

PUBLIC INFORMATIONAL WORKSHOP MUNICIPAL PLANNING GRANT

The Mount Holly MPG (Municipal Planning Grant) Working Group will be hosting a **Public Informational Workshop** on **Wednesday, May 24th at 5:30 pm** at the Community Center in Belmont Village.

The purpose of this workshop will be to present the results and findings of the recently completed 2022 Community Vision Survey, and lead a discussion on the issues, potential solutions and conceptual ideas which could improve our community. All residents, property and business owners are invited!

Community Center

Mount Holly Town Library
26 Maple Hill Road, Belmont, VT

May 24th

5:30pm-8:30pm

For more information, please visit:

www.mounthollyvt.org/planning-commission/municipal-planning-grant/

This project is funded by a Municipal Planning Grant awarded by the Vermont Department of Housing and Community Development

GET TO BE
SUNDAY
9-10
WORKSHOP
SERVICE
COFFEE
HOUR

Belmont Village Plan

Public Workshop - May 24, 2023

MAY 24TH, 2023

Welcome Everyone!

Thank you for joining us, and thank you to the **Belmont Community Center** for hosting us today!



Introduction

Michael Allen
Regrowth Planning

I am working with the Town of Mount Holly to develop a Plan for the Village of Belmont, documenting a long-term vision for the community.

Funded by a Municipal Planning Grant awarded by the Vermont Department of Housing and Community Development.



Working Group

- Jeff Chase
- Jon McCann
- Anna Hanson
- Russ Garrow
- Andy Bolalek
- Lisa Kelly
- Kevin Hollebeek
- David Martin
- Faith Tempest
- Jessica Metcalfe



VILLAGE CENTER DESIGNATION

Funded by a Municipal Planning Grant awarded by the Vermont Department of Housing and Community Development.



Purpose

My role is to help lead a community discussion about potential improvements in and around the village, discuss alternatives, and document what the community decides they would like to do.

The Plan will help identify needs and assist the town with getting grants for future improvements.

Schedule



WELCOME

Mount Holly

Mount Holly is a town in Rutland County, Vermont, with a population of 1,385 (2020 census). Our town has a total area of 49.6 square miles, of which 0.4 square miles is water. We are known for our long-lasting snow, and for Okemo Mountain, which straddles Mount Holly and our nearby neighbor to the east, Ludlow. There are four hamlets in Mount Holly, of which one is Belmont, a designated Village Center. We are a small town with deep roots in community.

Town Office

The Town Office is open to the public Monday-Thursday, 8:30 am - 4 pm, and the Town Clerk keeps the same hours. The Town Treasurer, Select Board Clerk, and Administrative Officer also keep public hours for assisting the public; specific hours are below.

50 School Street
PO Box 248
Mount Holly, Vermont 05758
M-Th 8:30 AM-4:00 PM
Closed Fridays
(802) 259-2391
www.mounthollyvt.org

Town Clerk

Carol A Garrow-Woolley
mthollyvt@yahoo.com
Mondays - Thursdays, 8:30 am - 4 pm

Town Treasurer

Elizabeth Karle
treasurermthollyvt@gmail.com
Mondays 10 am -3 pm; Wednesdays 10 am -4 pm

Select Board Clerk

Caitlin Boyle
mounthollyselectboard@gmail.com
Mondays 10 am - 1 pm

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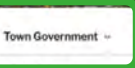
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WELCOM



- Select Board >
- Town Ordinances
- Conservation Commission >
- Planning Commission >**
- Town Plan
- Subdivision Regulations
- Planning Commission Meeting Agendas
- Planning Commission Meeting Minutes
- Planning Commission Archived Minutes
- Flood Hazard and River Corridor Bylaw
- Municipal Planning Grant
- Natural Heritage Element Inventory and Assessment



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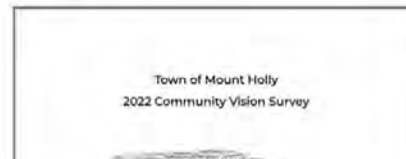
MUNICIPAL PLANNING GRANT

In 2021, the Town of Mount Holly applied for and received a Municipal Planning Grant from the State of Vermont Agency of Commerce and Community Development. The Select Board contracted with Community Roots, LLC, led by Melissa Levy, to identify and understand community concerns related to housing, economic development, and public infrastructure.

A number of community members have volunteered to help guide the project and are chipping in to help keep costs down. Jeff Chase is the Municipal Authorizing Official for the Select Board. Jon McCarrn, the Chair of the Planning Commission, is helping with administration. Deeply engaged local citizens Andy Bolalek, Russ Garrow, Anna Hanson, Kevin Hollebeek, Lisa Kelley, David Martin, Jessica Metcalfe, and Faith Tempest have volunteered to share their expertise and help guide the project.

The first task was to engage the community to help steer the grant objectives. A survey was conducted from November 1-30, 2022, via an online survey and a hard copy print survey. The online survey was hosted by Google Forms and linked from the Town website. The link to the survey was additionally distributed on the Newsflash email list each week, and a QR code was published in the November edition of the Chit Chat. Individuals shared the link in various other local community forums and on Facebook. Hardcopies were available for pickup and return at both the Town Office and the Town Library.

The response from you, the community, has been overwhelming! We received 172 responses, which is nearly 20% of the adult population. For comparison, many surveys are lucky if they get a 10% response rate. This is clear evidence of how deeply we care about our community.



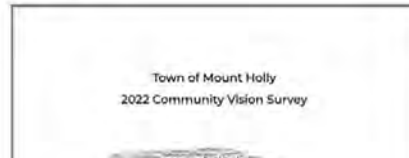
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Will Post Here:

Survey Results

Project updates

Copy of this presentation

Video of meeting

Information also provided

on meeting handout



Today's Meeting:

Community Survey Takeaways

Review of Preliminary Ideas

Discussion Period



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Community Survey Takeaways

Review of Preliminary Ideas

Discussion Period

Wanted to get your feedback on some initial ideas.

Survey Summary

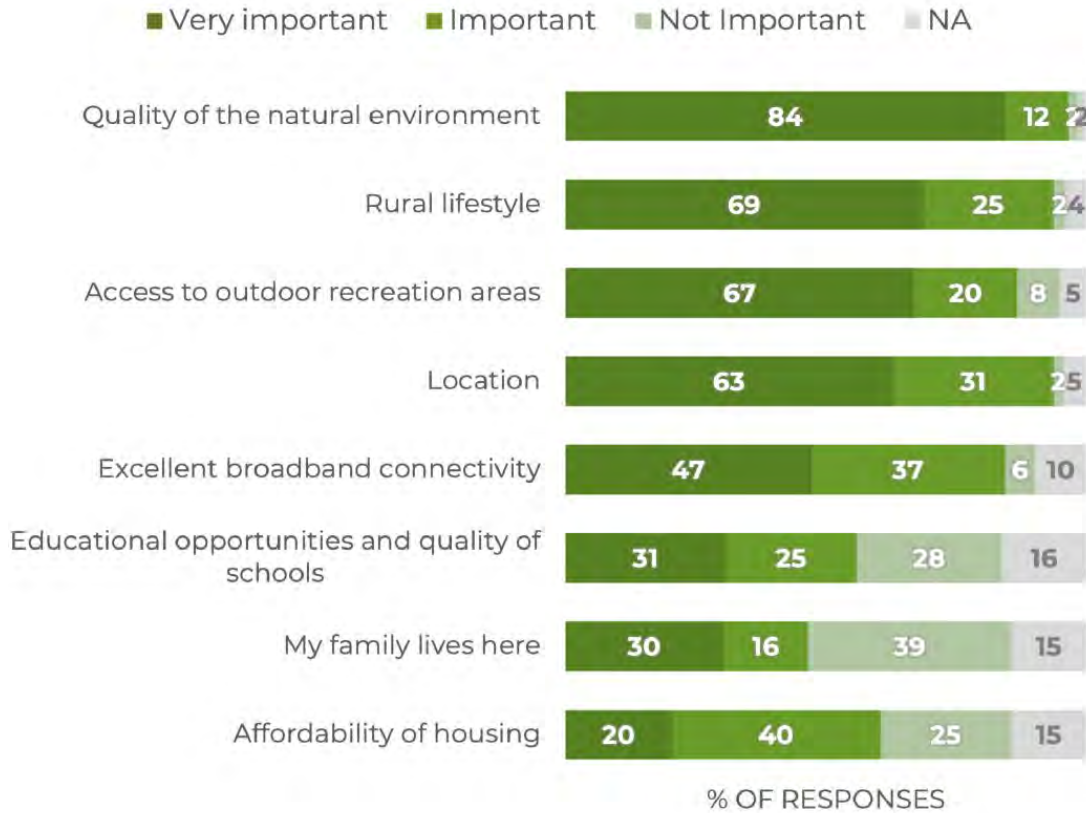
Goals:

