housing costs for renters include rent and utilities (except telephone); or for home owners the costs include mortgage, utilities, taxes, and insurance. In Mount Holly, 35% of renter households are paying unaffordable rents, which is slightly below the County average of 39%.

Those renter households most likely to be unable to afford their home earn less than \$35,000 per year, are younger than 25 years old, and live in buildings with two to four rental units. It should be noted that due to the small total number of renters in Mount Holly, these percentages can seem high when the total number of people is relatively small. For example, there are only 7 renter households with householders age 15-24, and 4 of them pay an unaffordable rent. A comparison to the county figures is helpful (see below).



Another strong indicator of renters who cannot afford a home in Mt Holly is, of course, annual income. Sixty-three percent of households earning less than \$20,000 are unable to afford the unit they occupy, which is slightly lower than the County as a whole (70%). More notably, 78% of households earning between \$20,000- \$34,999 pay unaffordable rents, which is significantly higher than the County average of 28%. In total, the number of renter occupied households living in unaffordable rents amount to approximately 26.

Owner Households

It is not surprising that in Mount Holly, as well as Rutland County as a whole, home owners with lower incomes are more likely to be paying unaffordable housing costs. However, it is noteworthy that in Mount Holly, it is more likely to find a household with an income of \$20,000-\$34,999 to be paying more than 30% of their income on housing costs than any other category. In fact, this is the only income category where Mount Holly shows more housing stress than the rest of the county. A majority of Mount Holly homeowners (58%) with incomes in the \$20,000- \$34,000 category can not afford their homes. This amounts to approximately 64 households in this income category (based on 2000 census data).

A percentage of all homeowners in Mount Holly who are making under \$75,000 are living in homes they cannot afford. Of the Mount Holly households making over the County median income

(\$36,743), 11 of them cannot afford their housing costs. The total number of Mount Holly homeowner households in unaffordable living conditions is 124 units (based on 2000 census data).

Over half of Mount Holly homeowners ages 65-74 are spending more than 30% of their incomes on housing costs. The next largest housing-costs-burdened age group are those between the ages of 35-44. All age groups have some proportion of households paying unaffordable housing costs.

Housing Sales

The median price of a home in Mount Holly in 2005 was \$25,000 more than the county median price. However, homes in Mount Holly are less expensive than those in neighboring Windsor County and Ludlow, which perhaps explains the attraction of Mount Holly for new vacation home owners.

	2005	2004	2003	2002
Town/ County	Median Price	Median Price	Median Price	Median Price
Rutland County	140,000	126,000	118,000	100,000
Mount Holly	165,000	155,000	140,000	115,000
Wallingford	151,500	149,000	122,500	119,000
Windsor County	183,000	156,500	135,000	125,000
Ludlow	199,250	210,000	155,000	150,725

Table 15: Annual Median Sales Prices for Residential Property w/ <6 acres. Source: Vt Dept of Taxes

Summer 2006 MLS listings for the Town of Mount Holly show 13 houses for sale. There were no condominiums, duplexes, or other attached or multifamily-type dwelling units listed. The least expensive home listed was 35% more than the Town's median house price in 2005. Almost 70% of the homes listed were twice as much as the median house price, and two homes were over two million dollars.

Price	# of bdrms	Price	# of bdrms
\$224,000	5	\$389,000	4
\$225,000	3	\$399,000	7
\$250,000	2	\$425,000	5
\$269,000	2	\$450,000	4
\$339,000	2	\$2,595,000	4
\$349,900	4	\$2,995,000	4
\$374,500	6		

SOURCE: www.century21rutland.com

Poverty Indicators

Examining poverty indicators can also shed some light on who is in need of affordable housing. A person is classified as being in poverty when their income falls below the federal government's official poverty threshold, which is based on family size and is related to food costs. Every municipality in the

County has some percentage of its population in poverty. The US Census 2000 reports that the total Rutland County percentage of individuals in poverty is 11%.

In Mount Holly, there are 120 people, or 10% of the Town population, living below the poverty level. In terms of households, in 2000 there were 19 family households and 21 non-family households below the poverty level.

Rent Structure

The Rutland County median rent is \$517. However, this does include one outlier - West Haven - at \$225. Mount Holly's median rent is the 4th highest in the County at \$629. This may also be due to the short supply of rental units in Town.

Table 1: Rutland County Median Gross Rent by Town

Town	Median Rent	Town	Median Rent
Benson	\$496	Pawlet	\$534
Brandon	\$510	Pittsfield	\$625
Castleton	\$532	Pittsford	\$552
Chittenden	\$613	Poultney	\$479
Clarendon	\$526	Proctor	\$564
Danby	\$528	Rutland City	\$501
Fair Haven	\$501	Rutland Town	\$534
Hubbardton	\$600	Shrewsbury	\$456
Ira	\$456	Sudbury	\$556
Killington	\$598	Tinmouth	\$635
Mendon	\$704	Wallingford	\$517
Middletown Springs	\$644	Wells	\$545
Mount Holly	\$629	West Haven	\$225
Mount Tabor	\$513	West Rutland	\$557
RUTLAND COUNTY	\$517		

Source: US Census 2000

In 2000, Mount Holly had 68 occupied rental units and 8 vacant rental units for a total rental housing stock of 76 units. Most of the occupied units were 2 or 3 bedroom units. The median gross rent of a two bedroom unit was \$563 and the median gross rent for a three bedroom unit was \$810.

Only 13% of Mount Holly's occupied housing stock is rental units, compared to the 30% County average and 29% State average. In fact, Mt Holly has the lowest supply of rental units in Rutland County with the exception of West Haven.

A recent 2006 search through the Rutland Herald classified and several on-line rental housing sites, found zero units for rent in Mount Holly.

Towns in the region that did have units for rent included Poultney, Proctor, Mendon, Rutland, Ludlow, and Castleton. Average monthly rents for these units were \$921 for a three-bedroom apartment, \$681 for a two-bedroom apartment, and \$580 for a one-bedroom apartment. The houses listed for rent were three bedroom houses which averaged \$1,200 per month and there were no mobile home units for rent. These rents are all higher than the HUD Fair Market Rents as discussed below.

Fair Market Rents

Fair market rent (FMR) is an amount determined by the U.S. Department of Housing and Urban Development to be the cost of modest rental units in a specific market area. They are determined only at the metropolitan and non-metropolitan county levels. Those who participate in federally subsidized housing programs, such as the Section 8 voucher program, cannot rent a unit whose rent exceeds the FMR. These are gross rents and include the costs of all utilities, except telephone. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. This also means that 60% of the rented units in the County cost more than the HUD FMR. The Fair Market Rents for Rutland County in 2005 are listed in the Table below.

Table 12: HUD Fair Market Rents for Rutland County

# of Bedrooms	Studio	1	2	3	4
FMR	\$408	\$534	\$621	\$821	\$1,051

Subsidized Housing Stock & Vacancy

According to the Vermont Directory of Affordable housing, Rutland County has a total of 1,206 units built with federal subsidies. However, 60% of those units are restricted to the elderly. Of the total units, there are 1,075 units that provide residents with rents that are reduced below market rates. Over half of these units are located in Rutland City. Mount Holly has no subsidized housing units.

According to the Vermont Department of Housing and Community Affairs' Housing Needs Assessment for Rutland County (2005), affordable housing built by Rutland County's affordable housing developers (mid 1970s to 2004) provides for about 24% of low-income renter households in 2005 (those earning less than 80% of median income). There is a current "gap" of 749 units in affordable elderly rental housing and 3,060 units in non-elderly in the county.

Affordable Home Price Gap in Rutland County

By the year 2010, there will be a \$27,480 gap between what low income households are earning and the income that they would need to afford the median priced home in Rutland County. The gap is increasing as home prices are rising much more quickly than incomes.

Table 5 Comparison of "Affordable" Home Prices and Incomes						
Rutland						
	Median Income (Claritas)	Median Home Price (PTT Data)	Affordable home based on median income	Income needed to afford median home	Gap between "affordable" home and median home price	Gap between income needed and median income
2000	\$37,074	\$97,500	\$95,203	\$44,276	(\$2,297)	(\$7,202)
2005	\$41,543	\$138,828	\$118,688	\$52,621	(\$20,140)	(\$11,078)
2010	\$46,634	\$158,140	\$100,383	\$74,094	(\$57,756)	(\$27,460)
Note: Interest rates: 2000 annual average (8.05%); 2005 projected (5.68%); 2010 ten-year average (8.52%)						
Sources: Freddie Mac weekly survey (interest rates); Claritas (median income data); VT Property Transfer Tax data (home prices)						
SOURCE: Vermont Department of Housing and Community Affairs, Rutland County 2005 Housing Needs Assessment						

As of the 2000 Census, 204 households or 41% of all households were earning less the County median income. These families would not be able to afford a median priced home now and are even less

likely to be paying affordable housing costs by 2010. These rising home values can also cause financial problems for households who already own a home

When home values rise and funds are short, homeowners often take out home equity loans to cover expenses. If home prices should fall, many households may have borrowed more than they can reasonably repay. Low income households are especially susceptible to this since many of them are already burdened by housing costs and may be in greater danger of foreclosure in times of financial difficulty.

Affordable Home Price in Mount Holly

Affordable home purchase prices are calculated for 4 different income categories in Mount Holly (see table below). Monthly incomes are determined by the annual income divided by 12. Affordable housing payments are 30% of this figure. Affordable monthly mortgage payments are determined by removing taxes, insurance and utilities from the monthly payments. An affordable mortgage is based on a 30-year fixed rate mortgage at 6% interest with a 5% down payment. An affordable purchase price for those earning the Mount Holly median income of \$41,364 is \$175,875. If the median sales price of \$165,000, as recorded in property transfer tax data, is accurate then the average priced home is affordable to this income group. Households at 80% of the median would be challenged in buying an affordable home without manipulating some of the variables such as loan terms, or down payment. Households at the 60% and 50% median income level have a gap of \$60,000 to \$80,000 respectively. However, if the median sales price is not accurate and the actual median is closer to what the MLS listing suggests then none of the income groups presented here can afford the average priced home in Mount Holly.

Affordable Housing Market Analysis – Mt. Holly							
Mount Holly Affordability Calculations							
Affordable Home Purchase		100%	80%	60%	50%		
Median household Income		\$ 41,364	\$ 33,091	\$ 24,818	\$ 20,682		
Monthly income		\$ 3,447	\$ 2,758	\$ 2,068	\$ 1,724		
Affordable housing costs		\$ 1,034	\$ 827	\$ 620	\$ 517		
	Year	Month					
		\$					
Insurance	\$350	29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17
Tax Rate for median price home							
	2.206	3639.9	303.325	\$ 303	\$ 303	\$ 303	\$ 303
Affordable Mortgage Payments			\$ 702	\$ 495	\$ 288	\$ 185	
Mortgage Rate			6%	6%	6%	6%	
Terms	30years		30	30	30	30	
Affordable Mortgage downpayment			\$ 117,000	\$ 82,500	\$ 48,000	\$ 31,000	
Affordable Purchase Price			\$ 122,850	\$ 86,625	\$ 50,400	\$ 32,550	
Estimated Average Sale Price in Mount Holly			\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000	
Housing Price GAP			\$ (42,150)	\$ (78,375)	\$ (114,600)	\$ (132,450)	
Housing Price GAP @ \$200,000			\$ (77,150)	\$ (113,375)	\$ (149,600)	\$ (167,450)	
Affordable Rents							
	With Utilities		\$ 1,034	\$ 827	\$ 620	\$ 517	
	Without Utilities		\$ 931	\$ 745	\$ 558	\$ 465	
Source: Crane Associates							

Based on the above data an **ESTIMATE of TOTAL DEMAND for AFFORDABLE HOUSING** in Mount Holly was calculated:

The lowest estimate is the number of households living in poverty with income below \$11,022 per year = **40** households

The highest estimate is the number of non-senior households earning a median income, spending over 30% of income on housing = **64** households

The estimated demand for affordable housing – rentals and homes for ownership - should be divided into three demographic groups:

<i>Group</i>	<i>Percent</i>	<i>Number of Affordable housing units</i>
Senior renters	10 – 20%	4 – 13
Non-senior renters	50 – 60%	20 – 38
Non-senior owners	25 – 30%	10 – 19
Total estimated units needed (demand)		34 - 70

V. ECONOMIC ACTIVITY

Economy			
MT. HOLLY RUTLAND CO. VERMONT			
Median Household Income, 1999	\$41,364	\$36,743	\$40,856
Median Family Income, 1999	\$44,821	\$44,742	\$48,625
Per Capita Income, 1999	\$20,337	\$18,874	\$20,625
Median Adjusted Gross Income per Family, 2004	\$45,178.00	\$46,837.50	\$50,396.00
Average Adjusted Gross Income per Person, 2004	\$20,277.01	\$20,519.19	\$21,676.68
Annual Average Wage, 2005	\$27,396	\$32,194	\$34,199
Median Earnings, 1999	\$23,708	\$20,784	\$21,497
...Male	\$28,571	\$25,788	\$26,445
...Female	\$16,202	\$16,007	\$17,092
Total Retail Receipts (Taxable), Fiscal Year 2005	\$563,026	\$522,121,298	\$4,873,450,827
Civilian Labor Force, 2005	710	36,250	355,900
...Employed	690	34,900	343,500
...Unemployed	20	1,300	12,400
...Unemployment Rate	3.10	3.60	3.50
Persons for Whom Poverty Status was Considered, 2000	1,238	61399	588,053
...in Poverty, 1999	120	6,715	55,506
...under 5 years old	2	556	4,476
...5 to 11 years old	17	911	7,013
...12 to 17 years old	29	539	5,106
...18 to 64 years old	56	3,926	32,694
...65 to 74 years old	7	344	2,785
...75 Years and Over	9	439	3,432
Families for Whom Poverty Status was Considered, 2000	348	16,830	158,684
...in Poverty, 1999	19	1,190	9,925
...with Related Children Under 18, 1999	14	968	7,788
Total Persons in Reach-Up Program (formerly ANFC), 2005	16	1,524	11,410
Families in Reach-Up Program (formerly ANFC), 2005	7	641	4,573
Total Persons Receiving Food Stamps, 2005	--	5,895	46,416
Households Receiving Food Stamps, 2005	--	3,022	23,080
Households for whom public assistance income was considered, 2000	492	25,686	240,744
...with Public Assistance Income, 1999	24	1,443	11,610

COMMERCE AND INDUSTRY

Commercial and light industrial activity currently takes place in the locations in Mount Holly shown on Map V 1:

1. The Village of Belmont from Tiffany Road, to the intersection of Lake Street and Healdville Road, to the cemetery on Maple Hill Road and west on the Tarbellville Road to the Mount Holly Community Historical Museum (now in the blacksmith shop).
2. The east side of Okemo Mountain associated with the Okemo Ski Area – See Map V 2
3. Route 155 in East Wallingford Village from the Mount Holly-Wallingford town line on Route 155 to, and including, the Blue Spruce Inn.
4. The triangle of land east of East Wallingford village bounded by the Mount Holly-Wallingford town line on the west, Route 103 on the north, and Route 140 on the south.
5. Around the intersection of Turnpike Road and Hortonville Road approximately one quarter mile in each direction.
6. The south side of Route 103 from Healdville Road to and including the Wright Construction Company.
7. The north side of Rte 103 opposite Wright Construction – the bait shop, formerly Okemo Gun and Auto Repair and the site of the historic Green Stand Inn. Opposite on Rte 103 was La Pre's restaurant and cabins.
8. The north side of Route 103 from Deco Manufacturing to the area presently occupied by Brooklyn Pub.
9. Four corners at Route 103, Belmont Road, and Hortonville Road from School Street, to a point approximately one quarter mile north of the Rt. 103 intersection and to a point approximately one half mile east of the Belmont-Hortonville Road intersection on both sides of Route 103.
10. Approximately one quarter mile north on the Sawyer Hill Road.
- 11 The immediate area around and associated with the Crowley Cheese Factory.
12. The immediate area of Garrow's Fabrication Shop on Old Turnpike Road – south end.
13. The immediate area of Johnson's Auto Body Repair Shop on Healdville Road.
14. Wright Construction Company's equipment storage and maintenance facility Stewart Road South.

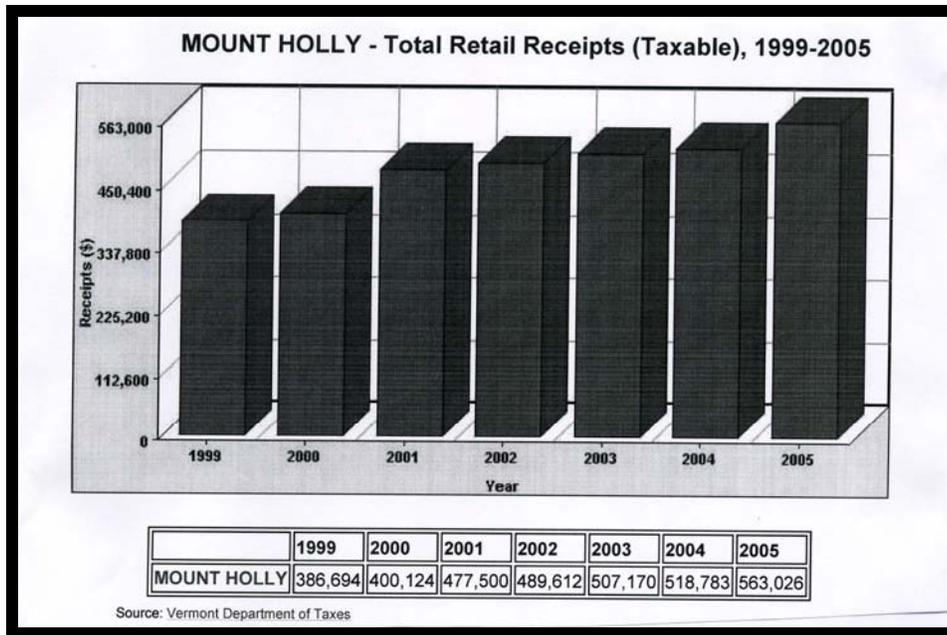
In addition, Mount Holly also has or had various Bed and Breakfast facilities around Town and various self-employed construction contractors, home industries and home offices. See List below.

MOUNT HOLLY BUSINESSES and ENTREPRENEURS

* listed in the ChitChat monthly paper or by the Black River Chamber of Commerce

* have 259 phone number and Mount Holly or Belmont address

Commercial	23		
		<i>services</i>	10
		<i>sales</i>	6
		<i>business, marketing</i>	3
		<i>stores</i>	3
		<i>restaurant, bakery</i>	2
		<i>real estate</i>	1
Construction, Building, Repairs, General Work	23		
		<i>building, woodwork, construction</i>	11
		<i>painting</i>	3
		<i>cleaning, clearing</i>	3
		<i>miscell</i>	3
		<i>masonry</i>	2
		<i>plumbing</i>	1
Garden, Landscape, Agriculture	11		
		<i>gardens</i>	5
		<i>landscaping</i>	3
		<i>gardening</i>	2
		<i>farm</i>	1
Equipment for Hire	8		
Creative	9		
		<i>craftspeople</i>	4
		<i>artists</i>	2
		<i>photographers</i>	3
Machine Repair	5		
		<i>small engine</i>	3
		<i>auto</i>	1
		<i>towing</i>	1
Antiques	3		
Manufacturing	3		
		<i>machine shop/mfg.</i>	2
		<i>shipment</i>	1
Professionals, investors	4		
B & B	1		
Health Care provision	1		
TOTAL	91	= 10 % of adult resident population	



TOTAL TAXABLE RETAIL RECEIPTS

EMPLOYMENT (This section is repeated from chapter III, Demographics)

There are a total of 681 job holders living in Mount Holly.

82% of the Town's workers commute out of Town to their jobs. Less than 50 workers travel less than 10 minutes to work. A majority of workers are traveling between 15 and 35 minutes.

According to a study by the Vermont Department of Housing and Community Affairs, "Four of the top five types of occupations held in Rutland County are lower-paying service oriented positions, with only one category (management occupations) that has corresponding higher hourly wages (Table 4). A large number of these new service sector employees are expected to have lower incomes."

Table 4: Top Five Occupations Held (Total Labor Force)

Occupations	Number of Workers in 2000	Percent of Total Employed in 2000	Average Hourly Wages in VT in 2003	Projected Annual Job Growth Rate Through 2012
Office and administrative support	5,461	14%	\$13	0.5%
Sales and related occupations	4,921	12%	\$14	1.1%
Production occupations	4,280	11%	\$13	0.2%
Management occupations, except farmers and farm managers	2,612	7%	\$39	1.3%
Food preparation and serving	2,526	6%	\$9	1.1%
Total employed	39,459	100%	\$15	1.1%

SOURCE: Vermont Department of Housing and Community Affairs, 2005 Housing Needs Assessment

Rutland County's **unemployment** rate has remained slightly higher than the state average for the past five years (Table 5). However, during 2004, the unemployment rate decreased in Rutland County.

Table 5: Annual Average Labor force and Unemployment Rate, 2000-2004

	Rutland County Labor Force	Rutland County Unemployment Rate	Vermont Unemployment Rate
2000	31050	3.6%	2.9%
2001	31600	4.1%	3.6%
2002	32350	4.1%	3.7%
2003	32300	5.5%	4.6%
2004	36300	4.0%	3.7%

SOURCE: Vermont Dept. of Housing & Community Affairs, 2005

There are a total of 188 jobs in **Mount Holly**. The government sector accounts for approximately 7% of the employment. The average wage of a Mount Holly job is \$27,396, with the private sector paying slightly more than government (\$27,777 vs. \$25,617).

Mount Holly job holders are earning 25% less than the county average. If Mount Holly's median household income is \$41,364, then the workers in town are approximately 33% worse off than their out-of-Town working neighbors. Wages and household income are two different measurements; however, since 80% of household income is comprised of wages it can serve as an indicator of the local economy.

Mount Holly Employment - 2005

Sector	Employers	Employees	Avc.Wage
Total	34	188	27,396
Private	30	154	27,779
Government total	4	33	25,617

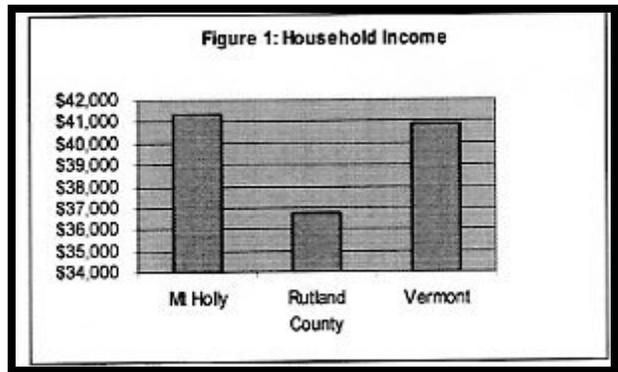
Source: VT Dept of Employment & Training

Income Sources for Mount Holly Residents

Wages and Salaries	80%
Self-employment income	18%
Interest, dividends, or net rental income	33%
Social Security income	21%
Supplemental Security Income (SSI)	3%
Public assistance income	5%

Source: 2000 Census

The median household income in Mount Holly - \$41,364 in 1999 - was 13% higher than the County median of \$36,743 but close to the same median for the state as a whole (\$40,856).



The **median family income** was \$44,821. Males had a median income of \$31,761 versus \$26,985 for females. The per capita income for the Town was \$20,337.

About 5.5% of families and 9.7% of the population were below the **poverty** line, including 13.5% of those under age 18 and 11.0% of those ages 65 or over.

Fewer Mount Holly residents (21.3%) receive **social security income** than the state (26.5%) or county (30.6%) average. Also, fewer Mount Holly residents receive public assistance income (4.9%) than the County average (5.6%).

Of the residents that are over 65 years old, 34.9% have a **disability** which is slightly lower than the State's overall 38.6%.

Educational attainment and income of Mount Holly residents are near the State averages. Slightly fewer Mount Holly (24%) and Rutland County (23%) residents have a bachelor's degree than the state average (29%).

Mount Holly has a higher than average **homeownership** rate. Of the total 494 total households in 2000, 86% of them were owner occupied

VI. AGRICULTURE & FORESTRY

Mount Holly Agricultural Data

	Number of farms
Farms	
Total	14
1 to 49 acres	5
50 to 999 acres	6
Agricultural products sold	
Total	14
Less than \$50,000 value	14
Products sold	
Crops incl. nursery, greenhouse	6
Livestock, poultry and products	5
Hogs, pigs	<5
Cattle, calves	<5
Sheep, goats	<5
Horses, ponies	<5
Ownership	
Full owner	6
Part owner	<5
Tenant	<5
Operators	
One operator	10
Women operators	6
Live on farm	14
Work off farm for 200+ days/yr.	7
Cropland	
Harvested	12
Pasture or grazing	5
Permanent pasture and rangeland	6
Horses and ponies – all ages	6
Hay, haylage, grass silage, greenchop	8
Woodland	10

Agriculture

The last dairy farm in town ceased operation in the middle of 2006. This leaves one full-time working farm – livestock. Other agricultural enterprises include: beef cattle, dairy cattle, horse farms and riding schools, sheep, goats, fruit trees, berries, peonies, nurseries, haying, corn fields, vegetables, poultry.

Silviculture

Wood harvesting is an ongoing operation in town. Forest management is practiced in the Okemo State Forest, on the Yale-Bowen land (by the state), in the Green Mountain National Forest, on much of the land in the Current Use program.

VII. RECREATION

Recreational activities in Mount Holly have historically revolved around the fact that it is a hill country town. Much of the land was forested thereby providing excellent wildlife habitat fostering hunting and fishing. Today, hiking, horseback riding, and camping are popular, while the ponds and streams provide excellent swimming, boating and fishing.

Winter sports include snowmobiling, snow shoeing, and cross-country skiing. Part of the eastern slope of Okemo Mountain is in Mount Holly, and downhill skiing currently occurs on the mountain road and trails associated with the Okemo Mountain Ski Area.

Specific Areas:

The following list includes areas of special note but is not all inclusive. The very dispersed nature of the recreation activities in Town prohibits the naming of every location

- Star Lake.**)
- Lake Ninevah**) – see Natural Resources, above
- Tiny Pond.**)

Green Mountain National Forest.

In 1984, Congress designated part of the GMNF as the White Rocks National Recreation Area – recently renamed the **Robert T. Stafford White Rocks National Recreation Area** - the intent being to retain much of the area in a wild, remote state for the benefit of wildlife and for recreational use including hunting, fishing, camping, snowmobiling, and cross country skiing. This area was the site of the reintroduction of the pine marten into Vermont by the Department of Fish and Wildlife in 1989.

Okemo State Forest.

Fishing, hunting, hiking, snowmobiling, cross-country skiing, snow-shoeing, horse-back riding, and mountain-biking are the principal recreational activities in this area.

A portion of Okemo Mountain's eastern side Ski Area is located within the Town of Mount Holly and is part of the long-term leasehold of Okemo Mountain, Inc. A hiking trail has been constructed from the site of the former Healdville railroad station to the mountain summit. As part of Okemo Mountain Inc.'s Jackson Gore development, commenced in 2002, adjacent bear habitat and corridor lands were dedicated for preservation. The Okemo Ski Resort has been developed on State Park lands.

Mount Holly School Facilities:

Ball fields for baseball, softball, soccer, and various other activities have been constructed and maintained in the area immediately behind the Mount Holly Elementary School. Swings and other pieces of playground equipment are maintained there as well. A major renovation of the fields was undertaken beginning in the summer of 1990 with assistance of the Army National Guard Engineers from Springfield, Vermont. New playground equipment was installed by volunteers in 2005.

