



St. Johnsbury

2025

Vision: St. Johnsbury is the gateway to the Northeast Kingdom and serves as a hub for arts, business, and outdoor recreation in the region while preserving the sense of a small, connected community. The Town relies on the diversity and the active participation of all community segments in addressing its evolving personal safety, economic, housing, and educational needs.

We are Community

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Vision

St. Johnsbury is the gateway to the Northeast Kingdom and serves as a hub for arts, business, and outdoor recreation in the region while preserving the sense of a small, connected community. The Town relies on the diversity and the active participation of all community segments in addressing its evolving personal safety, economic, housing, and educational needs.

Mission

It is our mission to serve the residents of St. Johnsbury and facilitate the creation and preservation of a healthy, safe, educated, and diverse community with a high quality of living. We seek to strengthen the Town and enable sustainable growth by advancing policies which increase housing options and availability; diversify our workforce; and encourage tourism, creative endeavors, and economic growth.

Introduction

This Town Plan for the Town of St. Johnsbury (the “Town”), with its policies and initiatives, builds upon the goals and strategies identified in the 2017 Town Plan, and represents a revised version, to ensure that the Town maintains what we have achieved, identifies strategies for our community to grow and evolve, and provides a pathway for transformation.

Throughout the process, Town officials, stakeholders, volunteers, committee members, and residents came together through advertised public meetings, forums, and social gatherings to discuss town priorities, initiatives, and strategies to set the path for the town over the next eight years. The Town Plan includes benchmarks and milestones that our community will assess periodically to evaluate progress. These periodic public assessment meetings will provide the flexibility necessary for our community to respond to an ever-changing environment.

The 2025 Town Plan is organized into 13 topics or focus areas. Each topic includes many of the original Town Plan 2017 initiatives and adds numerous recent relevant challenges and opportunities. Policies and supporting initiatives are identified for each topic. All are organized under Town Plan categories of Maintain, Evolve, and Transform. Topics include:

1. Public Services
2. Utilities and Infrastructure
3. Energy
4. Transportation
5. Housing and Neighborhoods
6. Recreation
7. Education
8. Arts and Culture
9. Financial
10. Economic Development
11. Preservation and Conservation
12. Land Use
13. Hazard Mitigation and Flood Resiliency

How this Plan was Developed

All municipal plans expire every eight years unless they are readopted in accordance with 24 V.S.A., Chapter 177, the statute that regulates planning and zoning. The Town of St. Johnsbury, VT, is using the 2017 approved Town Plan as a foundation for the revised 2025 Town Plan. The 2017 plan represents a significant investment of time, effort, and community input and it still largely represents the town's long-term vision, goals, and strategies for development, covering key areas such as land use, housing, transportation, economic development, and natural resources. Building upon this established framework allows for a more efficient and focused revision process, especially when several state initiatives such as Act 181 will require the town to update the Town Plan in the 2026 to incorporate the regional future land use map and housing targets that will allow the town to take advantage of the opportunities that this law presents.

The Planning Commission kicked off the 2025 Town Plan update process with a public questionnaire that was distributed in June of 2024 electronically, by paper copies posted around town, and through interviews and handing out copies at public events around town. The Planning Commission then reviewed the list of topics in the 2017 Town Plan and added several topics to better address community priorities, such as Recreation, Arts and Culture, Diversity, Equity and Inclusion, and to break out Public Services from Utilities and Infrastructure. Monthly and then twice a month meetings were held to discuss topics, and individual planning commission members coordinated with community organizations in the development of revised initiatives focusing on the education, energy, and arts and culture topics, and to incorporate recent reports such as the St. Johnsbury Recreation Report. The Energy Committee provided input to incorporate the 2021 energy amendment into the Town Plan with all the required analysis to ensure the plan meets the requirements in Act 174 as an enhanced energy plan.

The Planning Commission also enlisted the support of the regional planning commission to ensure that the updated plan was still consistent with the goals of Vermont's planning statute and that it retained all the requirements of a duly adopted plan.

Community engagement is essential to a successful planning process, and the need for public outreach is ongoing and limitless, especially for weighty issues such as diversity, equity, and inclusion. Community engagement does not end with the adoption of this Plan. Rather, the Planning Commission intends to continue discussions on these topics and to further update the Town Plan as Act 181 outcomes are completed. Outcomes are likely to include location-based Act 250 jurisdictions (and potential permanent exemptions for important housing projects) as well as the identification of housing production targets for our town. These are complex issues that require participation from all residents and stakeholders.

Priority actions for the next 18 months

According to our regional plan, St. Johnsbury and Lyndon constitute a "Regional Urban Center," an area with concentrated development that provides the core support services for the less developed outlying areas. Higher capacity road infrastructure, municipal sewer and water, energy infrastructure, and emergency services are the bulk of employment, as well as opportunities for cultural enrichment, as well as secondary and post-secondary education. Additionally, housing density is greater in the regional urban center, and St. Johnsbury has an opportunity to expand on a robust mix of housing opportunities that serve a range of income levels.

Through the lens of its regional service center role, the Town of St. Johnsbury will be accessing opportunities presented by Act 181. We will be working closely with our regional planning commission to:

- Set housing targets for our region in accordance with Act 181: We will identify and assess our capacity to support new affordable and workforce housing opportunities.
- Identify areas in our community that can be permanently exempted from certain Act 250 provisions.
- Explore the new center designations established under Act 181, and identify the most appropriate designations for areas that don't currently have a designation, such as St. Johnsbury Center and East St. Johnsbury.

GOAL 1.0 MAINTAIN: Maintain and protect St. Johnsbury's assets to enable and sustain economic growth through new business, tourism, and creative endeavors.

St Johnsbury was incorporated from three thriving villages (St. Johnsbury Center, East St. Johnsbury, and St. Johnsbury Village) that were connected by three rivers, as well as a north-south traffic corridor that goes from Connecticut to Canada and an east-west traffic corridor that goes from Burlington, Vermont, to the Maine Coast. The town's land use regulations, adopted in 2014, promote the 2011 Town Plan goals to revitalize our compact village centers and their neighborhoods while reconnecting them with mixed-use development along our major corridors (Route 2 and Route 5). These pedestrian and bicycle-friendly mixed-use districts establish compact growth areas for residential units and businesses. Subsequent updates have been made to the land use regulations since then, including an amendment to improve the Town's flood resilience in 2020. The Planning Commission has recently completed a substantive proposed update to the land use regulations with the assistance of a Bylaw Modernization Grant from the State of Vermont Agency of Commerce and Community Development. If adopted, it will clarify the administration process and eliminate barriers to housing.

