

Don't Miss: NVDA's Annual Meeting

NVDA will hold its 58th Annual Meeting on Wednesday, August, 27, at the Eastside Restaurant in Newport City. The evening will start with a reception at 6:00 p.m., and will be followed by dinner at 7:00.

Robert G. Clarke, Chancellor of Vermont State Colleges, is this year's Featured Guest Speaker. Prior to being named Chancellor in 1999, Dr. Clarke was the President of Vermont Technical College for 15 1/2 years. Chancellor Clarke has been recognized with the first Luther F. Hackett Award in 2002 by the Vermont Technology Council and the Outstanding Civilian Service Medal in March 2001 by the US Army. In addition, Dr. Clarke received the Richard A. Snelling Economic Development Award in 2000 by the Vermont Associated General Contractors; the Vermont Citizen of the Year Award in 1998 by the Vermont State Chamber of Commerce, and was named the Randolph Executive of the Year in 1991 by the Randolph Chamber of Commerce.

Robert Clarke serves on the boards of Central Vermont Public Service Corporation and TD Banknorth. He is also the Chairman of the Board of Directors of the Vermont Electric Power Company, Inc., as well as the Co-chair of the Vermont Delegation of the New England Board of Higher Education and as a member of the Commission on Higher Education Funding, the Vermont Higher Education Council, the Vermont Business Roundtable, the Vermont Center for Emerging Technologies, and the Vermont Small Business Development Center.

To attend our Annual Meeting, please contact **Shannon Bedor** at 802-748-5181 or shannon@nvda.net by August 20th.

...and Two Housing Events

Fair Housing: Affordable Housing and Affirmatively Furthering Fair Housing at the Local Level is a free workshop, open to the public by registration. It will take place August 26th 2008 1:00 to 4:00 pm, at NVDA's offices at 36 Eastern Avenue, St. Johnsbury. Designed to provide relevant information to realtors, lenders, affordable housing developers, property managers, and municipal officials, this workshop will address the current regulatory barriers to fair housing choice in Vermont; examine the legal requirements impacting municipal zoning practices; review available tools that enable municipalities to comply with those requirements; and explore planning concepts designed to encourage the development of affordable housing.

All municipalities receiving grants from the Vermont Community Development Program must complete a Fair Housing Training as a condition of funding. Any municipality dealing with issues such as affordable housing, group homes, residential care facilities, or requests for accessibility modifications cannot afford to miss this workshop.

To register, call **Kim Ianelli**, CVOEO Fair Housing Project, 802-864-3334 x 108 or email her at kianelli@cvoeo.org

The annual **Vermont Statewide Housing Conference** will take place on Tuesday, November 18th, at the Sheraton Hotel and Conference Center in South Burlington. This year's conference will have a major emphasis on community planning for housing development, including workshops aimed at local planning and zoning officials, as well as governmental entities who make housing decisions in their communities. Workshop topics will include density and design, the regulatory environment, cottage development, green building, costs of development, and building local support for housing.

The conference registration Web site is now live: www.vhfa.org/conference. If you have questions about the conference, please contact **John Fairbanks** at 802-652-3424 or at jfairbanks@vhfa.org.



Regional and Local Planning

De Minimus Impacts and Telecom

Your most current copy of the Vermont Municipal and Regional Planning and Development Act (aka “the Purple Book,” which replaced “the Red Book”) only reflects changes made to the statute through 2006.

Act 79, passed by the Vermont Legislature in June of 2007, restricts authority of municipalities to regulate wireless communication facilities, specifically the regulation of telecommunications facilities through local zoning in §4412, and regulation through local ordinance in §2291(19).

The new provisions, for example, exempt an antenna from regulation if the aggregate area of the largest faces of the antenna is not more than eight square feet, and if the antenna and any mast support do not extend more than 12 feet above the roof of the building to which it is attached. There is an exception: Bylaws may restrict placement of such antennae on historic landmarks and structures listed on the state or national register of historic places.

Additionally, an antenna less than 20 feet in height

will be exempt if it is located on a structure within the boundaries of a downhill ski area.

Finally, there is a provision regarding *de minimus* impact (an impact of minimal importance), which may allow for the local approval of telecommunications facilities of any height, even if they are not in strict compliance with existing local regulations. According to §4412(9) an “officer or entity” (such as a Development Review Board) shall review an application for a telecommunications facility and approve it if they determine that the application will impose no impact or *de minimus* impact. This determination must be made in accordance with specific criteria set forth in your bylaw.

You can find the new statutory language on Vermont Statutes Online: www.leg.state.vt.us/statutes/statutes2.htm

Please contact us at 802-748-5181, if you have any questions about how this statutory change will impact your bylaw or ordinance.

In Brief...

Municipal Planning Grants...The Vermont Department of Housing and Community Affairs (DHCA) has announced that all applications for Municipal Planning Grants must be submitted online. Check your mailbox: Towns should be receiving application instructions in the mail in September, and the DHCA will provide training some time in September or October. The applications will be due on October 31, 2008, and grants will be awarded by the end of the year.