- Identify concerns related to housing, public infrastructure, barriers to economic development, and other community issues;
- Identify funding sources that do not rely on taxation

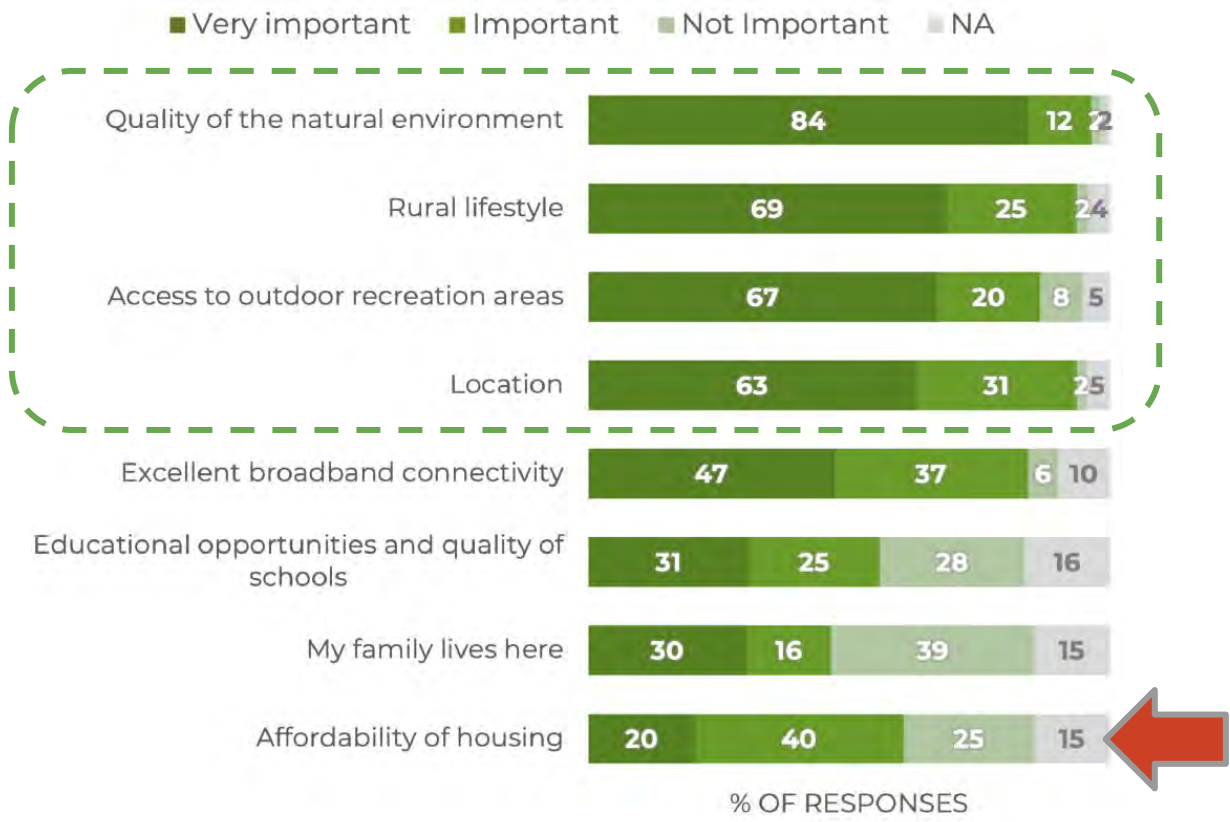
Conducted November 1st - 30th, 2022

172 Responses (150 online, 22 hardcopy)

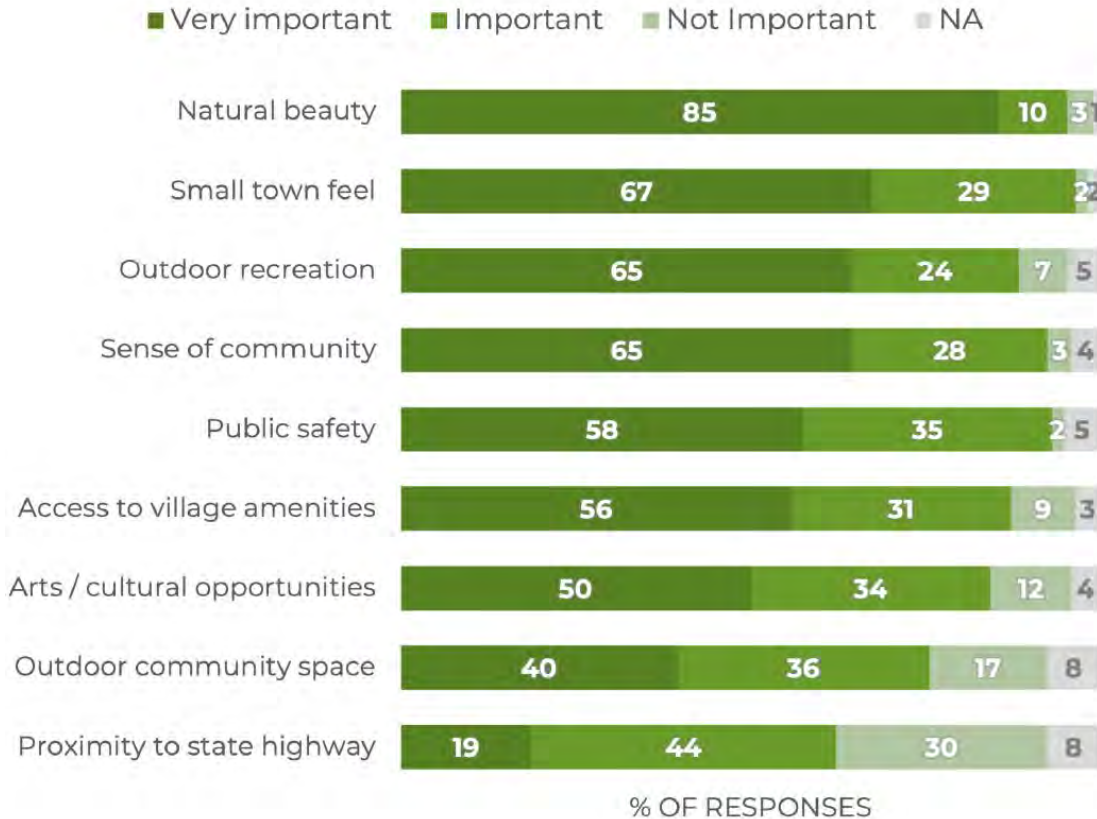
7. How important are the following to you as to why you live in Mount Holly?



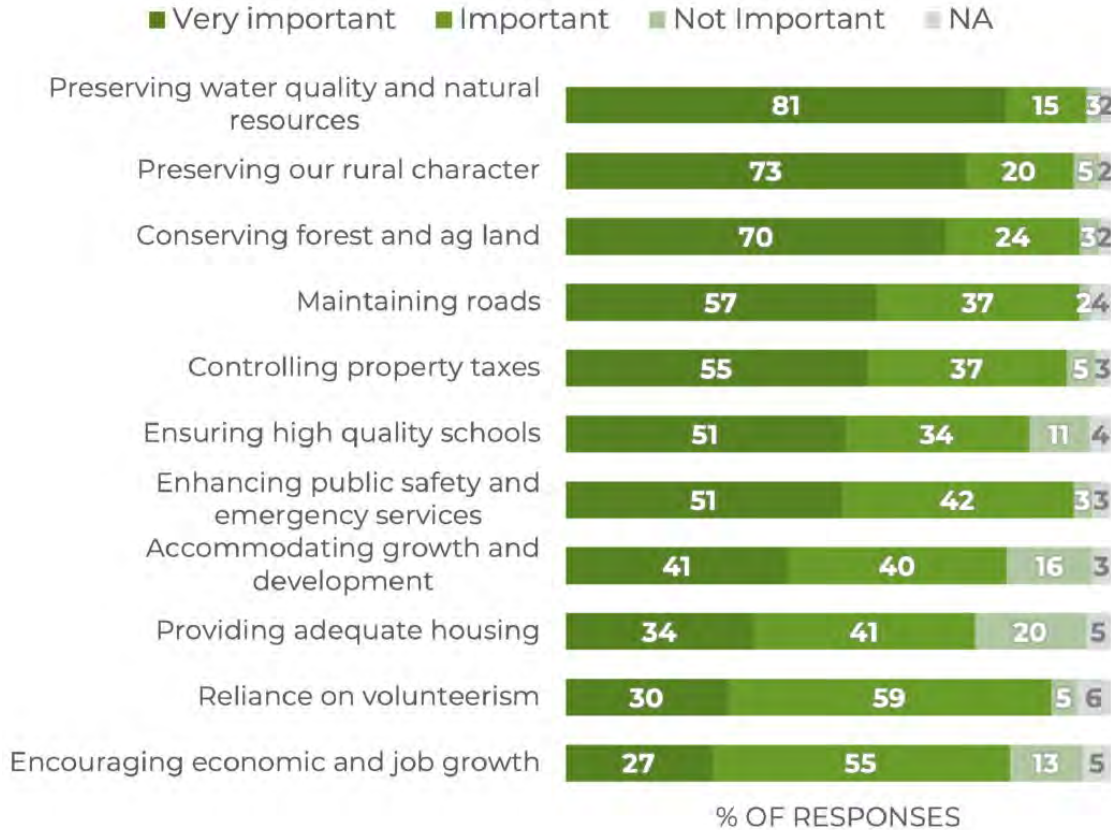
7. How important are the following to you as to why you live in Mount Holly?