Our excellent high school, St. Johnsbury Academy, is available through school choice to students from Barnet, Waterford, Concord, and Monroe. The academic environment, enriched by the presence of large numbers of foreign boarding students, sends students to the Ivy League as well as other colleges, and provides skills for a variety of vocations. Our population is educated and motivated, which results in an effective workforce. Our neighborhoods are safe. Our healthcare system, centered on Northeastern Vermont Regional Hospital, is strong. We are in the midst of an ongoing effort to renew and improve our potable water, sewer, and stormwater infrastructure under the Combined Sewer Overflow (CSO) Project, while working to meet Vermont goals for hazard resiliency and energy efficiency. (The CSO project may be a twenty to thirty-year project that could cost up to \$80M to complete.) In the Town's current combined sewer system, flows from small rain events are passed through the sewer treatment facility, where sediment and pollutants are removed. The CSO project, upon completion, combined with the new stormwater infrastructure work (under the Clean Water Act), will prevent high volumes of wastewater combined with stormwater from exceeding the capacity of the treatment facility. When this occurs, untreated water discharges directly to nearby streams, rivers, and other water bodies.

St. Johnsbury has many handsome buildings, including fine homes, museums, and a grand Victorian railway station, now home to the town offices and Welcome Center. The business sector includes manufacturing and distinctive retail shops. The recently expanded Fairbanks Museum (1889) focuses on natural history, with more than 75,000 specimens, plus a planetarium. The St. Johnsbury Athenaeum (1871) houses the town's library collections, with 35,000 volumes as well as an art gallery (unique because unchanged since its opening) with important paintings of the Hudson River School, including Albert Bierstadt's "The Domes of Yosemite." Catamount Arts (1975) presents films, art exhibits, and, through its division of Kingdom County Productions (KCP Presents), performances by nationally and internationally known artists. The St. Johnsbury History and Heritage Center (2015) at 421 Summer St. acquires and preserves historic collections and conducts purposeful educational programs that interpret the rich heritage of St. Johnsbury. Residents and visitors also enjoy nearby Burke Mountain, Cannon Mountain, and Jay Peak; they hike, bike, and snowmobile local and regional trails; they swim, boat, and fish our rivers and lakes, and they hunt on local lands.

The Town shares an industrial park with the Town of Lyndon on the northern boundary. There are two additional, smaller industrial areas: one is located on Route 2 E and the other is on the southern boundary along Route 5. The town's water reservoir is located in Waterford. Each of the neighboring towns contracts emergency dispatch services through St. Johnsbury Dispatch, while most surrounding towns are equipped to provide mutual support for fire emergencies. The Special Services District (as identified in the map inset on the Downtown Base Map in Appendix C) is supported by and funds the St. Johnsbury Police Department, while the Vermont State Police provide services to surrounding districts.

We recognize that state and regional projections are forecasting static population growth with an increased percentage of senior and decreased percentage of young professionals outside of Chittenden County; we believe, however, that St. Johnsbury has an opportunity to reverse the trend as it focuses on the renewed quality of life, new business segment growth, attractive housing and neighborhoods, vital downtown, and proximity to world class recreational facilities.

This section of the town plan describes our policies and initiatives that meet State and Regional Planning (NVDA) goals while enabling the town to return to and maintain a baseline for Community-wide health and well-being by taking care of what we have and keeping this foundation strong to build upon it and provide for future growth.

GOAL 2.0 EVOLVE: Position the Town for economic growth: target strong businesses and industry that advance the policies of the town; diversify our workforce; increase our housing stock for young professionals, established retirees, young families, second homeowners, and residents requiring supported housing; and increase our tourism market share.

St. Johnsbury is positioned at a crossroads for recreation, business, transportation, and commuting. It is located next to the White and Green mountains and is a place where travelers come to relax and share in our natural, cultural, historic, and recreational assets. In addition, we have Kingdom Trails, Burke Mountain, the Danville Corn Maze, and cross-country ski trails at our fingertips. These attractions for regional, national, and international visitors can be tapped into to increase our tourism market share. Over the last five years, local restaurants and attractions such as bowling, golfing, theater and films, Dog Mountain, Maple Grove, outdoor recreation, and year-round cultural programs have increased their revenue through visitor outreach. These are just some of the attractions and activities that make St. Johnsbury the perfect location for people to base their stay on while experiencing all the town and the region have to offer.

Positioning the Town for economic growth includes increasing the value of our housing stock, developing and expanding our local and regional education to strengthen our workforce, and further strengthening the vitality of our neighborhoods with improvements in the infrastructure as the Town obtains appropriate funding. We continue to seek greater energy efficiency and resiliency throughout the town, and are expanding our infrastructure goals to improve management and storage of town records. These programs are all in process and are part of the evolution that positions us to be the best that we can be, and where people will want to live, work, and play.

GOAL 3.0 TRANSFORM: Execute plans that will transform our standard of health and well-being while supporting town policies and measuring for success and sustainability.

When we look across our current assets and enhance them, we will make visible strides in new directions that benefit everyone directly or indirectly. We will mitigate flood hazards, maintain the quality of our water, and help to preserve riversides for appropriate development and use. We will increase economic development, including seeking ways to leverage the rail systems that still come through town. We will expand sewer and water to areas of targeted development. And, most importantly, we will enable our young and older families and professionals to remain in town by providing opportunities to increase their standard of living and discretionary income, as well as housing needs.

Public Services

Public Service Policy

Maintain a safe environment throughout St. Johnsbury by ensuring robust public safety services for protecting residents and property to foster a sense of security and general well-being, while responding effectively to emergencies.

MAINTAIN

- A. Maintain the staffing and equipment needs of the Special Services District Police and Town Fire Departments.
- B. Maintain the staffing and equipment needs of the Town Public Works Department required for maintaining our current roads and sidewalk infrastructure.
- C. Provide continued support for fire safety and public safety community education programs.
- D. Conduct an annual test of the Emergency Operations Plan that integrates the requirements of all municipal services.
- E. Continue restorative work, encouraging community voice in public safety matters.
- F. Continue to provide accessible health services for community wellbeing, while offering preventive care, treatment, and health education to improve quality of life.
- G. Continue work with the public safety task force to ensure personal safety in the community neighborhoods that support property value and improve quality of life.
- H. Provide ongoing professional development for elected and employed town staff and for appointed commissions.
- I. Maintain the drug prevention program through the Drug Task Force and community work of the Drug Abuse Resistance Team (DART).
- J. Maintain the Town's connection with the collaborative accountable health care work of Northern Vermont Regional Hospital (NVRH).