A multipurpose addition to the school was made in 2001 – giving the Town a gym, a stage, exhibit area, and multi-purpose meeting space. Currently the school is constructing an arts center, designed by students, with a grant from the Okemo Mountain Resort.

Trails.

Vermont Association of Snow Travelers (VAST) trail is maintained by the local chapter - the Mount Holly Sno-Drifters. The trail runs through Town and has been lauded for its environmentally friendly character and maintenance. Map VII 1

The Catamount Trail is a cross-country ski trail running the length of Vermont. The route through Mount Holly travels across the northwest corner of the Town entering about a mile south of East Wallingford and following old Town roads to its exit near where Freeman Brook enters Mount Holly. Map VII 2

Hiking trails

Okemo mountain from the old Healdville station – maintained by the State.

Beaver Meadow in Green Mountain National Forest – maintained by the National Forest.

Okemo Mountain Road is accessible only from Ludlow.

Tiny Pond hiking trail is accessible only from the Plymouth side.

Use of Town roads by bicycles includes organized tour groups, as well as recreational use by local citizens. There are no bicycle paths. Mountain biking is open on VAST trails and on Okemo mountain. Volunteers are beginning to clear walking paths in Town to accommodate biking

There are complaints from some residents about a dearth of trails for horseback riding.

Walking paths are limited primarily to the sides of roads. Thought is being given to working with landowners to expand walking trails.

Hunting

Bear, deer, turkey, duck, etc. are hunted with bow and arrow, muzzle loaders, shot guns, rifles. Increasingly, hunting on private land is closed off and land is posted.

Problems

Except for trails (Catamount, VAST, hiking) and the school ball fields, there are few developed outside recreational sites.

There is little available for the elderly and disabled – a Bone Builders program has recently begun meeting in the OddFellows Hall.

The school gym and now the OddFellows Hall are the only indoor recreation facilities in Town.

Access to lake waters for swimming is limited to the beach at Star Lake. Public access to Lake Ninevah is restricted to a small water front. There is no public access to the waters of Tiny Pond.

VIII. TRANSPORTATION

Transportation

	Mt. Holly	Rutland Co.	Vermont
Class 1 Highway Mileage, 2004	0	16.47	134.72
Class 2 Highway Mileage, 2004	10.61	306.20	2,715.69
Class 3 Highway Mileage, 2004	46.84	752.39	8,509.25
Class 4 Highway Mileage, 2004	12.47	125.25	1,533.90
State Highway Mileage, 2004	15.44	233.39	2,703.60
Lane Highway Mileage, 2004	0	1.80	23.90
Scenic Highway Mileage, 2004	0	1.36	53.72
Number of Households with 1 Vehicle, 2000	131	9,245	80,892
Number of Households with 2 Vehicles, 2000	258	10,492	103,737
Number of Households with 3 or more Vehicles, 2000	99	3,907	39,544
Number of Households with no Vehicles, 2000	6	2,034	16,461
Average Number of Vehicles per Household, 2000	2.08	1.69	1.75
...in owner-occupied housing units	2.11	1.89	1.94
...in renter-occupied housing units	1.90	1.22	1.30
Total workers 16 years of age and over, 2000	665	31,048	311,839
...who Drove to Work Alone	535	24,181	234,388
...who Carpooled to Work	74	3,463	37,191
...who Commuted via Public Transportation	4	183	2,208
...who Commuted via Motorcycle	0	11	136
...who Commuted via Bicycle	0	51	977
...who Walked to Work	8	1,484	17,554
...who Commuted via Another Means	0	199	1,734
...who worked at Home	44	1,476	17,651
...who worked outside town or city of residence	547	19,554	202,707
...who worked outside county of residence	287	4,216	66,901
...who worked outside Vermont	27	1,140	21,346
Aggregate Travel Time to Work (in minutes), 2000	14,975	609,905	6,367,500
Average Travel Time to Work (in minutes), 2000	24.11	20.62	21.64
Total Number of Automobile Accidents, 2001	1	207	3,260
...Involving Fatalities	--	8	83
...Involving Injuries (not Fatalities)	--	107	1,661
...Involving Property Damage Only	1	92	1,514

Railroad

Railroads came to Vermont and Mount Holly in the late 1840s and early 1850s. The Rutland and Burlington Railroad was originally built through Mount Holly to Bellows Falls. The Mount Holly section was completed in 1849 and is currently operated by Green Mountain Railroad.

Green Mountain Railroad tracks running alongside of Route 103 through Mount Holly currently carry freight only. Amtrak passenger service is available at Bellows Falls, White River Junction, Rutland, and Whitehall, N.Y.

Bus

The Vermont Transit Company bus line operates from Rutland to White River Junction. From there, buses run to Burlington and Montreal, Boston, and Hartford, Connecticut.

Air

Air service is available from the state airport in Rutland - the Southern Vermont Regional Airport. Currently Cape Air has three flights to and from Boston daily.

Bicycle

Use of Town roads by bicycles includes organized tour groups, as well as recreational use by local citizens. There are no bicycle paths.

Pedestrian

There are no pedestrian pathways or sidewalks in the Town. Pedestrians use dirt roads and road sides. Walkways in the Village of Belmont no longer exist.

Recreational Trails

See Recreation

Public Transportation

Public transportation does not exist in Mount Holly. This is an obvious problem for people without private cars and for those who are unable to drive because of conditions such as age, illness, disability, DUI, or other legal restrictions. Various agencies provide transportation services (usually private volunteer drivers) for clients such as those on Medicaid, needing rides to medical appointments, but there are many restrictions and exclusions (e.g., age, condition, income, number of uses per time period), so that many “fall through the cracks”. There are few organized services for transportation to shopping, church, community events, voting, and for the transportation needs of children in “transportation-challenged” families.

Parking

Two parking lots: Beaver Meadow Parking lot in the Green Mountain National Forest and Okemo Hiking Trail head at the old Healdville Railroad Station maintained by the National Forest and State respectively.

Highway System - Map VIII 1

In a rural community such as Mount Holly, the most important component of the transportation network is the highway system. It provides for auto access to all parts of the Town and most residences and for commuting to jobs. It provides for the movement of supplies and materials to Town businesses and commercial ventures and for the collection of manufactured products. Town residents are provided with public services such as school buses and emergency vehicles via the roads system. However, winter road clearing is not available on class 4 roads, so that access by residents, emergency vehicles, and school buses is severely limited in the winter and is at times impossible.

There are four classes of **town highways**:

1. Class 1 highways are those that form an extension of a state highway route and carry a state highway route number – Mount Holly has none.
2. Class 2 town highways are those selected as the most important highways in each town; Mount Holly has 12.07 miles of Class 2 town highways:
 - Tarbellville Road
 - Belmont Road
 - Hortonville Road

Healdville Road

3. Class 3 town highways are all other traveled town highways with the minimum standard of being negotiable under normal conditions in all seasons of the year by a standard manufactured pleasure car. This includes, but is not limited to, sufficient surface and base, adequate drainage, and sufficient width capable to provide winter maintenance. Mount Holly has 47.24 miles of Class 3 town highways.

4. Class 4 town highways are all other town highways including trails and pent roads.

The Select Board determines which Town highways are Class 4; Mount Holly has 12.47 miles of these highways.

Presently, there are 15.4 miles of **state highway** within Mount Holly

Traffic Volume

The estimated 1991 Average Daily Traffic and Design Hour Volume prepared by the Vermont Agency of Transportation show that traffic on existing Town highways does not exceed suggested levels of service and that traffic levels are well below design capacity. It does not appear that any Town Road will experience over loading problems in the near future.

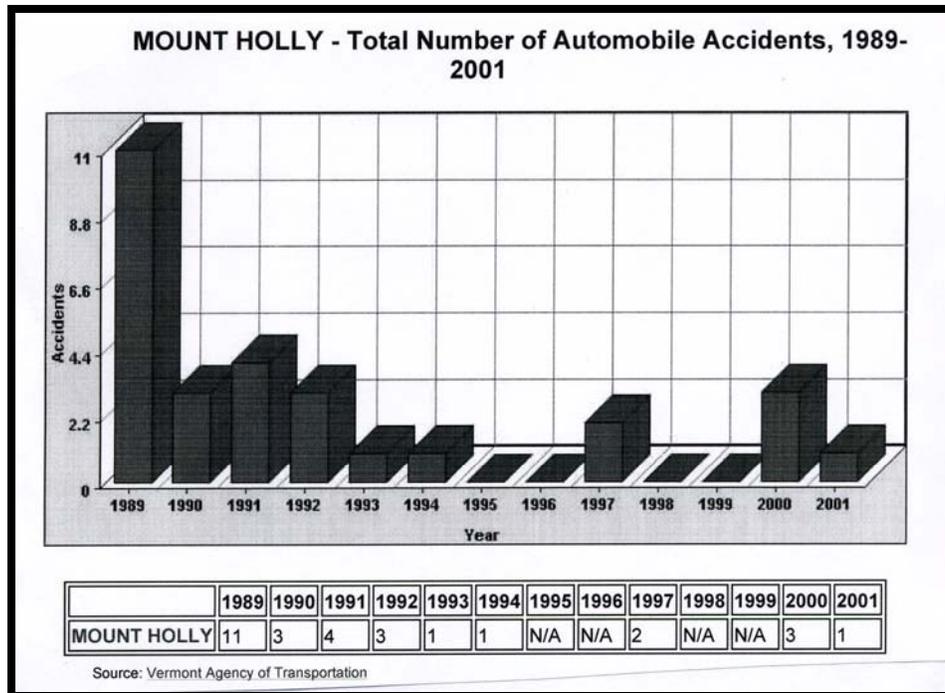
In the community planning effort of 2003-2005 there was considerable concern expressed about traffic volume and traffic speed impinging on the peace and quiet of the Town – a major goal of the State is to prevent this consequence of development.

Since 1991 the problem of congestion in Ludlow due to ski traffic from Killington-Pico on route 100 and from Okemo Ski area both emptying on to Route 103 traveling through Ludlow en route to interstate 91 has reduced access to Ludlow and points south on Routes 103 and 100 for Mount Holly residents traveling to work, shopping, recreation, etc. (A point for inter-town planning)

It should be noted that a significant portion of the Okemo Mountain Road, accessible only from Ludlow, is located in Mount Holly and provides access to the summit of Okemo Mountain that is located in Mount Holly. Citizens have access to the summit of Okemo Mountain over the Okemo Mountain Road – Act 250 permit number 2SO351-7A-EB.

Accidents

Estimations by the Vermont Agency of Transportation of accidents on Town highways show few accidents with no particular concentration in any area. However, there seems to be a concentration of accidents at the caution light on Vermont Route 103. In the last Town Plan, the Planning Commission recommended a state study of accidents in this area.



Bridges

MOUNT HOLLY BRIDGE SUMMARY REPORT

ATTRIBUTE	CATEGORY	# of BRIDGES
Condition	Good	11
	Fair	3
Diameter	96 -180	4
	240 - 284	6
	312 - 480	6
Type	Aluminum	1
	Concrete	8
	Concrete Continuous	3
	Masonry	1
	Steel	1
	Timber	1
Length	13 - 20	7
	24 - 28	7
	50	1
	120	1

Every other year, the Vermont Agency of Transportation surveys the nine bridges on Town highways that exceed spans of twenty feet and determines necessary repairs. In the 2006 State survey, two bridges (numbers 64 and 66) were designated in need of work and are in the priority pool to be repaired by the State, although the Town will proceed with work deemed absolutely necessary.

Culverts and Structures have been numbered, mapped and evaluated for maintenance purposes. (Map VIII 2)

MOUNT HOLLY CULVERT SUMMARY REPORT

ATTRIBUTE	CATEGORY	# CULVERTS
Condition	Good	266
	Fair	129
	Poor	35
	Bad	37
	Unknown	3
Diameter	4 to 12	31
	16 - 20	341
	22 - 48	61
	60 - 99	15
	120	2
	Unknown	10
	Over 36"	40
	Under 36"	420
	Unknown	10
	Type	Concrete
Masonry		3
Plastic		20
Steel		400
Other		23
Unknown		0
Length	14 - 24	135
	26 - 40	249
	42 - 60	83
	62 - 96	15
Depth Cover	1' - 3'	261
	4' - 6'	151
	7' - 16'	45
	20' - 28'	5
	Unknown	7

Scenic Roads

See above Natural Resources.

The impact of bridge reconstruction by state/federal agencies on scenic features and wildlife habitat - the subject of resident complaints in past years – has been mitigated.

Problems :

Through the lens of the **Rutland Regional Planning Commission**, the transportation problems of Mount Holly may be defined as follows (from RRPC Plan):

Problems for **economic development** are: lack of connection with adjoining regions and markets; inability to use local railroad; winter limitations on Routes 103 and 155; limited truck access, traffic congestion (particularly ski area traffic cuts off Ludlow and areas south on 103 and both directions on 100 from local road use by residents); limited airport facility, no transit by bus to link with rail or with Okemo; and poor intermodal connectivity

For **workers and residents** problems are: lack of public transit service; sparse and unsafe pedestrian and bicycle routes; slow passenger rail connections from Rutland to other cities; limited bus connections; dispersed jobs; length of travel to jobs; and reliance on volunteer services to get patients to medical care. Recently, the cost of gas has added to transportation problems.

IX. ENERGY

The Town's energy consumption is affected by local efforts for conservation, energy development, and land use decisions.

In 2003, the following item was duly warned and adopted at the Mount Holly Town Meeting:

“Be it resolved that the citizens of the town of Mount Holly urgently call upon our municipal leaders, state legislators, governor, and congressional delegation to put Vermont in the forefront of a sustainable energy future. Specifically, we request immediate and ongoing action on legislative initiatives designed to promote energy efficiency in Vermont's homes, businesses, public buildings, and transportation systems, and to encourage expansion of the renewable energy industry in the state of Vermont.”

The Town is crossed by two high voltage transmission lines – 115kv (serviced by a substation of 2.5 megawatts) and 345kv (*recently upgraded*)

Most homes in Town are heated with petroleum products, but a substantial number heat with wood, and the Town is blessed with good supplies of this clean, renewable fuel. A few homes use solar energy, and there are two windmills, including the one at the Mount Holly Elementary School. Although Mount Holly is not rated as a good wind area, the school gets 11% of its energy supply from its windmill.

Although some homes generate all their energy needs and are therefore “off the grid”, there is little town-wide dissemination of the experience of homeowners with alternative energy sources.

No water energy sources in Town are known.

Town Garage is using waste oil in its burner.

Conservation of energy used for outdoor lighting (and reduction of night light pollution) is addressed in the publication “Outdoor Lighting Manual for Vermont Municipalities”.

X. EDUCATION

Mount Holly Elementary School

On September 19, 1956, 76 students in grades one through eight moved into one building, which was the start of Mount Holly's current elementary school.

In 1971, space had to be found for the newly offered kindergarten program, and so 7th and 8th grades were sent to the Black River Union High School in Ludlow.

The 1980's were a turning point. In 1981, a kindergarten room, another classroom, a Special Ed room, and a Title I room were added. Three more classrooms and a library were added in 1985. The School Activity Center, a gymnasium multipurpose addition, was completed in 2001.

Enrollment peaked in the early 1990's at 140 students, then it declined to 82 students in 2003. Enrollment rose in 2003-04 to 92 pupils (K - 6 grade). There is concern that the school population could decline further with the changing demographics of the town – related, in large part, to the growing unaffordability of housing in Mount Holly.

The Mount Holly School is governed by an elected three member board with a 2004 annual budget of \$1,128,800. The community is in the process of reducing the last two bond issues.

High School

Prior to 1972, Mount Holly high school students attended Rutland High School, Mount Saint Joseph High School, Wallingford High School, and Black River High School.

In September 1973, both Mount Holly and Ludlow approved the creation of Union 39 and thereby established a central school for grades seven through twelve. The Union 39 agreement specifically states that the Union shall provide transportation and shall not acquire any properties of either of the member districts, but the Union would have exclusive use and possession of the Black River High School facility. The agreement further states that each member district is entitled to one school director for every fifty students or fraction thereof, and the assignment of expenses is based on the number of students attending Black River High School from each member district. Mount Holly currently has two of seven representatives on the Union 39 School Board.

Regional Education

Additional regional education opportunities for Town residents are available at the Springfield Technical Center, Stafford Vocational Center, Community College of Vermont, Castleton State College, and the College of St. Joseph.

EDUCATION STATISTICS

Education

Mt Holly Rutland Co. Vermont

EDUCATIONAL ENROLLMENT			
Total Population 3 Years and Over, 2000	1,210	61,589	588,931
...Enrolled in preprimary school			
...Public School	24	1,421	12,265
...Private School	21	378	4,991
...Enrolled in elementary school			
...Public School	161	6,805	65,574
...Private School	3	396	5,106
...Enrolled in high school			
...Public School	74	3,491	32,174
...Private School	6	248	3,728
...Enrolled in college (undergraduate)			
...Public School	19	1,989	20,669
...Private School	0	927	12,499
...Enrolled in graduate or professional school			
...Public School	4	240	3,684
...Private School	0	240	3,466
...Not enrolled in school	898	45,454	424,775
EDUCATIONAL ATTAINMENT			
Total Population 18 Years and Older, 2000	915	48,667	461,248
...Less than 9th Grade Education	20	2,390	21,253
...9-12th Grade Education, no Diploma	106	5,513	43,325
...High School or Equivalency	360	17,182	147,980
...Some College, no Degree	136	9,788	90,833
...Associate's Degree	75	3,378	33,510
...Bachelor's Degree	168	6,974	79,255
...Graduate or Professional Degree	50	3,442	45,092

Mt. Holly School

Grades: K-6

Address:

Box 45

Mount Holly

05758

Phone: 802-259-2392

Principal(s): Craig Hutt Vater

Superintendent: Frank Perotti, Jr.

Supervisory Union: Rutland Windsor S.U.

Length of School Year: N/AV

Mt. Holly School: General School Information

School Participation Information	2002-2003	2003-2004	2004-2005	2005-2006	State of Vermont 2005-2006
Total School Enrollment	81	88	85	102	96,636
Attendance Rate	94.4%	92.7%	95.2%	95.9%	95%
Retention Rate	1.2%	1.1%	N/A	1%	2.9%
Estimated HS Cohort Graduation Rate	N/A	N/A	N/A	N/A	N/A
Student/Teacher Ratio	7	9.3	8.9	10.7	11.3
Eligible Special Education	8.6%	14.8%	15.3%	14.7%	14.3%
11-12 Technical Education Rate	N/A	N/A	N/A	N/AV	N/AV
9-12 Dropout Rate	N/A	N/A	N/A	N/A	3.1%
Home Study (Number)	0	0	2	8	2,138

Mt. Holly School: Staff Information

	2002-2003	2003-2004	2004-2005	2005-2006	State of Vermont 2005-2006
Personnel (FTEs):					
Classroom teachers	8.00	7.50	7.50	7.51	6,868.24
Other teachers	4.20	2.30	2.50	2.49	2,592.94
Instructional aides	3.50	3.90	4.00	3.80	4,250.99
Instructional coordinators and supervisors	0.00	0.00	0.00	0.00	395.78
Licensed administrators	1.00	1.00	1.00	1.00	518.02
Administrative support	.10	.10	.10	1.00	1,068.89
Other staff	4.20	3.20	4.20	3.20	3,306.33
Teacher Contract Information:					
Total number of contract days	182	N/AV	N/AV	N/AV	N/AV
Number of professional development days	7	N/AV	N/AV	N/AV	N/AV
Average teacher salary	N/AV	\$43,453	\$45,124	\$46,736	\$45,609

XI. CHILD CARE SERVICES

Vermont law encourages child care as an important community service. Child care facilities, services, and personnel may be licensed or registered. Vermont communities are encouraged to assist in the location and operation of child care services. The 2000 Census reported there were 65 (5.2%) children under the age of five in the Town. There is one registered child care service in Mount Holly located at 190 Syriah Road.

Apparently Mount Holly residents use child care services near their places of employment in other communities.

The size of the need for safe and affordable child care for Mount Holly is not known.

XII. FACILITIES & UTILITIES

See Map XII 1

a. PUBLIC SAFETY

The **Mount Holly Volunteer Fire Department** is an organization of 25 active members who provide fire protection to the Town along with assistance in other emergencies. There is a fire station on School Street and a substation in Belmont Village. The Fire Department had a 2008 operating budget of \$73,320. The Town Meeting appropriation for 2008 was \$66,700. Additional moneys are generated through fundraising projects such as snowmobile races, raffles, coin drops, and an auction.

In 2006, the Department responded to 15 auto accidents, 14 fire calls, 3 mutual aid calls, and 2 EMS calls. There are other times when the Fire Department assists the Rescue Squad with additional personnel and the Squad stands by at fire calls.

A new Jaws of Life was purchased in 2006 with donations and will be incorporated into the truck delivered in 2007. The Department has four fire trucks - two pumpers, one pumper-tanker, and one tanker. Kenwood portable radios have been obtained with Homeland Security grant funds. A matching grant purchased 12 pack pumps for wildland fires.

Two dry hydrants are installed at Star Lake for firefighting in Belmont village. Additional dry hydrants have been installed at private ponds throughout Town.

Fire Dispatching is provided by the Vermont State Police (Dial 911).

The **Mount Holly Volunteer Rescue Squad** is an organization of 20 members who provide treatment to residents and visitors on an emergency call basis, transporting to local hospitals. The Rescue Squad has a volunteer staff, some of whom are certified Emergency Medical Technicians. Presently, the Rescue Squad members are required to receive, at a minimum, 66 hours of Advanced First Aid training and a ten hour Emergency Care attendant program before beginning any field work.

If paramedics are needed, they meet the Rescue Squad en route to Rutland.

In 2006, the Rescue Squad responded to 113 calls - 69 medical, 28 trauma (including auto and home accidents), and 16 refusals.

The 2008 budget is \$49,400, of which \$15,000 of General Budget and \$12,000 of Vehicle Replacement is funded by Town Meeting appropriation. Additional moneys are generated from fees, memberships, fundraising projects, and an appropriation from East Wallingford which is covered by the Mount Holly Squad.

The Squad maintains two ambulances housed at their School Street facility. A Homeland Security grant in 2006 funded turnout jackets, portable suctioning units, vacuum splint sets, and portable radios.

Ambulance dispatching is provided by the Vermont State Police (Dial 911).

Police

Local police protection is provided through three separate entities:

- a. The Town has two part-time constables elected by popular vote. The operating budget is \$2,400.
- b. The Town contracts with the Rutland County Sheriffs Department to be available as needed, and has been requested by the Select Board to enforce traffic laws in problem areas.
- c. The Vermont State Police, based in Rutland, are responsible for handling traffic, criminal matters, and civil issues in Mount Holly.

The current constable's phone number is listed in the Town report and the Chit Chat, and the Vermont State Police number is 773-9101 or 911

PUBLIC SAFETY			
	Mt Holly	Rutland Co.	Vermont
Total instance of crime, 2004	25	2,856	28,243
Against People	6	324	3,604
Against Property	17	2,230	21,931
Against Society	2	302	2,708

Emergency Management

The view of **emergency management** has changed since 9/11 and the 2005 hurricanes
 The four stages of emergency management:

- mitigation
- preparedness
- response
- recovery

Goal 1.A: Mitigation Continue to work with the Rutland Regional Planning Commission to review and update the mitigation Plan of 2004 – including road and bridge standards, development on steep slopes, and floodplains

*A **Pre-Disaster Mitigation (PDM) Plan** was prepared for the Town of Mount Holly in early 2004 and is subject to review by the Federal Emergency Management Agency (FEMA) and adoption by the Mount Holly Select Board.(Town officials including members of Planning Commission and the Select Board, as well as Fire Department, road maintenance, the Emergency Management Coordinator of the Rutland Regional Planning Commission worked to complete a Pre-Disaster Mitigation Plan for Mount Holly. This process included analyzing the Town's disaster history, gathering input about known hazards, and developing mitigation strategies that will avert or lessen the damage that can be caused by disasters such as flood events, wind storms power outages, and hazardous materials. This document, once reviewed and adopted satisfied a FEMA mandate for each town in the nation to produce such a plan by November2004 in order to continue eligibility for disaster relief funds in the future.)*

Goal 1, B : Preparedness – review and update the **rapid response plan** – identify shelter locations, with the Rutland Region Local Emergency Planning Committee (LEPC) establish connections and agreements among agencies, statewide E-911 program

Goal 1.C: Response – Review Community Emergency Response Team and roles of volunteer fire department, local constable, rescue squad, response arrangements in wider region, medical facilities, specialized response units including Vermont State HazMat, towing companies, amateur radio operators, etc.

Goal 1.D : Recovery – With pre-disaster mitigation plan the Town is eligible for public funds in case of declared disaster – e.g., help needed with roads, tree removal, power lines, telephone service. Increase volunteer training; address the problem of services to scattered development in rural areas with longer trip and more difficult access; increase awareness; annual reviews of local Rapid Response Plans and Emergency Operations Plans; budget for local pre-disaster mitigation plan.

b. SOLID WASTE

Historically, solid waste disposal occurred at the Town "dump." When state law made closure of the dump necessary, the site of the Town's capped landfill became the Transfer Station.

Solid waste and recyclables are brought to the Transfer Station by residents.

Mount Holly's waste diversion strategies include a mandatory recycling ordinance, a unit-based price structure, and information/education programs directed at the user. The Town has an active recyclable materials collection program. There is a charge for disposal of tires and refrigerators and some other large metal items. All other recyclables are accepted without charge.

Recycling facilities include a 2,800 square foot metal structure that is dedicated to recycling, a baler, forklift, two covered containers for glass and tin/aluminum, and an enclosed, wheeled wooden trailer for newspaper collection. A small structure that serves as a re-use shed was added in 2007.

There are two part-time transfer station employees who handle MSW compacting, burning of untreated lumber, and preparation of recyclables for market, using the baler and forklift at the site.

In 2007, the Town voted to join the Rutland County Solid Waste District. The District will provide twice yearly Household Hazardous Waste Collections in Town, assistance with State certification, and will include the Mount Holly Transfer Station in the District Solid Waste Implementation Plan. Mount Holly will be included in the District contract with Casella Waste Management for hauling and disposal.

SEWAGE DISPOSAL

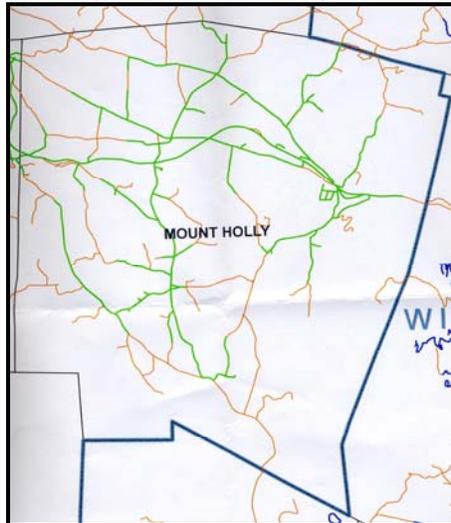
There is no public sewage disposal system in the Town of Mount Holly. All sewage is disposed "on site." There is currently no Town regulation on the construction or location of sewage disposal facilities. On site septic systems are governed by state regulations. Because of Mount Holly's hydrogeology with minimal distance to bedrock and impervious soils, failed sewage disposal systems pose a substantial threat of groundwater contamination. (See septic suitability maps)

c. COMMUNICATIONS

Telecommunications includes telephone lines, digital cable, towers, repeaters, antenna, satellite receivers, and broadband internet use.

The terrain in Mount Holly results in limited access to wireless telephone services.