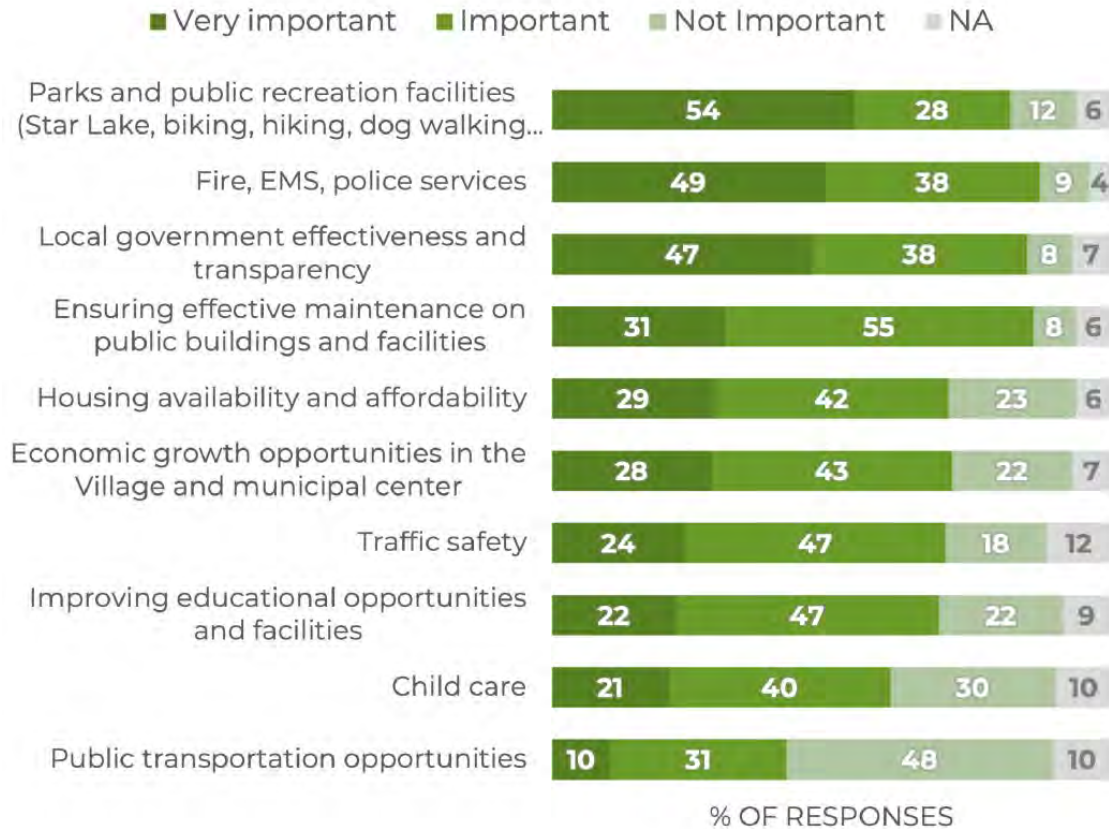


8. How important are the following to your rural Mount Holly lifestyle?



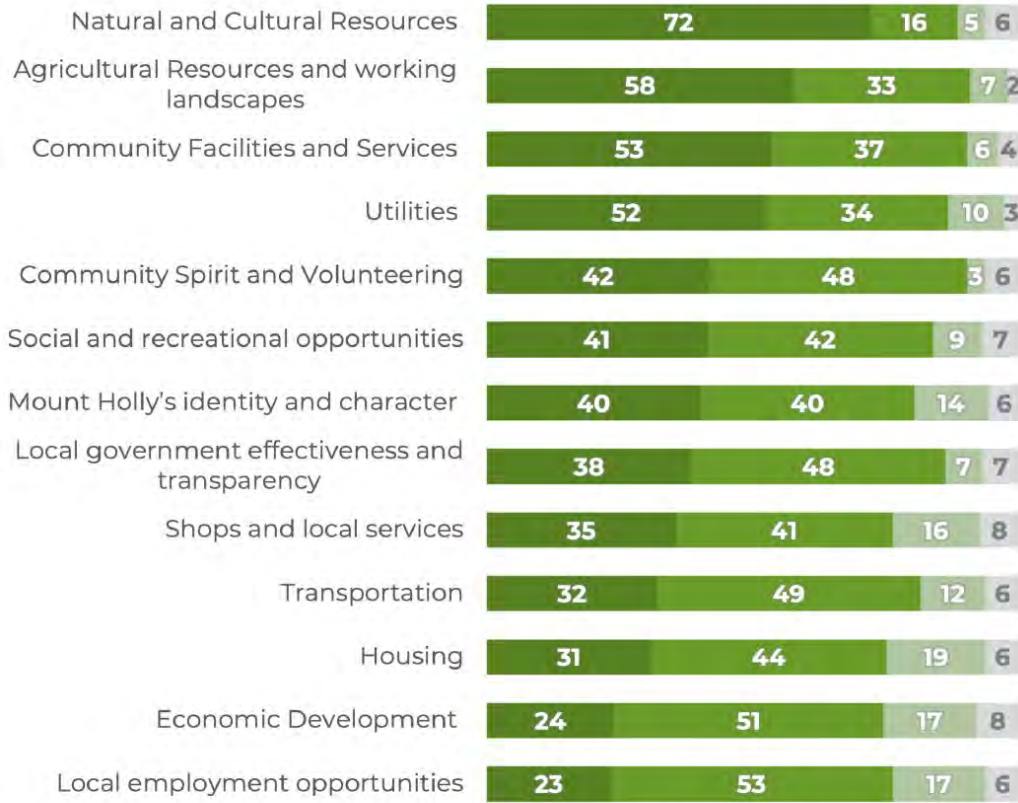
9. How do you rate the importance of these challenges facing Mount Holly over the next 5-10 years?





10. Which of these topics do you feel needs immediate attention in the Town within the next 2-3 years?

■ Very important
 ■ Important
 ■ Not Important
 ■ NA



% OF RESPONSES

11. How do you rate the importance of investment or enhancement in the following over the next 5-10 years?

Survey Summary

This survey inquired about people's thoughts town-wide, and was not specific to the Village of Belmont.

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However, many questions provided write-in options where people could add additional thoughts.

This is where new suggestions were added and where people often provided recommendations for the Village.

Comments

“Increased sense of community around a series of events.”

“More affordable homes for single people and seniors.”

“More business in Belmont.”

“Regulate short-term rentals.”

“Village-based development and walking access to town amenities.”

“Invest in town wastewater systems to enable more development in Belmont Village.”

“More long-term rental properties (perhaps farmhouse-type duplex units) in Belmont or hamlets.”

“Maintain vibrant town center in Belmont.”

“Walking trails.”