EVOLVE

- A. Evaluate the effectiveness of each public service building and plan for upgrades, reconfiguration, and/or replacement.
- B. Evaluate the sustainability of mutual aid agreements with regional towns and explore options for regional emergency response to include fire, EMS, and law enforcement.
- C. Evaluate the effectiveness of all operating procedures and adjust where needed.
- D. Work with Northern Vermont Development Association (NVDA) to identify the gap in broadband services in town and assess its impact on projected growth in defined areas.
- E. Work with VT state Public Safety Enhancement Team to bring more robust resources to local law enforcement for the express purpose of personal and public safety to support property value and enhance quality of life.
- F. Quantify the value of volunteer work done for beautification, parks, and trees within the Town spaces.
- G. Develop a volunteer service program to recruit and retain volunteers for various positions and committees in the Town government.

TRANSFORM

- A. Promote further development of universal broadband access, where studies have shown it to be a priority for economic growth.
- B. Develop and build adequate facilities for Police, Fire, Public Works, and all town departments.
- C. Manage the capital improvement budget to reflect anticipated future equipment costs.
- D. Develop a centralized information hub for all community activities.

Utilities and Infrastructure

Utilities and Infrastructure Policy

St. Johnsbury will prioritize the maintenance and improvement of essential utilities and infrastructure. This includes ensuring the reliable delivery of water, wastewater, and stormwater services, as well as maintaining safe and efficient transportation systems.

MAINTAIN

- A. Maintain safe and efficient roads, sidewalks, and public transportation options.
- B. Continue investment in broadband infrastructure that will be crucial to support economic development, remote work opportunities, and access to education and healthcare.
- C. Continue to prioritize the development of sustainable infrastructure solutions, such as renewable energy sources and energy-efficient buildings, ground sources of thermal energy, to enhance the community's resilience and reduce its environmental impact.
- D. Maintain the staffing and equipment needs of the Town Public Works Department required for maintaining our current roads and sidewalk infrastructure.
- E. Develop a priority list of street and sidewalk repair and maintenance projects.
- F. Upgrade water and sewer infrastructure to ensure service levels are maintained in all neighborhoods according to the ongoing CSO Program Plan.
- G. Maintain and support the source protection plan for the public water supply at the Styles Pond watershed. Maintain the forestry management plan.
- H. Maintain a records management policy and off-site storage capability for town and vital records.
- I. Provide ongoing professional development for elected and employed town staff and for appointed commissions.

EVOLVE

- A. Make St. Johnsbury's attractions and events more accessible for visitors and residents by mapping trails to points of interest and facilities throughout town.
- B. Follow best management practices for road construction and maintenance to meet water quality standards.
- C. Explore the opportunity to develop a stormwater utility for the maintenance of impervious surfaces, ditches, storm sewers, permit compliance, and all storm-related expenses.

D. Evaluate the effectiveness of all operating procedures and adjust where needed.

- E. Revisit and initiate intersection studies for major crossroads; integrate bike lanes and signage for safe walkability and cycle-ability.
- F. Work with Northern Vermont Development Association (NVDA) to identify the gap in broadband services in town and assess its impact on projected growth in defined areas.
- G. Prioritize areas targeted for growth, and plan for improved infrastructure.
- H. Develop accessible and efficient bike-related routes to generate alternative sources of transportation.

TRANSFORM

- A. Promote further development of universal broadband access, where studies have shown it to be a priority for economic growth.
- B. Manage the capital improvement budget to reflect anticipated future equipment costs.
- C. Expand or improve water and sewer systems to targeted growth areas.
- D. Develop a centralized information hub for all community activities.

Energy

Energy Policy

Through development of and adherence to the Town's Enhanced Energy Plan (see Appendix B), St. Johnsbury supports the goals of NVDA's Regional Energy Plan, adherence to Vermont's Act 174, and alignment with Vermont's 2022 Comprehensive Energy Plan (CEP) and 2021 Climate Action Plan.

MAINTAIN

- A. Maintain and improve biking and pedestrian infrastructure to make all areas of the Town and essential services safely and readily accessible.
- B. Maintain and continue to develop EV charging infrastructure to support EV ownership by residents of the Town and to promote visitation to St. Johnsbury businesses and the downtown area.
- C. Support renewable energy development projects, considering preferred siting criteria (refer to Appendix B).

EVOLVE

- A. Lead by example by implementing efficiency improvements for municipal buildings and infrastructure, and transitioning to renewable energy for heating.
- B. Provide resources to individuals and organizations to promote efficiency, weatherization, and renewable energy use. Emphasis should be placed on reaching residents with the highest energy burdens, including renters and associated landlords.
- C. Promote a biking and walking culture for transportation within the Town.

D. Maintain and improve biking and pedestrian infrastructure to make all areas of the Town and essential services safely and readily accessible.

- E. Lead by example by evaluating opportunities to convert municipal vehicles to EVs.
- F. Encourage local businesses to convert vehicles to EVs.
- G. Promote the installation of charging during commercial/residential development to make EV ownership more feasible for all residents of the Town.
- H. Lead by example by implementing efficiency improvements and renewable energy installation (e.g., solar arrays) for municipal buildings and infrastructure.
- I. Promote and provide resources to individuals and organizations to promote efficiency, reduce consumption, and promote renewable energy use.

TRANSFORM

- A. Provide energy code and energy efficiency program information when residents apply for municipal land use permits that include alterations or construction of a building.
- B. Review and consider the adoption of the state's stretch energy code as the baseline energy code.
- C. Encourage compact, mixed-use development with walkable/bikeable neighborhoods.
- D. Support mass transit linking St. Johnsbury to external destinations, including RCT scheduled shuttle routes. Explore options for linking St. Johnsbury to farther destinations by commercial bus routes or similar.
- E. Support ride sharing, micro-transit, or other on-demand transportation options to destinations in and outside of town.
- F. Explore and promote opportunities for public and/or private renewable energy utility development (e.g., thermal networks).
- G. Support potential improvements in electric grid resiliency.
- H. Strive to follow the overarching goals and principles in the Energy Equity Project (EEP)
 - Everyone has continuous access to energy.
 - Everyone lives in a healthy, safe, and comfortable home;
 - No one spends more than 6% of their income on energy bills.
 - Those who are most impacted have the most powerful voice in decision-making and receive a share of the benefits.