Television – cable, satellite, antennae and Public Access TV, GPS; emergency radio services transmitters, repeaters, redundancy back-up systems television are all means to increase citizen involvement in Town government, and all services are less available in Mount Holly than in other parts of Vermont – due to sparse rural residences, mountainous terrain, and small market population.



COMCAST Proposed cable

d. ARTS & CULTURE

Mount Holly Community Historical Museum

The Museum was founded in 1969 by a group of volunteers, who purchased a property on Tarbellville Road in Belmont that had previously been a blacksmith shop, undertaking parlor, tea room, and medicinal shop. In 1998 the building, now known as the Blacksmith Shop, was renovated structurally and made handicapped accessible with the addition of a ramp and a parking area.

The lack of heat and running water in the Blacksmith Shop building led the Museum Board of Directors to seek another building that would provide year-round storage and display. In 2004, Perkins House, on Maple Hill Road in Belmont, was donated to the Museum. Restoration of Perkins House, funded by community donations and grants from Preservation Trust of Vermont, began in 2006 and is expected to be complete by the 40th anniversary of the Museum in 2009. The Blacksmith Shop will continue to operate during the warmer months.

Until Perkins House is open, the Museum will maintain a summer schedule. In July and August, the Museum is open Saturday afternoons for browsing and Sunday afternoons with an active schedule of programs of local interest. Special Museum-sponsored events include an Artfest and a Farmfest. There is at least one children's craft program and a visit by elementary school children each year. Planning is underway for an expanded educational program in the year-round Perkins House building.

The Museum's purpose is "to maintain and perpetuate the historical museum and properties, to collect and catalog memorabilia of Mount Holly and surrounding areas and to present programs to the community". Collections include photographs, quilts, clothing, Chase Toy factory items, cemetery records, genealogies, Civil War artifacts, scrapbooks, and many other items illustrative of the Town's history.

The Museum is managed by a volunteer Board of Directors.

The Mount Holly Community Library

The Mount Holly Community Library has been a volunteer effort from its beginning in the early 1900s. The library was originally located in different houses. In 1913, the Belmont Improvement Association established a new location for the library in the lower level of the old Methodist Church/Town Hall. Here the library was run by volunteers. In the late 1960s, the library was restructured with the introduction of modern methods of library science.

Under the auspices of the Mount Holly Community Association, the library was moved to brighter surroundings on the main floor of the former church building (now the Community Center). In 2001, the Library received the first of two \$5,000 grants from the Vermont Library Association to support a paid part-time librarian.

In 2003, the Town voted to continue the annual stipend to support this position. With the addition of a part-time paid staff member, the Library is now open part-time three days a week during the winter months, and five days a week in summer. As a result, the number of visitors has more than doubled.

The Library has a collection of over 10,000 volumes, in addition to an audiocassette CD, DVD, and video library. It also sponsors numerous musical and educational events as well as a winter reading group. Many community groups use the Library for meetings

PUBLIC LIBRARIES IN RUTLAND COUNTY 2005-06

TOWNS	POP		PER CAP TAX		HOURS OPEN
TINMOUTH MIDDLETOWN SPR	615	WELLS	3.14	WELLS	6
BENSON	820	BENSON	3.38	BENSON	7
WELLS	1,036	MOUNT HOLLY	4.05	MOUNT HOLLY	12
KILLING-TON	1,115	SHREWSBURY	5.7	MIDDLETOWN SPR	14
SHREWSBURY	1,134	CLARENDON	7.26	TINMOUTH	18
CHITTENDEN	1,141	CHITTENDEN	7.74	SHREWSBURY	19.5
MOUNT HOLLY	1,227	MIDDLETOWN SPR	8.54	WEST RUTLAND	21.5
PAWLET	1,236	WEST RUTLAND	11.47	PAWLET	26.5
PROCTOR	1,442	BRANDON	12.81	CLARENDON	27
WALLINGFORD WEST RUTLAND	1,847	PAWLET	13.23	CASTLETON	28
CLARENDON	2,322	WALLINGFORD	13.78	FAIR HAVEN	28
FAIR HAVEN	2,529	PITTSFORD	14.01	POULTNEY	34
PITTSFORD	2,891	CASTLETON	18.1	WALLINGFORD	34
POULTNEY	2,969	FAIR HAVEN	18.84	PITTSFORD	36
CASTLETON	3,213	POULTNEY	19.16	KILLING-TON	37
BRANDON	3,577	RUTLAND	25.86	BRANDON	38
RUTLAND	4,368	PROCTOR	30.63	PROCTOR	42
DANBY	5,581	KILLING-TON	159.7	CHITTENDEN	45
	23,316	DANBY		RUTLAND	56
		TINMOUTH		DANBY	

	TOTAL CIRC		LIBRARIAN FTE		INTERLIB LOANS
WELLS	618	MOUNT HOLLY	0.15	MOUNT HOLLY	0
MOUNT HOLLY	986	WELLS	0.15	CLARENDON	4
MIDDLETOWN SPR	2,347	BENSON	0.18	WELLS	16
TINMOUTH	2,394	MIDDLETOWN SPR	0.18	MIDDLETOWN SPR	25
CLARENDON	2,830	CHITTENDEN	0.25	WEST RUTLAND	30
SHREWSBURY	5,230	PAWLET	0.45	BENSON	36
PAWLET	9,922	CLARENDON	0.88	CHITTENDEN	40
WEST RUTLAND	10,088	WEST RUTLAND	0.89	PAWLET	61
PROCTOR	10,528	CASTLETON	1.25	SHREWSBURY	97
WALLINGFORD	11,388	FAIR HAVEN	1.3	FAIR HAVEN	128
FAIR HAVEN	13,826	POULTNEY	1.6	WALLINGFORD	145
CASTLETON	19,109	WALLINGFORD	1.63	PROCTOR	150
PITTSFORD	19,184	PROCTOR	1.9	PITTSFORD	201
POULTNEY	29,402	PITTSFORD	2.05	KILLING-TON	206
KILLING-TON	29,996	BRANDON	2.45	BRANDON	309
BRANDON	35,941	KILLING-TON	2.7	CASTLETON	345
RUTLAND	203,535	RUTLAND	9.98	POULTNEY	396
BENSON		DANBY		RUTLAND	1,129
CHITTENDEN		SHREWSBURY		DANBY	
DANBY		TINMOUTH		TINMOUTH	

VT Department of Libraries

PART B

THE PLAN

GOALS, POLICIES, IMPLEMENTATION

The discussion presented in the previous chapters provides background information and framework for determining planning goals and policies.

What follows are the goals, policies, and also the tasks by which the plan will be implemented.

.For the purpose of the Mount Holly Town Plan we define goals, policies, and implementation tasks:

Goals express broad, long range community aspirations relative to one or more category of topics.

Policies are statements of the Town's intent, or position, with regard to specific issues or topics. In certain settings, such as during Act 250 proceedings, policy statements shall serve as the basis for determining a project's conformance with the Mount Holly Town Plan. Goals provide context for understanding policies, but it is the policies alone that serve as the final statement regarding the Town's position.

Implementation Tasks are specific actions to be taken by an identified entity to support one or more policy and to achieve the community's long term goals. (Note that Implementation Tasks, below, are not listed in any particular order).

Priorities for implementing the tasks are identified as

- ongoing,
- short term (to be completed within one year of plan adoption),
- mid-term (1-5 years of adoption) and
- long term (5+ years from adoption).

Responsibilities

The Town government officials and bodies responsible for each task are identified. Other organizations whose assistance the Town will request are identified with "x"

Too often after a town plan is adopted, it is set aside and/or ignored. There are several reasons for this, including the lack of available resources – money, people, and time – to accomplish everything called for in the plan.

A town plan should, however, be viewed as a living document that describes a direction for the community.

The following goals, objectives and, most importantly, the implementation tasks should be viewed as a work plan to assist local decision-makers in a variety of settings, and include:

- Guiding the Select Board with budgeting and capital facilities planning
- Guiding the Planning Commission and landowners with local regulatory processes
- Serving as the "blueprint" for anticipated revisions to the Town's subdivision regulations, by describing the desired location, type, and intensity of future development

- Providing Town government, citizens, and landowners with guidance during Act 250 proceedings
- Informing state and federal officials - in regulatory, administrative, or legislative processes involving the Town - of the Town's objectives regarding development
- Providing the foundation for policies, programs, and regulations designed to ensure the conservation, preservation, and use of natural and cultural resources
- The plan can be used to inform and educate anyone interested in the Town

Consistency with State Planning Goals

Under current Vermont enabling legislation (the Act), Vermont towns are encouraged to plan in accordance with State planning goals (§4302) and to contain specified elements (§4382).

While this Plan was developed to meet the needs and reflect the desires of the Town of Mount Holly, the Plan has been written in a format so show consistency with all the State-specified goals and elements. The following goals, policies and tasks are consistent with State planning goals.

I. LOCAL PLANNING PROCESS

GOAL

To ensure the widespread involvement of Mount Holly citizens and property owners at all levels of the local planning and decision-making process.

POLICIES

- 1. Opportunities for citizen input will be provided at every stage of the planning and decision-making process and decision-making shall occur only in an open, public environment.**
- 2. Statutory hearing requirements will be recognized as an absolute minimum level of public involvement, and they will be expanded in all instances where public interest is evident.**
- 3. Public opinion will be solicited through the use of surveys and questionnaires on a regular basis.**
- 4. Public forums, direct mailings, the Town's web page, and the ChitChat will be used to inform the public of governmental activities on a regular basis.**
- 5. The attitudes and opinions of Mount Holly's non-residential property owners will be solicited on matters of broad community concern, to the extent practical.**
- 6. Local land use regulations and related planning programs will be administered in a fair and consistent manner and the Town Plan will be used as the key resource document regarding questions of interpretation or intent.**
- 7. The Town Plan and related planning documents will be reviewed on an ongoing basis and amended as appropriate to address changing circumstances.**

LOCAL PLANNING PROCESS TASKS	RESPONSIBILITY	PRIORITY
<i>(Note: Tasks are not listed in any particular order)</i>		
1. Provide an open, accessible, and civil government to all citizens.	Select Board	on-going
2. Foster enhanced communication among all elected and appointed bodies.	Select Board	on-going
3. Review current maintenance and use of the Town web site to identify opportunities to expand its effectiveness as a means for keeping citizens informed of local government activities.	Select Board Planning Commission	on-going
4. Continue to publish meeting schedules and meeting agendas for local boards and committees.	Committee Chairs	on-going
5. Establish an annual planning forum where community members can be heard and where a policy of pro-active involvement is fostered.	Planning Commission	short-term
6. Conduct surveys to solicit public opinion regarding policy priorities of the Town and the preferred rate of community growth and development.	Planning Commission	on-going
7. Hold periodic meetings to evaluate the Town's performance in implementing the Town Plan.	Planning Comm Work Gp	on-going

II. PRESERVATION

GOAL

To preserve and enhance Mount Holly's natural resources, scenic landscape, environmental quality, and historic heritage for the benefit of current and future generations.

POLICIES

1. Support the efforts of land conservation organizations to identify and to preserve land and other important natural resources.

2. Protect water quality in streams by ensuring:

- a. adequate sewage disposal
- b. riparian buffers to protect water quality and fisheries habitat
- c. control of runoff and erosion
- d. restricted development in designated flood plains
- e. protection of groundwater supplies.

3. Protect important natural resources and fragile features including wetlands, floodplains, unique geologic features, prime agricultural soils, and slopes in excess of 25%.

4. Protect critical wildlife habitat and important ecological communities including but not limited to deer wintering areas, rare and/or endangered species habitat, local fisheries, critical bear habitat and identified travel corridors from inappropriate or destructive development and land management activities.

5. Development on steep slopes, hillsides and ridgelines shall be carefully assessed to avoid or mitigate adverse impact to scenic resources, water quality, and public safety.

6. The Town shall advocate for State Wildlife Management Areas, State Forests and Parks, and the Green Mountain National Forest to be retained in public ownership now and in the future and to be managed for the long term health and well-being of the relevant ecological resources.

7. The extraction of earth resources, including sand, gravel and stone, shall be conducted in a manner that minimizes conflicts with properties in the vicinity, avoids adverse impacts to ground and surface water quality and other fragile features, and shall include plans for the restoration of extraction sites based on the unique conditions of the area affected.

ENVIRONMENTAL QUALITY TASKS	RESPONSIBILITY	PRIORITY
1 Promote best land management practices for water resources, through subdivision performance standards for runoff, erosion, stream ecology, and aquatic life.	Planning Commission	short term
2. Develop a plan for an assessment of water quality with recommendations for the implementation of necessary measures.	Select Board Planning Commission Agency Natural Resources "x" Rut Reg Planning Comm "x"	on-going
2. Evaluate existing storm water management facilities and identify improvements that would enhance water quality.	Select Board Road Commissioner Rut Reg Planning Comm "x"	on-going
3. Conduct the second part of a critical wildlife habitat inventory (ecological survey) to assist landowners and town planners to anticipate and to avoid possible conflicts between development and/or land management activities and wildlife habitat protection goals.	Planning Commission MH Conservation Trust "x" NEGEF "x" State of VT "x"	short-term
4. Continue to review proposed subdivisions to determine the potential impact on fragile ecological communities and natural resources.	Planning Commission	on-going
5. Actively participate in the preparation of management plans for the state and national forests as well as the Yale/Bowen Forest and other public or conserved properties to ensure management strategies that are consistent with the goals of this Plan.	Planning Commission MH Conservation Trust "x"	on-going

6. Encourage active management and preservation of historic pastures and meadows. Planning Commission on-going

7. Update the Town's flood hazard bylaws for the National Flood Insurance Program Select Board Planning Commission short-term

("x" = Organization to be asked for assistance with task)

PRESERVATION TASKS	RESPONSIBILITY	PRIORITY
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1 Designate roads in addition to Maple Hill Road as "Town Scenic Roads" and encourage road work and private development to preserve and to enhance the scenic value of the roads including, but not limited to, the design of residential and non-residential subdivisions and the placement of buildings on subdivisions in order to preserve views, open space, stone walls, and natural and historical features.	Planning Commission MH Conservation Trust "x"	on-going
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2. Work with interested Town organizations to inventory historic resources, including, but not limited to, hamlets, school districts and schools, cemeteries, churches, town halls, mills, cheese factories, blacksmiths, railroad stations, bridges, barns, buildings on the National and State Registers of Historic Places, stone walls, cellar holes, Jackson Gore boundaries, and other features.	Planning Commission MH Comm Hist Museum "x"	on-going
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3. Nominate sites to be included on the State Historic Register.	Planning Commission MH Comm Hist Museum "x"	on-going
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4. Protect Mount Holly's scenic landscape and rural character by the careful siting of residential development, to avoid placement in highly visible locations on hillsides and ridgelines, or on open meadows and farmland.	Planning Commission	mid-term
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5. Encourage the Designated Village of Belmont to develop design review guidelines and process, so that development is compatible with the historic character and varied architectural heritage of the Designated Village of Belmont.	Planning Commission Belmont Designated Village "x"	short-term
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6 Encourage the upgrade and maintenance of historic barns and other historic structures through adaptive reuse provisions.	Planning Commission MH Comm Hist Museum "x" MH Barn Pres Assn "x"	mid-term
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7. Discourage the demolition of historic buildings.	Planning Commission MH Comm Hist Museum "x"	mid-term
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III. GROWTH & DEVELOPMENT

GOAL

To accommodate a rate of growth and development that meets the needs of the community and, as expressed in the Town's vision, to remain a rural town with open spaces and significant undeveloped lands.

POLICIES

- 1. Growth and development trends will be monitored on an annual basis using the best available data, estimates, and projections.**
- 2. Local infrastructure and services will be planned to accommodate anticipated increases in the Town's population.**
- 3. Each new development will be evaluated for conformance with the Mount Holly Town Plan and associated polices, bylaws, and programs.**
- 4. New development shall be sited to conserve significant undeveloped land, natural resources, and conservation lands, and to prevent strip development.**
- 5. The rural landscape and rural character of most of Mount Holly's countryside, consisting of moderate to low density residential development, farming and forestry, and limited commercial enterprises such as outdoor recreation, home occupations, and cottage industries shall be maintained by:**
 - a. ensuring that land subdivision is carefully designed to avoid, to the extent practical, adverse impacts to natural or fragile features, productive farmland, and other features which help to define the Town's rural character and working landscape;**
 - b. the careful siting and landscaping of subdivisions on steep slopes, hillsides, and ridgelines;**
 - c. encouraging land use that retains as much undisturbed rural and forest land as feasible.**
- 6. Mount Holly will protect itself from untoward results of development by establishing guidelines pertaining to:**
 - Access for emergency vehicles**
 - Peace and quiet of neighborhood**
 - Trees and scenic quality of ridge lines**
 - Scenic views**
 - Air and water quality**
 - Off-street parking**
 - Wildlife habitat**
 - Exterior lights**

GROWTH AND DEVELOPMENT TASKS	RESPONSIBILITY	PRIORITY
1. Catalog the Town's ordinances and update as appropriate, including but not limited to the Town's bylaws and subdivision regulations.	Planning Commission	on-going
2. Develop a capital budget and program that schedules capital improvements in relation to anticipated growth, local development objectives, and available financing.	Select Board Planning Commission	short-term
3. Maintain active membership on the board of the Rutland Regional Planning Commission to represent Mount Holly's interests in local and regional development and growth management initiatives.	Select Board Planning Commission	on-going
4. Participate in Act 250 and other state regulatory proceedings as appropriate to ensure that Town growth and development needs and limitations are adequately addressed, in conformance with the Mount Holly Town Plan.	Select Board Planning Commission	on-going

IV. HOUSING

GOAL.

Mount Holly shall be a Town where Vermonters with incomes in the median and lower ranges can afford to live.

POLICIES

- 1. The development of housing that meets the needs of a diversity of social and income groups, including elderly, low, and moderate income residents, will be supported by programs and regulation as appropriate.**
- 2. The development of affordable housing options in appropriate locations shall be supported by providing incentives such as density bonuses.**
- 3. The Town will work with developers, regional and state agencies, and other funding sources to provide new affordable housing opportunities in Mount Holly.**

HOUSING TASKS	RESPONSIBILITY	PRIORITY
1. Make permanent the Mount Holly Affordable Housing Task Force to ensure that the Task Force continues to plan for the provision of local affordable housing and to find resources to build and/or rehabilitate buildings for affordable housing.	Select Board	short-term
2. Conduct another affordable and elderly housing needs analysis once 2010 U.S. Census is published, to be supplemented with local data, and identify specific local actions		

for addressing those needs.

Planning Commission
Afford Hous Task Force
Rut Co Comm Land Trst "X" long-term

3 . Explore the advisability of adopting subdivision or other regulations to require that new multi-unit residential developments include a mix of housing types and costs.

Select Board
Planning Commission
Afford Hous Task Force mid-term

4.Study the value of a process - prior to planning and construction of multi-unit or commercial developments – whereby builders and developers can be acquainted with the Town's considerations regarding such development

Select Board
Planning Commission mid-term

("X" = Organization to be asked for assistance with task)

V. ECONOMIC DEVELOPMENT

GOAL

To support well-planned and orderly development of Mount Holly's economy in a manner which is compatible with Mount Holly's identity as a traditional New England rural Town, a residential Town for families and second home owners, and a Town with a vision for economic development that does not change the character of the Town.

POLICIES

1. **Economic development compatible with the Town's vision of rural development, home businesses, expansion of existing businesses, and small scale commercial and industrial activity will be encouraged.**
2. **Mount Holly's continued development as a residential and second home community will be actively supported by the Town to the extent that such residential development enhances Mount Holly's economy, tax base, and the quality of life for all Town residents, and does not adversely impact facilities and services, community character, or the local environment.**
3. **Mount Holly's existing economic base should be strengthened and diversified through:**
 - a. **the enhancement of telecommunications infrastructure to encourage the creation and relocation of businesses and professionals engaged in information-dependent technologies;**
 - b. **ensuring the continued viability of existing manufacturing and technology enterprises;**
 - c. **support for home occupations and compatible home-based businesses (cottage industries);**
 - d. **strengthening of resource-based enterprises (farming and forestry) through the protection of the resource base, the manufacture and marketing of value-added products, and the use of locally grown and manufactured products.**
4. **Private initiatives to expand cultural events will be supported .**

5. The Town will continue to make public facilities available for performance and exhibit space and special events which benefit the community.

6. Economic development initiatives will be coordinated with the efforts of the Rutland Economic Development Corporation, the Rutland Regional Planning Commission, and other appropriate agencies and organizations.

<u>ECONOMIC DEVELOPMENT TASKS</u>	<u>RESPONSIBILITY</u>	<u>PRIORITY</u>
1. Study the use that Mount Holly might make of new State legislation including provisions for village center designation (Downtown Development Act), growth center planning; creation of a tax increment financing (TIF) district for the financing of needed improvements.	Planning Commission Select Board	mid-term
2. Form a voluntary, ad hoc Economic Development Council to develop a comprehensive Economic Development Strategic Plan to guide overall economic growth, to diversify employment, and to expand the Town's tax base.	Planning Commission	short-term

VI. AGRICULTURE & FORESTRY

GOAL

To preserve Mount Holly's rural character and historic working landscape.

POLICIES

- 1. Enhance the economic viability of agriculture and forestry in Mount Holly by:**
 - a. encouraging local participation in Vermont's Agricultural and Managed Forest Land Use Value Program - commonly known as the "Current Use Program" - to support the viability and maintenance of farm and forest land;**
 - b. encouraging the creation of local industries which provide a market for locally produced agricultural and forestry products;**
 - c. encouraging seasonal recreational diversification and multiple uses of farm and forest land.**
- 2. Maintain an adequate land base to support present and future forestry and agricultural activities by:**
 - a Protecting agricultural resources by discouraging development on prime agricultural soil;**
 - b Protecting the viability of forest lands by discouraging development that divides contiguous forest areas;**
 - c Encouraging the use of locally-grown food products;**
 - d Including the development of alternative agriculture in any planning for economic opportunities;**

e Encouraging the clustering of residential development related to the subdivision of existing farm, forest land and open space, in order to facilitate the preservation of open space and to keep productive land;

f Fostering the tradition of the working landscape by promoting conservation easements, Federal and State programs, and other land use options which facilitate the preservation of land and open space.

AGRICULTURE & FORESTRY TASKS	RESPONSIBILITY	PRIORITY
1. Explore options for preparing and distributing a "Mount Holly Stewardship Guide" to educate landowners regarding the tools, techniques and resources that can assist them to manage land in a manner that protects environmental resources and maintains and enhances the working landscape, highlights the value of local farming and forestry to the Town's heritage and economy, and provides suggestions for supporting these traditional land uses.	Planning Commission MH Conservation Trust "x"	on-going
2. In conjunction with schools identify ways to assist young people find career opportunities in agriculture or forest industries.	Planning Commission Schools "x"	on-going
3. Consider, (in consultation with affected landowners), using both state and private conservation easement programs.	Planning Commission MH Conservation Trust "x"	on-going
4. Prepare an open space inventory for the Town that identifies parcels containing one or more natural resources. Establish a process for setting conservation priorities and for discussing conservation options with affected landowners. At a minimum, the open space inventory should explore the potential for preserving, through the purchase of development rights or other voluntary landowner actions, the following: <ul style="list-style-type: none"> a. scenic river accesses b. working farms c. large tracts of farm and forest land d. undeveloped forest land e. open fields in the Rts 103 and 155 corridors 	Planning Commission MH Conservation Trust "x"	mid-term
5. Amend local subdivision regulations to require the preparation and implementation of forest and/or farm management plans, when lots are set aside as open space or otherwise created as part of a local subdivision.	Planning Commission Select Board	mid-term
6. Amend subdivision regulations to assist in the implementation of above policies	Planning Commission	short-term

VII. RECREATION

GOAL

To continue to provide a diversity of recreational activities for all segments of the resident and visitor population, including continuing the Town’s tradition of allowing recreational pursuits on private lands. (Traditional recreational pursuits include hunting, fishing, hiking, snowmobiling, cross country skiing, snow-shoeing, mountain-biking, and horseback riding.)

POLICIES

- 1. Monitor Federal and State land management plans to advocate for continued undeveloped status of those public lands.**
- 2. Ensure that growth and development does not diminish the value and availability of outdoor recreational pursuits or of undeveloped land.**
- 3. Encourage private landowners to keep land open for traditional recreational pursuits, and explore ways to increase the responsible use of private land for traditional recreational uses.**
- 4. Promote the use of established trail systems such as VAST, Catamount, and hiking trails.**
- 5. Identify, provide, and protect public access to non-commercial outdoor recreational opportunities such as lakes and hiking trails.**
- 6. The Town will plan for anticipated future demand on recreational services and facilities to accommodate future population growth.**
- 7. Maintain and improve recreation facilities, in order to expand current levels of service and types of facilities, including the following:**
 - a. add trail facilities**
 - b. maintain the recreation and ball fields and gym located at the Elementary School for use by the entire community**
 - c. maintain the Star Lake public beach**
- 8. Designate and clearly delineate roads that are available for ATV and snowmobile access.**
- 9. Recreation facilities, including trails, pathways, playgrounds, conservation areas, and water access on Star Lake and Lake Ninevah should be incorporated as features of new development projects and remain open to the public.**

RECREATION TASKS	RESPONSIBILITY	PRIORITY
1. Prepare a Recreation Plan to address: <ul style="list-style-type: none"> a. the use and maintenance of the gymnasium, b. the future maintenance and use of the Star Lake beach and shore areas, c. the four-season use of the Town’s recreation facilities, areas and trails, d. expansion of recreation programs that target youth and teenage populations. 	School Board "x" Planning Commission	mid-term
2. Develop a Town Trails Plan	Planning Commission.	

	MH Conservation Trust "x" VAST "x"	mid-term
3. Review and update management plans for public recreation facilities and properties.	Select Board	short-term
4 Organize and/or work with volunteer groups to maintain the School's athletic fields and gym and Star Lake beach, skating area, and swimming water quality	Select Board	short-term
5. Request Vermont Fish and Wildlife Department to expand the list of acceptable use of the Lake Ninevah access point	Planning Commission	short term

("x" = Organization to be asked for assistance with task)

VIII. TRANSPORTATION

GOAL

To provide an efficient, cost effective, multi-modal transportation network that provides for the needs of the community.

POLICIES

- 1 Preserve the rural, historic, scenic character of Mount Holly by:**
 - a. Retaining existing paved and unpaved roads with no widening or increase in paving unless necessary for public safety;
 - b. Maintaining safe and passable roads throughout the year consistent with the Vermont "Safe Roads at Safe Speeds" policy;
 - c. Requiring that all road maintenance activities focus on safety, efficiency, cost-effectiveness and prevention of deterioration, rather than on facilitation of greater traffic volume or speed;
 - d. Maintaining roads that can accommodate multiple modes of transportation, and recreation.
- 2. The Town shall provide a range of transportation options, including roads, transit, bicycle, and pedestrian facilities, to accommodate the current population.**
- 3. The Town shall explore possible transportation systems within the Town and surrounding region to meet the needs of the elderly, disabled, and others without means of transportation.**
- 4. Class 2 roads shall be maintained, as needed, to promote the efficient movement of traffic within and through Town, without undermining historic character or pedestrian safety.**
- 5. Class 3 roads shall be maintained, as needed, to accommodate current traffic volumes, while maintaining the unique character of the Town's residential neighborhoods and rural areas.**
- 6. The Vermont State Standards for the Design of Transportation Construction, Reconstruction and Rehabilitation on Freeways, Roads and Streets, dated October 1997 and prepared by the Agency of Transportation, shall serve as the Town's standards for maintenance and upgrade of public roads.**
- 7. The Mount Holly Municipal Center and Belmont Village should serve as the transportation hubs of the community.**

8. Provide adequate parking to meet the parking demand generated by new development.
9. Advocate for a Route 103 Corridor Management Plan as a means to address traffic concerns in Mount Holly and access to Ludlow and elsewhere on Route 103
10. The Town shall accept new roads, only if related to the existing road system, in order to minimize the impact of new roads on areas of historic, scenic, or natural resources. The Town shall require, to the extent possible, that new roads form an interconnected network of roads, especially in proximity to higher density residential districts, and the Town will avoid roads that transect contiguous forest areas.
11. The Town shall seek, to the extent practical, regional solutions to traffic management and transportation issues through active local participation on the Rutland Regional Planning Commission's Rutland Region Transportation Council and coordination with the Vermont Agency of Transportation.
12. The Town shall protect and maintain the historic and scenic features located within the rights-of-way of scenic roads.
13. All road construction public or private shall have as little impact as possible on important natural areas, and shall preserve historic and scenic features of the landscape.
14. The Town shall retain stone walls along roads as part of the rural, scenic, and historic character of the Town.
15. The Town shall remove healthy trees from the right of way only where necessary for safety, visibility, snow removal, utilities, or drainage.