Survey Summary *(Including write-in responses)*

Maintain rural identity and character

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Maintain rural identity and character

Protect natural environment and water quality

Survey Summary *(Including write-in responses)*

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Local store and a few small, local businesses

Survey Summary *(Including write-in responses)*

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Water and sewer improvements for local business and the environment

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Maintain rural identity and character

Protect natural environment and water quality

Enhanced outdoor recreation

Better housing diversity and affordability for seniors and young renters

Local store and a few small, local businesses

Water and sewer improvements for local business and the environment

Strengthened community identity / cohesiveness

Preliminary Ideas



Septic Issues

- **Several properties in village have failing septic systems;**

Septic Issues

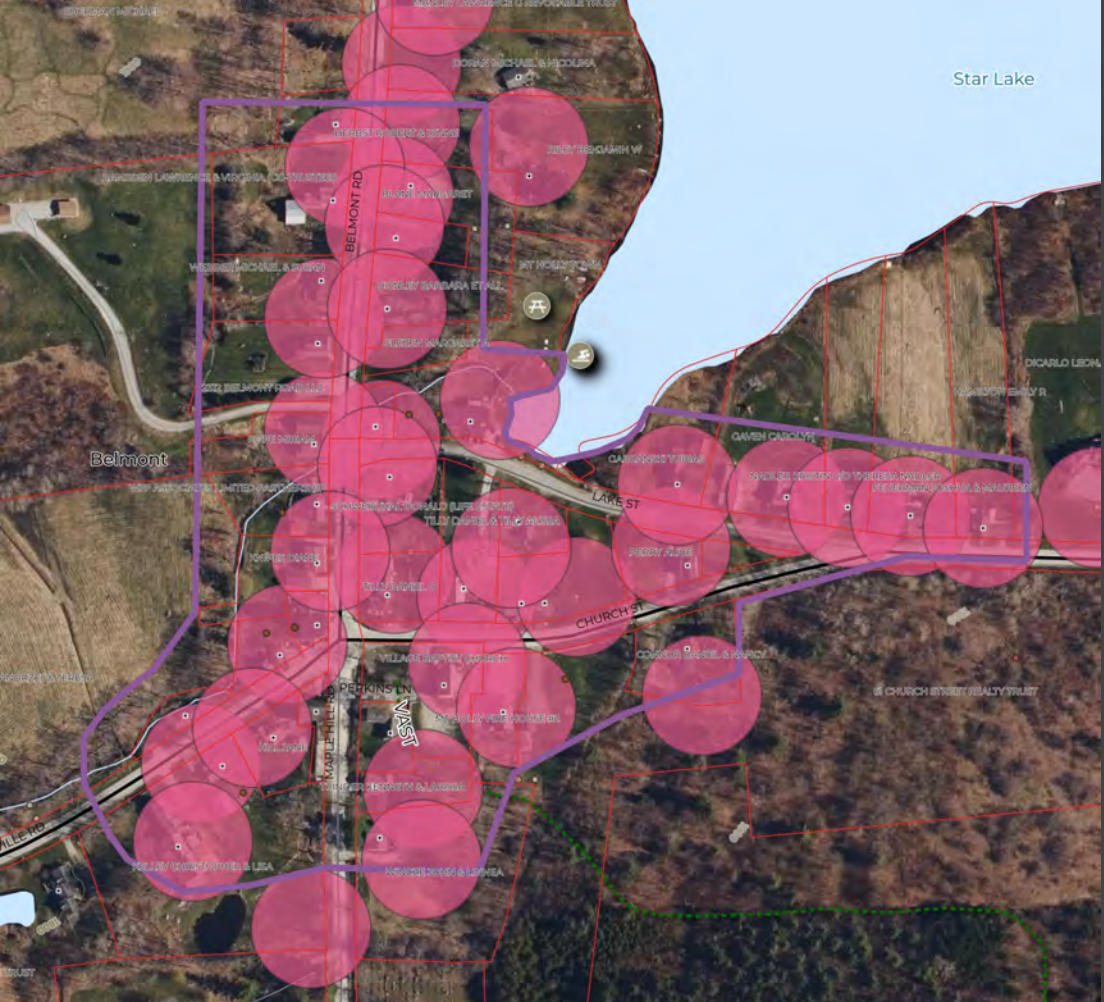
- Several properties in village have failing septic systems;
- **Additional properties are expected to fail in coming years;**

Septic Issues

- Several properties in village have failing septic systems;
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- **Potential contamination of local water supply and lake;**

Septic Issues

- Several properties in village have failing septic systems;
- Additional properties are expected to fail in coming years;
- Potential contamination of local water supply and lake;
- **Constraint on local business expansion.**



Star Lake

Belmont

Septic Issues

There is a lot of overlap of well supply isolation zones and on-site septic systems within the village.

Would prefer to find an alternate septic solution which would avoid this.

On-Site Residential

Can serve one property at a time



VS.

Municipal Treatment Plant

Can serve an entire municipality



On-Site Residential

Can serve one
property at a time



Community / Cluster

Can serve a selected
development area

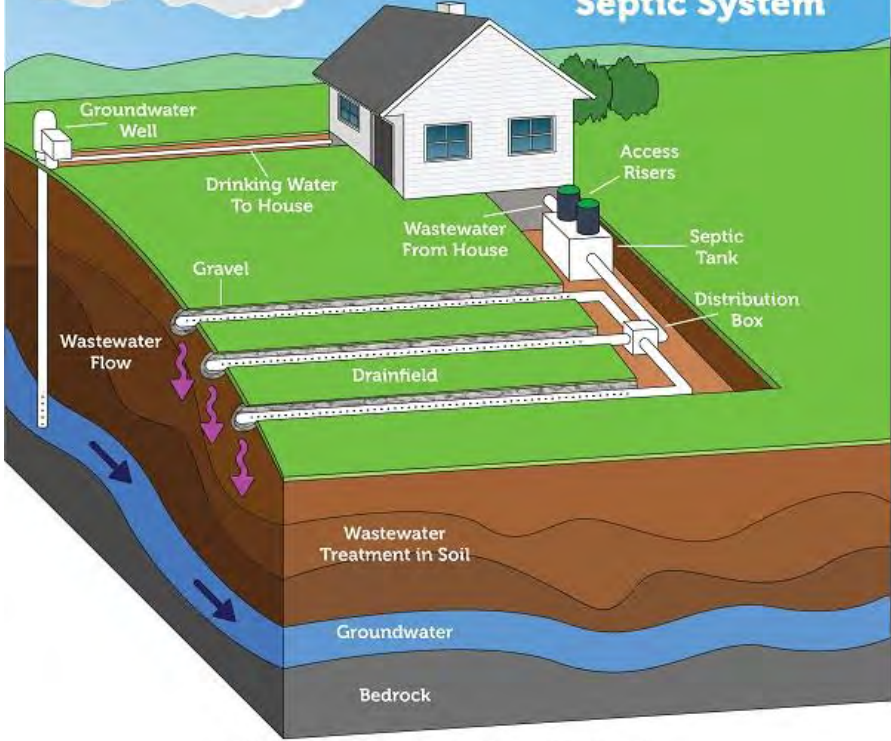


Municipal Treatment Plant

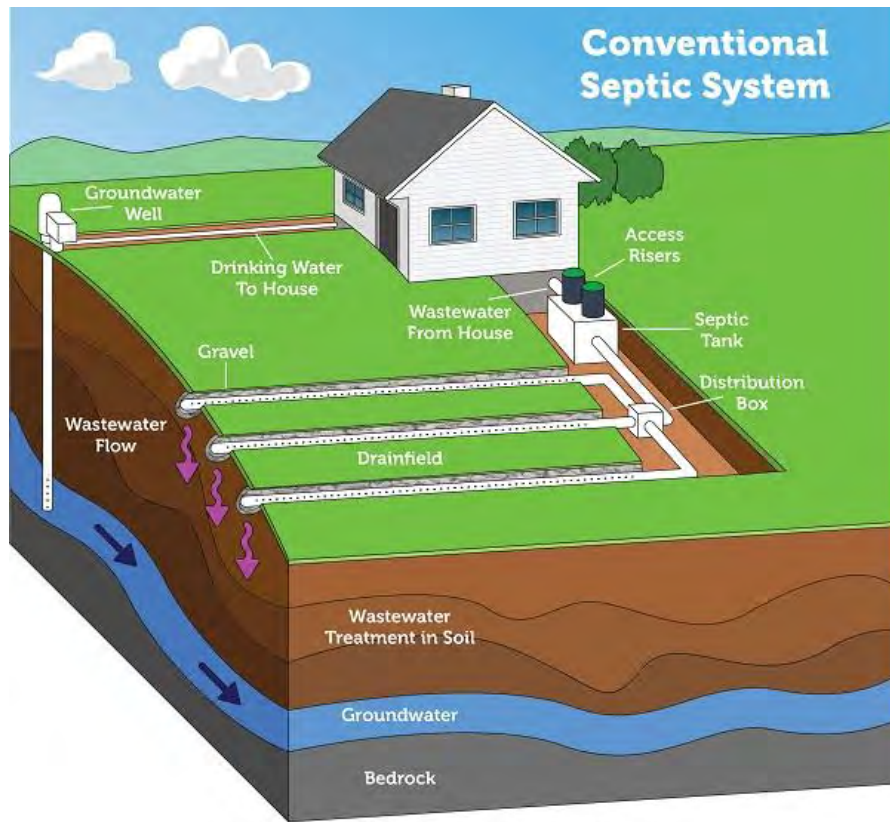
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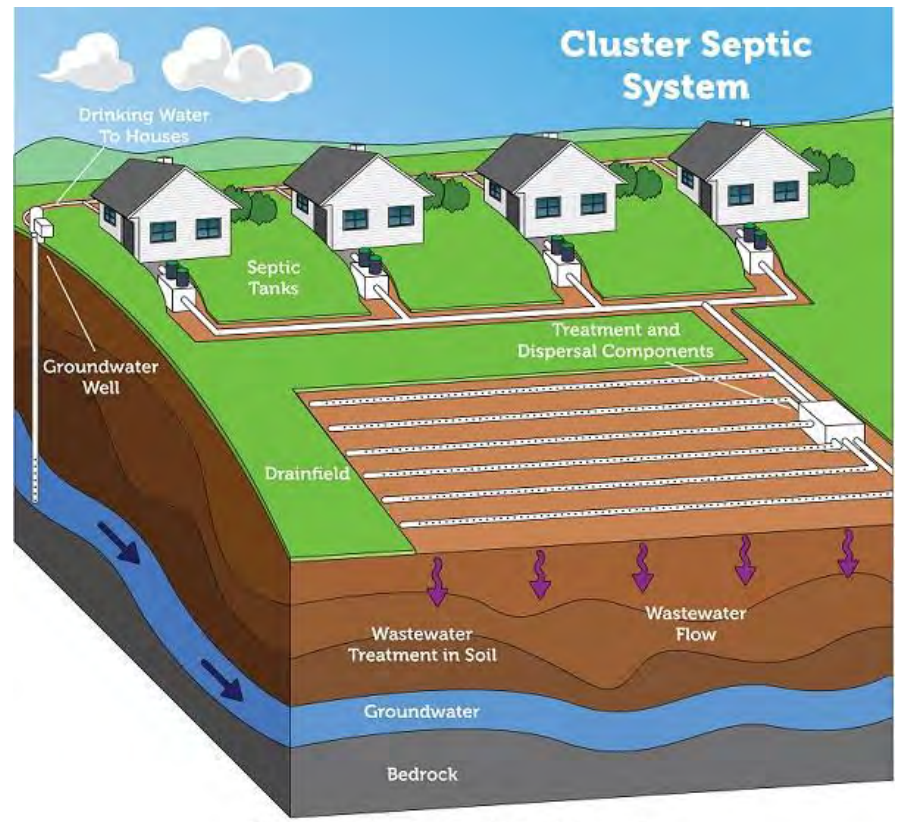
Conventional Septic System