Transportation

Transportation Policy

Maintain safe, efficient, convenient, and environmentally sound transportation alternatives to in-town and intercity jobs, schools, shopping districts, and activities, and enable mass transit alternatives.

MAINTAIN

- A. Maintain safe municipal parking lots for daily and overnight parking needs.
- B. Maintain safe bicycle and pedestrian routes throughout the Town.

- C. Support funding opportunities for commuter mass transit to and through regional and statewide towns and cities.
- D. Support the Walk-Bike committee for St Johnsbury.

EVOLVE

- A. Project growth needs for municipal, park-and-ride, and visitor parking in residential, mixed-use, and downtown districts.
- B. Bring road maintenance plans into compliance with the municipal roads general permit.
- C. Revisit the town's parking policy to best serve area residents and support commercial and retail activity.
- D. Develop new parking areas to support day and overnight use of the Lamoille Valley Rail Trail, and evaluate lighting and security needs of all proposed and existing parking lots.
- E. Develop a strategy to meet the needs of Electric Vehicles and Electric Bicycles.
- F. Assess and develop safe bicycle and pedestrian routes throughout town.
- G. Define a phased mass-transit implementation strategy and plan.
- H. Support grants for mass transit commuter transportation to and through regional and statewide towns and cities (Interstate 93 has direct mass transit connections to job markets in Boston, Littleton, Plymouth, Concord, Manchester, Burlington, and Cambridge).
- I. Implement or locate bus stop shelters at mass transit and ride-share parking lots.
- J. Quantify the benefits of commuter rail to and through St. Johnsbury.
- K. Generate a report on the town's existing transportation system to include
 1. A description of the different classes of town roads and the length of each class.
 2. A list of bridges in town and identify which ones need work or replacement.
 3. A description of the system of sidewalks in town and a list of other places where sidewalks might also flag places where new sidewalks are needed.
 4. A list and the location of public parking lots and the number of spaces in each.
 5. A list and location of public parking meters.
 6. A list of the Department of Public Works' transportation equipment.
 7. A description of the activities of RCT, Rural Community Transit.
 8. A description of private transportation companies, including Town Taxi, and car rental options, including availability of cars through car-sharing apps.
 9. A description of the State of Vermont's human and physical resources devoted (in part) to road maintenance in Saint Johnsbury
 10. Include a discussion of the prospects of other private transportation providers in Saint Johnsbury, such as Lyft.

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This information exists in the Town Bridge and Culvert Inventory (VOBCIT), unless you feel that the information is out of date?

TRANSFORM

- A. Pursue economic and retail development and job market growth while maintaining or improving the economic viability of the railroads for passenger/commuter as well as freight use.
- B. Participate in regional and state-wide conversations concerning the economic benefits and

viability of bringing passenger as well as freight rail through St. Johnsbury and drive the needed modifications to the Agency of Transportation (AOT) Rail Plan to ensure St. Johnsbury

Johnsbury and other points in the NEK are connected with passenger rail and position the region to meet State Energy goals. C.

- C. Pursue and promote growth in jobs and job markets that are available within a 120-mile mass transit radius.
- D. Improve access to St. Johnsbury's ride-share parking from each district and neighborhood.
- E. Establish bus stops, ride share lots, and increase routes with more commuter-friendly schedules to increase ridership in order to meet State Energy goals.
- F. Partner with appropriate State and Regional agencies to implement public transportation to/from locations of commuter and visitor access; enable commuters to travel longer distances in shorter time while expending less energy (i.e., Littleton, Boston, Montreal, and increased frequency of routes to Montpelier, Burlington, Concord, NH and Boston, MA).
- G. Increase bicycle and pedestrian safety and effectiveness with appropriate lighting and marked routes, and signs.
- H. Create opportunities for commuters with bicycles to utilize the most direct and shortest routes between business districts.
- I. Increase bicycle parking spaces within the business districts.
- J. Support the installation of new Electric Vehicle and Electric Bicycle charging stations.

Housing and Neighborhoods

Housing and Neighborhoods Policy

Create net-new housing for all ages and income levels and support programs that catalyze investment in St. Johnsbury's existing housing stock.

MAINTAIN

- A. Maintain and enhance the single- and multi-family homes and residential units in our residential neighborhoods for income-supported residents, young professionals, established retirees, young families, and second-home owners.
- B. St. Johnsbury has a rich history of proud, independent neighborhoods, and the town should support efforts to further establish and support these neighborhood communities, to foster a sense of community, enhance property value, and improve quality of life.
- C. Continue to work with town, state, and regional planning officials to identify areas of town to implement state-designated development areas, NDA, to support housing development.
- D. Implement vacant-to-value and other programs that reduce the number of vacant and abandoned buildings in town.
- E. Enforce town housing and fire codes and work to implement the following initiatives:
 - 1. Continue the code compliance education program for property owners.
 - 2. Provide reasonable incentives for code compliance and property remediation for both commercial and residential property owners.
 - 3. Maintain a current inventory of commercial housing units.
 - 4. Include GIS Mapping of designated growth areas.
 - 5. Provide rights and responsibility awareness for tenants and property managers.

- F. Continue to invest in roads, sidewalks, lighting, green spaces, and outdoor recreation that support housing development.
- G. Continue to be a leader in housing code enforcement and use proceeds from the rental housing registration program to leverage funds for neighborhood housing development and improvement.
- H. Maintain community gardens and parks.
- I. Support continued efforts to improve access to high-speed internet to support the relocation of remote workers and their families to St. Johnsbury, VT.
- J. Provide a wide array of housing options that serve our senior population.