TRANSPORTATION TASKS	RESPONSIBILITY	PRIORITY
1. Through the Town's development regulations and driveway rules, continue to carefully control access to public roads in accordance with appropriate standards.	Road Commissioner Select Board	ongoing
2. Create and adopt an official map for the Town that indicates all existing and planned transportation routes, which might include: intersection improvements; traffic circulation improvements in Belmont (parking, one-way streets, traffic control, sidewalks); sidewalks; recreation paths; wetlands walkway.	Belmont Designated Village "x" Road Commissioner Planning Commission Select Board MHConservation Trust "x"	short-term
3. Through the Town's subdivision regulations, consider opportunities for proposed development roads to connect to contiguous existing or planned roads.	Planning Commission	on-going
4. Prepare and submit to the Town a Scenic Road Ordinance,		

and maintain designated scenic roads, in accordance with approved scenic road maintenance plans.

Planning Commission
Road Commissioner ongoing

5. Prepare a bicycle and pedestrian improvement plan for the Town that, at a minimum, addresses the following:

a. the creation and extension of trails along "ancient roads",

b. the feasibility of creating horse trails in conjunction with neighboring towns

Planning Commission
Road Commissioner
Select Board short-term

6. Explore with the Rutland Region Transportation Council ways to improve transportation for those without access to private transportation, including transportation during emergencies.

Planning Commission mid term

7. Keep abreast of changing regulations or funding regarding rail services and their effect on the Town.

Planning Commission
Rut Reg Trans Council Rep ongoing

8. Amend subdivision regulations to assist in the implementation of policies cited above.

Planning Commission short term

("x" = Organization to be asked for assistance with task)

IX. ENERGY

GOAL.

To encourage the efficient use of energy including the development and use of renewable energy resources.

POLICIES

1. **Town energy expenditures shall be reduced to the extent feasible through energy efficiency and conservation.**
2. **Energy efficiency, conservation, and renewable energy resources shall be considered in new Town construction projects, equipment purchases, and operations.**
3. **Energy efficient building and site design which reduce energy requirements for lighting, heating, cooling, and transportation, including but not limited to the clustering and siting of buildings and the use of landscaping and screening shall be encouraged as applicable under local regulations and ordinances.**
4. **Encourage energy efficiency, energy conservation, recycling, and the use of renewable and alternative power and fuel sources (including wind, water, solar) within the Town of Mount Holly.**
5. **Ensure that development of alternative energy sources does not negatively impact the environment or the character of the community.**

ENERGY TASKS	RESPONSIBILITY	PRIORITY
1. Conduct periodic energy audits of all municipal buildings as feasible and economical.	Select Board	short-term
2. Review and update as needed existing Town policies, bylaws, and ordinances to promote energy efficiency and conservation and to protect renewable energy resources.	Planning Commission	mid-term
3. Investigate participation with other towns or organizations in bulk-purchasing agreements for fuel supplies.	Select Board	short-term

X. EDUCATION

GOALS.

To provide educational facilities and shared services that ensure a comprehensive educational experience for all Mount Holly children in a stimulating and supportive environment.

To broaden access to both local and regional educational and vocational training opportunities for all Mount Holly residents.

To maintain the Mount Holly Elementary School as a valuable and functional asset in the community.

POLICIES

- 1. Growth should not overburden the capacity of the school system, while at the same time maintaining sufficient enrollment.**
- 2. All development plans shall incorporate school enrollment and infrastructure needs.**
- 3. The Town shall support broadened access to educational, vocational and distant-learning opportunities, including educational programs and initiatives of local organizations.**
- 4. Town educational facilities will continue to be available for public meetings, recreation, entertainment, and special events to the extent that these do not interfere with educational programs.**
- 5. Encourage the development of additional services to support educational opportunities for all residents**
- 6 Promote career opportunities for local residents in fields consistent with Mount Holly's rural nature**

EDUCATION TASKS	RESPONSIBILITY	PRIORITY
1. Develop enrollment projections and annually monitor school enrollments in relation to facility and program capacities.	School Board "x" Planning Commission	on-going
2. Conduct a capacity analysis of school facilities in order		

to accommodate projected enrollments and maximize staff efficiencies.

School Board "x" on-going

3. Review new housing development for its potential impact on the school system.

School Board "x"
Planning Commission
Aff House Task Force on-going

4. Develop interactive distance-learning programs in partnership with other organizations.

School Board "x" on-going

("x" = Organization to be asked for assistance with task)

XI. CHILD CARE

GOAL

To ensure the availability of safe and affordable child care for the children of Mount Holly.

POLICIES

1. To integrate child care issues into the planning process.

CHILD CARE TASKS	RESPONSIBILITY	PRIORITY
1. Maintain an inventory of Child Care programs in the region.	Planning Commission	short-term
2. Work with the Rutland Regional Planning Commission to conduct a child care needs assessment.	Planning Commission Rut Reg Plan Commission "x"	mid-term
3. Promote enhanced Child Care by requesting and encouraging local organizations to host events such as a Child Care fair.	Planning Commission Local organizations "x"	short-term

("x" = Organization to be asked for assistance with task)

XII. UTILITIES & FACILITIES

a. PUBLIC SAFETY

GOAL

To protect public safety by providing a high level of police, fire, and rescue services in an affordable and cost effective manner.

POLICIES

1. Emergency services will be provided as determined by locally defined needs and generally accepted standards for communities comparable to Mount Holly. The Town will plan for anticipated future demand for services and facilities to accommodate a reasonable rate of population growth.

2. To improve and maximize the delivery of services the Town’s emergency providers will coordinate and integrate their services with other local and regional service providers.

PUBLIC SAFETY TASKS	RESPONSIBILITY	PRIORITY
1. Identify existing and projected space and equipment needs for inclusion in a capital budget and program.	Select Board Fire Department "x" Rescue Squad "x"	on-going
2. Monitor staffing and volunteer levels for both the fire department and rescue service to identify possible shortages of volunteers in future years.	Fire Department "x" Rescue Squad "x"	on-going
3. Review existing emergency service and emergency response standards included in subdivision regulations and make revisions as appropriate to ensure that adequate fire protection facilities (hydrants, water supplies) and provision for emergency vehicle access are required for new development.	Planning Commission Fiire Department "x" Rescue Squad "x"	on-going
4. Work with Rutland Regional Planning Commission to conduct annual reviews of local Emergency Management Plans	Select Board Heads of services "x" Rut Reg Plan Comm "x"	on-going

("x" = Organization to be asked for assistance with task)

b. SOLID WASTE

GOAL

The collection and disposal of Mount Holly’s solid waste in a clean, efficient and environmentally sound manner.

POLICIES

- 1. The Town will continue to work toward the State goal of 50 % waste diversion, meaning that half of Mount Holly's solid waste should be diverted from the waste stream.**
- 2. The Town will maintain the reuse facility and explore other means of increasing the recycling rate.**
- 3. Pursue regional solutions to solid waste issues through continued membership and active participation in the Rutland County Solid Waste District.**

SOLID WASTE TASKS	RESPONSIBILITY	PRIORITY
1 In conjunction with the Rutland County Solid Waste District, inform and educate the public on solid waste issues.	Select Board	

("x" = Organization to be asked for assistance with task)

c. COMMUNICATIONS

GOAL

To promote access to modern telecommunications infrastructure and services for all residents and businesses.

POLICIES

- 1. Support the extension of state of the art communications infrastructure throughout the Town including high speed Internet services and Public Access TV**
- 2. The development of new telecommunications towers shall meet the standards set forth in the Town's regulations, to the extent allowed by the State.**

COMMUNICATIONS TASKS	RESPONSIBILITY	PRIORITY
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1. Conduct a local telecommunications assessment to identify existing access to telecommunications infrastructure, and opportunities and strategies for expanding access.	Select Board Planning Commission	mid-term
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d. ARTS and CULTURE

GOAL

To actively promote local arts and culture, to benefit Mount Holly area residents, visitors, and businesses.

POLICIES

- 1. Municipal facilities will be made available for special events, exhibits, and use by area arts organizations as appropriate, based on availability, capacity, and associated costs.**
- 2. The Town will continue to support the Library and encourage continued resident support of other community organization such as the Mount Holly Community Historical Museum.**
- 3. Preserve and maintain Mount Holly's cultural resources, including its historic sites, buildings, monuments, and resources, for present and future Mount Holly residents; encourage the adaptive reuse of historic structures as appropriate under local regulations.**

ARTS AND CULTURE TASKS	RESPONSIBILITY	PRIORITY
------------------------	----------------	----------

1. Support the Library's long range plan.	MH Comm Library "x" Select Board	on-going
2. Develop provisions for the preservation and/or documentation of historic buildings and structures, and incorporate historic preservation guidelines and adaptive reuse provisions into local bylaws as appropriate.	MH Comm Hist Museum "x"	

Planning Commission
M H Barn Pres Assn "x"
Select Board on-going

("x" = Organization to be asked for assistance with task)

XIII. REGIONAL COORDINATION

GOAL

To facilitate ongoing cooperation and coordination with neighboring towns, the Rutland County region, and the state.

POLICIES

1. Notify neighboring towns of development proposals that meet the Rutland Regional Planning Commission's "Substantial Regional Impact" criteria.

2. Assure, to the extent possible, that state decisions affecting Mount Holly are compatible with this plan through:

- a. **regular review of state decisions and actions affecting the Town compatibility with this plan**
- b. **participation in Act 250 and other state proceedings to ensure that Mount Holly's Select Board and Planning Commission make determinations of conformance with this plan**
- c. **regular review of state agency plans to ensure compatibility with this plan**

XIV. EVALUATION

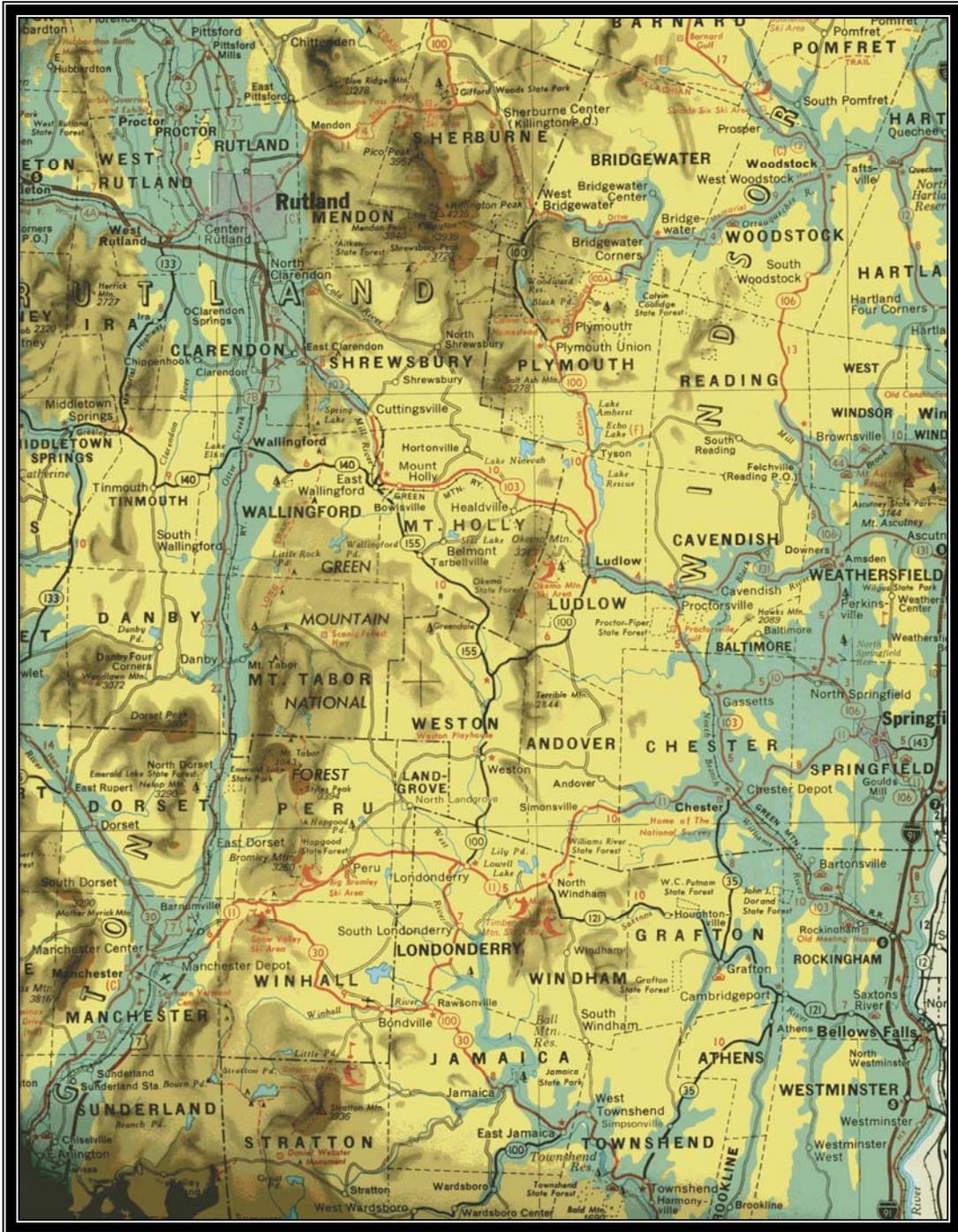
GOAL

To assess progress in achieving the Town's vision for its future.

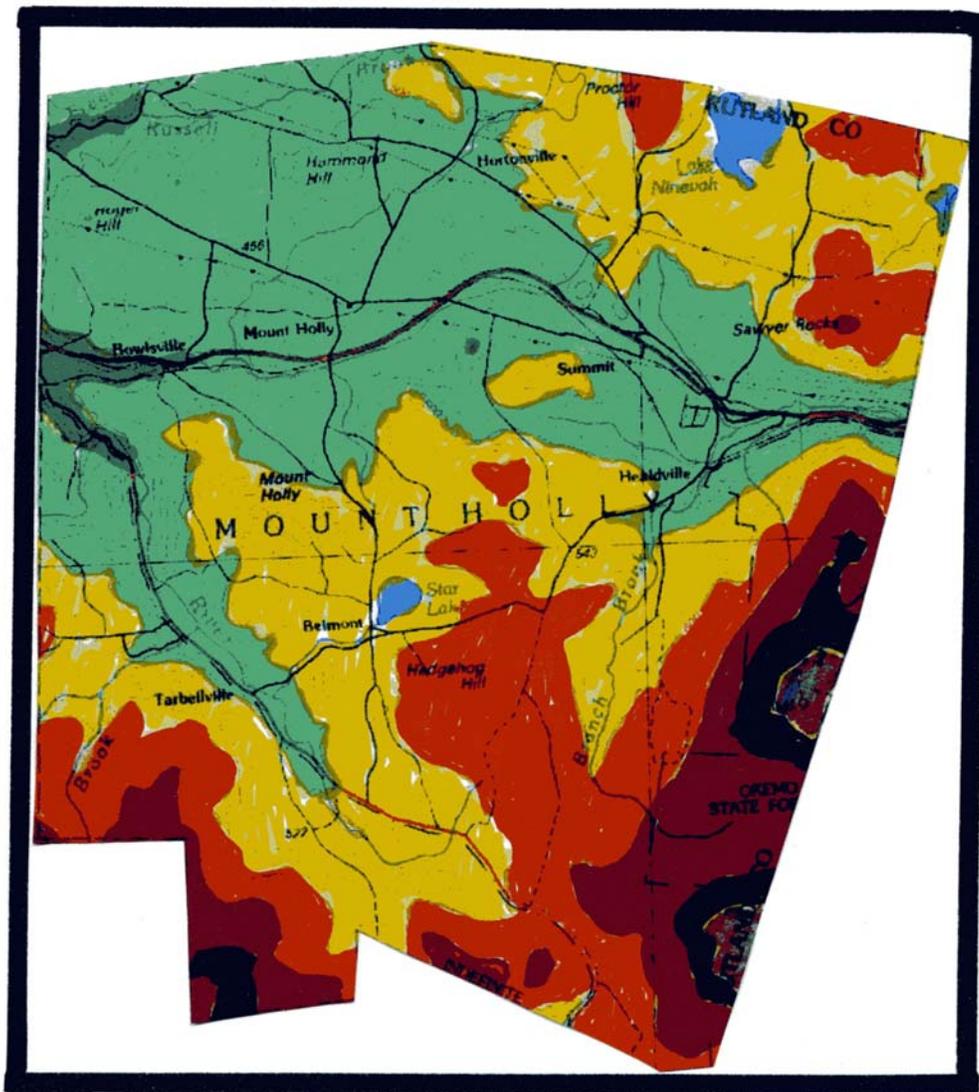
POLICIES

1. To continually assess the progress made in implementing the Town Plan and to adjust tasks and policies as needed to achieve the vision and goals of the Town.

Ongoing evaluation activities will be incorporated into the work plan for the Planning Commission and with the ongoing local planning process outlined above - # 1



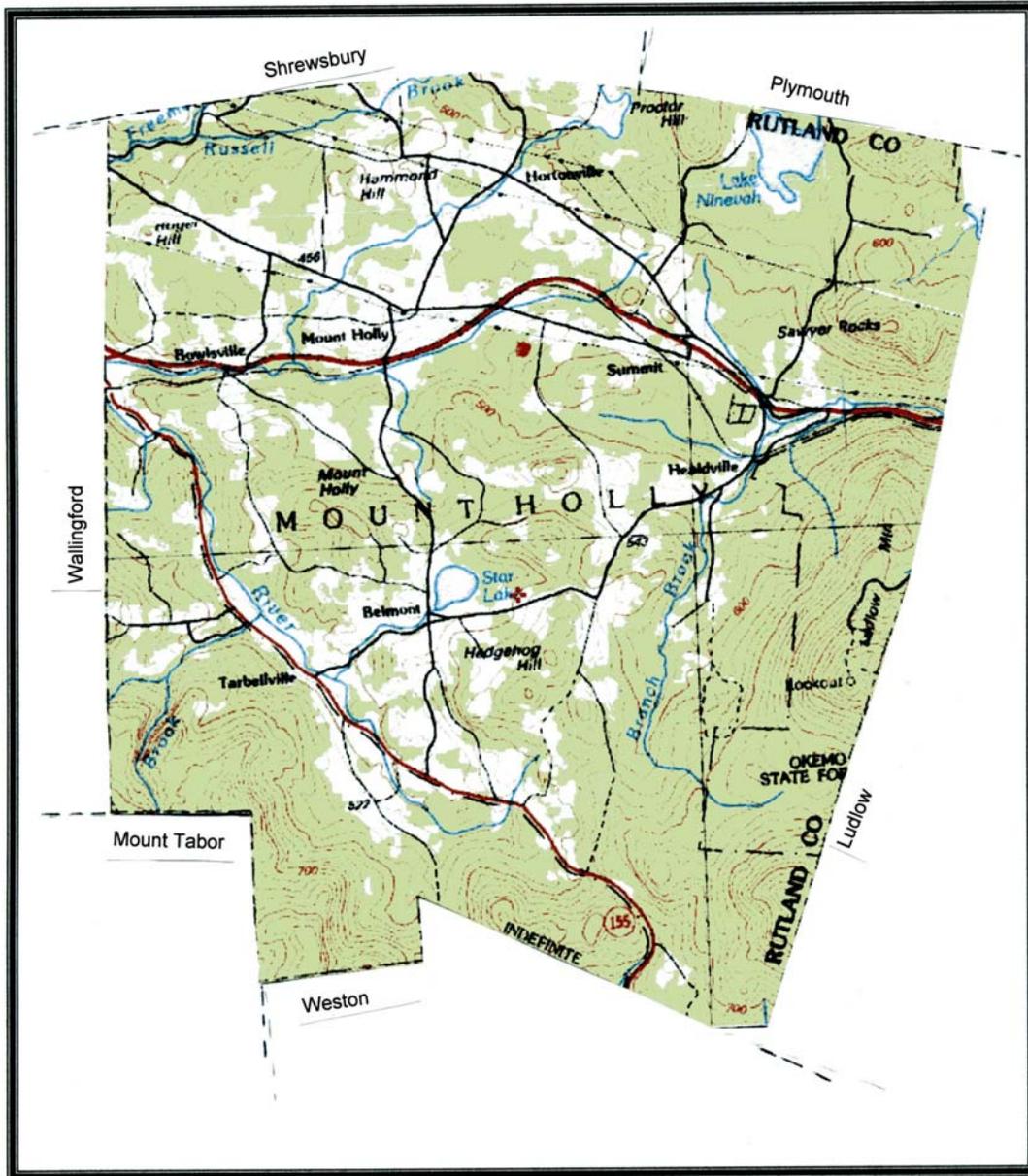
Map II a 1 CROSSING the GREEN MOUNTAINS at MOUNT HOLLY



Map II a 2

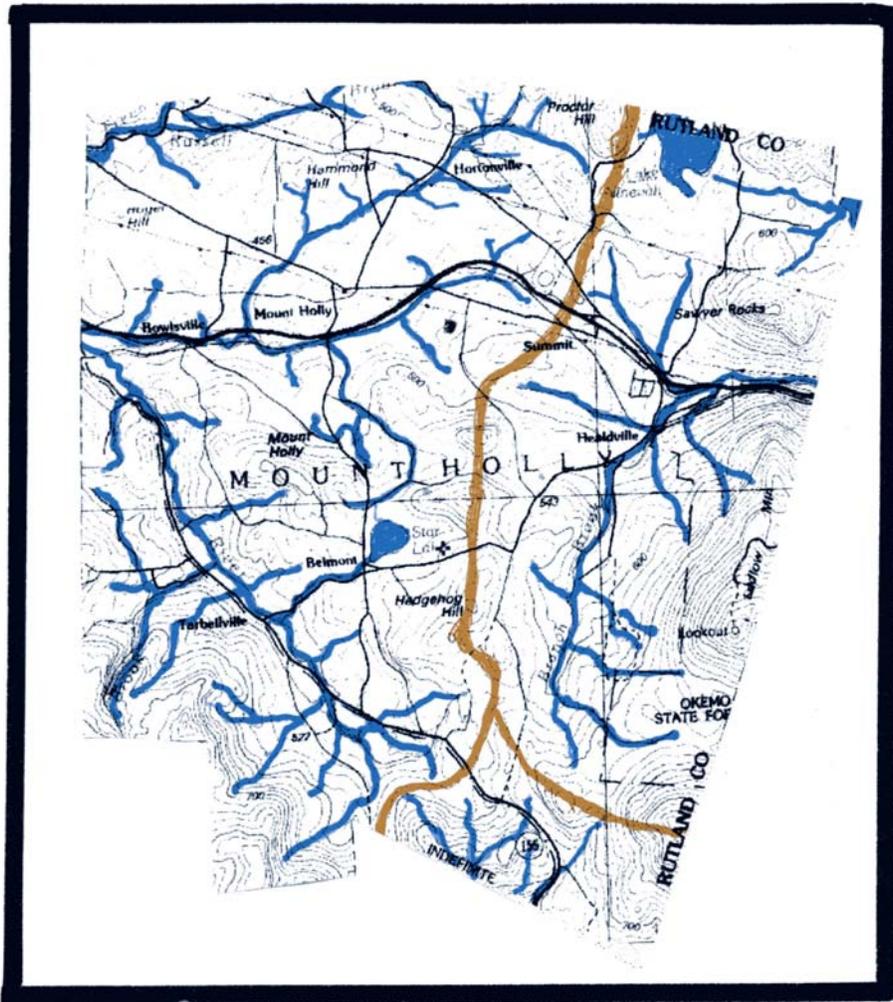
MOUNT HOLLY ELEVATION
Meters above sea level