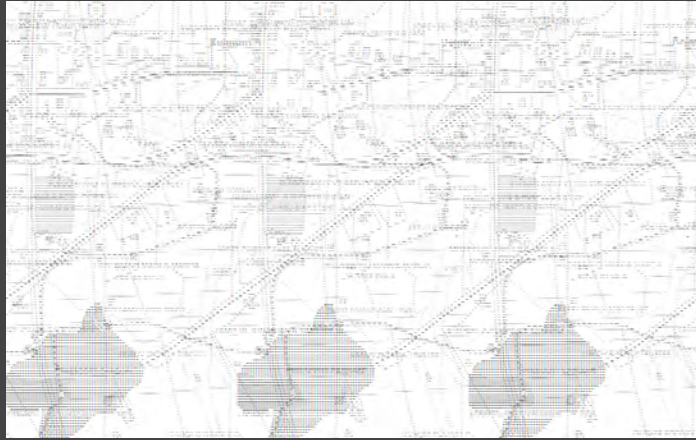
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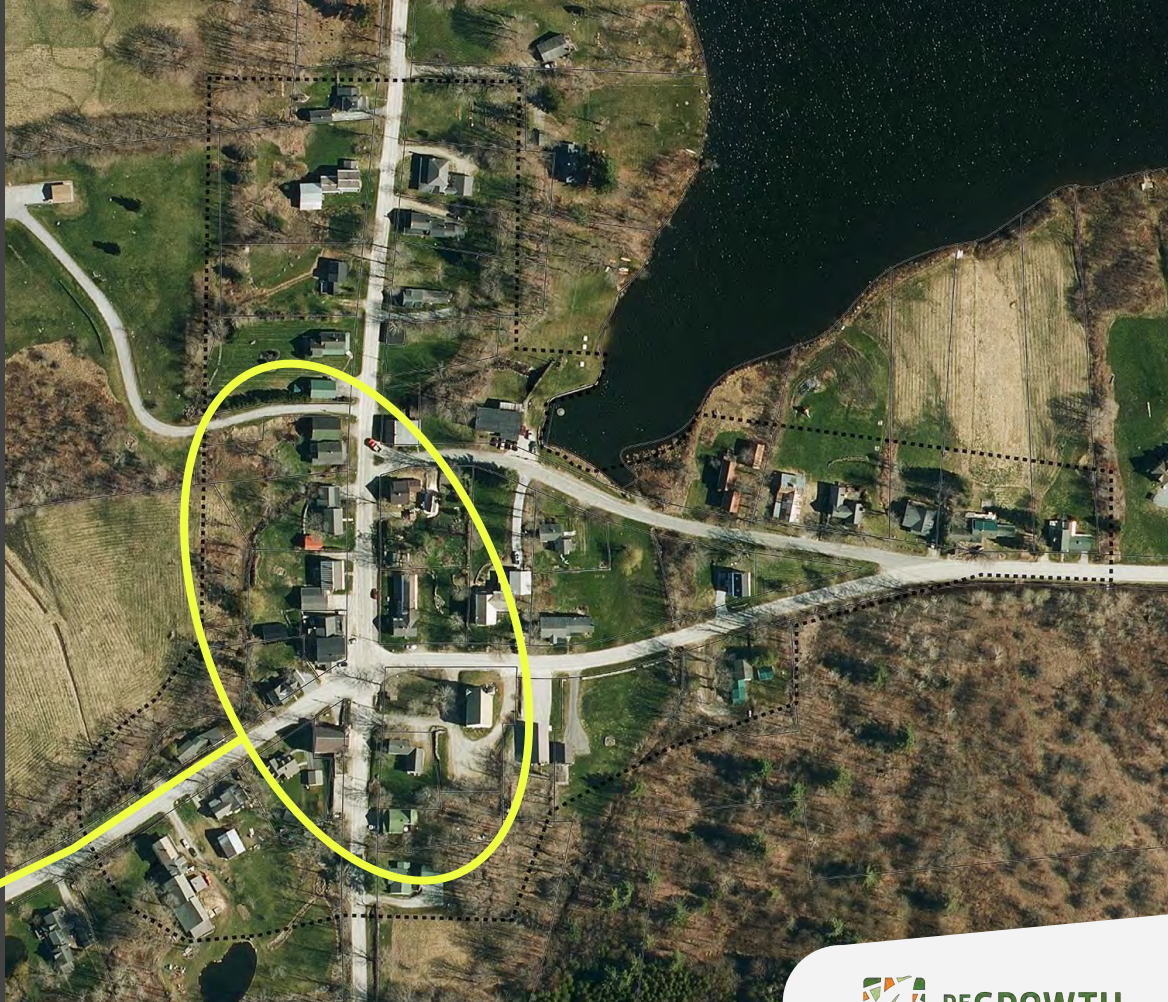
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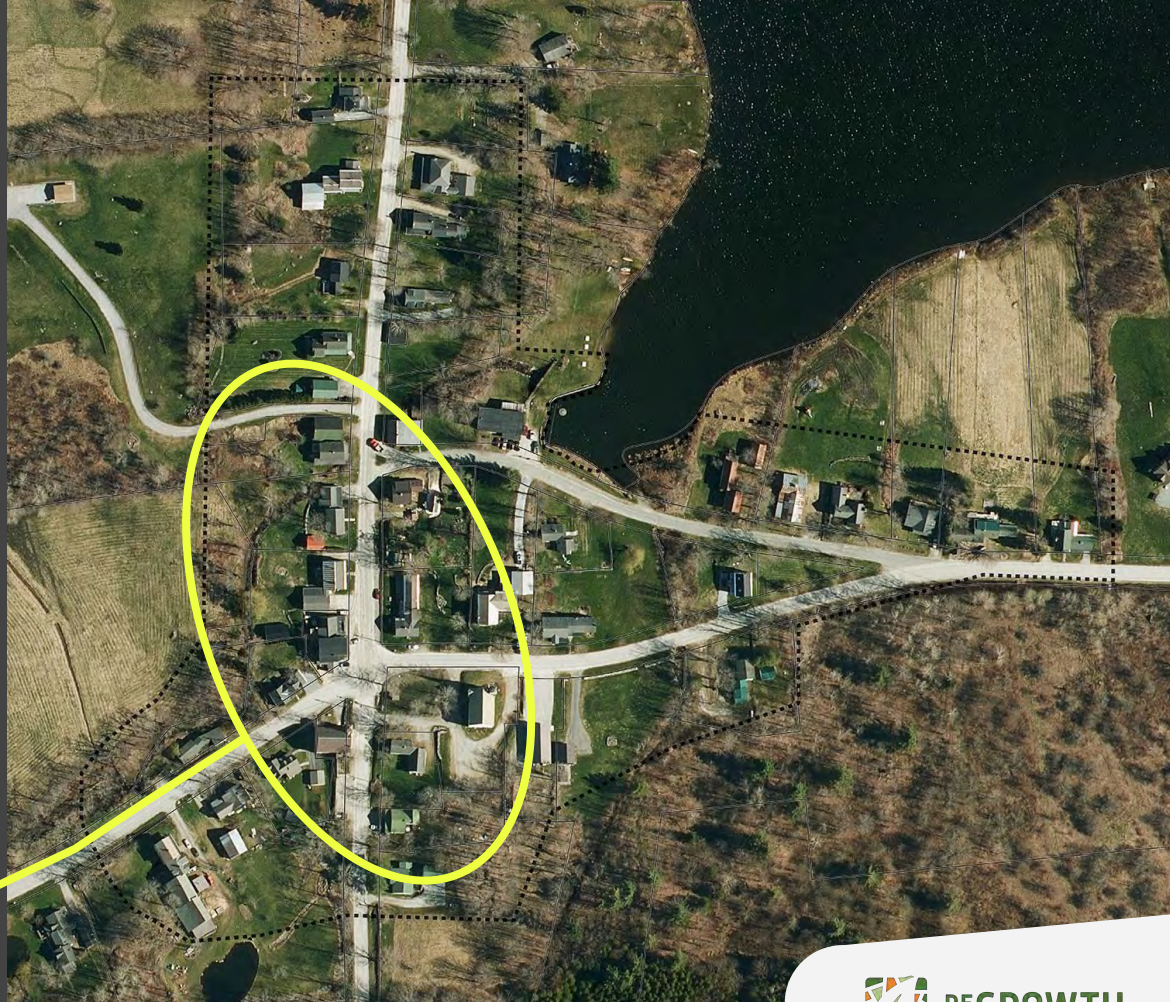