Growth Center Planning Grants...In the meantime, the DHCA is again offering up to \$40,000 to one or more towns who are working toward growth center designation. The application, which does not need to be submitted online, can be downloaded from [/www.dhca.state.vt.us/Planning/GrowthCenters.htm](http://www.dhca.state.vt.us/Planning/GrowthCenters.htm). These applications are due on September 15, 2008. Any towns that do not receive funds will have one month to re-submit the same application to the Municipal Planning Grant program for consideration.

Congratulations to the **Town of Brownington**, who received **Village Center Designation** from the

Vermont Downtown Board on June 23!

NVDA has signed a contract with the **Town of Granby** to write a new Town Plan. The Town is currently conducting a community survey.

The **Town of Peacham** has hired NVDA to review proposed subdivision bylaws as well as current zoning standards. Additionally, NVDA has partnered with **Smart Growth Vermont** for two planning projects, in **Danville** and **Burke**. The Danville project will address regulatory and land use policies affecting the Town’s designated Village Center and surrounding land. The Burke project will address long-range growth management strategies in anticipation of the direct and indirect impacts of the proposed Ginn development.

The **Town of Troy** and the **Town of Wheelock** both received regional approval for their respective town plans in June.

NVDA is helping to compile a statewide GIS inventory of **water and wastewater infrastructure**. Please contact **Tracy McIntyre** at 748-5181 if your community has not already been contacted.

Economic Development

Spotlight on Local Business

Cambron Credentials offers verification services for health care organizations by checking the credentials and licensing of medical professionals for quality control purposes.

Sarah Emery, CEO and President, started a small home-based business in Florida in 2001. When her family relocated to Vermont five years later, she set up her consulting services in St. Johnsbury where *Cambron* has shown steady, sustainable growth. Sarah brought in (3) new full-time jobs and offers her employees job training, benefits and a flexible work schedule.

This past year, NVDA held a Business Plan Competition for new and existing businesses. Sarah recognized that her growing business is by definition a changing business and she asked for assistance in developing a new plan to focus on diversification. Thirty-nine businesses entered the contest from Caledonia, Essex and Orleans counties and *Cambron* emerged as one of the 12 finalists. Gov. Douglas attended the Awards Ceremony and congratulated Sarah on her good work.

Lorna Higgs, NVDA Project Manager, congratulated Sarah for choosing to live and grow her business in the Northeast Kingdom. "This unique small business, with telephone, fax and high speed Internet, works with 260 clients in 25 states. It's the only company of its kind in Vermont."



On July 8, *Cambron Credentials* launched a new program to add to an expanded list of services. Governor Jim Douglas returned to cut the ceremonial ribbon at their new offices. He is shown here with NVDA Project Manager Lorna Higgs (left) and *Cambron* CEO and President Sarah Emery (right).

Business Incubator Space Available



The Charles E. Carter Business Resource Center was established in the St. Johnsbury/Lyndon Industrial Park in 2004 as an incubator building for new businesses. The facility is conveniently located right off Interstate 91, and just minutes away from Interstate 93 and U.S. Route 2, Northern New England's East-West road corridor.

Of the approximately 20,000 sq. ft. in the back of the building, NVDA has 4,800 available for lease for light manufacturing, assembly, or storage. The rates start at about \$6.00 per sq. ft., with all utilities, and services included.

To get more information or arrange a tour of the facility, call **Spike Wellman** NVDA at 802-748-7833 before noon on weekdays.

NVDA
P.O. Box 630
St. Johnsbury, VT 05819



Northeastern Vermont Development Association serves the three counties of the Northeast Kingdom -- Caledonia, Essex, and Orleans -- as the region's economic development and planning entity. NVDA is an equal opportunity lender, provider, and employer.

The Vermont Department of Housing & Community Affairs has announced that their very popular Municipal Education Grant program will continue into fiscal year 2009. These grants reimburse municipalities for on-site training on a broad range of planning and land use issues. More information will be available in September of 2008.

In the meantime, if you are considering an on-site training for your community, please David Snedeker 802-748-5181.

STAFF

SHANNON BEDOR
Administrative Assistant
shannon@nvda.net

JUDY BUTSON
Business Manager
judy.butson@nvda.net

BRIAN HANSON
Implementation Specialist
brian.hanson@nvda.net

LORNA HIGGS
Project Manager
lhiggs@nvda.net

TRACY MCINTYRE
GIS Specialist
tracymcintyre@nvda.net

ALISON MEADERS
Senior Planner
alison@nvda.net

DOUG MORTON
Transportation Planner
morton@nvda.net

STEVE PATTERSON
Executive Director
spatterson@nvda.net

MARY PAULL
Economic Development
Coordinator
nvdanort@sover.net

DAVID SNEDEKER
Planning Manager
dsnedeker@nvda.net

SPIKE WELLMAN
Economic Development
Specialist
spike@nvda.net

LAURIE ZILBAUER
Planner
lzilbauer@nvda.net