

# Mount Holly

## Town Plan

Final Draft for Public Hearing

February 10, 1999

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## Mount Holly Town Plan

### I. COMMUNITY PROFILE

#### 1. Town Goal

The goal of the Town of Mount Holly is to preserve its rural lifestyle and appearance while providing community services, recreational and cultural opportunities, quality education, protection of our environment, as well as economic growth opportunities. Specific policies relating to the prior list are outlined in this Plan. Results of efforts to achieve these goals will be measured by future residents' quality of life. This Plan has been prepared consistent with Title 24 Vermont Statutes Chapter 117 section 4302.

#### 2. Adjacent Municipalities

The Town of Mount Holly shares common boundaries with the following towns: Wallingford, Mount Tabor, Weston, Ludlow, Plymouth, and Shrewsbury.

Most of the common boundary with Wallingford and all of the common boundary with Mount Tabor occurs within the Green Mountain National Forest. The Town expects that for the foreseeable future all such lands will continue to be managed by the United States Forest Service such that forest in all uses will be compatible among these towns. The remaining boundary with Wallingford and all of the border with Shrewsbury and Plymouth involves lands rural in nature with low density housing and related farming or forestry uses. Such uses do not conflict with each other or with the Green Mountain National Forest.

The common boundary between Mount Holly and Ludlow occurs on the east slope of Okemo Mountain and primarily within Okemo State Forest. The primary activity along this border is skiing. This is compatible with the Ludlow Town Plan and from the ridge eastward, with the Mount Holly Town Plan.

The area adjacent to the Mount Holly-Weston boundary is an area of very low housing density. Part of the boundary is within Green Mountain National Forest and will continue under United States Forest Service management along both sides. Some of this area is within the Okemo State Forest and will continue under Vermont Department of Forest, Parks and Recreation management. The remaining land in this area, due to its remote location, will likely remain in very low density uses should remain compatible.

The Rutland Regional Plan is designed to compliment the Town's plans and this Plan is designed with the Rutland Regional Plan in mind.

#### 3. Population and Employment

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Mount Holly's population was, at its maximum, 1,582, in the 1870s. Dairying and forestry supported most of the population on widely dispersed farmsteads. With the decline of upland farming, the population decreased until there were only 567 residents in 1950. A gradual increase began in the 1960s as the state highway system serving the Town improved and commuting to job centers in the region provided a variety of employment. Mount Holly became an attractive place for those locating in the Rutland and Ludlow area for job opportunities, for retirement and for vacation homes. The United States census figures show that our population was 938, in 1980 and 1093 in 1990. Mount Holly's population is projected to be 1248 in the year 2000.

The 1990 census showed an average wage in Mount Holly of \$18,207. When looking at household income, which includes single person and non-related member households earning an income, the median income is \$27,986. This figure places Mount Holly 15th out of the 27 towns in Rutland County and within the moderate income group in Vermont as a whole. It is interesting to note that in 1990, 27.2% of Mount Holly's population was under age 18, while 12.9% was over age 65. Several challenges face the community. Some of these challenges include the need for education, need for job opportunities, housing and the welfare of our senior citizens.

## II. HISTORY

In 1759 General Amherst ordered a road built from Fort Number 4 in Charlestown, New Hampshire to Crown Point, New York. The road crossed the Green Mountains at Mount Holly near Lake Ninevah, bringing settlers into south central Vermont and later became part of the stage coach route between Burlington and Boston.

Needing money to support the Revolutionary War, Vermont's General Assembly decided to sell off "ungranted" lands. On February 23, 1781, Abraham Jackson, along with 29 others, paid 270 English pounds for 9,700 acres between Ludlow and Wallingford, which then came to be known as Jackson's Gore. Among those who settled here were men who fought at Bunker Hill, the Battle of Lexington and at Ethan Allen's capture of Fort Ticonderoga.

Abraham Jackson's party moved to Mount Holly from Wallingford and built log cabins in the vicinity of today's Mount Holly General Store. Within a few years, another group of settlers worked their way around Okemo Mountain and built homes near the railroad track crossing of today's Healdville Road. Though within 3 miles, each group of settlers was totally unaware that the other settlement existed until, in 1786, the Healdville men went searching for some wandering livestock, heard a dog bark, realized that a dog meant a master, continued searching, came upon a cabin in the woods and were pleasantly surprised to find a church service in progress. Before long, paths and roads created a single community.

On October 31, 1792 Vermont's General Assembly formally created Mount Holly from Jackson's

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Gore and portions of land from Wallingford and Ludlow.

Mount Holly was a mountain community with many assets. The soil was excellent for grazing livestock and growing potatoes. In 1840, Mount Holly led the state in dairy production and exported 65,930 bushels of potatoes. Of the three natural ponds, Patch Pond, which we now call Lake Ninevah, was never used for commerce, but Jackson's Pond, which has since been renamed Star Lake, was. Abraham Jackson built the Town's first saw mill at the outlet of his pond in the center of what was then called Mechanicsville. At one time, eight mill ponds existed within the Town. By 1869, Mount Holly had fourteen saw mills in Town.

Rich deposits of brick clay were another of Mount Holly's assets and a brick kiln was set up by the depot. Six houses in Town were built entirely of brick. Other industry in Mount Holly included grist mills, blacksmiths, a tannery and factories producing chairs, cotton batting, bowls, cheese boxes, rakes and toys.

During the late 1840s, a race developed between the Central Vermont Railroad and the Rutland Railroad. Each wanted to be first to get a train through from Boston to Burlington. Working from both ends, the Rutland Railroad's tracks met and joined at the summit of the Mount Holly pass. There was a great deal of celebrating since they had won by a 2 week margin. While making the cut through Mount Holly, the railroad workers found the remains of a mammoth preserved in a peat bog. A portion of a tusk and a molar tooth are on display at the Department of Geology at the University of Vermont.

In 1882, the Crowley Cheese Factory was built. Today it is designated as a National Historic Place and listed in the National Register of Historic Places by the Federal Government. In 1889, the toy factory moved away taking most of the Methodists with it. They left behind their church, built in 1884, which is today's Town library and community center, after serving for many years as Town Hall.

There were a few lean years as industry died out, but before long a new business began. During the 1890s, Green Mountain Cottage and Lake View Inn opened their doors to summer visitors. It had become a summer community.

In 1911, citizens petitioned to have the post office name changed from Mechanicsville to Belmont.

### III. LOCATIONAL DATA

Mount Holly is located on a hilly plateau on the central ridge of the Green Mountains. Its elevation ranges from about 1200 feet above sea level to 3343 feet at the summit of Okemo Mountain. The village of Belmont, at 1850 feet, is one of the highest in the State. The Town lies

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astride the watershed of the Green Mountains since the streams in the eastern part of the Town drain eastward into the Black River and on to the Connecticut River, while the waters in the central and western parts of Town drain into the Mill River and north into Lake Champlain. The Town's location places it in a belt of high annual snow fall.

Topographically, the Town is composed of a series of hills and low mountains, some in excess of 2000 feet, which are separated by mountain streams and brooks. There are three lakes in the Town: Star Lake in Belmont, Lake Ninevah in the north near the Town's boundary with Plymouth, and Tiny Pond which the Town shares with Ludlow in the northeastern corner.

In total area, Mount Holly is one of the larger towns in Rutland County with 29,338 acres. About one-fifth of the Town consists of publicly owned land within Okemo State Forest on the Town's eastern border, Green Mountain National Forest on the western border and about 92 acres on the northeast side of Star Lake also owned by the State of Vermont.

### IV. COMMUNITY RESOURCES

#### 1. Recreation: Inventory

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 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.

- a. 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 is changing due to the introduction of Eurasian Milfoil in 1997. This new weed will soon become the dominant weed problem in the lake due to its tendency to choke out any other growth with its extremely dense formation. The natural aging process of the lake will be expedited and future recreational use is in danger. In the summer of 1998, many Town volunteers, receiving state grant money, began a campaign which involved hired divers and volunteers hand pulling the milfoil. Other methods of maintaining the milfoil growth are



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being aggressively researched. In addition, over the years the lake has received runoff from surrounding agricultural fields which have been, at times, heavily fertilized. Consequently, algae growth often becomes a significant problem in late summer. In August of 1997, the Selectboard was approached by the Belmont Playground Society (society members are Allen Devereaux, Don Tarbell, and Thomas Perkins) to donate the ownership of the Star Lake beach and dam property to the Town of Mount Holly. Investigation into this property found an Army Corp of Engineer report noting the dam flume inadequate. Repair and or rebuilding of the dam, and the outlet culvert could lead the Town into large costs. Due to liability in case of dam failure and the inability to find any solid financial state or federal funding, the Selectboard has been reluctant to accept this property at this time.