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To offsite location down from village where there are acceptable soils.





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Community Septic

- **Would redirect local sewage away from water supply and lake;**

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- **Could help to support some additional local business growth;**

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- **Would likely prioritize support for some limited commercial development and replacing failing systems first;**

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- **Number of properties it could support is not yet known;**

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- Could help to support some additional local business growth;
- Grant programs available to assist town with this option;
- Would likely prioritize support for some limited commercial development and replacing failing systems first;
- Number of properties it could support is not yet known;
- **First step would be an engineering feasibility study;**







Accessory Dwelling Units / Apartments

BELMONT VILLAGE PLAN



Accessory Dwelling Units / Apartments



BELMONT VILLAGE PLAN

Housing

Locations for:
Housing for Seniors
Long-term rentals
Village location is ideal

Senior Housing / Apartments

- Senior apartments and some year-round rental units for younger generations;
- Provides some generational diversity, socialization, people look after their neighbors, avoids isolation;
- Small, easy-to maintain cottages or apartments scaled to the Village in a compact, clustered design;
- Walking distance into village;
- Could be served by community septic.



Used with permission: Architect Jack Wilbern, RA **bwd** architects Inc.

BELMONT VILLAGE PLAN





BELMONT VILLAGE PLAN





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BELMONT VILLAGE PLAN





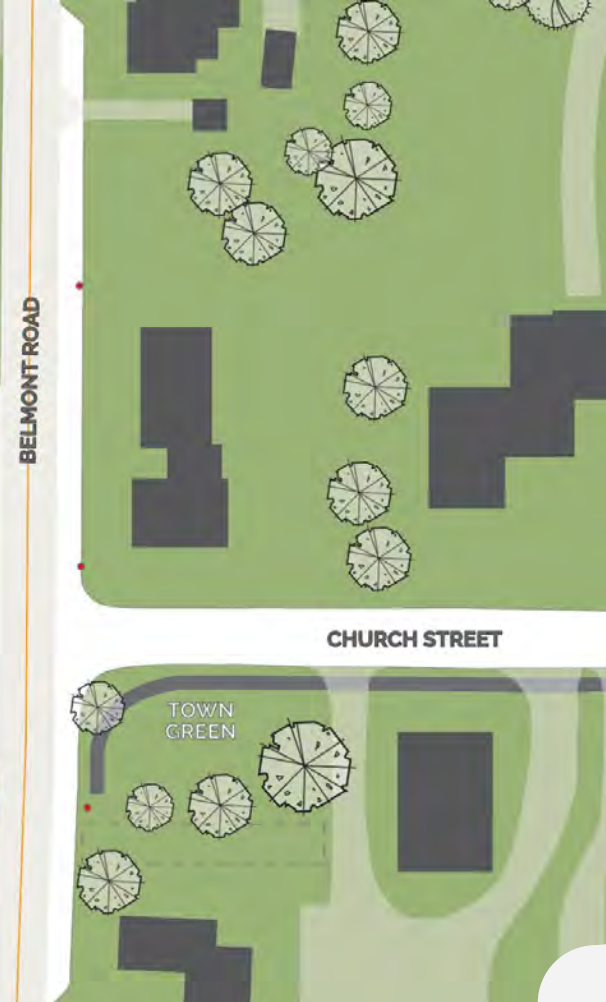
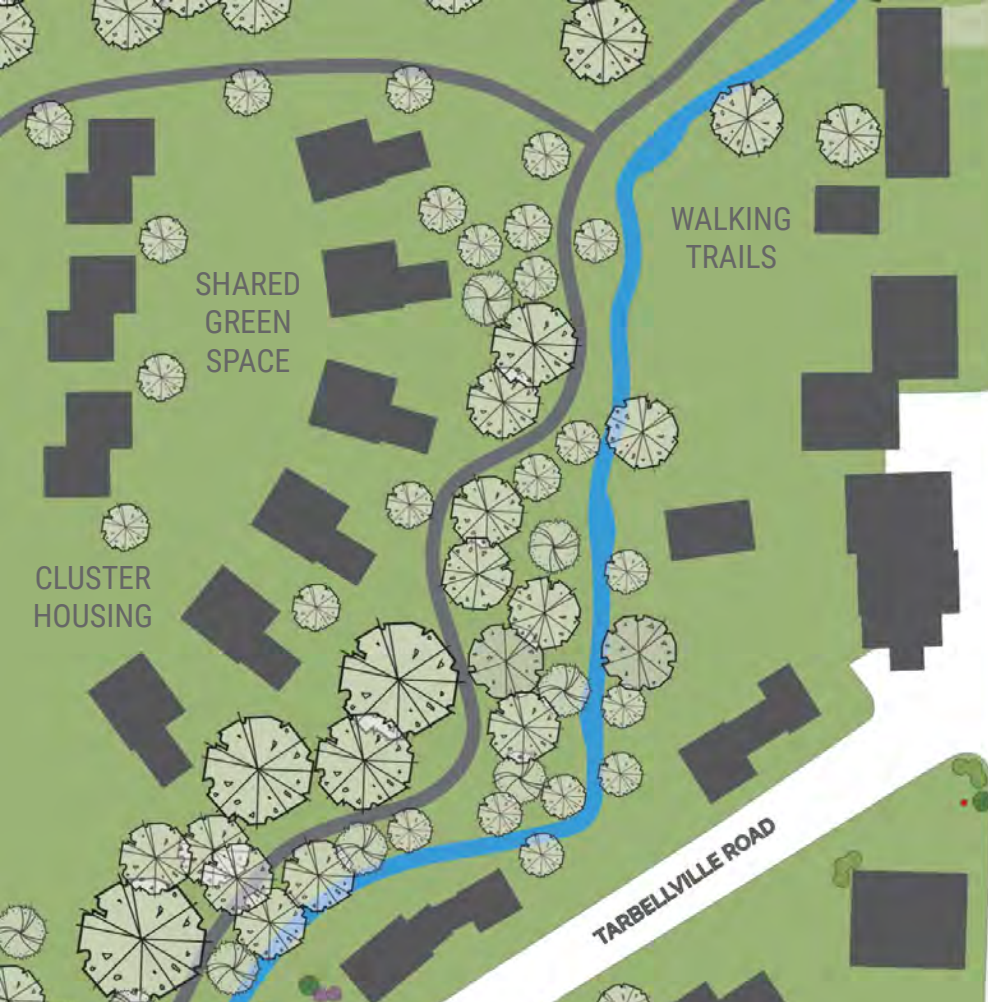
BELMONT VILLAGE PLAN