Map II a 3

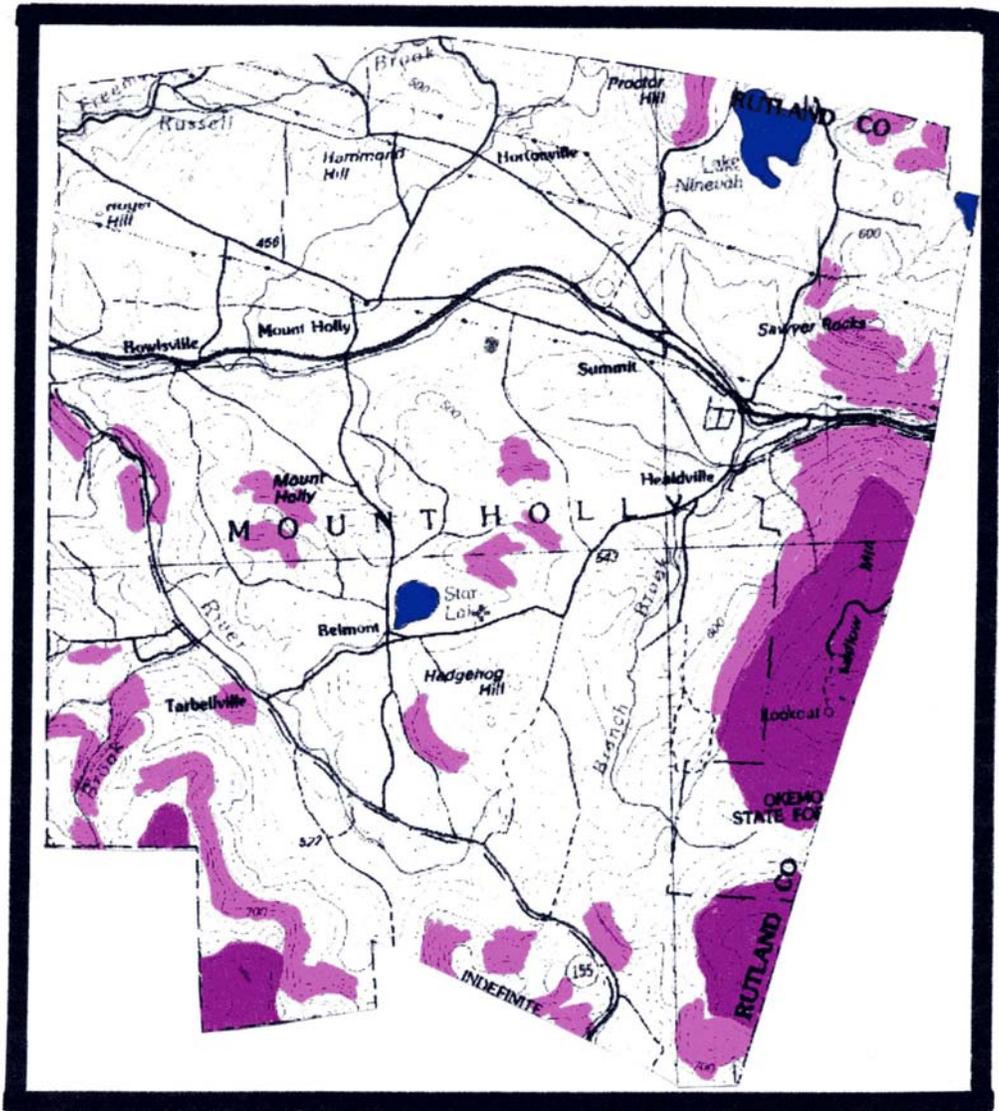
TOPOGRAPHIC MAP of MOUNT HOLLY



Map II a 4

MOUNT HOLLY WATERSHEDS

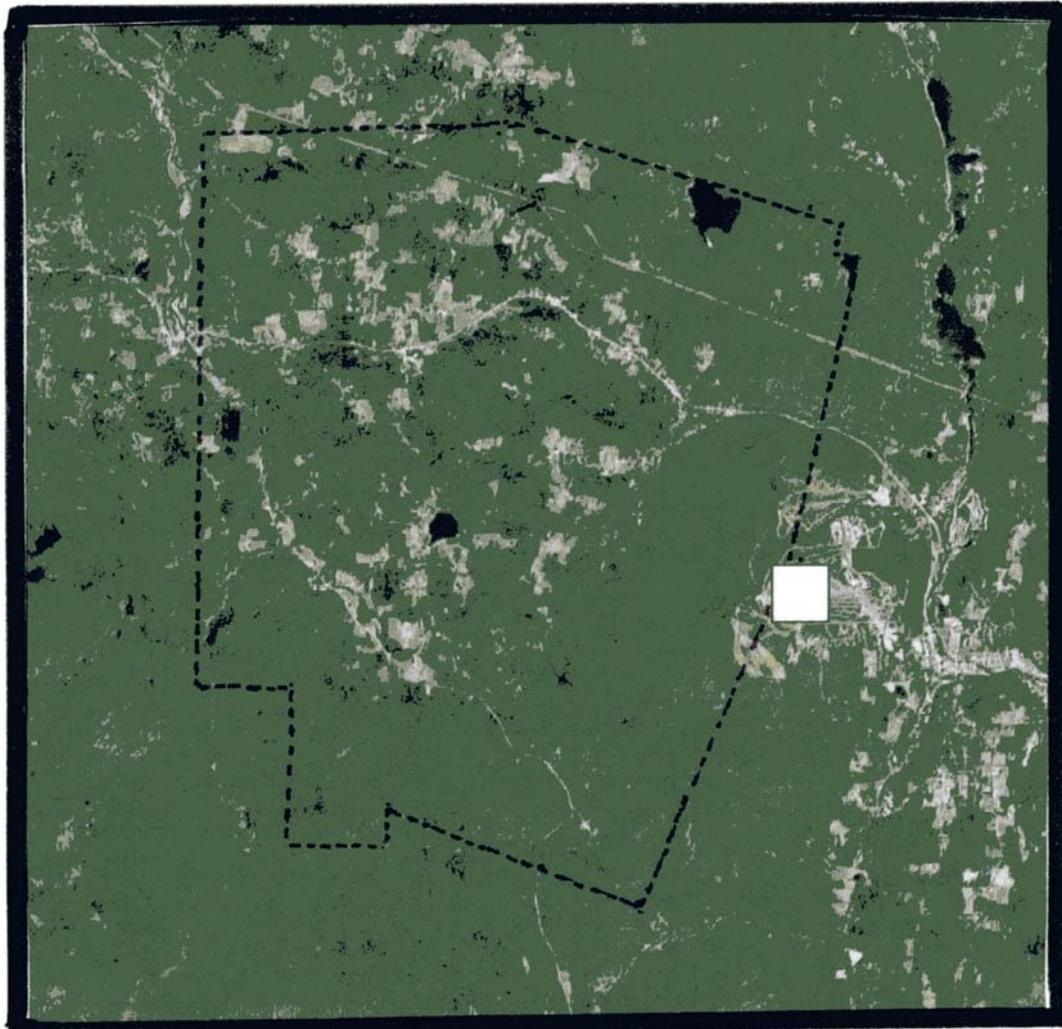
- WATERSHEDS:
- North-West: Otter Creek to Lake Champlain
 - East: Black River to Connecticut River
 - South: West River to Connecticut River



Map II a 5

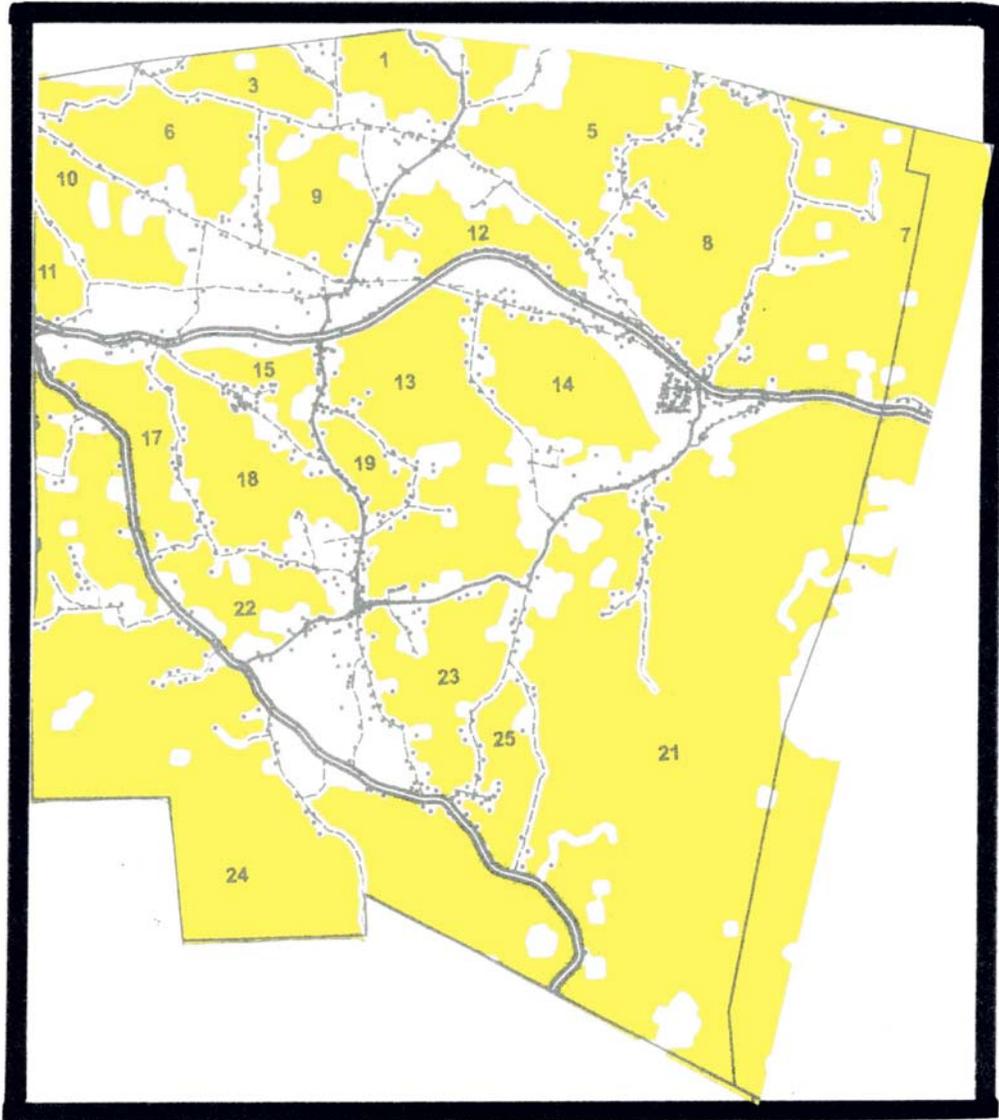
MOUNT HOLLY RIDGES and SLOPES

- Ridges over 2,500 feet
- Slopes 25% +



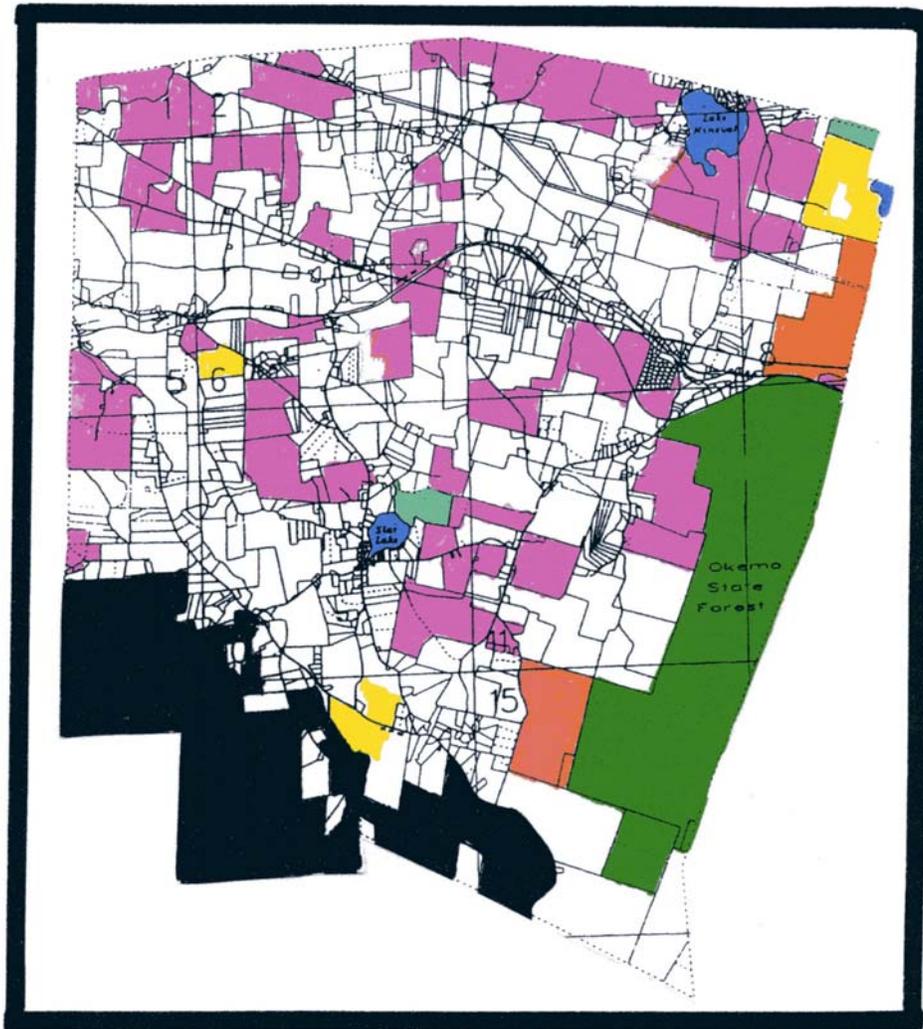
Map II a 6

MOUNT HOLLY - AERIAL VIEW



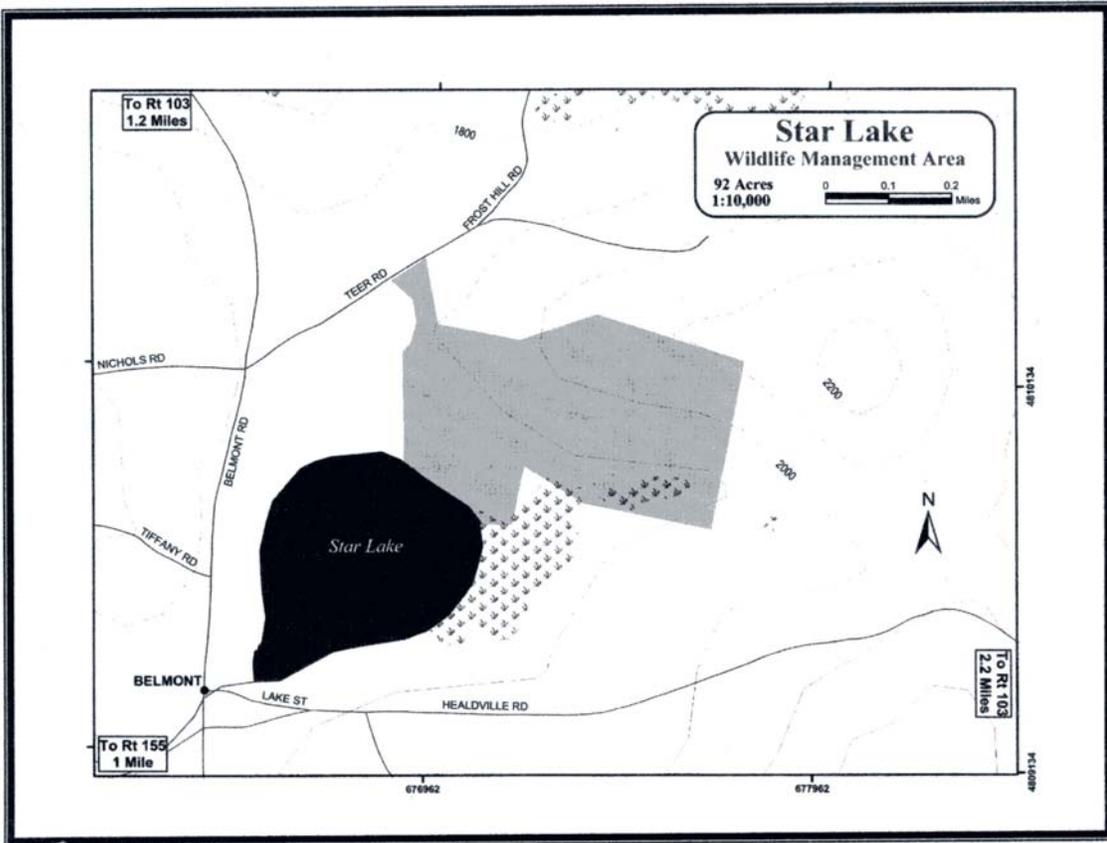
Map II a 7

MOUNT HOLLY CONTIGUOUS FOREST
*Remote sensing by Arrowwood Environmental
for planning purposes*

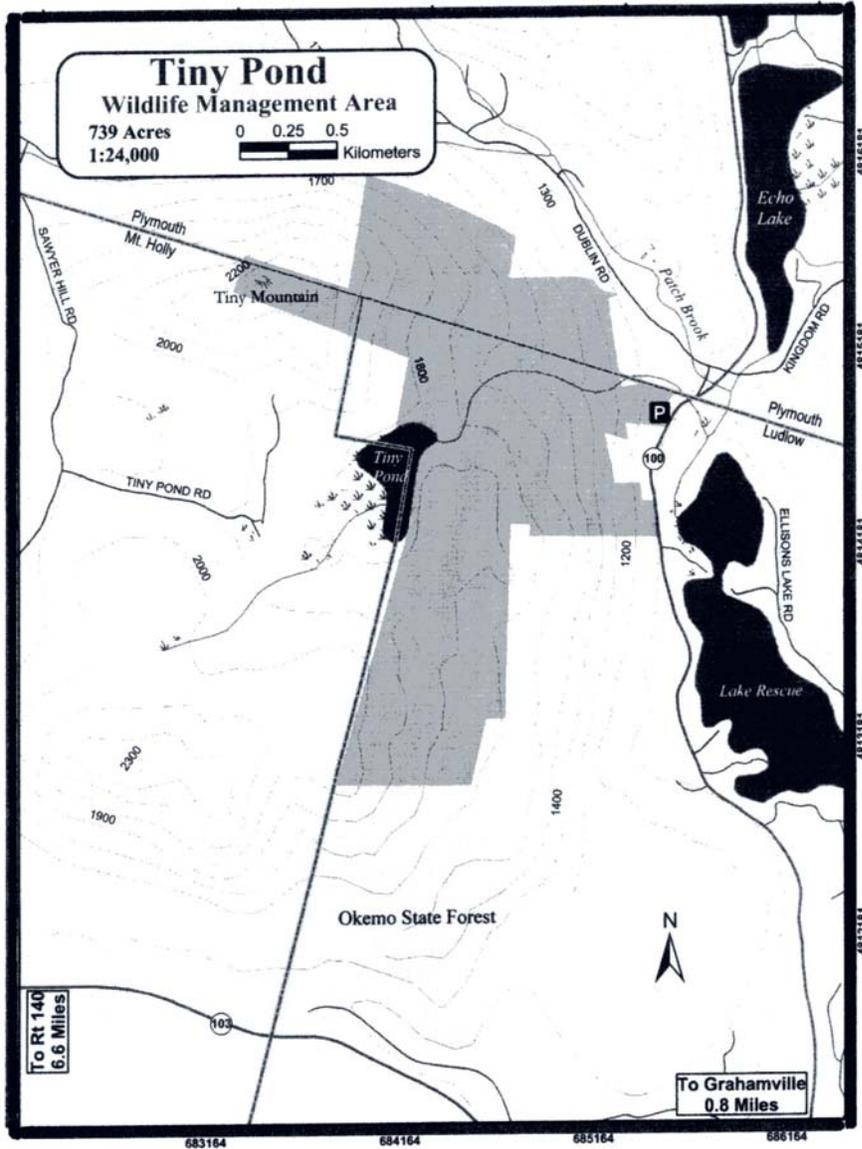


Map II a 8 **MOUNT HOLLY PUBLIC and CONSERVED LANDS**

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|--|
|  | Green Mountain National Forest |  | Vermont Wildlife Management Areas |  | Vermont Land Trust Conservation Easement |
|  | Okemo State Forest |  | Bowen/Yale Forest |  | Forest Legacy easement In process |
| | | | |  | Agricultural and Managed Forest Land Value Program - Current Use |