EVOLVE

- A. Continue implementing the housing strategies identified in the 2017 Housing Study and Needs Assessment and the VT State Housing Needs Assessment.
- B. Address the housing and shelter needs for the full continuum of care.
- C. Work with partners and stakeholders to identify ways to fund housing development.
- D. Work with housing developers to identify potential locations for new housing development.
- E. Evaluate and assess the placement of local parks, recreation, and community gardens in each residential neighborhood and work with stakeholders and neighborhood groups to enhance these community spaces.
- F. Develop a town-appointed housing committee to work on policies and initiatives that support quality housing for all income levels.
- G. Continue work with the Public Safety Task Force to ensure personal safety in the community neighborhoods.
- H. Work with state and regional partners to acquire and remediate brownfields and prepare them for redevelopment.
- I. Pursue State Village Center Designation for St. Johnsbury Center and East St. Johnsbury, and consider State Neighborhood Designation for neighborhoods that support the Designated Downtown and Village Centers.
- J. Support vertical commercial and residential development to increase housing density per square acre.
- K. Connect each of the neighborhoods, village centers, and shopping districts with safe walking and biking routes.

TRANSFORM

- A. Act as an interim property owner to leverage the municipality's ability to access capital to prepare sites for development.
- B. Target neighborhoods that have approved renewal plans as the next phase for redevelopment through tax incentives, stabilization, and other improvement programs.
- C. Expand interconnections between neighborhoods: bike paths, sidewalks, playgrounds, trails, and parks.
- D. Support efforts to raise capital to fund programs like the RHGIP and VHIP programs that support investment in existing and net-new rental housing units in St. Johnsbury.
- E. Develop a set of metrics/KPIs that track and provide feedback on housing initiatives from planning through implementation, particularly as it relates to neighborhoods.
- F. Develop municipal policies that support all types of housing development.
- G. Work with employers to determine locations and types of housing needed to recruit employees to St.

Johnsbury.

Recreation

Recreation Policy

St. Johnsbury values diverse recreational opportunities for all ages and abilities, including accessible parks, trails, and community centers, to enhance the quality of life for residents and visitors. Create and maintain an inclusive and accessible recreation program for residents and visitors to enhance their life experiences and livelihoods. The Recreation Committee provides multiple means of direction and support for the community.

MAINTAIN

- A. Maintain recreational programs for all ages in collaboration with St. Johnsbury Academy.
- B. Promote the town's proximity to recreational opportunities.

EVOLVE

- A. Develop a sustainable St. Johnsbury Recreation Department to provide recreational programs for all ages as outlined in the St. Johnsbury Recreation Planning Report.
- B. Re-establish the Town Recreation Board and Recreation Director.

Expand recreational opportunities in town through local recreation events, formalizing regional partnerships, and evaluating the feasibility of a recreational center, multi-use building, fields, and court space as outlined in the St. Johnsbury Recreation Planning Report.
- D. Evaluate and assess the location and placement of local parks, recreation, and community gardens in each residential neighborhood. Use these outdoor spaces to help leverage local tourism, increase demand for small businesses, and attract new residents.
- E. Develop trails and greenways that promote outdoor recreation, environmental conservation, and alternative transportation.
- F. Develop and maintain sports facilities that are sustainable and add to Town recreation programs and appeal to local and regional, and even national interests regarding sports and athletic development and success.
- G. Recognize the recreational benefit of completing the Lamoille Valley Rail Trail (LVRT) for the benefit of St. Johnsbury, and advocate for funding the project's completion. (Reference: VT Trails and Greenways Council)
- H. Develop a riverfront renewal plan for a designated growth area located adjacent to the designated downtown district and along Bay Street.
- I. Connect each of the neighborhoods, village centers, and shopping districts with safe walking and biking routes. Extend the Three River Recreational Path north along the Passumpsic Riverfront to

Connect Summerville and Downtown neighborhoods according to the June 2017 Municipal Planning Grant Concept.

TRANSFORM

- A. Continue to develop a town-managed Recreation Department, supported by a Recreation Board and the Friends of St. Johnsbury Recreation, that will streamline oversight and empower community members to support fundraising and volunteer efforts. Such a structure ensures transparent decision-making, expands community involvement, and fosters sustainable growth for recreation programs.
- B. Expand interconnections between neighborhoods: bike paths, sidewalks, playgrounds, trails, and parks.
- C. Further promotion of LVRT by completing a trail connection to downtown and providing Bike Amenities in town (parking, repair) to draw bikers into town.
- D. Provide support for the routing of the Velomont Trail from the terminus of the Lamoille Valley Rail Trail through town up to the Kingdom Trails as a proposed back road route, and support the creation of an off-road mountain bike trail where possible.
- E. Promote local mountain bike opportunities, including the town forest, NVRH, and the LVRT trails, to draw visitors to the Kingdom Trails into town.
- F. Work to develop better access to the Emerson Falls swimming hole. (currently inaccessible by route 2 by bike or on foot)
- G. Engage visitors in the walkability of St. Johnsbury through the implementation of walking trails highlighted by history and heritage informational signage.
- H. Bring to bear local interest in sports-related facilities that will continue to provide state-of-the-art spaces that will draw local, regional, national, and international interest in St. Johnsbury, VT.
- I. Promote regional collaboration with neighboring towns to enable equitable financial contributions while broadening the scope of available programs.
- J. Continued collaboration with St. Johnsbury Academy in local area recreation events and activities to strengthen community, state, national, and international relationships.

Education

Education Policy

The Town of St. Johnsbury recognizes the vital role of education in fostering a thriving community. We are committed to supporting high-quality PK-12 and workforce educational services that support anticipated population projections and the developmental needs of all students and workers.

MAINTAIN

- A. Maintain and expand programs with community teaching facilities (such as Catamount Arts, St. Johnsbury Academy, Fairbanks Museum, and area colleges) to enhance learning for all students.

B. Maintain family support programs that enable all students to learn effectively at school.

- C. Provide equitable access to excellent educational opportunities for all students, regardless of their background, learning style, or socio-economic status.
- D. Continue to prioritize the well-being of students and educators. This includes creating a safe and supportive learning environment that addresses the social and emotional needs of all students.
- E. Provide outdoor education that can help students develop a connection with nature, gain practical skills, and improve their problem-solving abilities. It can also help students build resilience and develop social responsibility, independence, and leadership skills.
- F. Support both independent and public high schools in the region through informed community engagement and effective public school budgeting to meet the diverse range of needs of St. Johnsbury students. Additionally, prioritize investments in PK-8 education to strengthen long-term outcomes for students and the broader community.
- G. Maintain active participation in regional workforce training programs (e.g., St. Johnsbury Academy, Vermont State University at Lyndonville, etc.).
- H. Support Adult and Continuing Education. Lifelong learning opportunities that support personal and professional development for all community members.