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. Ospreys and loons are still seen occasionally on the lake, along with migrating waterfowl both spring and fall. The Vermont Department of Fish and Wildlife lists the Lake as a significant natural community. (See map)

b. 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 the public is limited to a small boat access recently purchased by the Vermont Department of Fish and Wildlife. There is no 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. Loons have frequently been reported on the lake in recent years.

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

d. Green Mountain National Forest. In 1984, Congress designated much of this land as the White Rocks National Recreation Area, the intent being to retain much of the area in a wild, remote state for the benefit of wildlife which require that type of habitat 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.

e. Okemo State Forest. Much of the western slope of Okemo Mountain is an important black bear corridor between the large block of wild federally owned land to the south and

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west of Town and areas north of Mount Holly on Saltash and Killington Mountains. The Vermont Department of Fish and Wildlife has identified this as critical bear habitat and it is being managed by the State as such. Fishing, hunting, hiking, snowmobiling and cross country skiing 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.

f. 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.

g. Catamount Trail System. 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. See map.

h. Much of the remaining private land in Town is still open for recreational activities such as hunting, fishing, cross country skiing, snowmobiling, and horse back riding. This land provides important space for these activities. It is hoped that the State of Vermont will begin to recognize this and adopt a program to ease the property tax burden on these lands so they will continue to be available for the future.

### 1. Recreation: Policy

It is the policy of the Town to continue to encourage recreational use of its lands as described under section IV (1) Community Resources: Recreational Inventory. Where open land can be maintained by concentrating activities and facilities, this is to be encouraged.

a. Star Lake: The Town should implement shore land zoning in an effort to control the introduction of phosphorus and sediments from cultural sources such as septic systems, agriculture, and soil erosion and to retain the undeveloped appearance of much of the lake. Any opportunity which would lead to the removal of bottom sediments, with attendant nutrient loads, should be explored in order to retard the eutrophication process. The Town should continue to support programs and apply for grants offered by the state aimed at managing nuisance weed growth.

b. Lake Ninevah is a major water resource in the Town and as such should be available for use by townspeople. Effort should be made to obtain lake frontage along the lake for

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public recreation involving swimming and similar activities.

c. Tiny Pond is a public water resource in the Town and as such is available for use by townspeople. Future consideration should be given to secure a public access to the pond and water frontage for public recreation.

d. Green Mountain National Forest: The forest should retain its wild and primitive nature with special emphasis on wildlife habitat maintenance and dispersed hunting, fishing, hiking and other forms of recreation in accordance with the objectives of the National Recreation Area. See comments concerning public lands under Okemo State Forest below.

e. Okemo State Forest: Types of dispersed recreational activities (hunting, fishing, hiking, and other forms of recreation) will be encouraged by doing whatever possible to maintain the forest areas, important water courses, and open spaces. In particular, the Town believes that public lands in Town should be managed to provide those activities which may not be possible on private lands in the future. The Planning Commission recommends that additional public lands not be converted to use by private interests. Existing public lands should be managed to maintain and promote the various wildlife needs and recreational activities outlined previously.

f. Developed recreational ball fields should be maintained and improved as funds and resources become available. Every attempt should be made to increase facilities when possible. Development of additional indoor facilities should be pursued as well.

g. Private lands open to recreational use in Town still constitute the majority of the acreage. This is a significant asset of the Town. Participation in the Use Value Appraisal Program should be continued where possible to encourage productivity of the land as well as its maintenance as a recreational resource.

## 2. Fire: Inventory

The Mount Holly Volunteer Fire Department is an organization of 20 active members which provides fire protection to the Town along with assistance in other emergencies. The main fire station is on School Street, and a substation is located in Belmont Village. The Fire Department has a current operating budget of \$26,200. Additional moneys are generated through fund raising projects such as snowmobile races, raffles, coin drops, and an auction. The Department provides public fire prevention programs to local schools, and other organizations as requested. In conjunction with the Rescue Squad, the Department responds to auto accidents and other emergencies. The Department currently has four fire trucks, two pumpers, one pumper-tanker,

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and one tanker. The "Jaws of Life" were acquired in 1996.

Fire dispatching is provided by the Vermont State Police. The current number is 911 or 259-2700.

### 2. Fire: Policy

The primary responsibility for fire fighting in Mount Holly should be the Mount Holly Volunteer Fire Department and the Town is committed to providing adequate resources for training and equipment for this to be done. In a rural situation, fire protection can be a significant problem. There are, however, certain things which can be done to reduce the danger and increase that protection. Installation of a few hydrants connecting Star Lake to points in Belmont would provide improved fire protection for village residents. In the more rural areas of Town, construction of fire ponds with dry hydrants is encouraged. The Agency of Natural Resources has set up helpful guidelines for locating fire ponds. In general the fire department is directing its efforts to lowering the Town's insurance rating, therefore reducing insurance premiums for Town residents.

### 3. Police: Inventory

Local police protection is provided through three separate entities. The Town has two part time constables elected by popular vote. The operating budget is \$1800. The Rutland County Sheriff's Department is available as needed and has been requested by the Selectmen to enforce traffic laws in problem areas. The Vermont State Police, based in Rutland, are responsible for handling traffic, criminal and civil issues in Mount Holly. The current constable's phone number is listed in the Town report and the Vermont State Police number is 773-9101 or 911.

### 3. Police: Policy

The primary police function shall be handled by the Vermont State Police with support from the Sheriff's Department and the Town Constables. Presently, Town constables are required to complete the basic police training course.

### 4. Rescue Squad: Inventory

The Mount Holly Volunteer Rescue Squad provides treatment to residents and visitors on an emergency call basis transporting regularly to either Rutland or Springfield hospitals. If paramedics are needed, they will meet the Rescue Squad en route to Rutland. The Rescue Squad has a volunteer staff, eight of whom are certified Emergency Medical Technicians. Presently, the

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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. The current Rescue Squad budget is \$13,350, of which only \$6,200 is Town funded. The Vermont State Police provides dispatching for these calls. The current number Rescue Squad phone number is 775-3133 or 911.

### 4. Rescue Squad: Policy

The primary responsibility for responding to medical emergencies should be the Mount Holly Volunteer Rescue Squad. The Town is committed to staffing this organization with adequately trained volunteers and providing the necessary equipment.

### 5. Health Care Services: Inventory

There are no medical facilities located in the Town of Mount Holly. The Rutland Regional Medical Center is a 188 bed, recently renovated, full service medical facility. This is the closest hospital to Mount Holly, but Springfield Hospital is also available. The Visiting Nurse Association, based in Rutland, which provides "Home Care" services to Mount Holly residents such as skilled nursing, physical, occupational and speech therapy, home health aides, homemaker services as well as a Hospice program. Fees are based on actual cost and no one is turned down for "inability to pay as long as care is needed". In addition to the above services, Rutland Area Community Services, Vermont Achievement Center and Convenient Medical Care, Inc. provide further health services as needed. There is also available, in Ludlow, a medical clinic staffed and operated by the Springfield Hospital.

### 5. Health Care Services: Policy

As a small rural community, we will continue to depend on larger neighboring communities for comprehensive health care.

### 6. Cultural Facilities: Inventory

a. The Mt. Holly Town 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). It has a collection of over 9000 volumes, in addition to a new audio cassette and video library.

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b. A museum was the idea of a descendant of one of the early Mount Holly families. The present museum building was a blacksmith shop during the 1800s, an undertaking parlor in the early 1900s, and from mid 1950 until 1968 was Edminster's vanilla and medicinal shop. After Mr. Edminster's death in 1968, a committee was formed to investigate the use of this building and the founding members provided the money to purchase the property. Volunteers worked on repairs and remodeling and the Community Historical Museum of Mount Holly officially opened in September 1969 with 150 members. In 1998, the museum building was renovated structurally and made handicapped accessible with addition of a ramp leading directly to the entrance from a newly constructed parking area. During July and August the Museum is open Saturday afternoons for browsing and Sunday afternoons when programs are often scheduled. It is also open by appointment. There is a special day for elementary school children to visit in the fall. Collections include photographs, quilts, clothing, Chase Toy Factory items, record of all gravestones in Mount Holly cemeteries, genealogies, Town Reports, scrapbooks and many other items illustrative of the area's history.