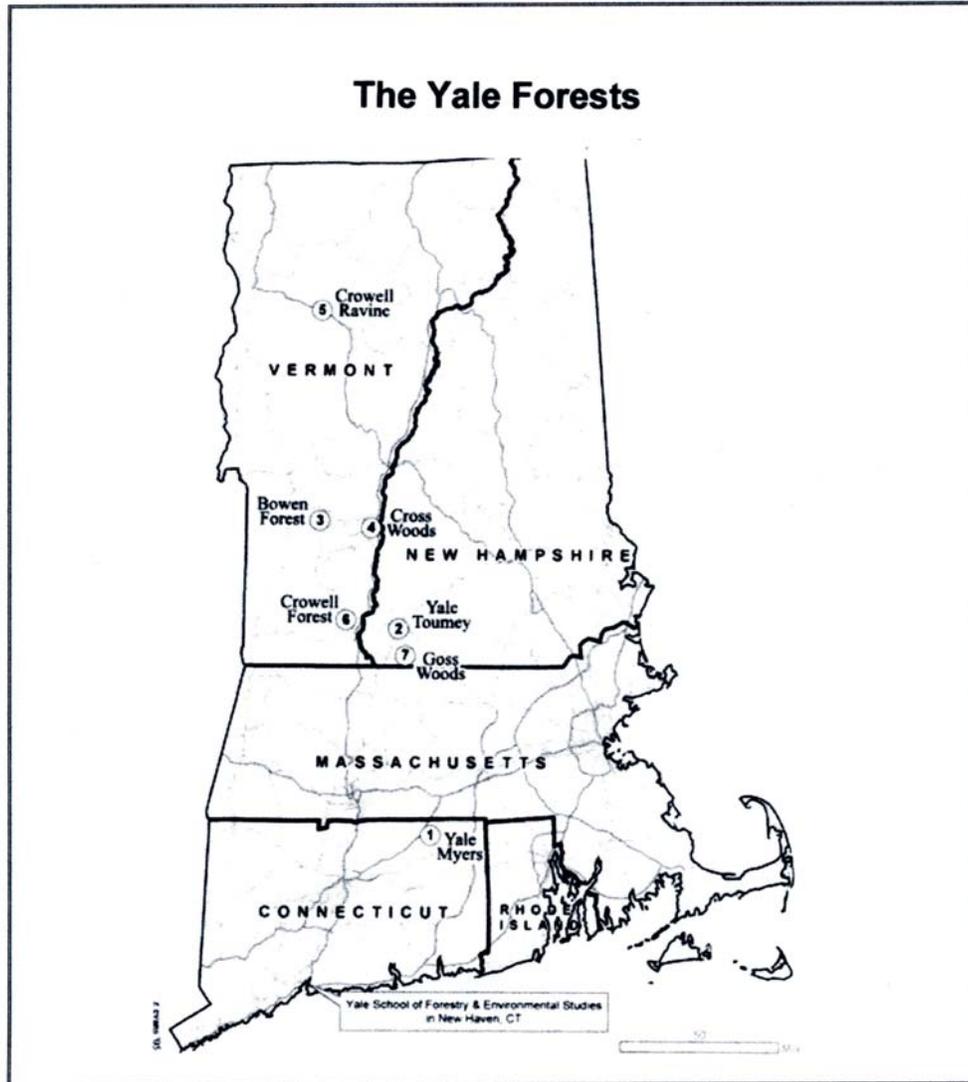


Map II a 9

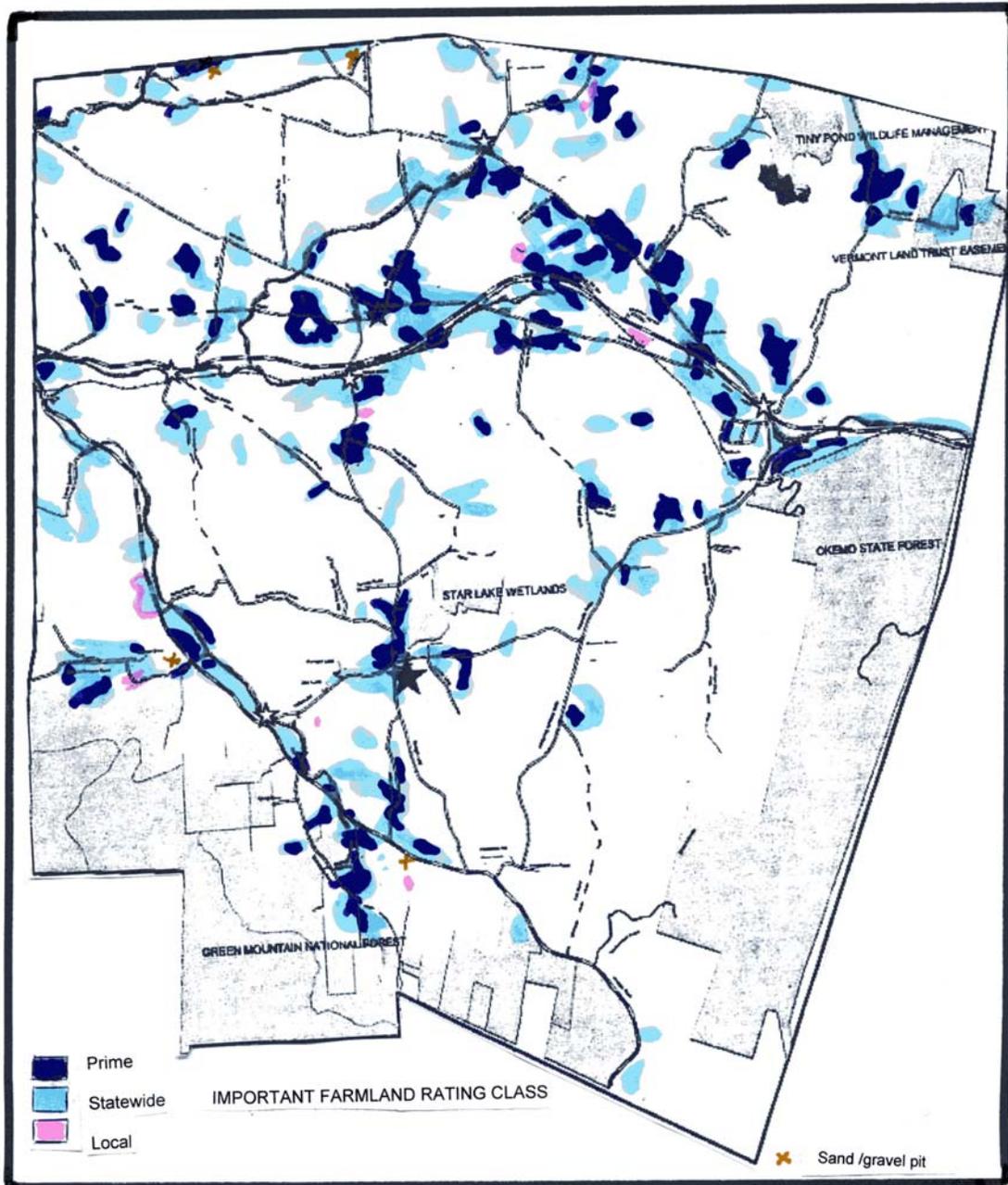


Map II a 10

The Yale Forests

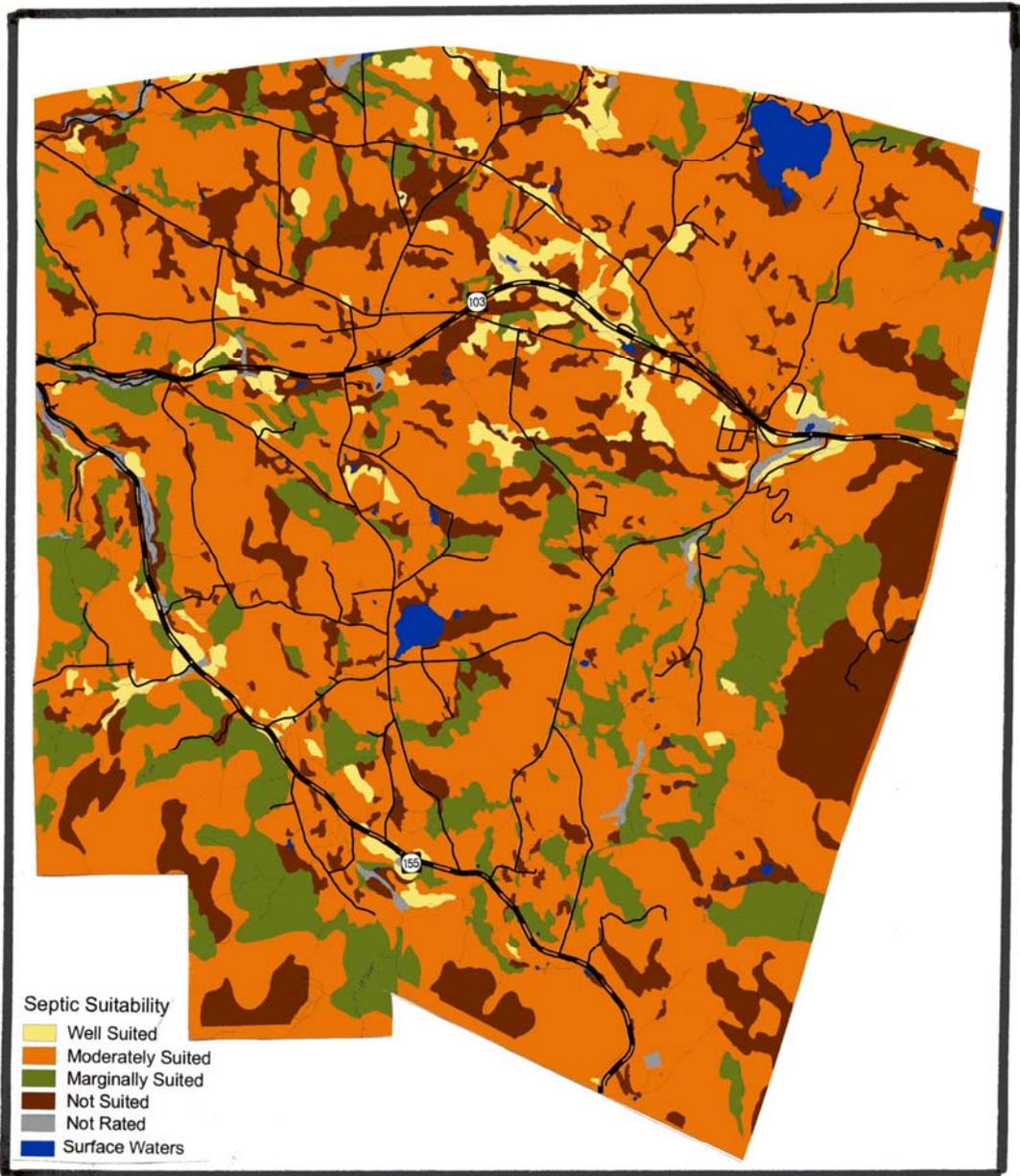


Map II a 11



Map II b 1

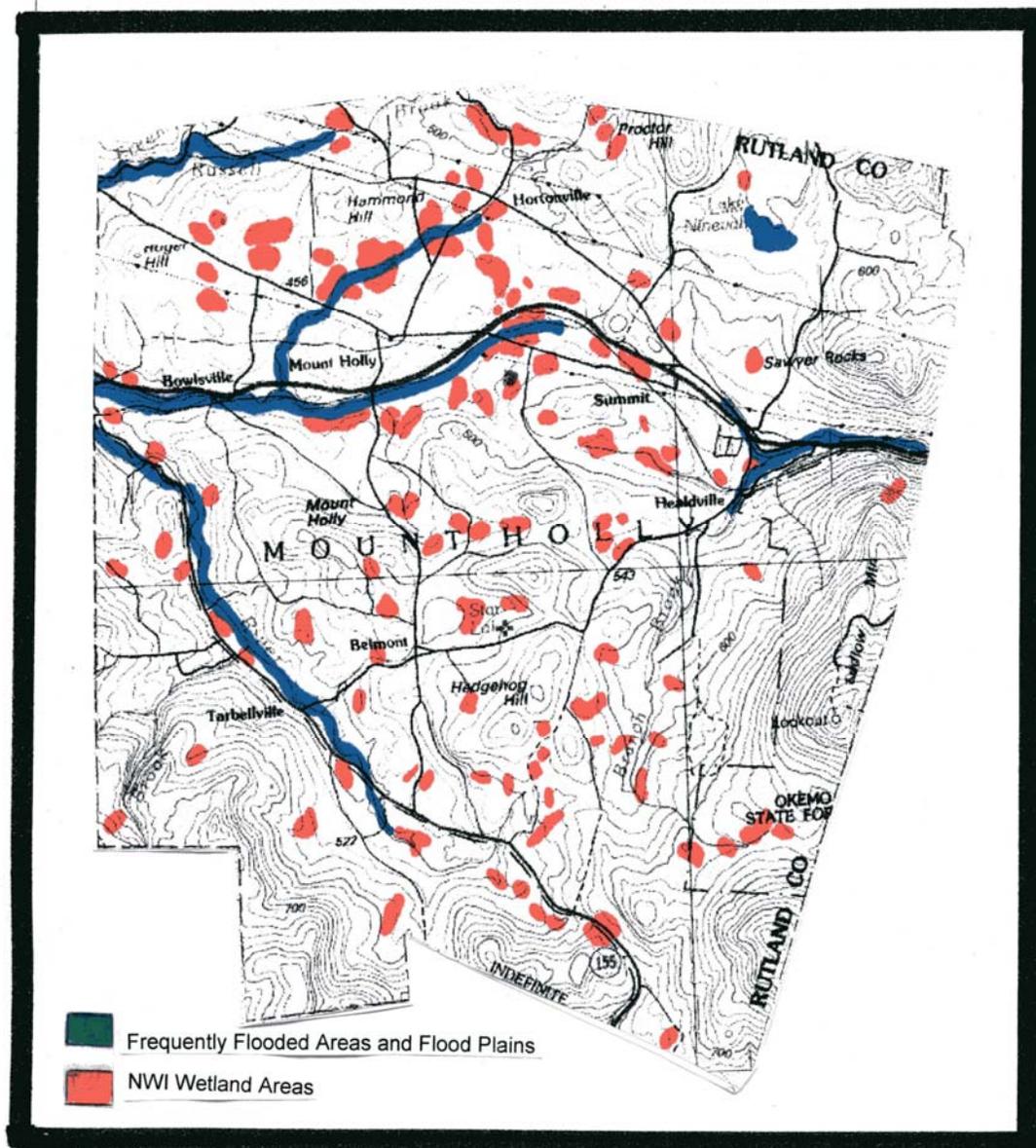
PRIMARY AGRICULTURAL SOILS



Map II b 2

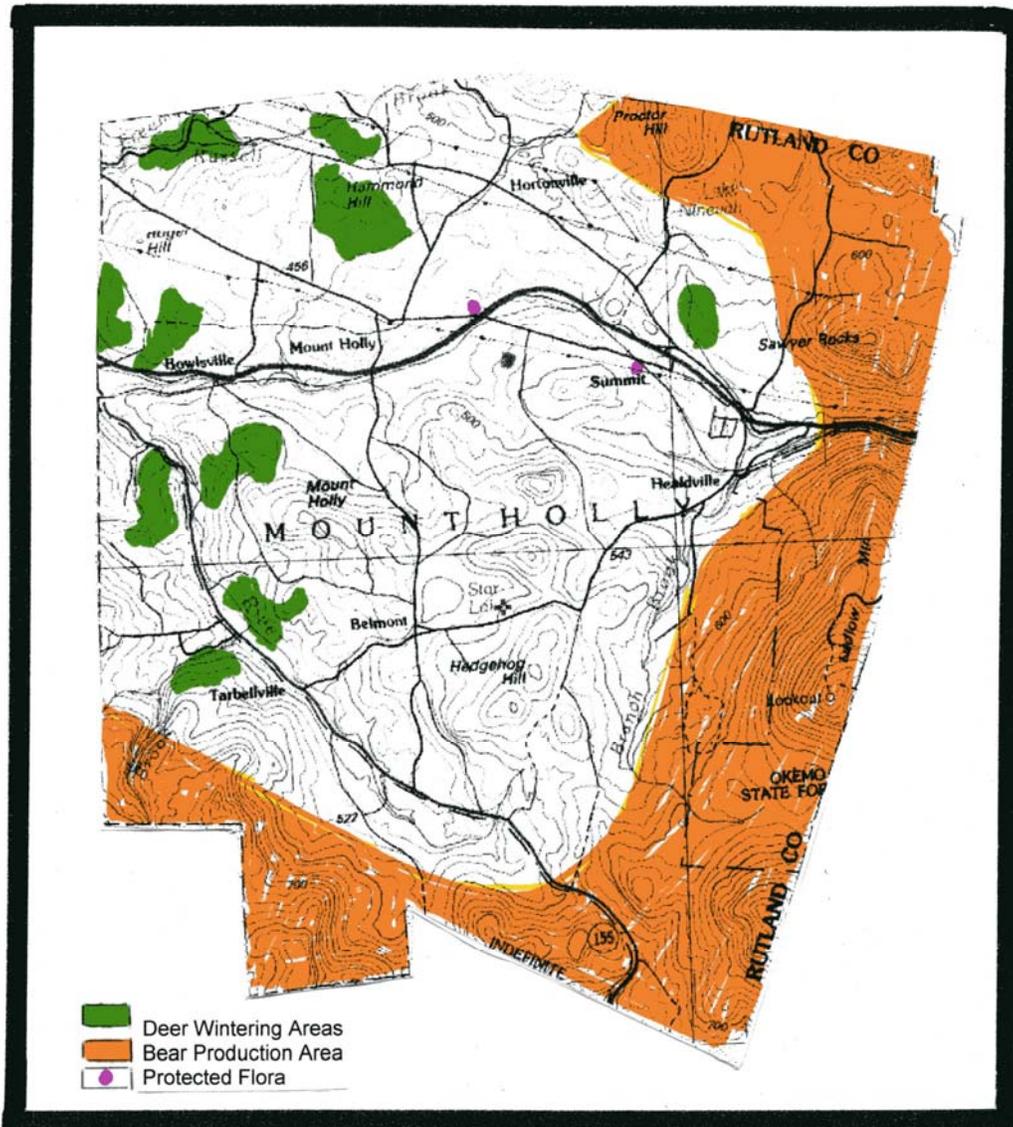
Septic Suitability 2003

Soil Ratings for Residential On-Site Waste Disposal



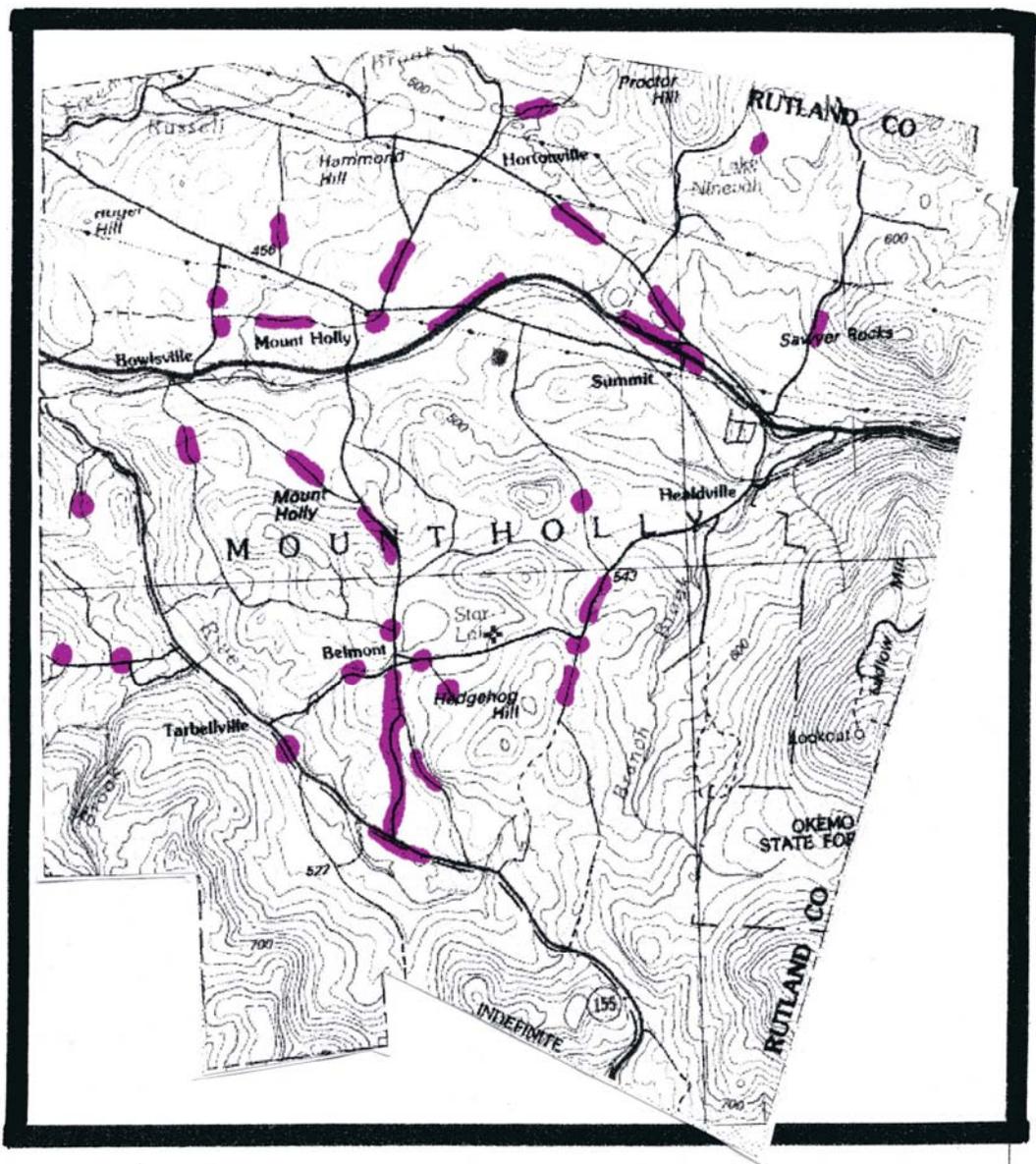
Map II b 3

FLOOD PLAINS and WETLANDS



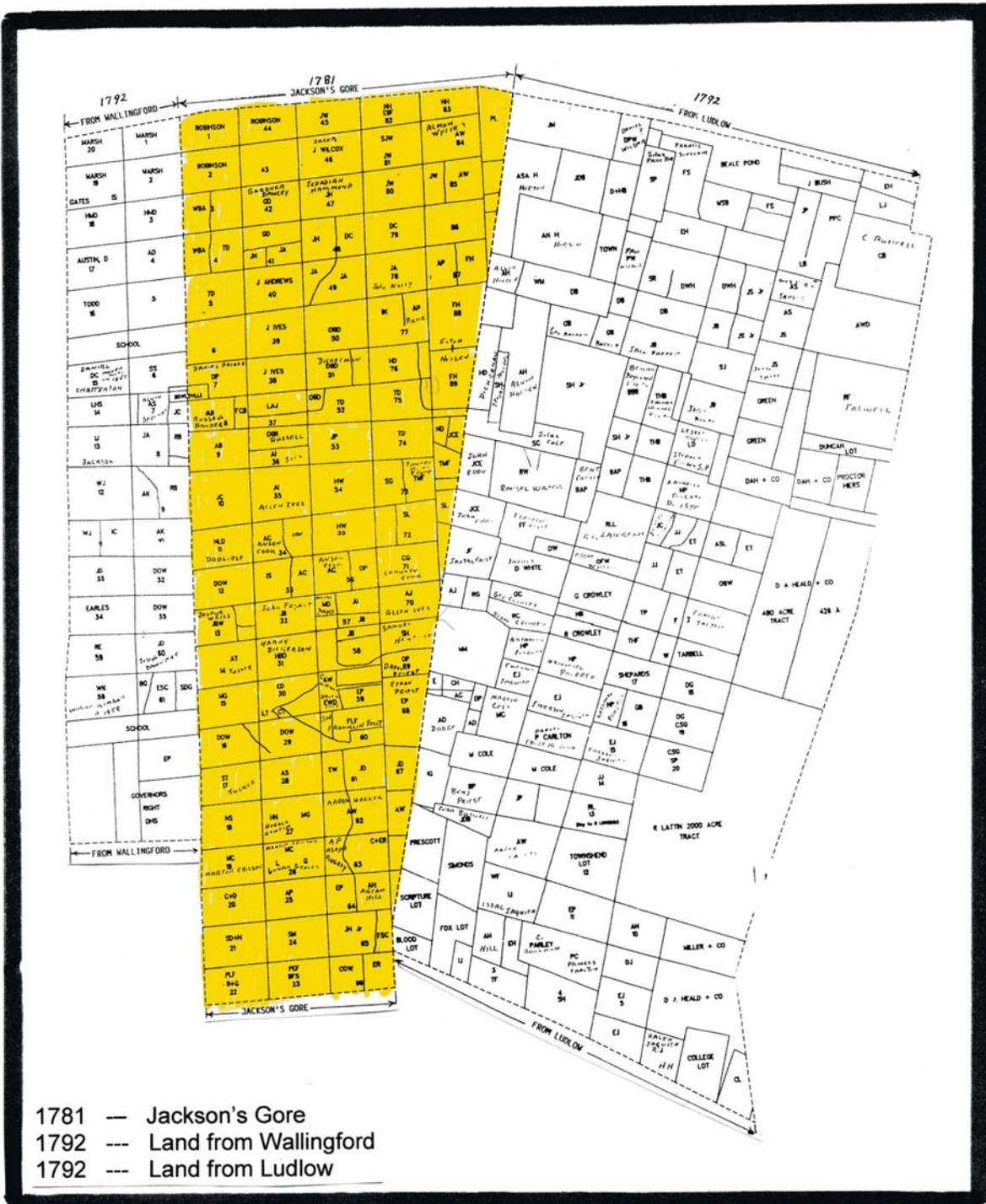
Map II b 4

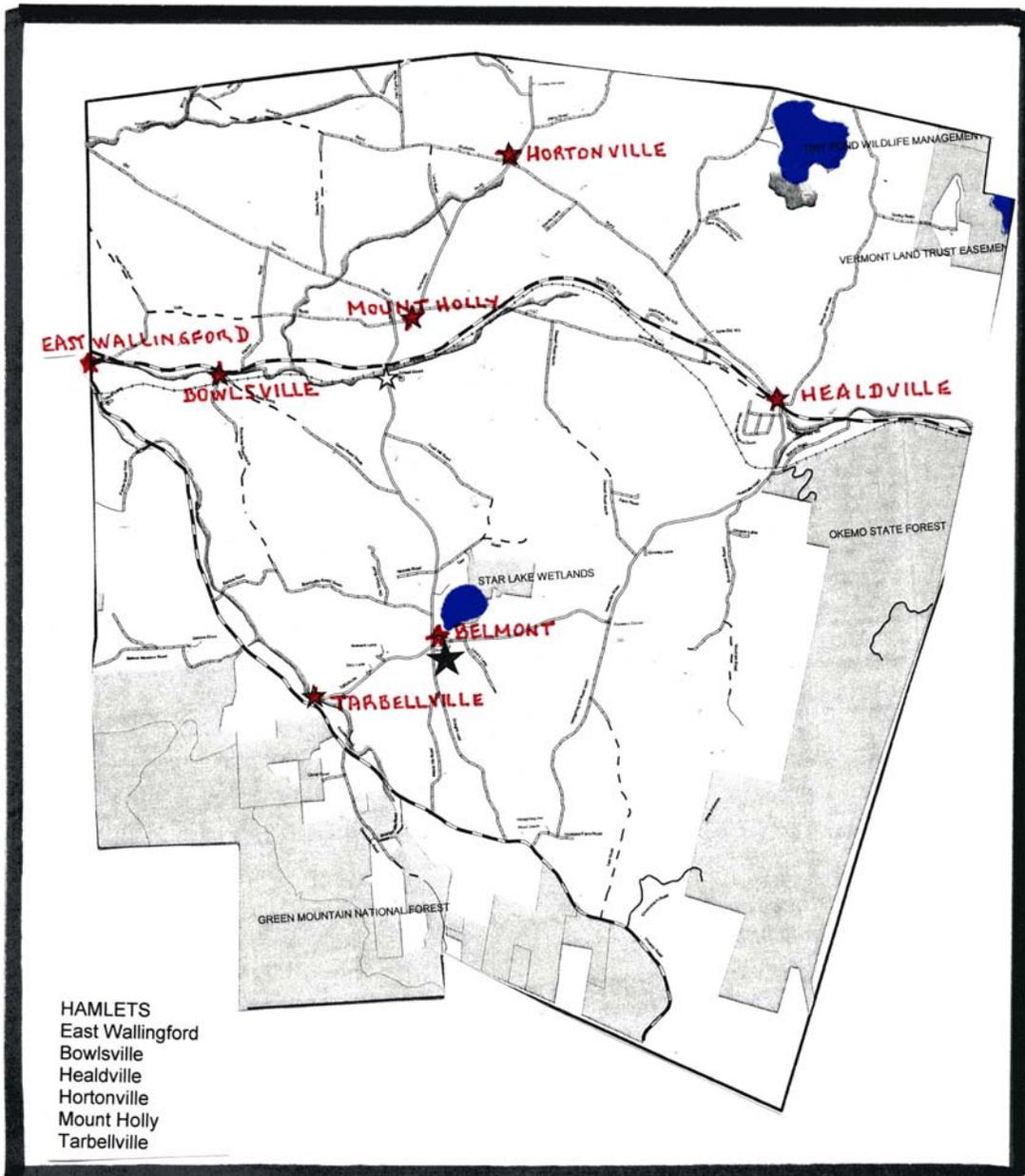
DEER WINTERING, BEAR PRODUCTION, PROTECTED FLORA AREAS



Map II b 5

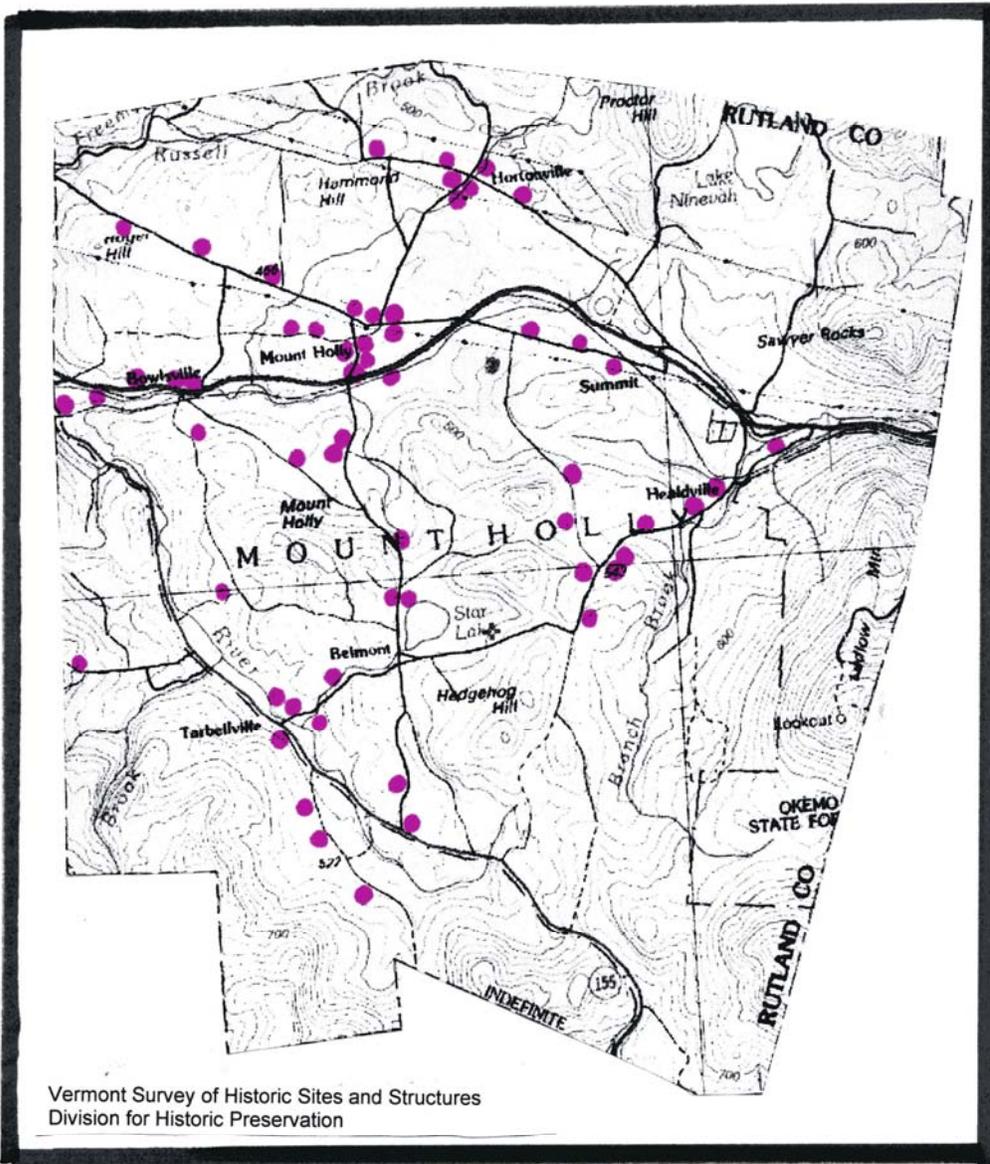
SCENIC ROADS and VISTAS
 Working Group of the Planning Commission, 2003