EVOLVE

- A. Evaluate and address the facility and growth needs of the schools in the region to ensure adequate resources and infrastructure for future generations.
- B. Sustain and expand family support initiatives that enable all students to learn effectively and thrive academically and socially.
- C. Attract and retain high-quality educators to the St. Johnsbury community.
- D. Support strong educational programs, enrichment activities, and activities beyond the school day for all students in PK-12.
- E. Develop Community Partnerships with local businesses and organizations to enhance educational opportunities and resources.
- F. Implement and promote mental health awareness and education campaigns to reduce stigma and encourage help-seeking behavior, given the understanding that mental health is crucial for academic success and overall well-being.
- G. Ensure that mental health services are accessible to all students, regardless of their background or socioeconomic status, to support their academic and personal development.
- H. Assess regional workforce training programs to determine gaps against the business and industry projections and provide access to information for workforce training that includes high technology, engineering, and design.
- I. Leverage technology effectively to enhance learning experiences and prepare students for a technology-driven world.
- J. Address the need for a multi-generational community center that was identified in the 2015 Community Visit (i.e., with after-school programs, mentoring, gathering spaces).

TRANSFORM

- A. Strengthen the public image of all school programs and use these as a focal point for attracting families and businesses to our communities.
- B. Provide access to information for workforce training that includes high technology, engineering, and design.

- C. Address the continuing educational needs to prepare all students and workers for the expanding technologies, i.e., AI platforms, that will drive education into the future generations.
- D. Pursue the development of a multigenerational community center, as identified in the 2014 Community Visit, to provide after-school programs, mentoring, and gathering spaces for the community.

Arts and Culture

Arts and Culture Policy

The Town of St. Johnsbury prioritizes the development of a thriving arts and culture sector, recognizing its significant role in enhancing community vitality and fostering economic growth. To achieve this, the town will develop an Arts and Culture Master Plan as a strategic framework to guide these efforts and encompass these objectives.

MAINTAIN

- A. Initiate the creation of an Arts and Culture Master Plan that facilitates inclusive community consultation and decision-making. This master plan will help local government identify cultural resources and strategically embody the role of arts and culture in advancing civic goals.
- B. Cultivate a vibrant arts scene and continue to foster a dynamic arts environment that attracts and retains residents, tourists, and businesses, emphasizing partnerships with local artists and arts organizations.
- C. Make and continue strategic investments in arts infrastructure, supporting local artists and cultural organizations to enhance the community's cultural landscape.
- D. Ensure the integration of arts and culture into community events and public spaces, reinforcing the connection between the arts and residents' quality of life.
- E. Enhance quality of life by maintaining a flourishing arts and culture sector that continually enriches the community's unique character and enhances the quality of life for residents.

EVOLVE

- A. Grow, strengthen, and expand the local arts business sector through targeted investment and development, promoting the creative economy as a key component of St. Johnsbury's growth culture in advancing civic goals.
- B. Enhance marketing strategies and develop robust promotional strategies for the arts and culture scene in St. Johnsbury, utilizing the Arts and Culture Master Plan to enhance visibility regionally and nationally.
- C. Form innovative partnerships and cultivate cross-sector collaborations with local businesses, healthcare and housing stakeholders, educational institutions, workforce development initiatives, artists, public art programs, and cultural organizations. These partnerships will enhance the arts and culture landscape, ensuring it remains agile and responsive to the evolving needs of our community.
- D. Generate diverse avenues for artistic expression and increase opportunities for local and aspiring artists through strategic investments and programming that promote accessibility to the arts.
- E. Initiate arts and culture events that celebrate the local heritage, particularly around historical themes such as the town's industrial growth and railroad history.

TRANSFORM

- A. Utilize the Arts and Culture Master Plan as a dynamic long-term framework for evaluating and expanding the diversity of arts and culture in the community, addressing both town-wide and neighborhood-specific needs.
- B. Be a creative regional hub that fosters a transformative arts and culture scene that positions St. Johnsbury as a regional hub for creativity, innovation, and cultural exchange, attracting new residents, businesses, and visitors.
- C. A commitment to inclusive growth that ensures that the Arts and Culture Master Plan incorporates strategies to ensure that the arts reflect the diverse voices and experiences within our community, promoting access and inclusion for all residents, aiming to create a cultural environment where every community member feels welcomed, valued, and empowered to contribute to St. Johnsbury's artistic landscape.
- D. Continue to leverage arts and culture to enhance St. Johnsbury's unique character and support economic vitality, aligning with successful practices observed in other towns.
- E. Develop and cultivate a unique and thriving cultural ecosystem that enriches the community, making St. Johnsbury a sought-after destination for artists, cultural enthusiasts, and those seeking a vibrant lifestyle.

Financial

Financial Policy

Sustain service levels across all infrastructure and capital budget actions with established reserves, while stabilizing the real property tax burden of residential and commercial property owners.

MAINTAIN

- A. Continue to prioritize responsible fiscal management to ensure the long-term sustainability of essential services and infrastructure.
- B. Develop and maintain a balanced budget **by** prioritizing core services while exploring innovative funding mechanisms and cost-saving measures.
- C. Build and maintain adequate reserves to address unforeseen expenses and ensure financial stability during economic downturns.
- D. Promote transparency and accountability, ensuring clear and accessible financial information for all residents.
- E. Stabilize property values.
- F. Continue upgrades to wastewater and water treatment facilities.
- G. Continue the combined sewer overflow (CSO) elimination program by the Long-Term Control Plan.
- H. Combine sidewalk, roadwork, bike, and pedestrian upgrades with all CSO projects where

feasible.

- I. Combine beautification projects with all CSO projects where feasible.
- J. Evaluate and develop bridge maintenance and replacement plans.
- K. Continue infrastructure investment: Prioritizing projects that benefit the community.

EVOLVE

- A. Invest in infrastructure, prioritizing projects that enhance community quality of life, support economic development, and improve the town's long-term resilience.
- B. Continue to pursue grant and funding opportunities to maximize resources for community projects.
- C. Collaborate with private entities to leverage additional resources and expertise for public benefit.
- D. Assess revenue generators other than property tax to fund municipal programs such as the following:
 - 1. Local options tax, where the municipality gets a 1% meals and lodging tax, and the State also gives back on all state buildings, betterment and usage fees; low-interest loans that go with the property.
 - 2. "Betterment assessments" for town infrastructure.
 - 3. Usage fees for town infrastructure, including parking.
 - 4. Include fee-for-service policies with user-based fees for police, fire, and public works departments.