BELMONT VILLAGE PLAN



BELMONT VILLAGE PLAN





Walking Trails

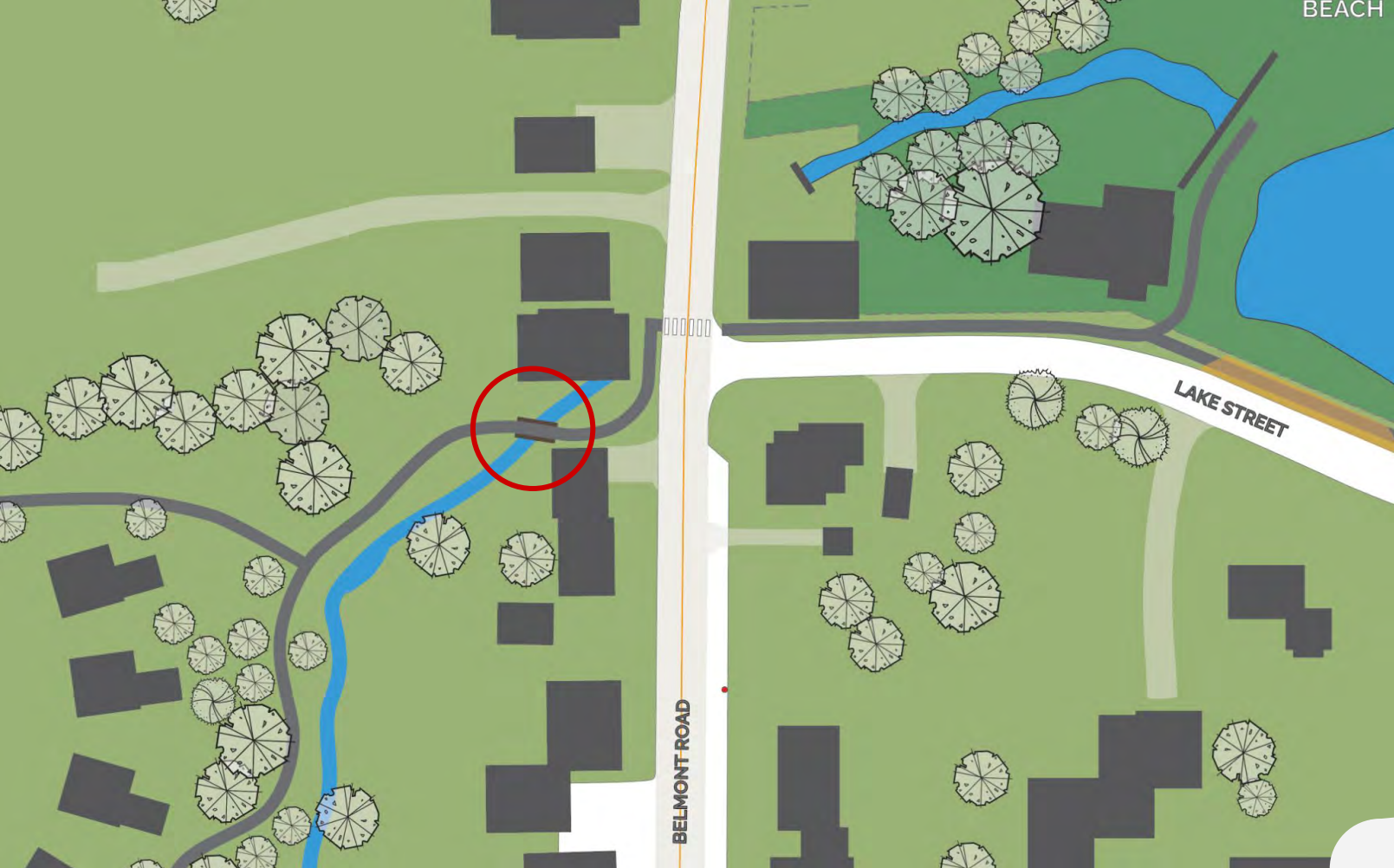
- Local recreation amenity;
- Connects residents to village;
- Community socialization;
- Off-road, safer alternative;
- Could also incorporate walking trails and open space as part of future septic field.