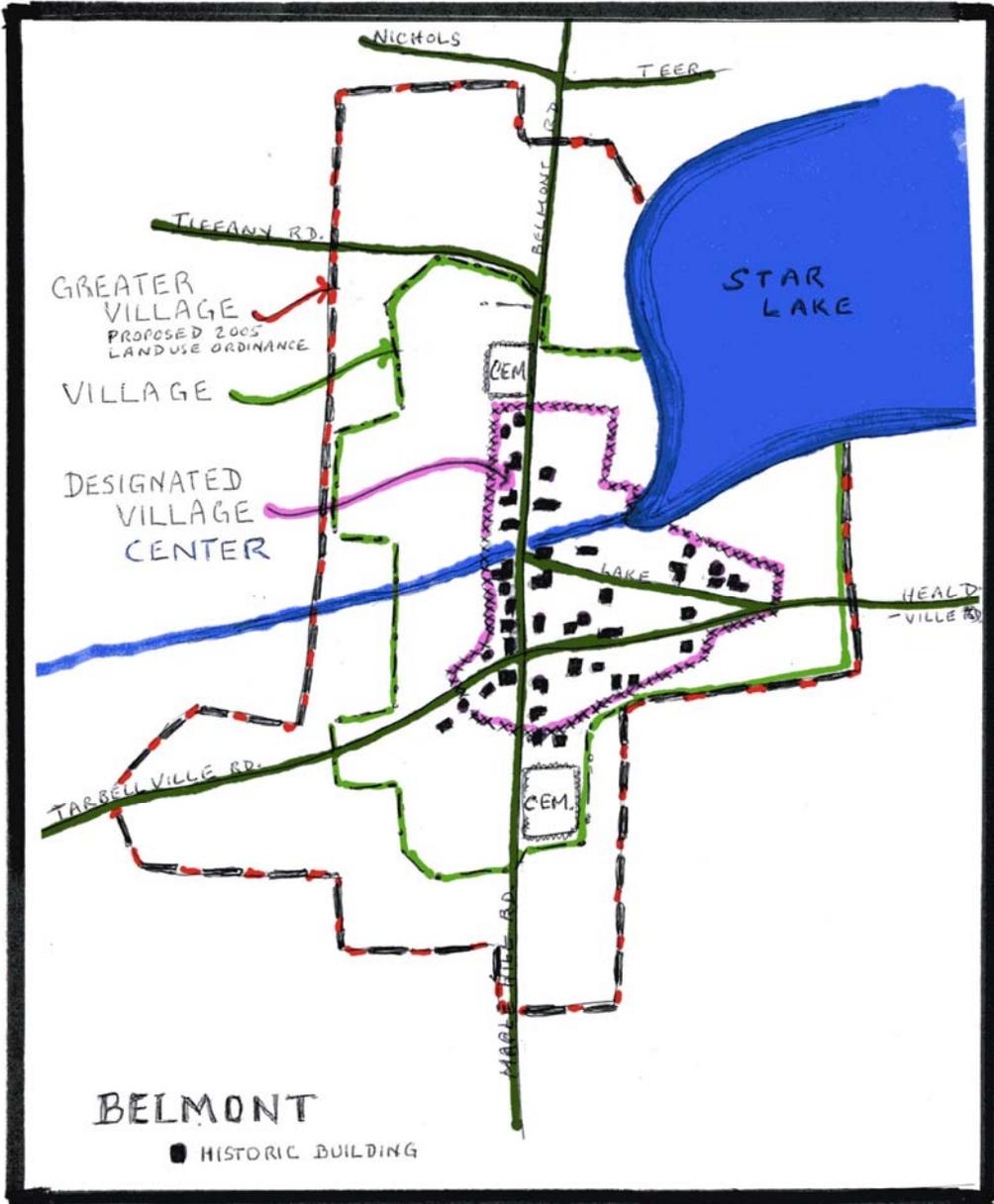
VILLAGE of BELMONT and HAMLETS

Map II c 2



Map II c 3

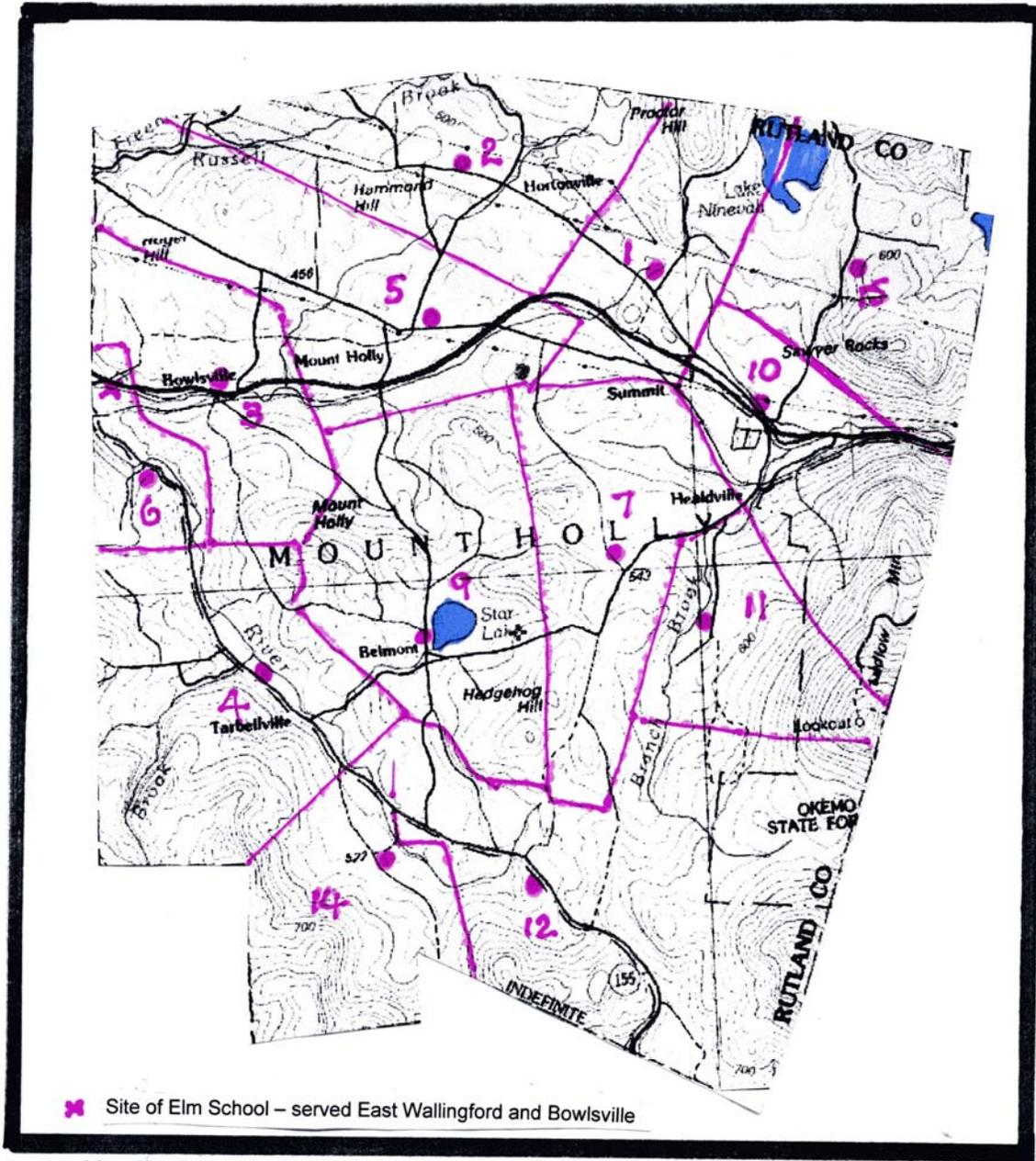
HISTORIC STRUCTURES



Map II c 4

**BELMONT VILLAGE
HISTORIC BUILDINGS IN DESIGNATED VILLAGE CENTER**

Vermont Survey of Historic Sites and Structures
Division for Historic Preservation – State Register of Historic Places

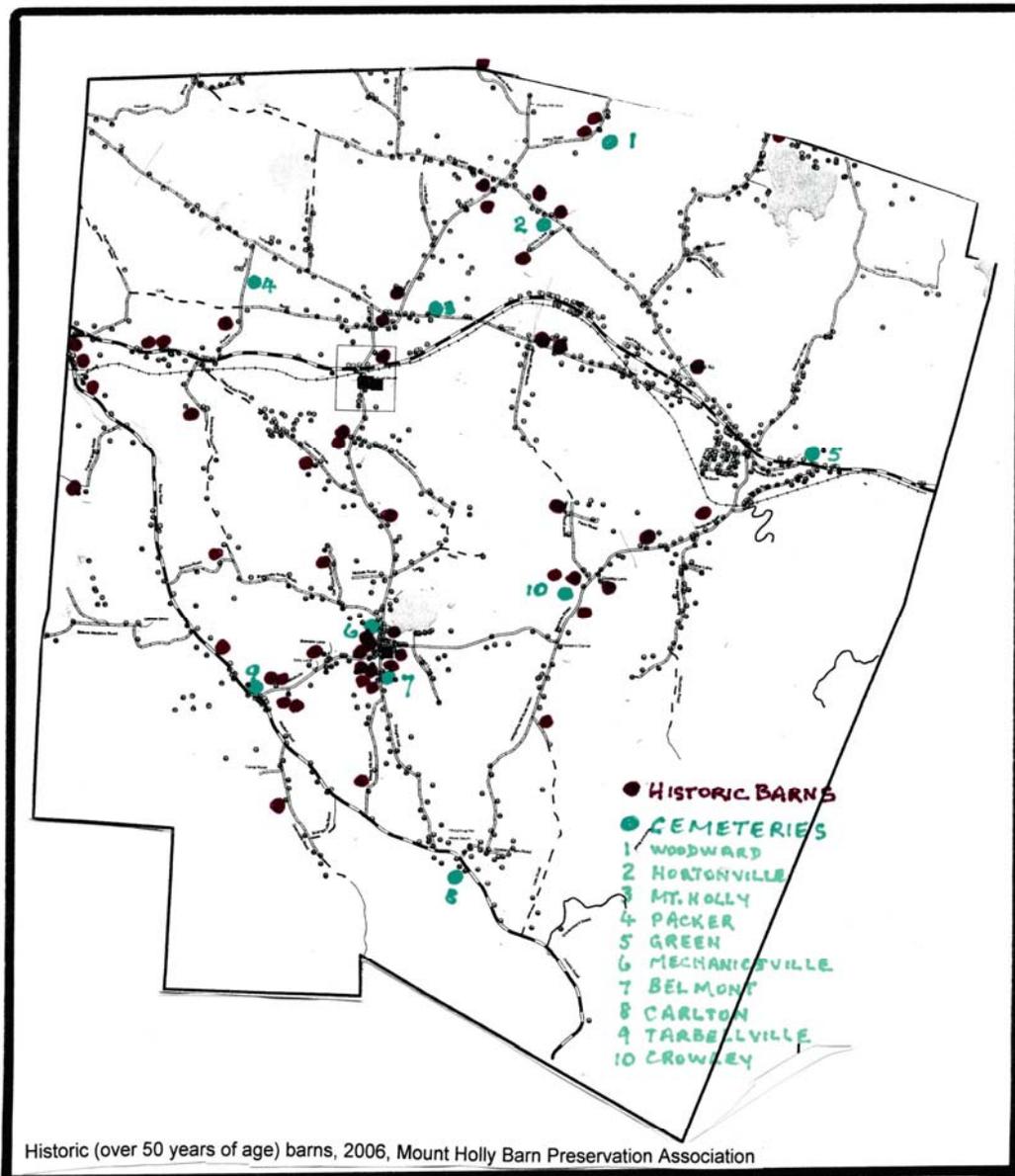


Map II c 5

HISTORIC SCHOOL DISTRICTS and SCHOOL SITES
 From Carroll Tarbell "History of Mount Holly, Vermont"

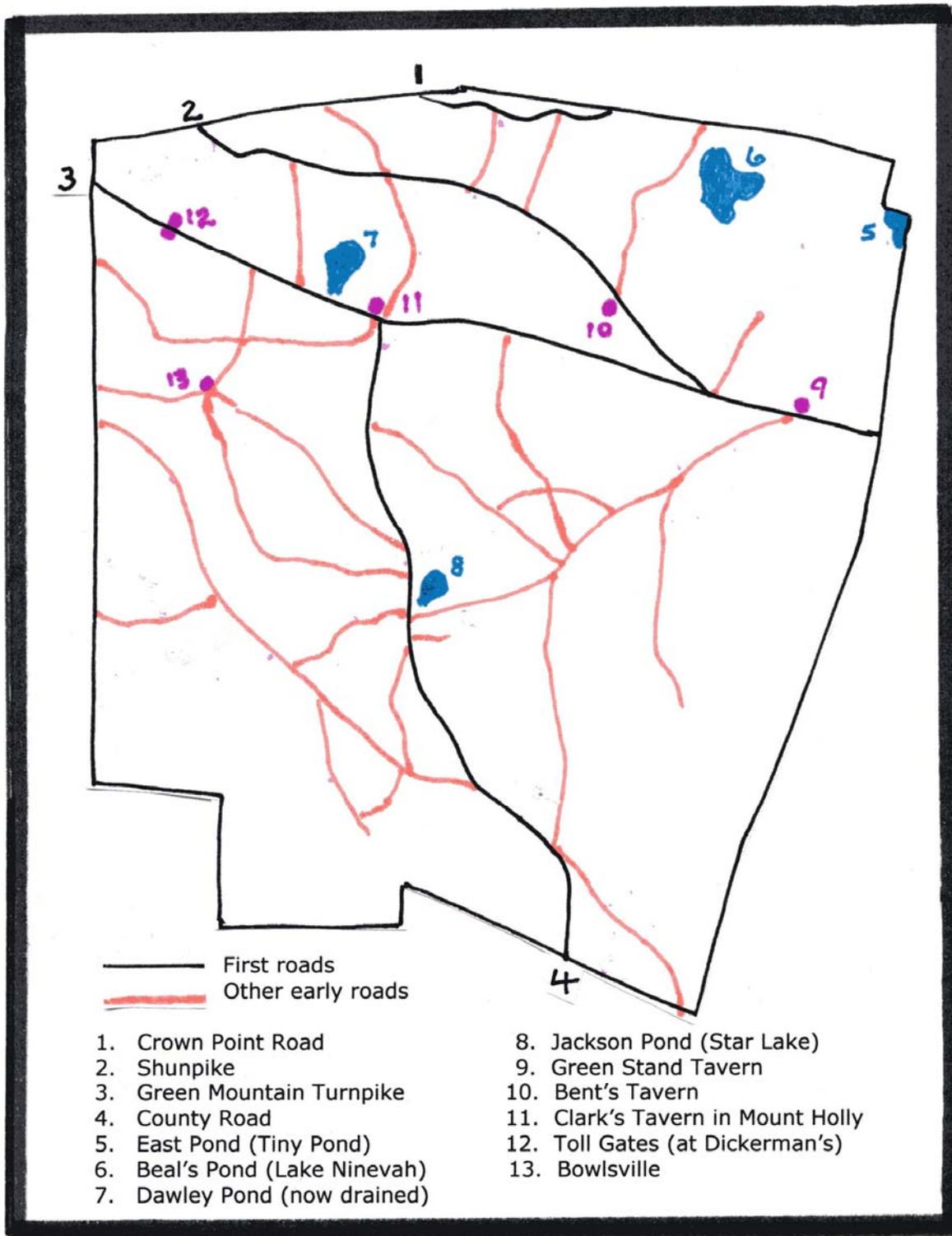
School buildings today:

- | | |
|-----------------------------------|------------------------------------|
| 1. Moved, incorporated into house | 7. Burned |
| 2. Incorporated into house | 8. — |
| 3. Taken down, poor condition | 9. Taken down |
| 4. Burned | 10. Standing |
| 5. Incorporated into house | 11. Incorporated into house |
| 6. Washed away in flood | 12. Incorporated into house |
| | 14. Moved, incorporated into house |



Map II c 6

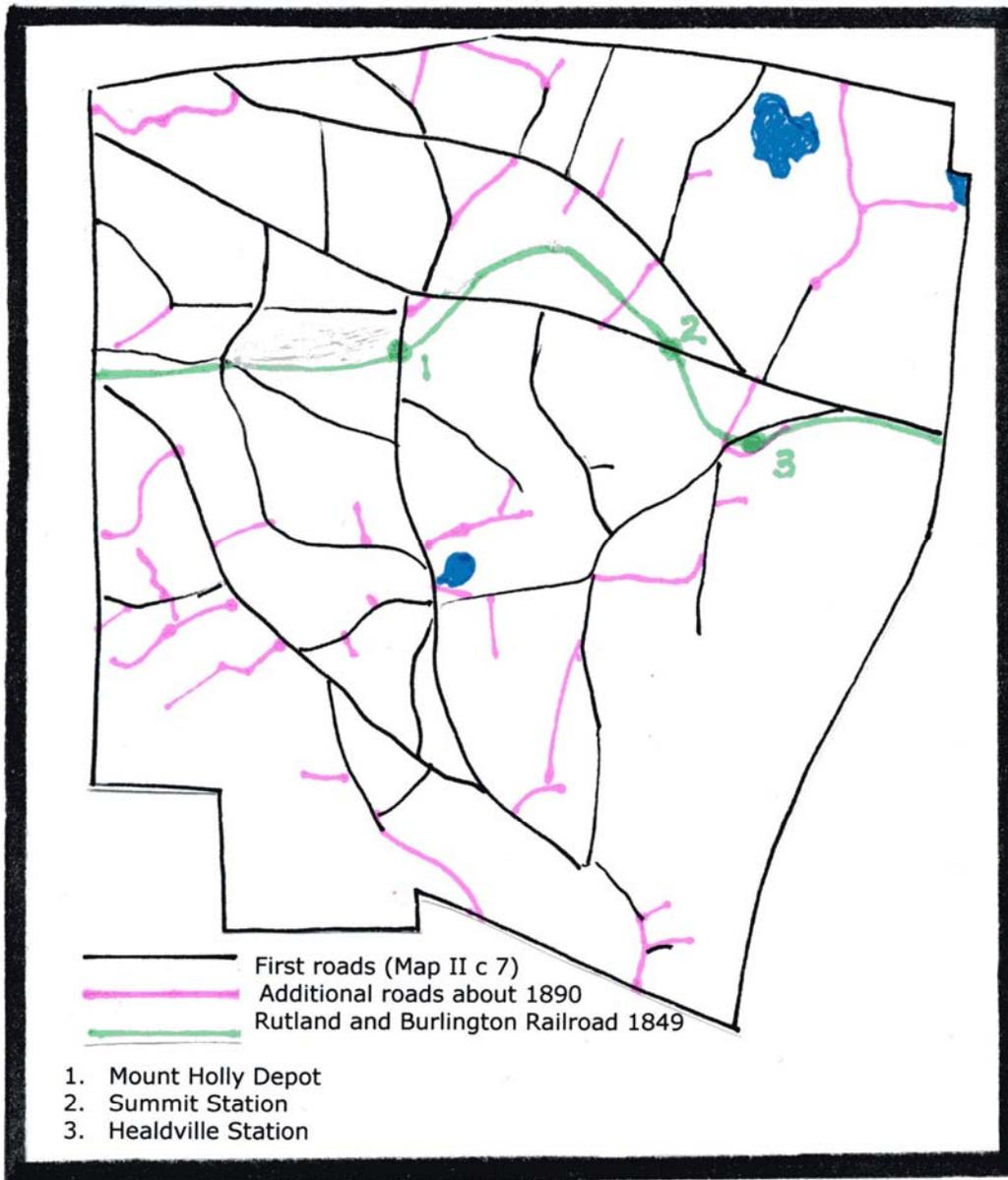
HISTORIC BARNs and CEMETERIES



Map II c 7

FIRST ROADS

Shows importance of road junction on Turnpike in growth of the Hamlet of Mount Holly

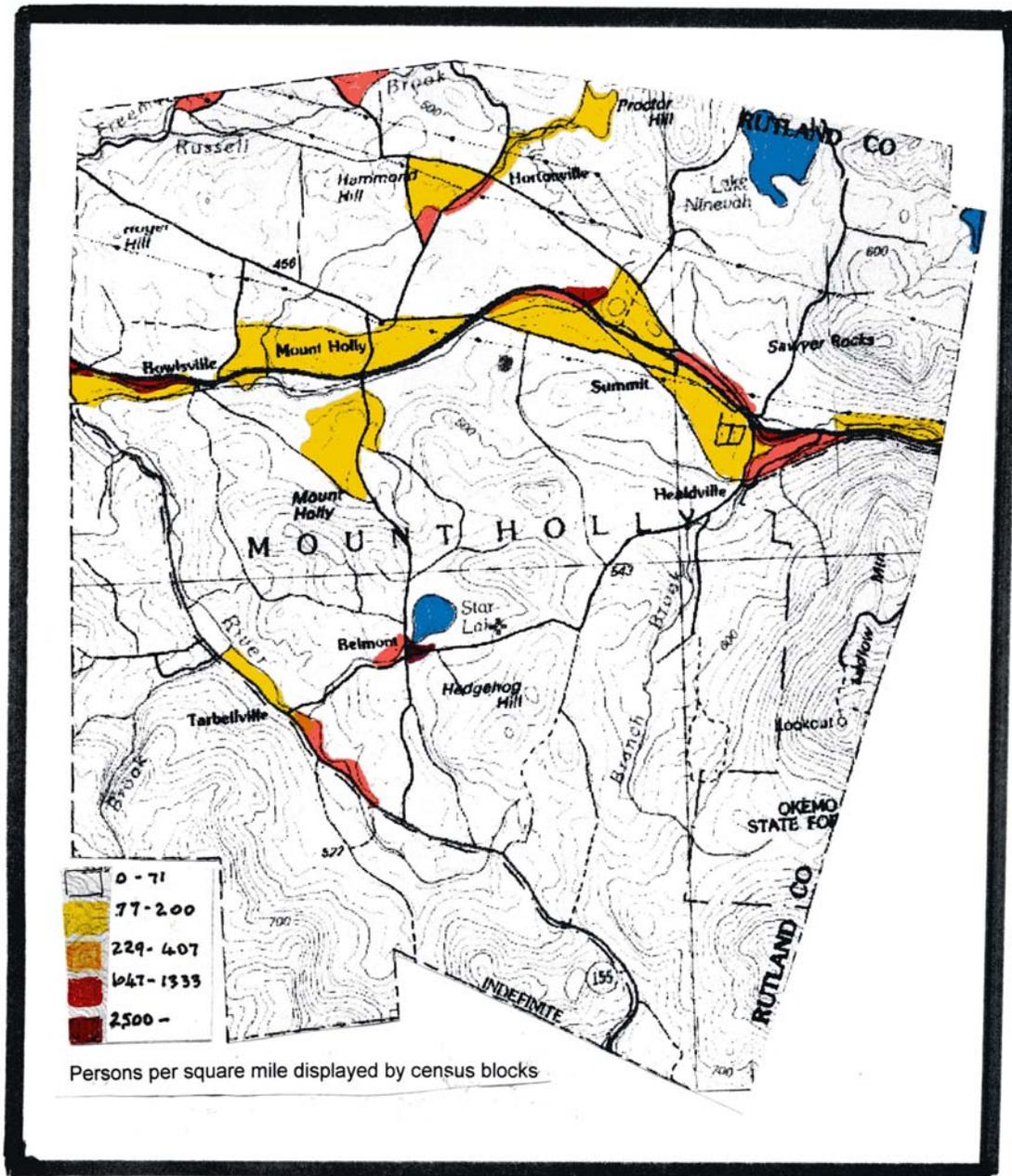


Map II c 8

RAILROAD AND ROADS about 1890

The Rutland and Burlington Railroad was originally built through Mount Holly to Bellows Falls. The Mount Holly section was completed in 1849 and is currently operated by Green Mountain Railway. Except for occasional excursion trains, passenger service was ended by the Rutland Railroad in the early 1950s.

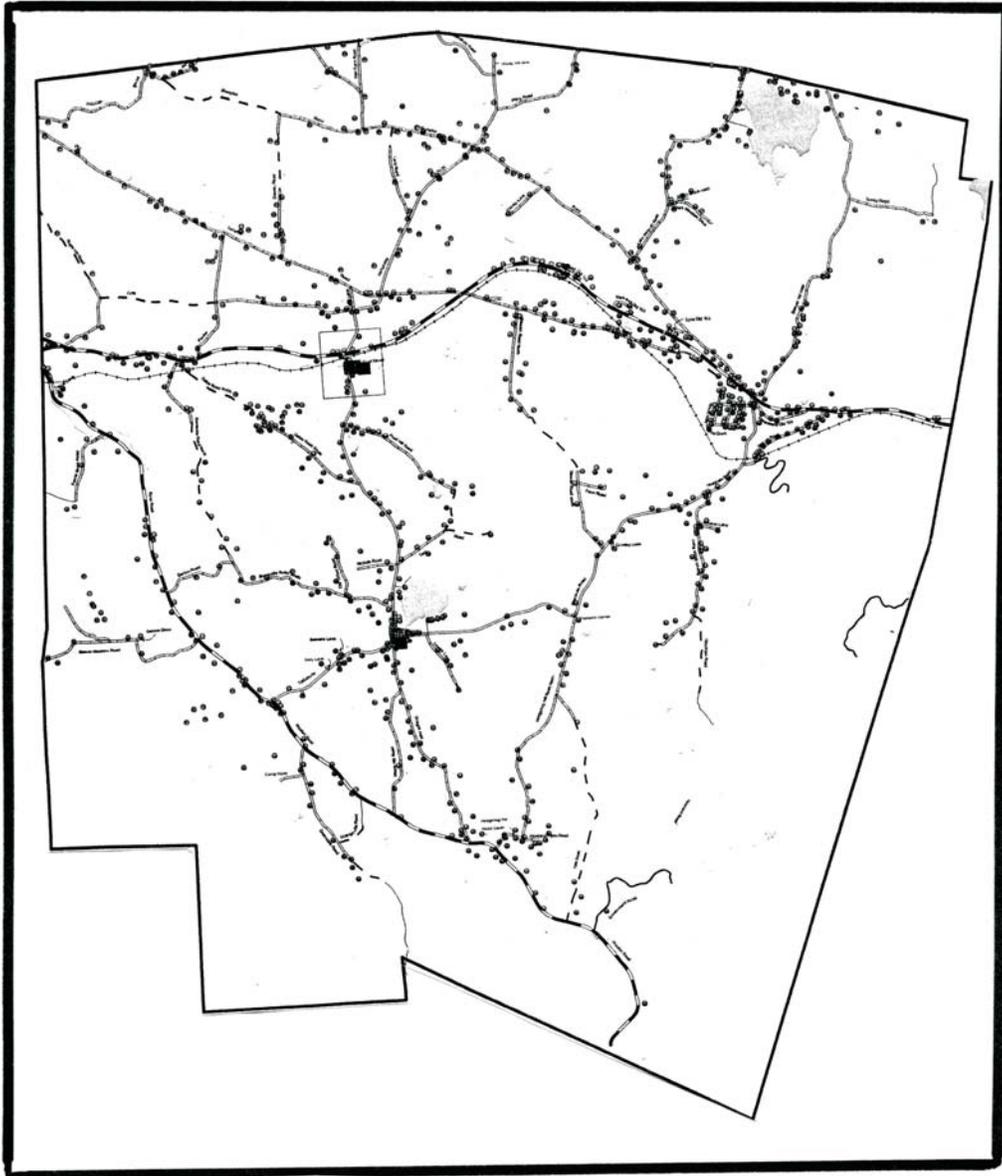
Vermont Route 103 grew along the side of the Railroad and on the old Turnpike. It was a gravel road in 1925, being paved in 1930. Between 1954 and 1966, Route 103 was relocated and rebuilt in sections. Vermont Route 155 was brought into the state system in 1959 and a short section north of Tarbellville Road was rebuilt ten years later. Sections of Vermont Route 140 were paved as local roadway between 1948 and 1953, and were brought into the state system in 1967



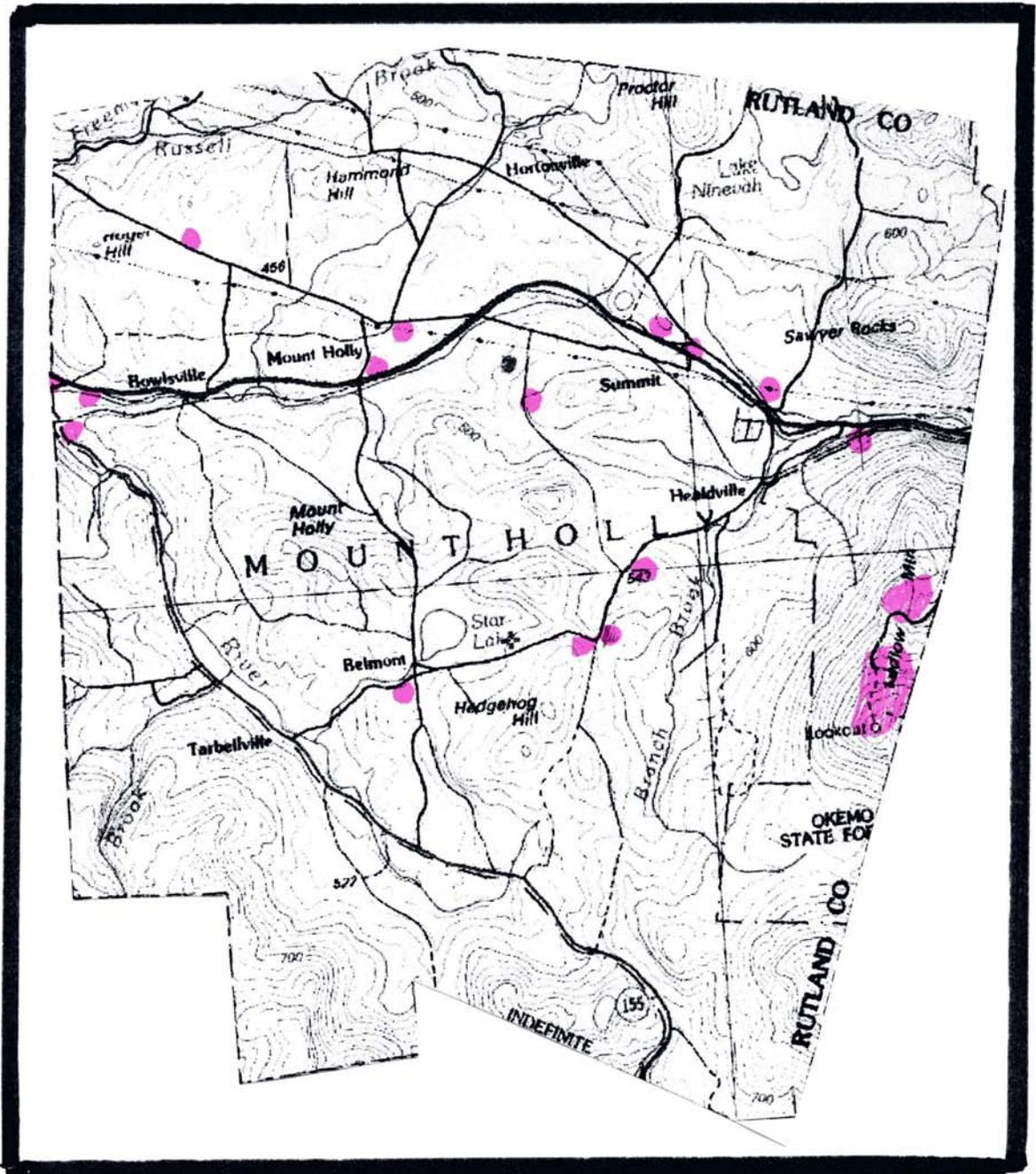
Map III 1

MOUNT HOLLY POPULATION DENSITY

Town population density = 25 persons per square mile (2000 Census)