TRANSFORM

- A. Measure market value trends of properties in St. Johnsbury
- B. Measure trending real property tax and revenue per capita
- C. Measure % property tax versus other use/fee-based revenue for supporting town infrastructure maintenance and enhancement work.
- D. Explore opportunities for intermunicipal cooperation to leverage shared resources and reduce costs.
- E. Explore other funding sources that include private donations for public benefit.

Economic Development

Economic Development Policy

Invest in business, infrastructure, and housing, that support job creation, increase median income, grow population, and contribute to the quality of life and well-being of all residents.

MAINTAIN

- A. Develop a set of performance measurements and metrics that monitor economic growth and sustainability.

B. Target businesses' growth focusing on outdoor recreation, arts and culture, manufacturing, and the hospitality industry sectors.

- C. Market St. Johnsbury as a destination for visitors to regional outdoor recreation, asserts museums and galleries, state parks, and lodging establishments.
- D. Support the adaptive reuse of historical, industrial, commercial, and mixed-use buildings for housing, business incubator space, artist studios, food centers, and other business start-up activities that support entrepreneurial initiatives.
- E. Solicit input from the creative industry sector in downtown and community planning.

EVOLVE

- A. Develop opportunities to expand existing businesses, attract new businesses, and attract remote workers to grow the population and build the critical mass necessary to pay for the rising costs of providing essential services and town infrastructure.
- B. Work with partners and stakeholders to identify ways to fund all types of housing development.
- C. Leverage the Town's ability to raise capital to clean up brownfields, access vacant property, and leverage Town-owned property to catalyze housing development, and provide a pathway for population growth.
- D. Leverage and grow our arts and culture, outdoor recreation, and hospitality assets to recruit visitors and residents to our community.
- E. Work with education institutions, state agencies, and employees to grow our workforce to meet the demands of our existing and future businesses.
- F. Work to establish economic development incentives to attract businesses, workers, and housing developers to St. Johnsbury.
- G. Support a regional concept for providing essential services that protect residents and add human and financial capacity to the system.
- H. Continue to work with the NVDA EPA Brownfields Coalition and federal and state agencies to access funding to assess and remediate brownfield sites that provide economic opportunity.

TRANSFORM

- A. Support the St. Johnsbury Revitalization Fund Transformational Project Awardees as they continue their efforts to develop housing, arts and culture facilities, and a food cooperative.
- B. Work with developers and funders to identify cost-effective locations and construction methods that support new housing development.
- C. Complete the connection of the LVRT to downtown St. Johnsbury, connecting thousands of visitors to our downtown.
- D. Focus efforts on riverfront redevelopment along the Bay Street corridor that supports outdoor recreation, tourism, arts, and culture.
- E. Invest in a pedestrian-friendly, bike-friendly downtown commercial district.
- F. Work with NVDA to act as the interim owner of vacant and blighted properties and prepare them for development.
- G. Partner with businesses, developers, professionals, and residents to develop a parking policy that supports sustainable growth and ensures adequate parking options for shoppers, visitors, and residents alike.
- H. Identify ways to increase resources for existing housing improvement programs, such as the RHGIP and VHIP programs, which aim to improve and grow St. Johnsbury's housing stock.

I. Continue to grow and strengthen the manufacturing industry sector within the industrial

park and other industrial and commercial districts in St. Johnsbury.

- J. Support a public transportation system that provides services to food systems, health services, and employment centers.
- K. Identify revenue streams that support investment in infrastructure, essential services, arts and culture, and recreation.
- L. Support technology-based companies looking to locate in the Northeast Kingdom of Vermont.

Preservation and Conservation

Preservation and Conservation Policy

St. Johnsbury recognizes the importance of preserving its rich history and natural resources. Protect the buildings, waterways, wetlands, valleys, hillsides, and historic sites that represent our natural resources, history, heritage, and scenic beauty.

MAINTAIN

- A. Maintain and renovate the Town's historic buildings and sites.
- B. Prioritize the conservation of our built and natural environments, ensuring their continued vitality while adapting them for future use.
- C. Maintain and protect our natural landscapes and historic buildings, waterways and hillsides, preserving our scenic resources, through responsible land use planning, supporting sustainable practices, and promoting environmental stewardship among our residents.
- D. Continue to support the collection, preservation, and public display of artifacts relevant to the history of the Town, the region, and its people.
- E. Maintain our mixed-use and downtown districts and downtown designation.
- F. Continue to maintain and enhance the quality of the town's existing settlements and neighborhoods by expanding availability of tax incentives and other benefits available through state neighborhood, village and/or growth center designations for the Summerville neighborhood, the Hastings North neighborhood, the Village of East St. Johnsbury, and the Village of St. Johnsbury Center (see Downtown Area Base Map in Appendix D).
- G. Support the remediation and appropriate redevelopment of contaminated sites.
- H. Support improvements and innovation in solid waste management, including recycling and composting.
- I. Support the preservation of forest, agricultural, and riparian lands for public access, landscape preservation, and natural resource conservation.
- J. Support continued development while understanding the need to pursue such development in a sustainable manner that does not threaten the Town's natural resources, by impairing its water quality, air quality, natural landscapes, ecological resources, public access to, and enjoyment of such resources.

K. Continue support and management of the three rivers at the confluence of the Passumpsic, Moose, and Sleepers River, and continue to provide limited electrical generation.

- L. Continue to maintain the three rivers that serve as important ecological and recreational resources.