### 6. Cultural Facilities: Policy

a. The Mount Holly Town Library will continue to be supported and managed by volunteers. Donations of printed material and funds will improve the quality and quantity of inventory. The library is planning to be open to the public more than the present two scheduled times a week.

b. In the Museum constitution, the purpose is stated to be "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". The Museum will continue to promote enrichment for all ages, offering insight into Mount Holly history and promoting better understanding and appreciation of our American heritage. Fund raising events are an important activity to supplement modest membership dues. Honorariums are offered to those who provide the wide range of programs and there are ongoing necessary building repairs. The Community Historical Museum of Mount Holly will continue to be an important contribution to the Town's cultural life.

### 7. Education: Inventory

In 1818, 392 students attended nine separate schools. By 1859, there were 14 separate school districts. In 1893, Mount Holly gave up the idea of separate 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. On September 19 of the following school year, 76 students in grades one through eight moved into one building, the

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beginnings 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 school in Ludlow. The 1980s were a turning point. In 1981, a kindergarten room, another classroom, a Special Ed, and a Chapter I room were added. In 1985, three more classrooms and a library were added. The current building is close to capacity and the community is in the process of reducing the last two bond issues. The Mount Holly School is governed by an elected three member board with an annual budget of approximately \$947,000.

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 created 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 the six representatives on the school board.

In 1997, the Equal Educational Opportunity Act (Act 60) was signed into law and dramatic changes in the way education is funded in Vermont began in the 1998-99 school year. Allowing for years to "transition" from the previous state aid funding formula, Act 60 will be fully implemented in 2001.

Under Act 60, each school is provided a General State Support Grant (GSSG), a Mainstream Block Grant for special needs students, and an Essential Early Education Grant (EEE) for preschool special needs students. The aggregate amount of these grants are based on the number of "equalized pupils". The following amounts are per pupil figures: in 1998-99 the GSSG amount was set at \$5010.00, the Mainstream Block Grant at \$236.15, and the EEE Grant at \$35.50.

The number of "equalized pupils" is determined by using the forty day Average Daily Membership (ADM) data plus giving an additional "weight" for some students. Secondary students are given an additional 25%; poverty students are given an additional "weight" which is calculated by taking an additional 25% and then multiplying it by the poverty ratio of the district; students who are considered to have limited English proficiency (English is their second language) are given an additional "weight" of 20%. The averages for the current year and the previous year for all of the above results is the total number of "equalized pupils". Additional State grants are provided to offset transportation costs, special education, small schools with a student population under 100, debt service payments and construction costs of approved projects.

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The majority of this state funding is provided by property taxes which, following the "transition", will be equalized across the State. The property wealthy towns will raise additional funds which will be shared with the property poor towns, in an effort to provide equal educational opportunities for all students, regardless of where they live.

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

### 7. Education: Policy

Rising educational and municipal service costs have increased proportionately more for Mount Holly than for Ludlow. Therefore interested citizens in Mount Holly should be encouraged to work cooperatively with the Ludlow community and Union 39 Board of Directors to determine how to best equalize the cost of educating our young people and still maintain excellence in education.

Support for projects such as the proposed School Activity Center addition to the Mount Holly Elementary School should be encouraged.

It is the goal of the Town to provide an opportunity to all Town residents for an excellent education. This means uncrowded modern facilities, a dedicated and trained faculty, and a prepared student body. Parental participation and support in the educational process is essential. Presently, education has been funded by the Town with little aid from the State while more and more mandated programs have been required by the State with no commensurate increase in State aid. It is the goal of the Town to have a greater proportion of education cost funded by the State. State mandated educational requirements should not place an excessive financial burden on the taxpayers of Mount Holly, but should be equally provided to all the students of Vermont.

### 8. Town Administration: Inventory

The Town is governed by a three person Selectboard elected for three year, alternating terms. The three members elect a chairperson and each receives a minimal stipend approved by the voters to cover commuting and communication expenses. An additional sum has been budgeted in recent years to compensate any select person for unusual time and expense devoted to Town business. Meetings of the board are held on the second Tuesday of the month at the Town office and special meetings are scheduled when necessary.

A clerk and treasurer are elected annually by residents at Town Meeting. These are part time salaried positions.



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The Tax Collector is elected annually and is compensated by a percentage of the delinquent taxes collected. Three auditors and listers are elected by the voters for three year, alternating terms and they are paid on an hourly basis.

The Selectboard hire the road crew. One of the crew is appointed to perform "foreman" responsibilities on an annual basis.

The Selectboard appoints the five members of the Planning Commission for rotating terms. The Board appoints a representative to the Rutland Regional Planning Commission, the Rutland Regional Transportation Council, the Rutland County Solid Waste District, and an Animal Control Officer. An attorney for the Town is retained on an hourly basis. The Board recommends the Town's Health Officer to the State Board of Health for appointment.

The Board of Civil Authority, comprised of the select persons, justices of the peace, and Town clerk, resolve tax appeals made to the listers and deal with voter registration, election procedure, and counting of votes.

### 8. Town Administration: Policy

The Mount Holly Selectboard operates the Town as efficiently and cost consciously as possible because of budgetary restraints.

The Selectboard has established a capital funding program for all replacement of Town equipment and other major expenses.

Continued volunteer participation in Town government will be encouraged.

The Town is to promote and support a continued planning process. This planning process is to include continued development and maintenance of this plan, to work with adjoining municipalities and their planning process, and to work with the Regional Planning Commission and their planning process.

### 9. Transportation: Inventory

The main outlines of the present Town road system were established by the 1800s. Vermont Route 103 through Mount Holly was a gravel road in 1925, being paved in 1930. Between 1954 and 1966, 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.

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Sections of Vermont Route 140 were paved as local roadway between 1948 and 1953, and were brought into the state system in 1967.

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 Railway.

The Vermont Transit Company bus line presently provides daily service to Boston, Albany, and Montreal. It stops in Ludlow and connections can be made to all major cities. Air service is available from Rutland State airport, and the Green Mountain Railroad has tracks running alongside of Route 103 through Mount Holly currently carrying freight only. Amtrak passenger service is available at Bellows Falls, White River Junction, Rutland and Whitehall, N.Y. Public transportation for people without cars does not exist in Mount Holly.

In a rural community such as Mount Holly, the most important component of the transportation network by far is the highway system. Not only does it provide for auto access to all parts of the Town, for commuting to jobs, but it also provides access for school buses and emergency vehicles. [Use of town roads by bicycles includes organized tour groups, as well as recreational use by local citizens.] There are four classes of town highways:

1. Class 1 town highways are those which form an extension of a state highway route and carry a state highway route number. There are none in Mount Holly.
2. Class 2 town highways are those selected as the most important highways in each town; Mount Holly has 10.6 miles.

<u>Town Highway Name</u>	<u>Limits</u>
Tarbellville Road	Tarbellville Rd. at VT.155 to-
Belmont Road	the Shrewsbury town line.
Hortonville Road	
Healdville Road	TH 1 at Belmont to VT.103 at Healdville.

3. Class 3 town highways are all other traveled town highways with the minimum standards of being negotiable under normal conditions 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 46.7 miles.
4. Class 4 town highways are all other town highways including trails and pent roads.

## Mount Holly Town Plan

The Selectboard determines which town highways are Class 4; Mount Holly has 12.45 miles of these highways.

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

The estimated 1991 Average Daily Traffic and Design Hour Volume prepared by the Vermont Agency of Transportation show that none of the volumes of traffic on existing Town highways exceeds suggested levels of service and are well below design capacity. It does not appear that any Town Road will experience over loading problems in the near future.

Estimations by the Vermont Agency of Transportation of accidents on Town highways shows very few accidents with no particular concentration in any area. There seems to be, however, a concentration of accidents at the caution light on Vermont route 103. 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 which is located in Mount Holly.

Bridges: Every other year, the Vermont Agency of Transportation surveys the nine bridges on Town highways which exceed spans of twenty feet and determines necessary repairs. Bridge #65 on the Lushus Acres Road has been scheduled for repair by the State in the very near future. In the 1992 State survey, four bridges, numbers 61, 64, 65, and 66 were designated in need of work. These will be placed in the priority pool to be repaired by the State, although the Town will proceed with work deemed absolutely necessary.

Scenic roads: See below under Scenic Resources.

### 9. Transportation: Policy

To prevent deterioration of Town road infrastructure, (after schools, the Town's largest expense) they must be continually maintained at a reasonable cost through state funding and local tax revenue. Class 3 gravel roads should be posted for maximum speeds of 35 mph for the safety of the public and to preserve the integrity of the roads. The Town should not encourage the upgrading of Class 3 roads to Class 2 designation. Class 4 roads are not currently maintained by the Town but are considered to be an asset as they do provide access to remote areas for the public while not requiring any expense by the Town.