BELMONT VILLAGE PLAN



BELMONT VILLAGE PLAN

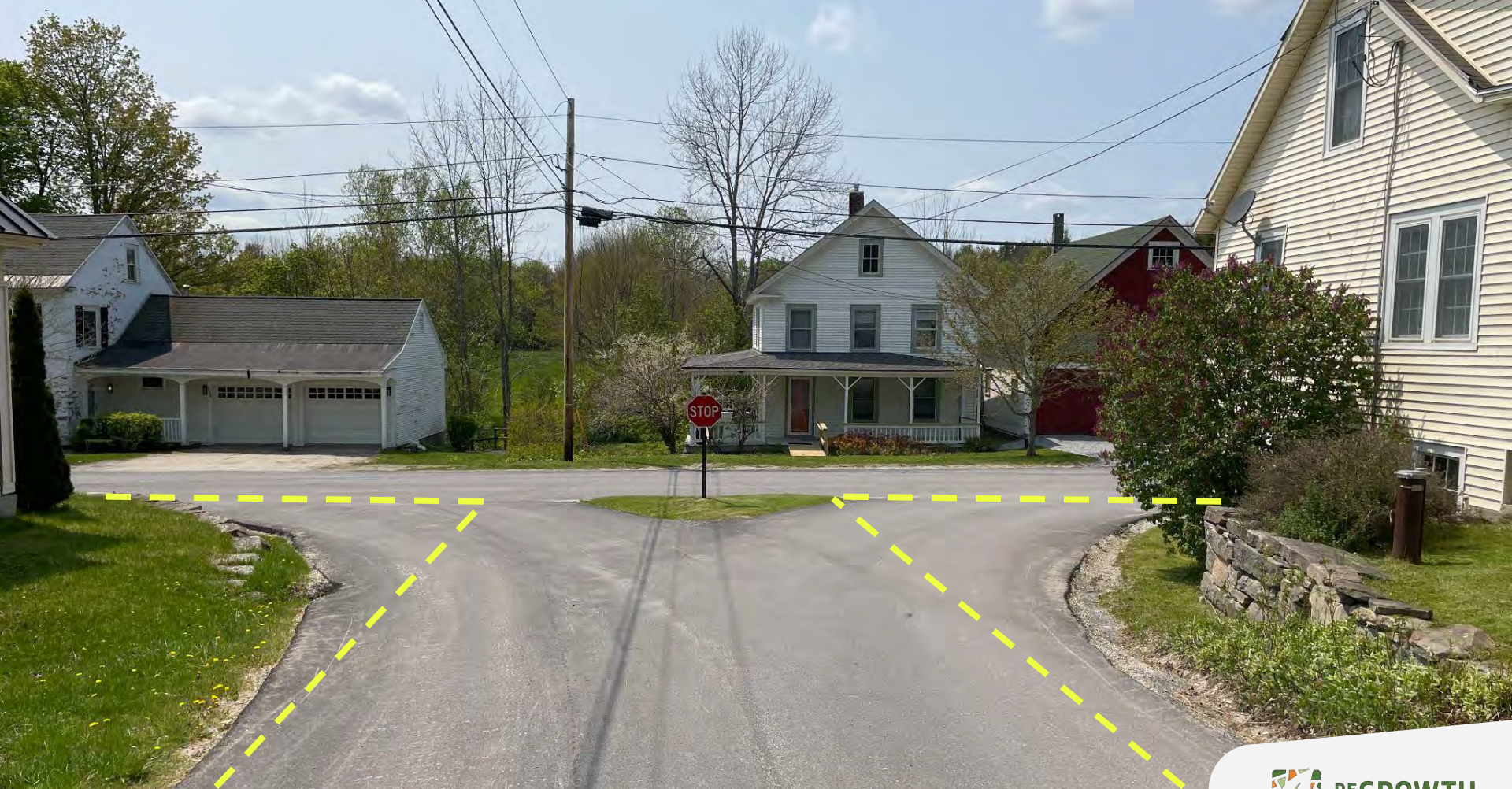


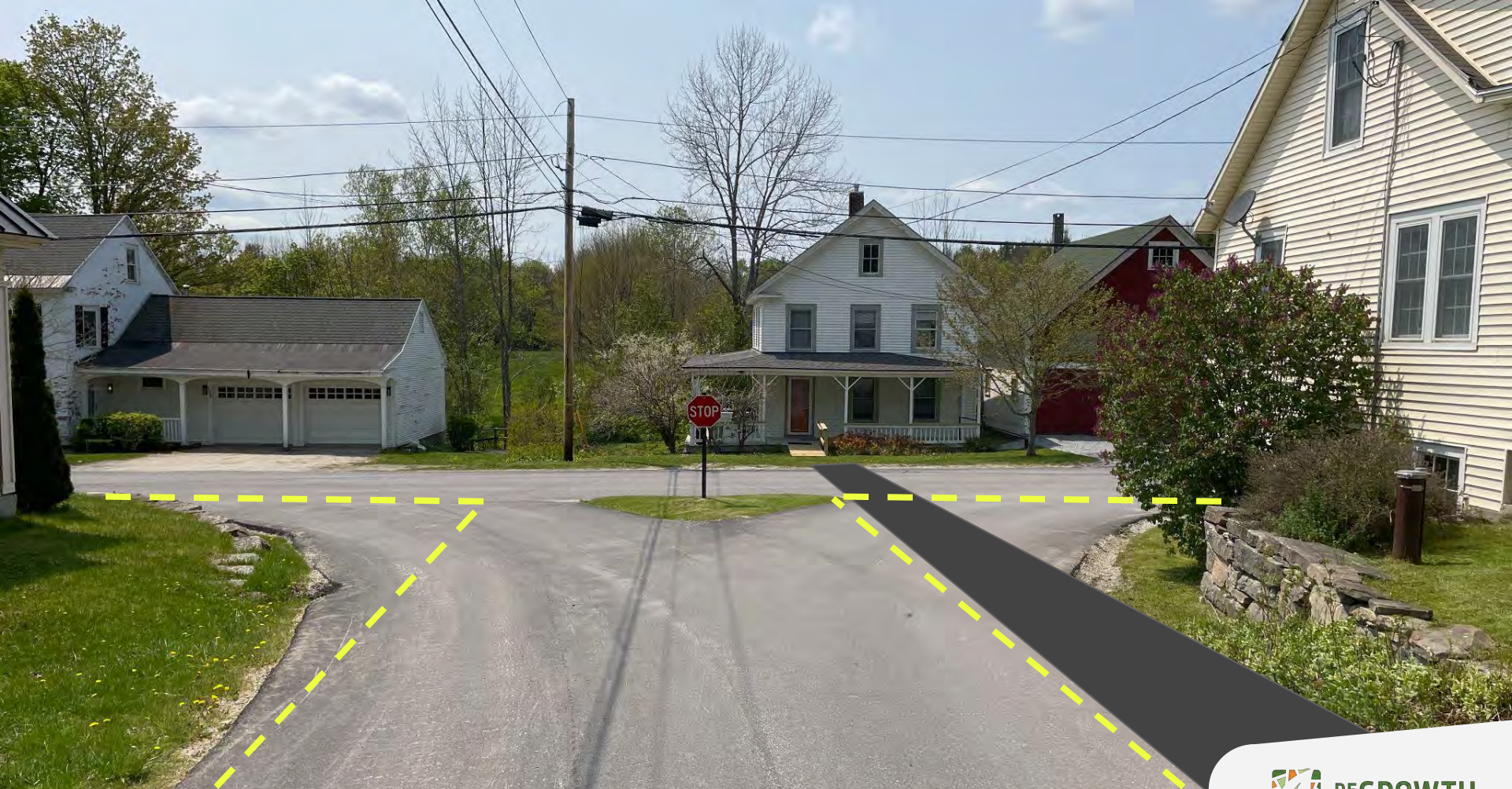
BELMONT VILLAGE PLAN

Footbridge Over Mill Brook











BELMONT VILLAGE PLAN











Park Improvements

- Enhance water quality;
- Additional amenities to support more activity;
- Picnic shelter, Child play area;
- Improved access from road(s);
- Add some parking;
- Relocate utility pole(s).





BELMONT VILLAGE PLAN







CHURCH STREET

TOWN GREEN



CHURCH STREET

TOWN GREEN

PARKING

• NEW DRIVE

PARKING



Town Green

- Could potentially expand Town Green size for larger space;
- Capture unused areas in back for additional parking;
- Work toward larger and more community events, such as Cider Days;

On-Street Parking







BELMONT VILLAGE PLAN



BELMONT VILLAGE PLAN





On Street Parking

- More parking for store, post office and new local businesses;
- Community events;
- Easier plowing;
- Unclear how best to improve parking in front of Belmont Store



BELMONT VILLAGE PLAN

Summary

- **All of these separate topics are interconnected and help to support each other;**

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- **Activity in the village attracts other activity;**

Summary

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- Activity in the village attracts other activity;
- **Aim is to promote more socialization, community events, and local business activity.**



ISSUES AND OPPORTUNITIES

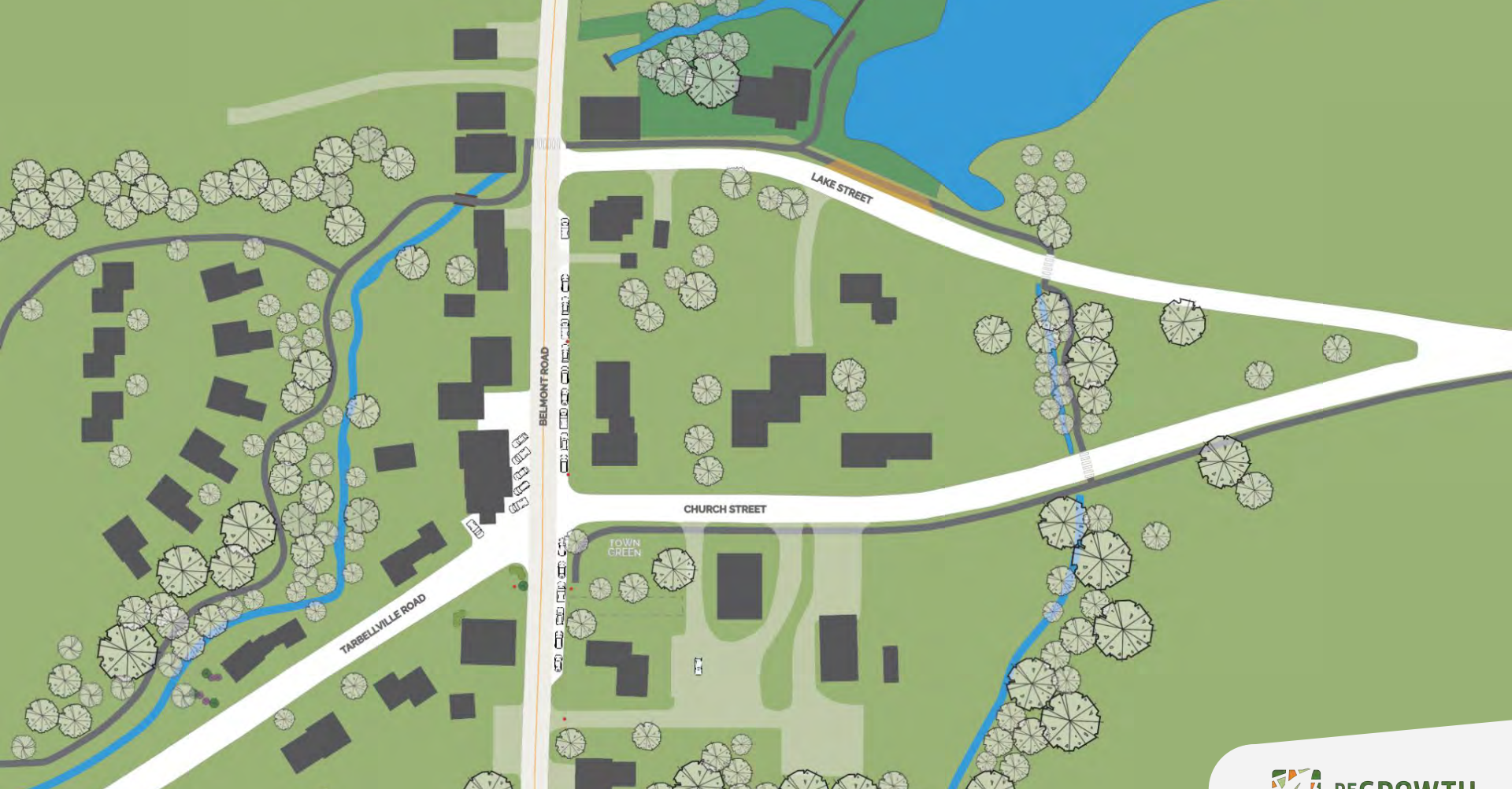


Public Input

- Comments collected here today will be considered in the drafting of the plan;
- Want to get your feedback on these ideas;
- Can use Post-It notes on any of the display boards if you prefer.



Discussion





BELMONT VILLAGE



VILLAGE CENTER
DESIGNATION BOUNDARY

BELMONT VILLAGE PLAN





BELMONT VILLAGE PLAN

Have additional Thoughts?

Email comments to:

mounthollycommunitysurvey@gmail.com

Planning webpage:

www.mounthollyvt.org/planning-commission/municipal-planning-grant/

Thank you everyone!