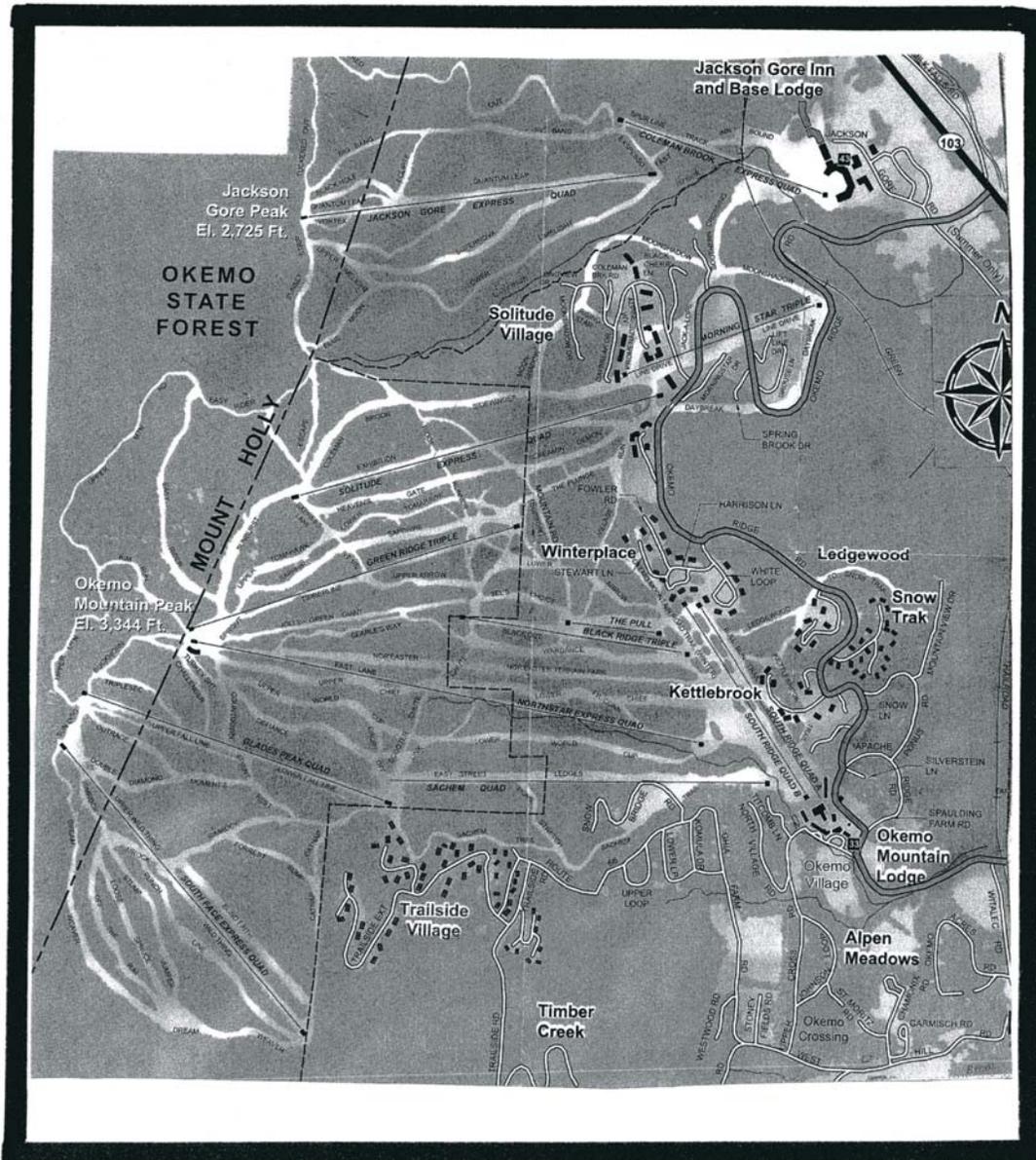


Map IV 1 **ROADS, RAILROAD, and RESIDENCES in MOUNT HOLLY**



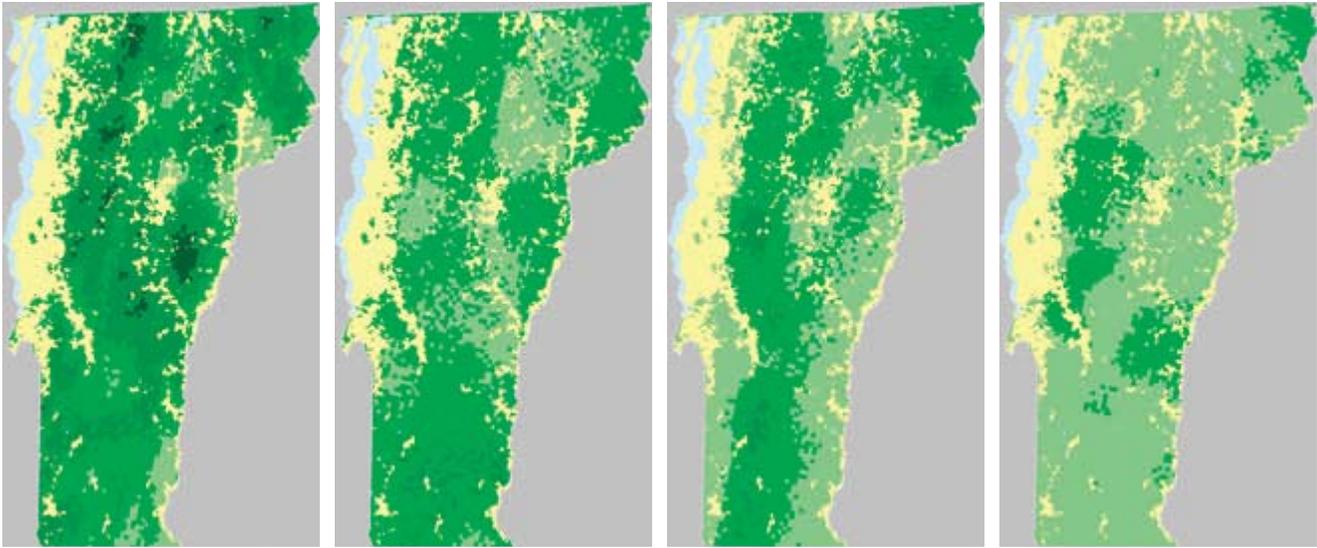
Map V 1

COMMERCIAL and INDUSTRIAL SITES (2000)



OKEMO MOUNTAIN RESORT – SKI TRAILS in MOUNT HOLLY

Map V 2

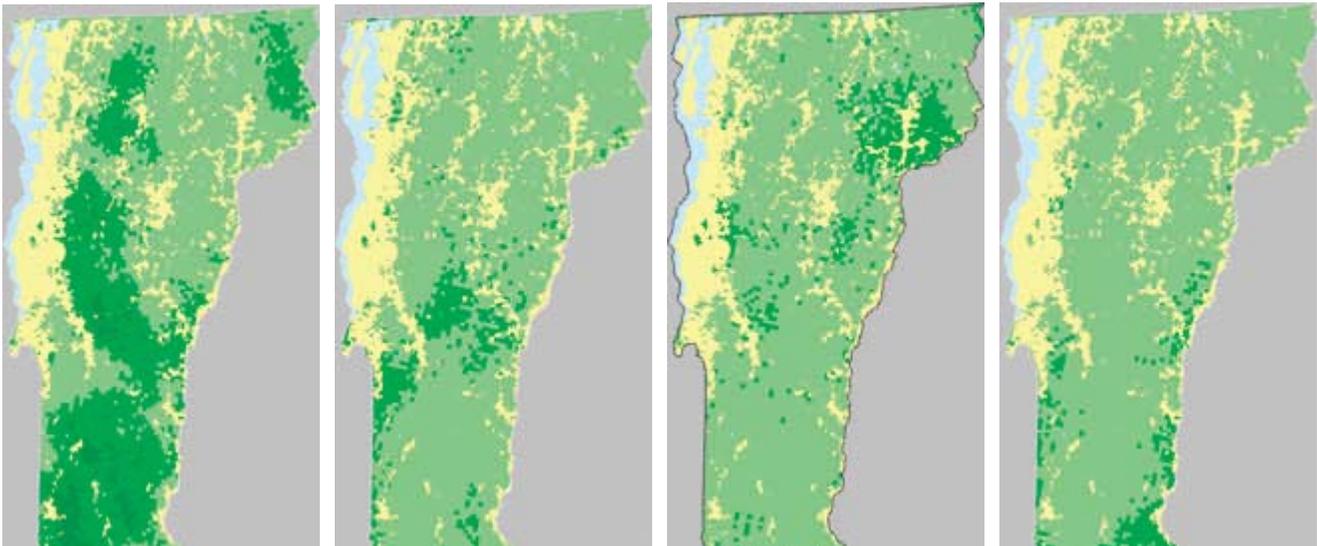


Sugar Maple

Red Maple

Yellow Birch

Paper Birch



Beech

Ash

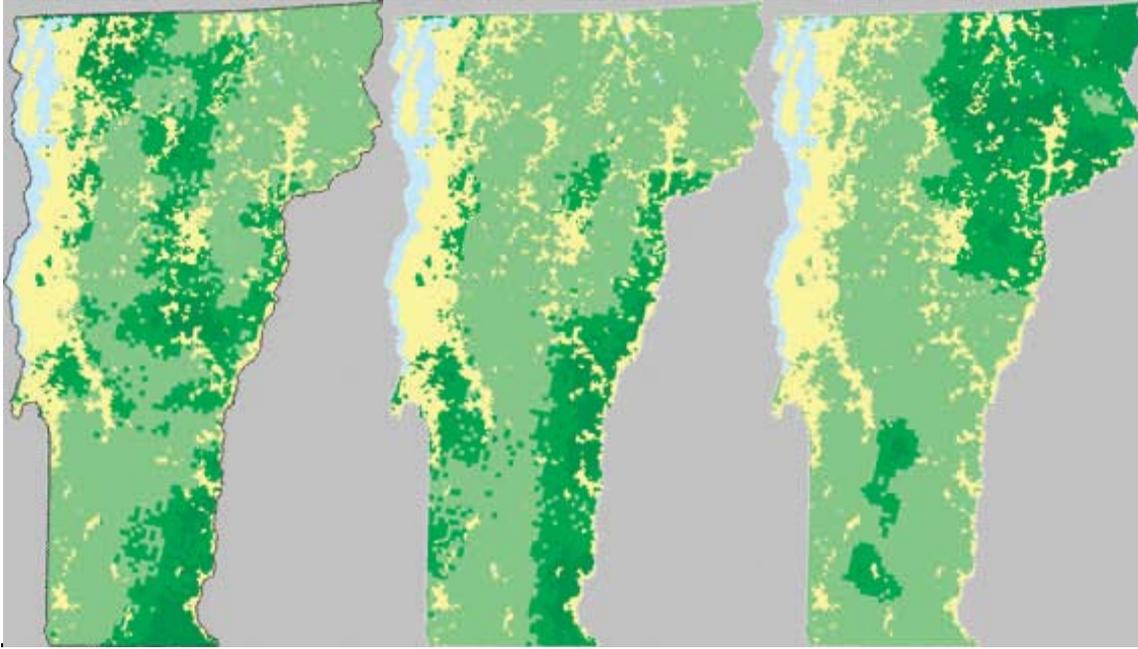
Aspen

Northern Red Oak



SPECIES DISTRIBUTION OF SELECTED HARDWOOD SPECIES

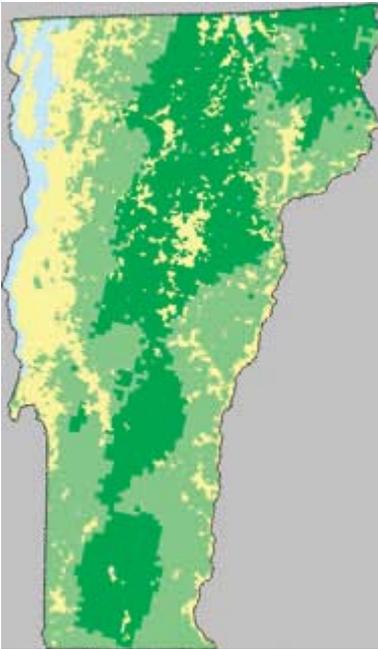
USDA Forests of the Green Mountain State



Hemlock

Eastern White Pine

Balsam Fir

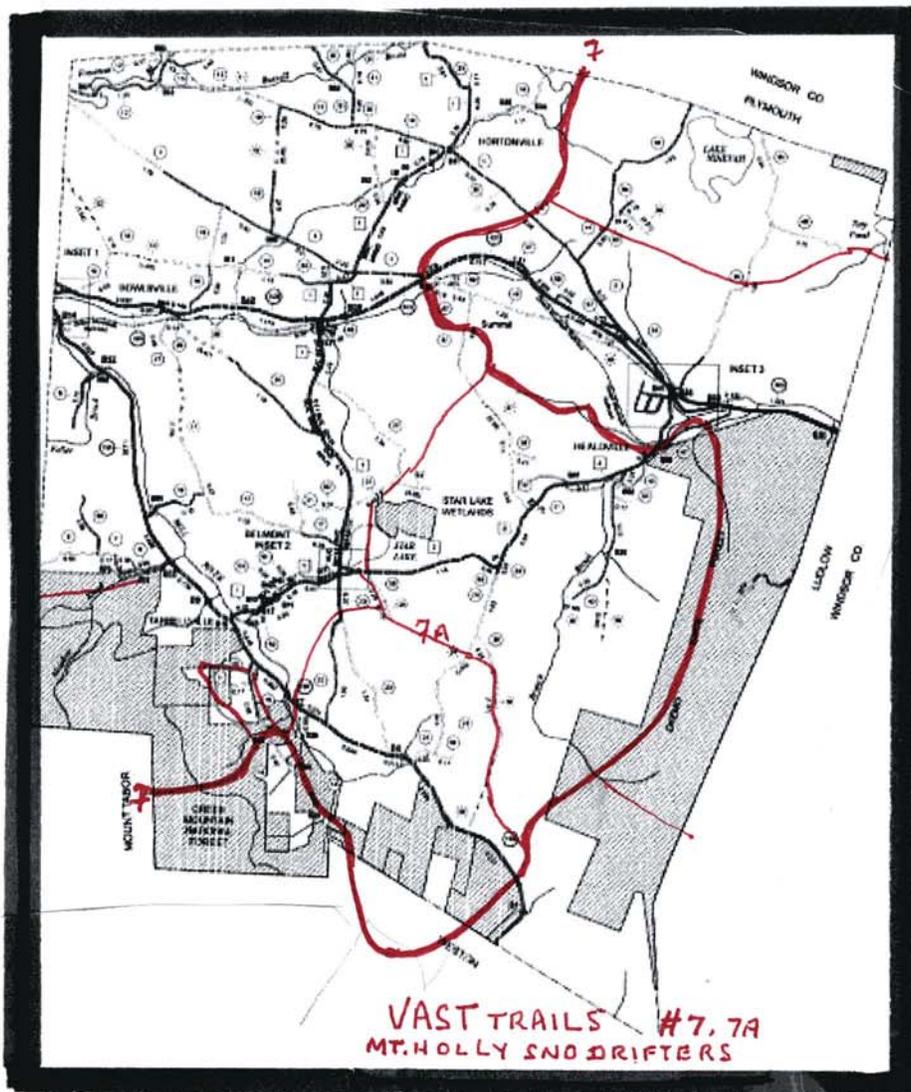


Spruce



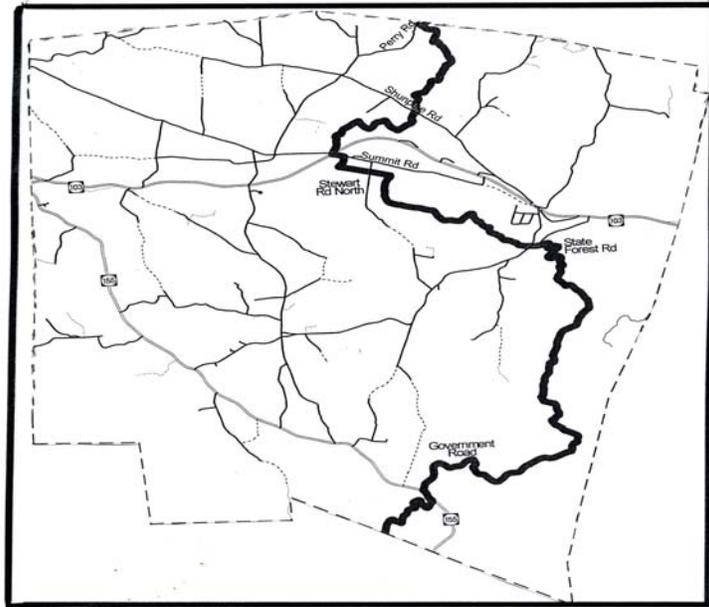
Species Distribution of Selected Softwood Species

**USDA
Forests of the Green Mountain State**



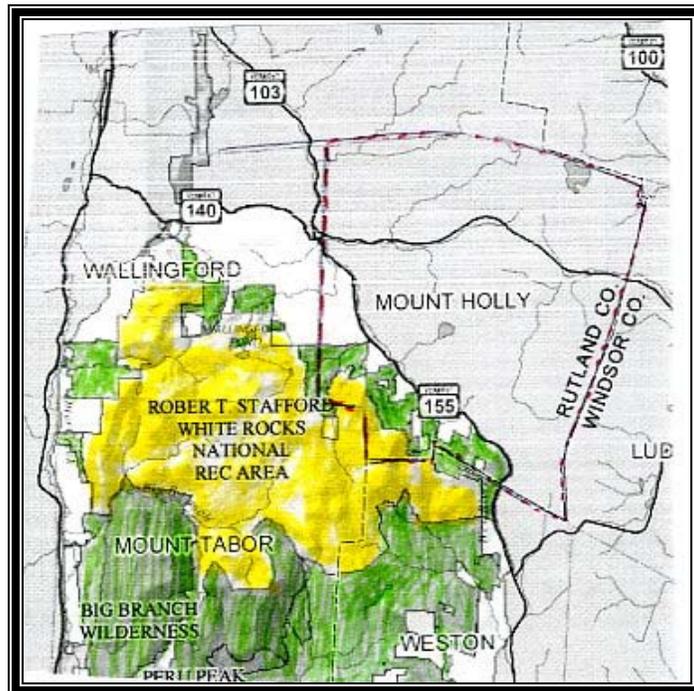
SNOW MOBILE TRAILS – VERMONT ASSOCIATION OF SNOW TRAVELERS
 Maintained by local chapter of VAST – the Mount Holly Sno Drifters

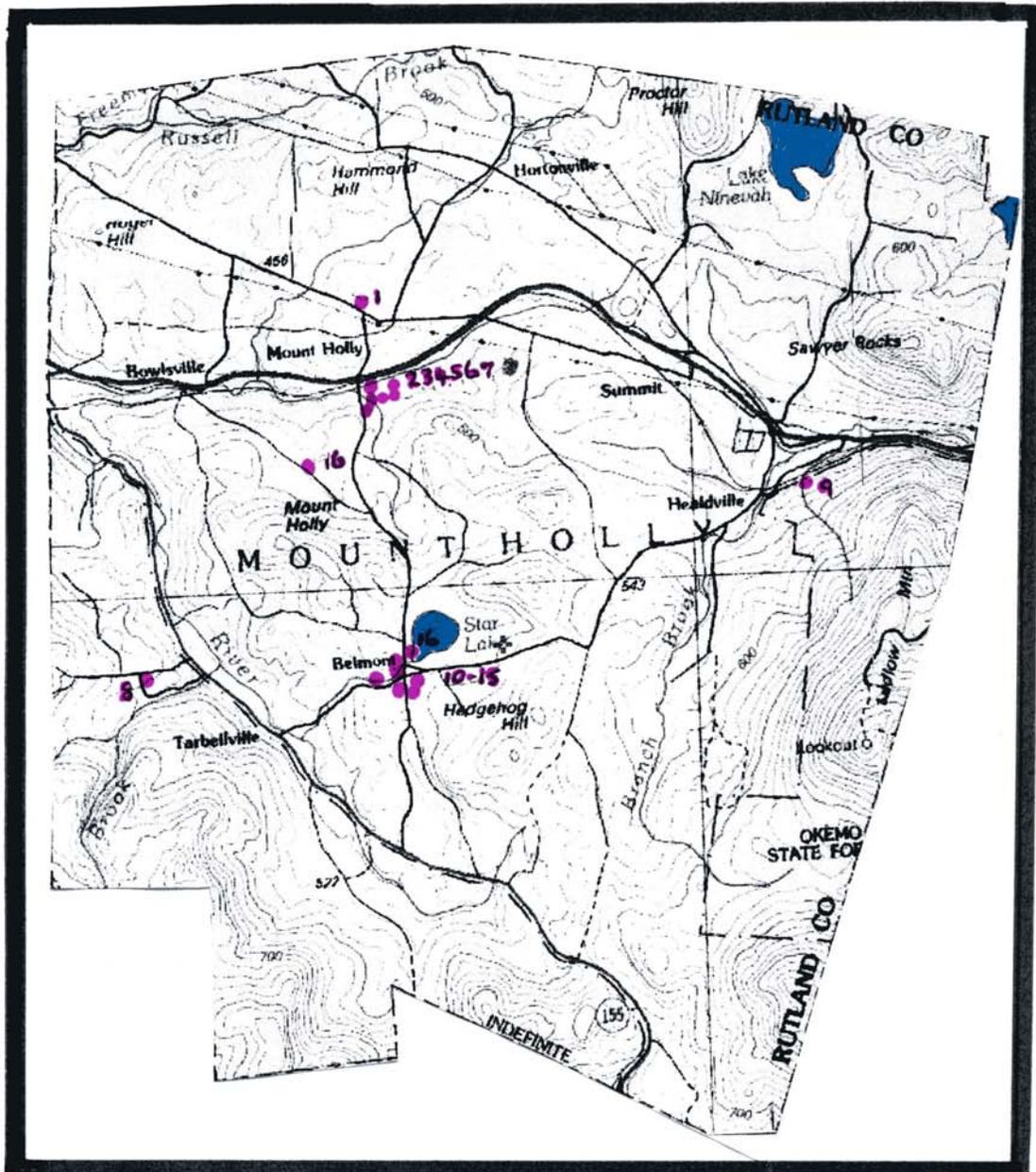
Map VII 1



Map VII 2

CATAMOUNT CROSS-COUNTRY SKI TRAIL

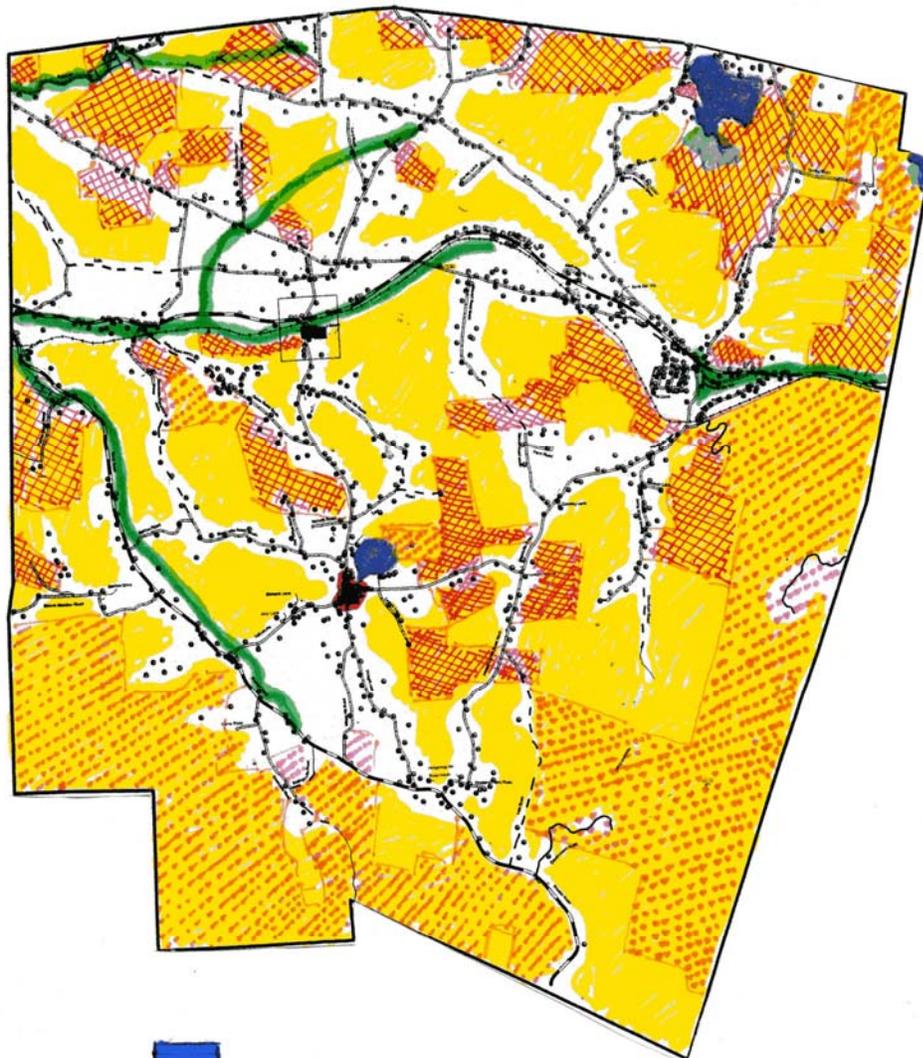




Map XII 1

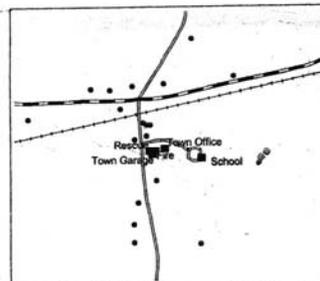
MOUNT HOLLY FACILITIES

- | | |
|---|--|
| 1. St. Mary's Catholic Church | Village of Belmont |
| Municipal Center | 10. Belmont General Store |
| 2. Mount Holly Post Office | 11. Belmont Post Office |
| 3. Mount Holly Elementary School | 12. Mt Holly Community Historical Museum |
| 4. Town Office | 13. Mt Holly Community Library |
| 5. Volunteer Fire Department | 14. Village Baptist Church |
| 6. Volunteer Rescue Squad | 15. Star Lake Public Beach |
| 7. Town Garage | 16. Transfer Station |
| 8. Parking lot Green Mtn. National Forest | 9. Parking lot Okemo State Forest |



Legend

- | | | | |
|-------|-------------------------|--|---|
| • | Structures | | Lakes |
| — | Town Class 2 | | Floodplains |
| — | Town Class 3 | | Public & Conserved Land |
| - - - | Town Class 4 | | Agriculture & Managed Forest Land Use Value Program |
| — | State Forest Road | | Designated Village Center – Belmont |
| — | State Highway | | Municipal Center |
| — | Private, unknown, other | | |
| — | Rail | | |
| | Contiguous Forest | | |



MOUNT HOLLY FUTURE LAND USE