Mount Holly has adopted town road specifications which comply with state regulations. Existing Town Subdivision Regulations allow the Planning Commission to address proper roadway design for subdivisions. The primary consideration in providing access to roads is to insure adequate sight distance, scenic values and proper construction.

## Mount Holly Town Plan

It is a proper goal of the Town to work toward the establishment of adequate public transportation for citizens unable to drive whether by bus or van (such as Marble Valley Regional Transit) or train to neighboring communities on a regularly scheduled basis.

A limited access highway through Mount Holly would be incompatible with the unity of the community. The Mount Holly citizens want the same access to all parts of Town that currently exists whether by vehicle or other means.

Maintaining access in accordance with Act 250 Permit number 2SO351-7A-EB for citizens, over the Okemo Mountain Road to the summit of Okemo Mountain, is encouraged. This permit limits closure of the road to the public.

When traffic demand requires widening of Town roads, adequate shoulders should be built for increased safety.

The Planning Commission recommends that the State undertake a study and, if borne out by a study, improvement of Vermont route 103 in the vicinity of the caution light.

### 10. Solid Waste: Inventory

Mount Holly is (by statute) responsible for disposal of its solid waste. Historically, this has occurred at its "dump". This was initially acceptable, however new state policies made closure of the dump necessary. The site of the capped landfill became the Town Transfer Station. Solid waste is brought to the Town Transfer Station by residents sorted, and non-recyclable material disposed of.

In 1979, the Town joined the Rutland County Solid Waste District (RCSWD) to mutually address the solid waste problems of member towns. In 1989, Mount Holly and eight other towns voted to leave the District. This was finalized on December 10, 1990. Solid waste is presently being voluntarily sorted for recycling and then removed by a private hauler.

Mount Holly has made and should continue to support a commitment to recycle as a means of reducing its solid waste, and to levy user fees so that the waste generator pays the true disposal cost of the waste. Recycling is encouraged by offering free disposal of all recyclables. Recyclables must be removed and separated from the waste at the Transfer Station. Additional land has been purchased adjacent to the current transfer site and a building constructed for a recycling center.

### 10. Solid Waste: Policy

The Town of Mount Holly recognizes its duty to its citizens, to responsibly dispose of its solid

## Mount Holly Town Plan

waste. It will do so with similarly minded cooperating towns. Participation in any potential solution of the solid waste disposal problem will be at the Town's discretion.

The Town of Mount Holly has accepted a role for conscious solid waste disposal. This not only entails programs of "dedicated recycling", intermediate processing, and economically and environmentally sound land-filling, but also waste reduction by recycling. The municipal solid waste, construction, demolition waste, and hazardous waste collection will be handled as an integrated process. It has been and should be the policy of Mount Holly to work with other towns to solve this problem.

### 11. Sewage Disposal: Inventory

There is no public sewage disposal system in the Town of Mount Holly. All sewage is disposed "on site". There is currently no control or regulation on the construction and location of sewage disposal facilities unless the development is covered by State permit or the Town of Mount Holly Subdivision Regulations. Failed systems can only be shut down when a violation of State health laws is reported and the Town's health officer takes enforcement action.

Because of Mount Holly's hydro-geology with minimal distance to bedrock and impervious soils, failed sewage disposal systems pose a substantial threat of groundwater contamination.

### 11. Sewage Disposal: Policy

The Town of Mount Holly, in order to assure the safety and health of its citizens, should adopt and enforce the necessary septic regulations so that every property owner can continue to access pure water from the ground without fear of contamination by others. Without necessary regulations, the Town will rely on the State of Vermont laws and standards to regulate sewage disposal.

### 12. Building Registrations: Inventory

Building registrations are required to commence construction in the Town of Mount Holly. The purpose of the form is to allow Town officials to evaluate the effects of construction on education, recreation, power transmission lines, water supply, sewage and refuse disposal, storm drainage and other similar facilities.

### 12. Building Registrations: Policy

The Town of Mount Holly, in order to assure orderly growth and prevent negative impacts by any construction, is to enforce the requirements of building registration process.

## Mount Holly Town Plan

### V. PHYSICAL FEATURES

#### 1. Ground Water Resources: Inventory

a. Aquifer Recharge Areas: A significant recharge area occurs on the summit of Hedgehog Hill. A seasonal pond and permanent wetland marks the location covering approximately an acre. This area provides water to numerous springs on the flanks of the hill in addition to providing the water to spring systems feeding the village of Belmont.

b. Well Heads and Water Systems: A spring fed water system supplies some houses in Belmont with water. All other houses in Town depend either on drilled wells or natural springs.

#### 1. Ground Water Resources: Policy

a. Aquifer Recharge Areas: Good water is available from numerous springs fed by these areas and is of great importance to the people dependent on it. Therefore development or alteration of this area should be prohibited.

b. Well Heads and Water Systems: Contamination or disruption of existing wells or springs must not occur. Depth to either bedrock or impervious soils (hardpan) is minimal in Mount Holly. Therefore subsurface water more readily moves laterally rather than downward. It is the policy that no new construction will disrupt existing water systems be they sources feeding single or multiple houses.

#### 2. Surface Water Resources: Inventory

a. Wetlands: Winslows' Flats Wetlands, this extensive area of wetlands, marsh, and alder swamp extends along the south side of Vermont 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). Winslow's Flats Wetland has been listed as excellent for food and cover of moderate use by nesting waterfowl and for various fur bearing animals. More recently, 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 here during construction of the railroad. Undoubtedly more fossils remain below the surface. See attached map.

b. 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

## Mount Holly Town Plan

the Mount Holly Flood Hazard Area maps.

c. 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.

d. Lakes: See above under Recreation.

### 2. Surface Water Resources: Policy

a. Wetlands: Class I Wetlands should be protected from development by maintaining an undisturbed buffer strip of naturally vegetated land around the wetland edge and by preventing runoff and direct discharges into wetlands. Wetlands classified as Class 2 should be protected by a fifty foot buffer strip as outlined in the Vermont Wetland Rules as amended from time to time.

b. Flood plains: All construction in these flood zones identified by the Town of Mount Holly Flood Hazard Regulations, as amended from time to time, must conform to those regulations.

c. Shorelines: Lakes, ponds, rivers, and streams should be protected to the greatest extent possible by maintaining or establishing, naturally vegetated buffer strips on their banks. Width of buffer strip should conform to the Vermont Wetland Rules, as outlined above under "Wetlands" as amended from time to time. Surface water should be protected from uses which would reduce the scenic appeal from their shorelines.

d. Lakes: See above under Recreation.

### 3. Wildlife Habitat: Inventory

#### a. Unique Flora and Fauna Habitats

1. Black Bear Habitat: The western slope of Okemo Mountain is of great importance to the black bear population in this area. The upper elevations support significant beech stands, which to judge by claw marks and other indicators, are, and have been of major importance to the bear locally. Lower elevations provide aquatic habitats with an abundance of early spring foods. The entire area provides a corridor connecting Green Mountain National Forest with important lands north of Route 103. Between Okemo State Forest and Green Mountain National Forest across Route 155, there is a connecting neck of private land critical to maintaining

## Mount Holly Town Plan

this corridor.

2. Deer Yards: Continued development in rural areas puts pressure on wildlife. Deer are adaptable during the summer months since food is abundant, water is easily obtained, and cover is not as critical as during the winter when all three of these factors must be in close proximity to each other. Winter cover is necessary in order to reduce heat loss and minimize energy expenditure. Good cover reduces the effect of wind chill, minimizes snow depth, along with providing nearby sources of food and water. One has only to look at the effect of deforestation of a century ago to see what happens to wildlife in general and the deer herd in particular when winter habitat disappears.

The Vermont Department of Fish and Wildlife has identified eight winter deer yard areas in Mount Holly. All of these are located in the west and northwest parts of Town with the exception of a single area north of Route 103 in the Healdville area. All are illustrated on a attached map.

### 3. Wildlife Habitat: Policy

#### a. Unique Flora and Fauna Habitat

1. Black Bear Habitat: Development within areas demonstrated to be Black bear habitat as critical habitat necessary for bear survival, should be discouraged and the areas protected and managed.

2. Deer Yards: Development within area demonstrated to be deer wintering areas should be protected from development and other uses that threaten the ability of this habitat to support deer. Commercial, residential and industrial development should not occur within deer wintering areas. Development should be permitted adjacent to deer wintering areas if it can be demonstrated that the integrity of the wintering area has been preserved.

### 4. Forest Lands: Inventory

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. Out of these totals, approximately 2,331.5 acres, or 9.1% of Mount Holly, is in Okemo State Forest and approximately 3100 acres, or 9.5% of Mount Holly, is in Green Mountain National Forest. In addition to these lands, there is 92.3 acres of land bordering Star Lake which is owned



## Mount Holly Town Plan

and managed by the Vermont Department of Fish and Wildlife.

### 4. Forest Lands: Policy

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 the wildlife and recreational uses as well. These sorts of uses should be encouraged by the Town.

It is the policy of the Town to encourage uses of the forests as described above and to discourage reducing land parcels to a size that makes them no longer economically or aesthetically useful for these purposes.

### 5. Open Lands: Inventory

Open lands are defined as all lands which are not forested and thus includes wet lands (see Surface Water Resources above: V.2a-c), agricultural lands, and other non-forested lands. Current agricultural use includes three producing dairy farms, one hog farm, and assorted livestock producers of beef cattle, sheep, and horses. Fields for hay are still maintained widely around Town, and some corn is still grown for livestock.

### 5. Open Lands: Policy

It is the policy of the Town to encourage continued agricultural use of existing agricultural lands and keep other open lands in that condition wherever possible. In this regard, the Current Use Value taxation program is to be encouraged.

### 6. Commercial and Industrial Lands Inventory:

#### a. Current commercial areas in Town include:

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 Museum. The following types of uses are permitted: general store, bed and breakfast, office space, and cottage industries.

2. the east side of Okemo Mountain associated with the Okemo Ski Area. The following types of uses are permitted: skiing and other forestry type uses.

3. Route 155 in East Wallingford Village from the Mount Holly-Wallingford town line on Route 155 to, and including, the Blue Spruce Inn. The triangle of

## Mount Holly Town Plan

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. The following types of uses are permitted: commercial garage, saw mill and wood working shop, retail shops, maple sugar production, bed and breakfast, motel and office space.

4. around the intersection of Turnpike Road and Hortonville Road approximately one quarter mile in each direction. Permitted uses include power substation, bed and breakfast, country inn, small retail businesses, self employed construction contractors.

b. In addition, while not located in a designated "area", Mount Holly also has:

1. various Bed and Breakfast facilities around Town.
2. various self employed construction contractors.

c. Commercial-Industrial areas currently include:

1. the south side of Route 103 from Healdville Road to and including the Wright Construction Company.
2. the north side of Route 103 from Deco Manufacturing to the area presently or formerly operated as Becketts Auto Repair. Permitted uses in sections V-6B (a) and (b) include lodging, restaurants, retail shops, repair services (including automotive and small engine), office space, and light industry.
3. 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. Permitted uses such as retail shops, light industry, bed and breakfast, motels, office space, municipal services, are included.
4. approximately one quarter mile north on the Sawyer Hill Road.
5. the immediate area around and associated with the Crowley Cheese Factory. Permitted uses include agriculturally related industry, office and retail space.
6. the immediate area of Garrow's Fabrication Shop on Old Turnpike Road. Permitted use is light industry.

## Mount Holly Town Plan

7. the immediate area of Johnson's Auto Body Repair Shop. Permitted use is repair services.

### 6. Commercial and Industrial Lands Policy:

It is the policy of the Town of Mount Holly to:

1. To provide a healthy climate for economic growth;
2. To strengthen the economic base by encouraging greater diversification of business enterprises;
3. To provide for continued economic growth centered about recreation activities, summer and winter;
4. To encourage economic activities which provide year-round income and employment;
5. To develop a more cohesive community through enlarging local residency opportunities for the year-round work force presently not residing in Town.

Nothing within the sections on commercial and industrial areas shall be construed to restrict agricultural or forestry related activities. It is the intention of this policy to promote commercial and industrial development in areas of the town that meet basic policy criteria of the Town Plan and any relevant State of Vermont policies. Any changes to Commercial and Industrial Land use must be presented to the Planning Commission for review and then presented to the Selectboard for approval. Any changes that the Selectboard approves will then be processed as an amendment to the Town Plan.

### 7. Residential Property: Inventory

Mount Holly sits astride the Green Mountain ridge, land formally glaciated and presently covered primarily with glacial till soils which are singularly unsuitable for usual septic system construction. Many slopes are steep, while soils are shallow to bedrock or impermeable soil layers. (See attached map)

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 which 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.

There are currently 780 properties with 839 housing units in Mount Holly. This is a growth rate of 20% over eight years, as compared to the growth rate of 1970-1980 (43%) and 1980-1990

## Mount Holly Town Plan

(32%). These percentages are deceiving, the actual rate of new properties has consistently been around twenty new properties a year since 1970. Of the 780 properties, 393 are full time residents and 387 are seasonal residents. The percentage of seasonal homes is increasing as compared to a 60 - 40 split in 1993. Of the properties in Mount Holly, 466 are properties of 6 acres or less land while 314 properties have more than 6 acres of land. This information comes from the local grand list and from the Rutland Regional Planning Commission.

Based on the 1993 Technical Report of the Rutland Region Housing Plan, Mount Holly has a need to increase low to moderate income housing. According to the statistics in this report, 68% (forty-four out of sixty-four) of the rental property and only 11 owned properties are considered affordable based on mean income. The statistics for Mount Holly are consistent with the statistics for all of Rutland County.

### 7. Residential Property: Policy

In order to keep land in as large blocks as possible to retain Mount Holly's rural character and "working landscape" appearance, grouped developments shall be encouraged. When land subdivisions occur, the subdivider should attempt to place houses in a small area grouped together while leaving the majority of the parcel undeveloped. This allows for retaining the rural appearance of the Town and continues to foster the agricultural and forestry uses of the land. Development of this nature would provide the land owner with the same number of housing units while leaving most of the land open for traditional uses.

As stated by the Department of Housing and Community Affairs, housing is a basic right, not just a commodity for speculation. Economic development and housing are linked together. It is difficult to attract business to an area if there is not adequate housing for employees. The need for affordable housing is determined if an individual or household pays more than 30% of its <sup>gross</sup> income in rent and utilities, or if a homeowner pays more than 30% of income in mortgage, taxes, and insurance. Concern for young people establishing a home, for those with lowest income and for the elderly who can no longer maintain a home are issues to be addressed. There is assistance available from Vermont's Department of Housing and Community Affairs.

It is the Town's policy to promote diversity of housing types for all citizens. This is to be accomplished by:

1. promoting preservation of the existing housing stock
2. assist citizens with information on agencies that provide loans for development of affordable housing
3. allowing the conversion of single family homes into multi-family homes
4. encourage housing development where suitable.

## Mount Holly Town Plan

It is recommended that a program be developed to address the present and future needs of low and moderate income persons as identified by the Regional Planning Commission.

### 8. Energy: Inventory

Mount Holly is crossed by two high voltage transmission lines, one of 115kv and one of 345kv. The 115kv line is serviced by a substation of 2.5 megawatts. The heating of residences is probably the single largest use of energy. Homes are heated by electricity, oil, coal, propane gas, and wood. A few homes make use of solar and wind energy to supplement other energy forms.

### 8. Energy: Policy

Energy efficient construction should be encouraged whenever possible on the Town. The following item was duly warned and adopted at the 1992 Mount Holly Town Meeting: "To see if the Town of Mount Holly will advise their state legislators to send the following message to Vermont Senators, Congressman, and to the President of the United States, "that we urge the creation of a national energy policy that would shift our dependence on fossil and nuclear fuels to energy efficiency conservation and renewable energy sources."

### 9. Scenic Resources: Inventory

a. Scenic Roads: Perhaps nothing typifies New England and Vermont more than tree lined gravel roads backed by stone walls. Where the road provides vistas of adjacent farm land and buildings and distant mountains with their patchwork of agricultural and forest land, the views take on special significance. Maple Hill Road (TH 22) is one such road.

b. Scenic Ridge Lines: Views of hills and mountains either forested or in agricultural use are an important aesthetic resource for Mount Holly. A skyline of buildings is out of character with the Vermont most people know. Early Vermonters built below ridge lines probably in part to avoid the buffeting of winter winds, but that created the vistas we value today. The most obvious exception of a ridge line building in Town today is the fire tower on Okemo Mountain.

### 9. Scenic Resources: Policy

a. Scenic Roads: Maple Hill Road (TH 22) from Belmont to Rt. 155 is designated a Scenic Road by town policy and designation under the provisions of Vermont's Scenic Road regulations should be pursued. The present graveled section of road should be maintained with maple trees along the roadside which, along with the stone walls, should be preserved and/or replaced as necessary. Removal of dead trees and/or replacement

## Mount Holly Town Plan

work of trees shall be done by the Town.

The Town may want to consider adding sections of the following roads to the list as well as others.

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

b. Scenic Ridge Lines: New construction in Town should be encouraged to occur below tree lines on ridges. Houses or other buildings should be constructed in such a location that they do not project above the tree line on which they are located. This is important for aesthetic considerations as well as for energy conservation measures. The fire tower on Okemo is an exception. The tower has historical significance and the State Department of Forest and Parks is urged to maintain and repair the tower as necessary. If the placement of communications towers in Mount Holly becomes necessary, their construction should disturb the aesthetic value of any ridge lines as little as possible. Under the provisions of Vermont's Telecommunications Law (H.616), Mount Holly should propose zoning specific to telecommunications towers.

### 10. Geologic and Mineral Resources: Inventory

The primary known mineral resources in Town are sands, gravels, and some clays left by the retreat of the glaciers. The sands and gravels are especially obvious along parts of Route 103, adjacent to Route 155, and in a few other isolated locations where they have generally been removed for construction purposes in the past. 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 economically worth removal.

### 10. Geologic and Mineral Resources: Policy

Sands and gravels will continue to be used as they have in the past, primarily for road projects and construction in Town.

The extraction process should be carried on in a manner which will minimize erosion siltation or

## Mount Holly Town Plan

pollution of surface or ground water supplies. Extracted areas should be properly reclaimed. Radioactive waste from uranium mining would present a significant health hazard to the people of Mount Holly along with major destruction of Okemo Mountain. No mining of uranium is to occur in Mount Holly.

### VI. PLANNING ISSUES

Recent events have occurred that may effect the Town of Mount Holly. The Vermont Legislature has passed four laws that are summarized here. Investigation is required to determine the applicability of these laws and the potential impact of our Town and residents.

Economic Advancement (Act 71) was recently passed. This law provides tax credits and exemptions for economic development activities. Some of the tax incentives include payroll tax credits, work force development tax credits, and small business investment tax credits. More information can be obtained by contacting the Vermont Economic Progress Council, National Life Building, Drawer 20, Montpelier, VT. 05620-0501; 802-828-5256; [cdelia@gate.dca.state.vt.us](mailto:cdelia@gate.dca.state.vt.us); [www.access-vermont.com](http://www.access-vermont.com)

Telecommunications Bill (H.616). This law provides municipalities with some tools to deal more pro-actively with new tower proposals. Basically this law enables municipalities to regulate construction, alteration, development, decommissioning, and dismantling of towers. More information can be obtained by contacting your local Planning Commission, the Rutland Regional Planning Commission, or the Internet, [www.access-vermont.com](http://www.access-vermont.com)

Down Town Development and Rehabilitation Bill (H.278). Basically this law provides appropriations of funds, tax credits, and priority for other considerations to a defined district that meets strict criteria. More information can be obtained by contacting your local Planning Commission, the Rutland Regional Planning Commission, or the Internet, [www.access-vermont.com](http://www.access-vermont.com)

"Bianchi" Bill (S.232). From the Town's perspective, this law places requirements on the Town for recording of municipal permits and such. From the individual's perspective, this law defines the responsibility of the owner and previous owner of property in violation of any state of local permits. More information can be obtained by contacting your local Planning Commission, the Rutland Regional Planning Commission, or the Internet, [www.access-vermont.com](http://www.access-vermont.com)

### VII. CONCLUSION

This revised Town Plan gives a sense of the history of Mount Holly and indicates where we are today. Information has been gathered from many sources including U.S. Census figures 1990,

## Mount Holly Town Plan

various agencies of the State of Vermont, the Rutland Regional Planning Commission, *Mount Holly's Financial Capacity to Accommodate Growth* prepared by Ad Hoc Advocates, February and April 1991, Carroll Tarbell's *History of Mount Holly, Vermont 1987*, the Community Attitude Survey completed in 1990, and the re-adopted Town Plans of August 1991 and May 1993.

In a rural town such as Mount Holly, as population increases and development occurs, financial resources remain limited. It is important to have active, volunteer participation in every aspect of the Town's functions and activities. These efforts facilitate the management of Town and school affairs, provide a unifying force in the community and ensure that Mount Holly continues to be a town of which everyone can be proud.

### VIII. HISTORY OF PLANNING in Mount Holly.

The Town first enacted a Town Plan in the late 1960's.

The Town first enacted Flood Hazard Regulations on 1987.

The Town enacted Subdivision Regulations in 1973, revised in 1998.

The Town voted on the adoption of Zoning in 1994, but it was turned down .



# Current Land Use

# MT HOLLY, VERMONT



## SOURCES

Vermont Geographic Information System  
 Landsat Thematic Mapper Imagery, 1991  
 Mt. Holly Parcel Maps, 1992, 15000  
 Vermont Orthophotographs, 1974-75, 15000

This land use information was interpreted from satellite imagery, with a resolution of 30 meters, or roughly 1/4 acre. The image was captured in May, 1991.

The map is to be used for planning purposes only, as land use features do not necessarily overlay the correct parcel.

## LEGEND

- Town Boundary
- Parcel Boundary
- Road Right-of-Way
- Electric Transmission Lines
- Railroad Right of Way
- Hardwood Forest
- Softwood Forest
- Open Land
- Seasonal Wet Areas



A large color copy of this map is available for inspection at the Mt. Holly Town Hall.

SCALE 1:54,000 1 inch = 4,500 feet



# Septic Suitability

# MT HOLLY, VERMONT



## SOURCES

Vermont Geographic Information System  
 USDA Soil Conservation Service, 1:20,000  
 Mt. Holly Parcel Maps, 1992, 1:50,000  
 Vermont Orthophotographs, 1974-75, 1:50,000

The septic system design classes shown on this map have been developed by the Soil Conservation Service to indicate corrective measures needed in order to install septic systems on soils that are "severely" rated for septic system absorption fields. This map is intended for planning purposes only and is not intended to replace or supersede an on-site soil investigation.

## LEGEND

- Town Boundary
- Electric Transmission Lines
- Railroad Right-of-Way
- Road Right-of-Way
- Steady and gravelly soils or soils with variable permeability - May take conventional systems with soil replacement or mound systems
- Soils with high water table or shallow bedrock or soils with seasonally high water tables - May take standard or bedrock mound systems; on-site monitoring required to establish reliability
- Soils generally unacceptable for septic systems - May contain areas suitable for septic systems
- National Forest soils - not rated

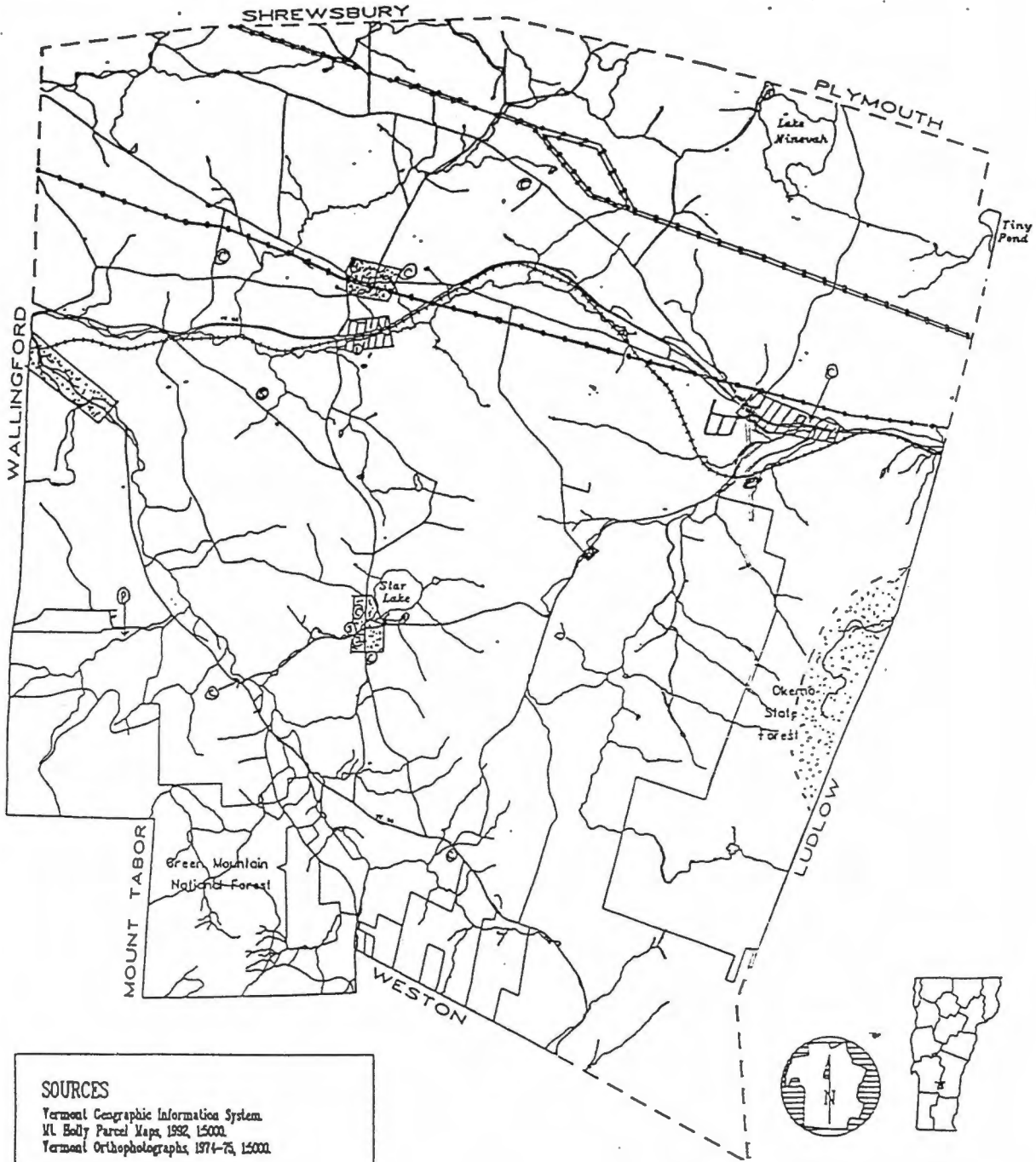
A large color copy of this map is available for inspection at the Mt. Holly Town Hall.

SCALE 1:54,000 1 inch = 4,500 feet



# Base Map

# MT HOLLY, VERMONT



**SOURCES**  
 Vermont Geographic Information System  
 Mt Holly Parcel Maps, 1992, 15000  
 Vermont Orthophotographs, 1974-75, 15000

**LEGEND**

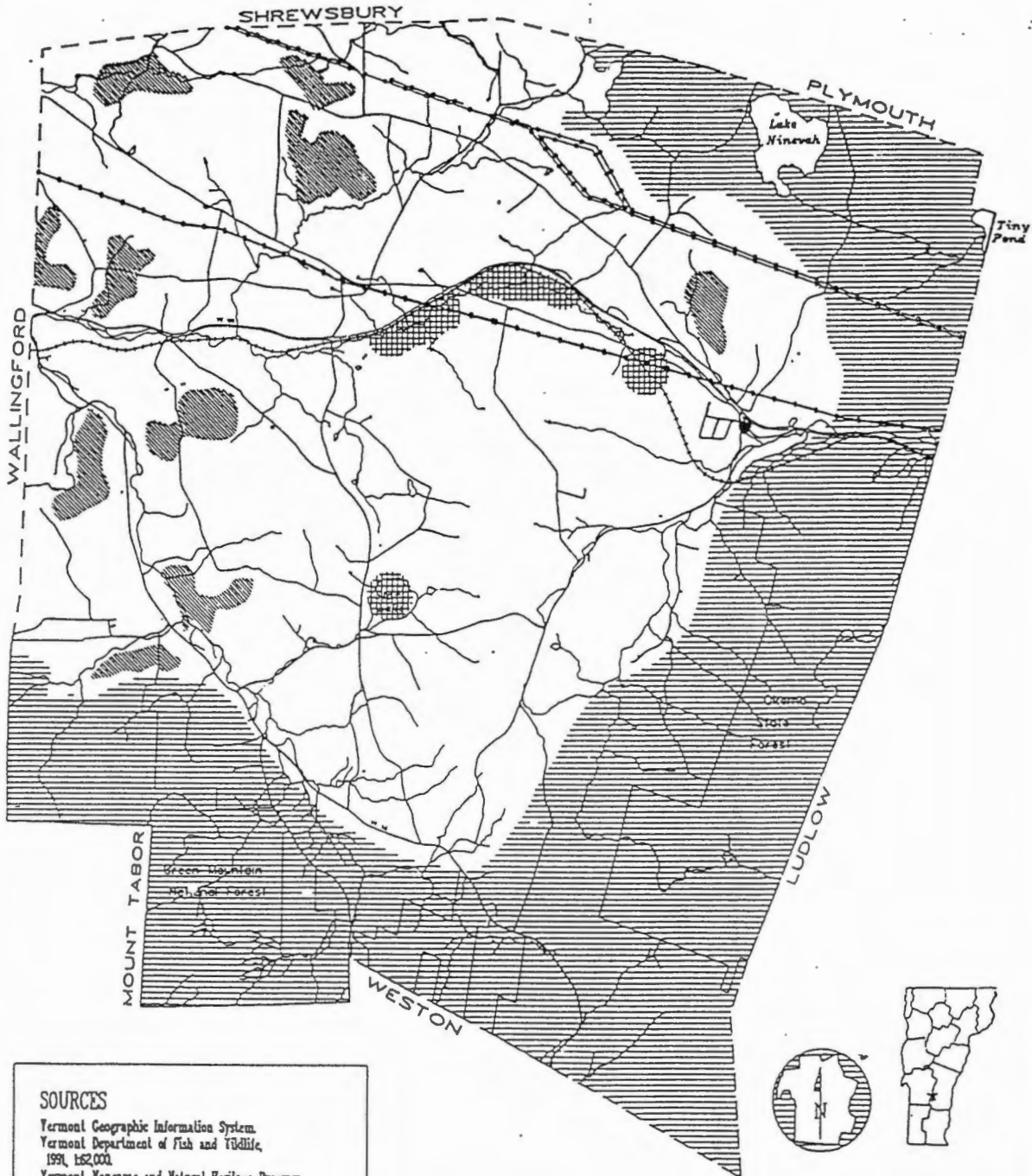
- Town Boundary
- Parcel Boundary
- Road Right-of-Way
- Electric Transmission Lines
- Railroad Right of Way
- Commercial/Industrial
- Commercial
- MOUNT HOLLY SCHOOL
- LIBRARY & COMMUNITY CENTER
- HISTORICAL MUSEUM
- ELECTRICAL SUBSTATION
- RECYCLING CENTER
- Public Access Area
- Public Parking
- Cemetery

SCALE 154,000 1 inch = 4,500 feet



# Wildlife Habitat

# MT HOLLY, VERMONT



## SOURCES

Vermont Geographic Information System.  
 Vermont Department of Fish and Wildlife,  
 1991, 1:62,000.  
 Vermont Nongame and Natural Heritage Program,  
 1:24,000.  
 Mt. Holly Parcel Maps, 1992, 1:5000.  
 Vermont Orthophotographs, 1974-75, 1:5000.

Bear production habitat support high densities of cub-producing females. Generally contiguous and remote forestland, these areas contain critical habitats necessary to bear survival.

This map does not represent a final inventory of critical resources because some may remain unknown/unmapped. Boundaries are approximate. Contact the regional Fish and Wildlife office for more information on exact boundaries.

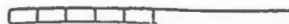
## LEGEND

- Town Boundary
- Parcel Boundary
- Road Right-of-Way
- Electric Transmission Lines
- Railroad Right of Way
- Deer Wintering Areas
- Bear Production Habitat
- Natural Heritage Sites

Rare plants and animals tracked by the Vermont Natural Heritage Program are native to the state and are considered rare for one or more reasons: they have particular habitat requirements, are on the edges of their ranges and/or are vulnerable to disturbance or collection. Many of the species have 10 or less known sites. Natural communities are either rare habitat types in Vermont or are among the best examples in the state of a common community type.

A large color copy of this map is available for inspection at the Mt. Holly Town Hall.

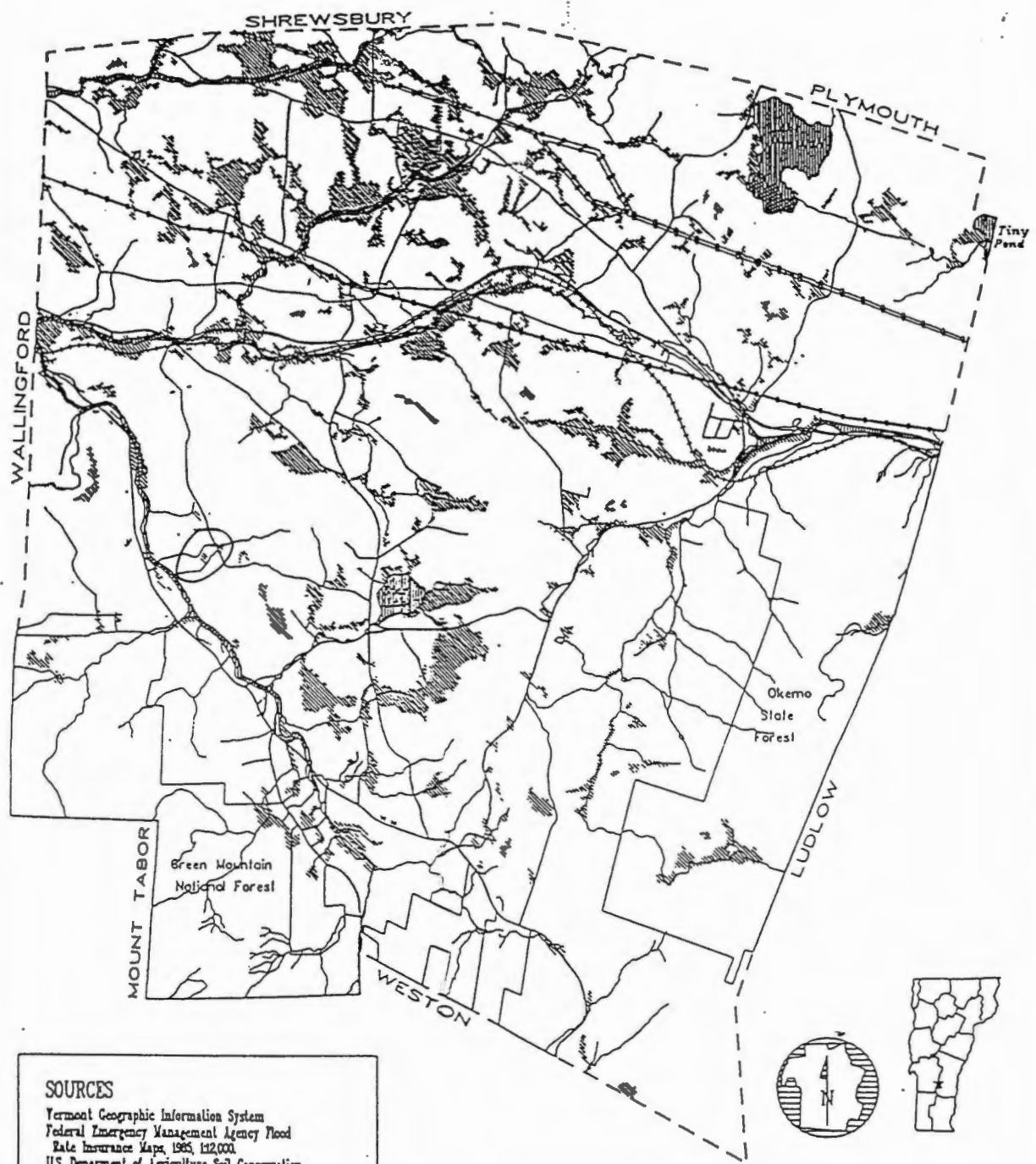
SCALE 1:54,000 1 inch = 4,500 feet



GTS

# Floodplains and Wet Soils

# MT HOLLY, VERMONT



### SOURCES

Vermont Geographic Information System  
 Federal Emergency Management Agency Flood  
 Rate Insurance Maps, 1965, 1:12,000  
 U.S. Department of Agriculture Soil Conservation  
 Service, 1:20,000  
 Mt. Holly Parcel Maps, 1992, 1:5,000  
 Vermont Orthophotographs, 1974-75, 1:5,000

A hydric soil is defined by the Soil Conservation  
 Service as "a soil that is saturated, flooded, or  
 ponded long enough during the growing season to  
 develop anaerobic conditions in the upper part."  
 Please note that hydric soils are not the same  
 as Vermont's regulated wetlands. Hydric soils  
 are but one criteria used in defining wetlands.

For legal floodplain boundaries, refer to the FEMA  
 Flood Insurance Rate Maps.

### LEGEND

- Town Boundary
- Parcel Boundary
- Road Right-of-Way
- Electric Transmission Lines
- Railroad Right of Way
- 100 Year Floodplains
- Hydric Soils

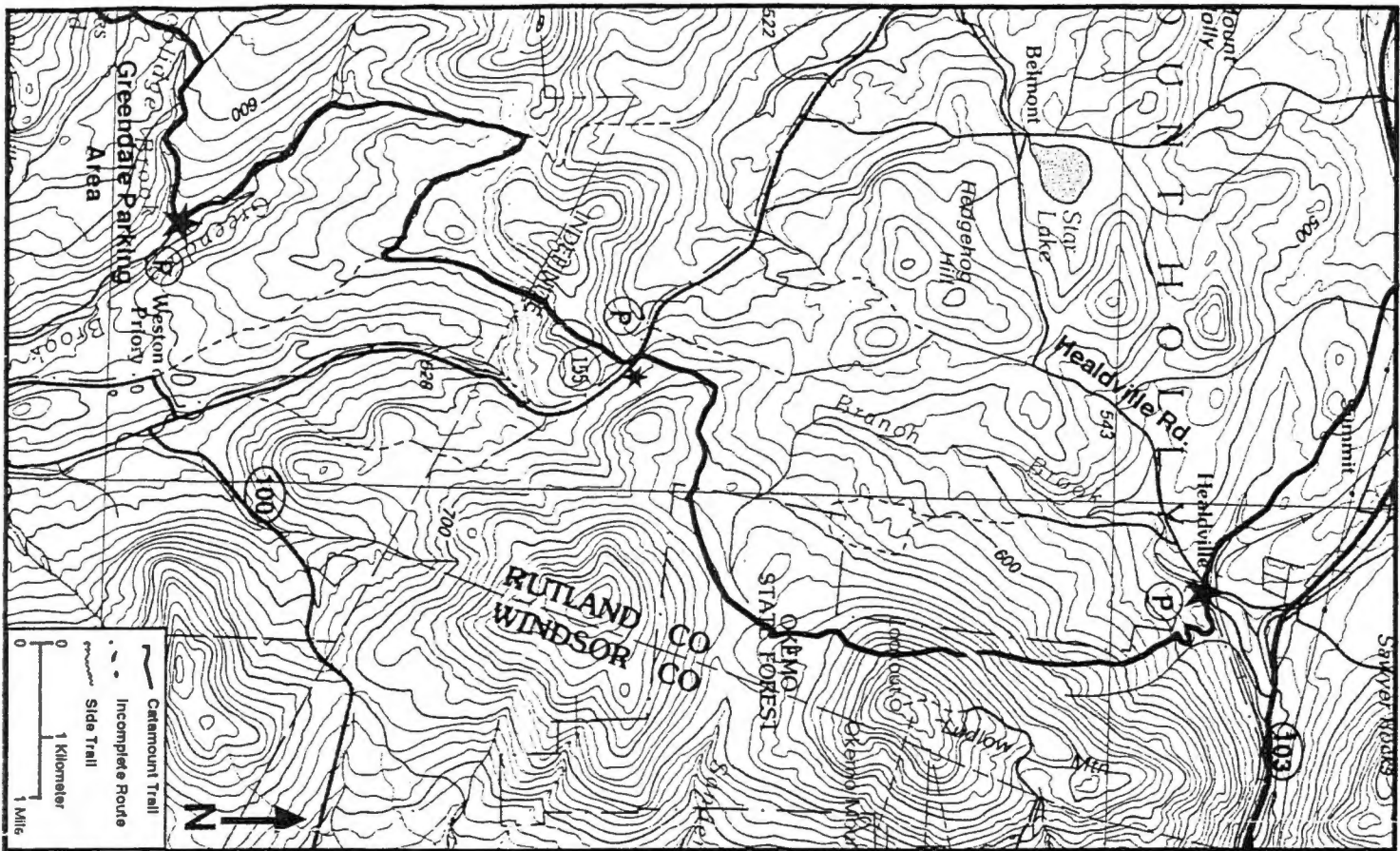


A large color copy of this map is available for  
 inspection at the Mt. Holly Town Hall.

SCALE 1:54,000 1 inch = 4,500 feet



Map H: Greendale Parking Area to Healdville



Map I: Healdville to Ninevah Four Corners