EVOLVE

- A. Evaluate the potential benefit of pursuing a Certified Local Government Program that makes a partnership between local governments, the VT Division for Historic Preservation, and the National Park Service.
- B. Determine how the Federal Certified Local Government Program (CLG) structure can benefit the economic growth policy and strategies of the town.
- C. Support education and cultural heritage programs for residents and visitors regarding the history of the Town, the region, and its people
- D. Evaluate the need to support the maintenance of natural areas.
- E. Restore and protect water quality in the Town's rivers and other water bodies for recreational uses and ecological receptors through the modernization of infrastructure, including the elimination of combined sewer overflows (CSOs) and implementation of stormwater controls.
- F. Partner with private property owners to identify and preserve targeted sites and to facilitate public access and historical education.
- G. Protect the air quality of the Town by supporting the control and reduction of industrial, residential, and vehicular emissions of air pollutants.
- H. Support the reduction of light pollution in existing and new developments and infrastructure for the protection of wildlife, human health, and the preservation of a dark sky.
- I. Support environmental education and stewardship programs for residents and visitors regarding the natural resources of the Town and region.
- J. Evaluate the opportunity to minimize fragmentation of the priority forest blocks (identified in Appendix C, St. Johnsbury Forest Blocks Map). These areas – east of the town, encompassing Bible Hill and Mount Pisgah, and northwest of town around Burroughs Brook – provide critical wildlife connectivity to larger blocks of interior forests beyond the town boundaries, which have diverse physical landscapes that may be able to support greater biological diversity as our climate changes. Evaluation and outreach should include an assessment of zoning practices in the Rural Lands districts, as well as the future land use map being developed in partnership with Northeastern Vermont Development Association.
- K. Identify other areas in town with high ecological function, such as riparian travel corridors, and engage with stakeholders on appropriate measures to protect their ecological function.

TRANSFORM

- A. Partner with property owners to identify and conserve targeted preservation sites and buildings, and to encourage planned public access to build awareness of history and heritage, and as part of a travel and tourism growth strategy.
- B. Support innovation in recycling and composting.
- C. Redevelop former industrial sites along Bay Street and other areas in proximity, with the understanding that the likely presence of soil contamination will make these efforts more challenging and costly.

- D. Support protected green spaces that provide public enjoyment of these resources, including the recently acquired Observatory Knob, which provides residents with access to woodlands from the downtown area.

Land Use

Land Use Policy

Interconnect our open lands and compact villages with established neighborhoods, mixed-use districts, recreational areas, and essential services. Protect Rural Character and prioritize open space, farmland, and forestland to maintain the state's rural aesthetic. Support Traditional Village Centers and encourage development within existing village centers to foster community and reduce sprawl.

MAINTAIN

- A. Maintain and protect the natural and historic features of the town landscape.
1. Maintain and preserve landmark historic and cultural institutions and locations, including archeological and naturally sensitive areas.
 2. Ensure that alternative and renewable energy generator fields (i.e., solar and wind) are placed to maintain and preserve the historic character of the compact village and views of the rural countryside.
 3. Ensure that communication towers are placed to maintain and preserve the historic character of the compact village and the view of the rural countryside.
- B. Maintain and protect community connections and walkability, including:
1. Safe pedestrian walkways and crossings for all ages.
 2. Infill with parks and mixed-use structures that connect neighborhoods to downtown and essential services.
- C. Maintain the Town's parks and outdoor recreation areas for four-season use.
1. Lamoille Valley Rail Trail
 2. Three Rivers Recreation Trail
 3. Town Forest hiking trails
 4. Arlington Woods hiking trails
 5. Kingdom South Project (Private trails from Danville to St. Johnsbury)
 6. Fred Mold Park and ADA accessible fishing pier
 7. Knob Hill recreation area.
 8. Neighborhood parks:
 - a. Arnold Park (and fountain)
 - b. Four Seasons Park (Main and Summer Streets)
 - c. Depot Square Park
 - d. Pat and Chet Buck Memorial Park (Portland St.)

- e. Pearl Street Park
- f. Peter and Polly Park (East St. Johnsbury)

- g. Ramsay Park (Arlington)
- h. South Park
- i. Federal Street Park

D. Maintain rural lands on hillsides and along roadsides outside the compact villages while developing business within the Designated Downtown, Industrial Park, and proposed village centers of East St. Johnsbury and St. Johnsbury Center.

EVOLVE

- A. Integrate bus stops, bike racks, and American with Disabilities Act (ADA) access into the development and redesign plans and projects for all public spaces where practical.
- B. Implement public transportation to local and area recreational facilities and natural resources.
- C. Upgrade amenities at all playgrounds, parks, forests, and trails.
- D. Identify and place wayfinding signage at parks and recreation facilities, including access along local waterways.
- E. Work with residents and landowners to provide recreational access to the Passumpsic, Sleepers, and Moose rivers, and engage companies and businesses to sponsor scheduled riverfront cleanups.
- F. Identify preferred locations for renewable energy fields.
- G. Bring existing town ordinances and bylaws into compliance with the Clean Water Act.

TRANSFORM

- A. Upgrade all land use regulations to reflect Agency of Natural Resources standards for floodplains, river corridors, wetlands, stormwater runoff, energy efficiency, and dark sky recommendations (see Illuminating Engineering Society – www.ies.org).
- B. Encourage Act 250-friendly growth, low-impact development, and green stormwater infrastructure.
- C. Locate alternative energy and cell towers only in designated preferred locations.
- D. Examine leasing town-owned land to energy companies.
- E. E. Work with local organizations to maximize recreational facilities and resources, including ped and bike paths in and around the town and out to other towns.

Hazard Mitigation and Flood Resiliency

Hazard Mitigation and Flood Resilience Policy

Protect the natural environment and minimize risk to natural habitat, property, and people.

MAINTAIN

A. Continue to implement actions identified in the 2016 Local Hazard Mitigation Plan.

- B. Develop and implement a town Local Hazard Mitigation Plan that addresses risks identified in the town as well as those highlighted in the July 11th and 30th, 2024 flooding events.
- C. Minimize risk to individuals and property by amending bylaws to include model standards for flood plain, river corridor, and wetlands management that restrict new development and substantial redevelopment within flood hazard areas and river corridors.
- D. Update flood hazard bylaws based on new flood hazard maps in development, and address any deficiencies necessary to stay in the NFIP program.
- E. Maintain expertise in the zoning office to participate in the NFIP program, including floodplain manager certification.

EVOLVE

- A. Reduce flood hazards and maintain good water quality by undertaking mitigation measures for existing structures and infrastructure and assuring long-term protection of the floodplain and river corridor from incompatible development and uses.
- B. Include hazard mitigation measures when retrofitting or upgrading Town facilities.
- C. Update the flood hazard section of the Town zoning bylaws with a model state flood hazard bylaw that also addresses river corridors with modifications based on local needs and input from town residents.
- D. Support the buyout of properties impacted by flooding where landowners are supportive and where this would reduce future risk and/or create opportunities for restoration of the floodplain that can reduce flooding risk elsewhere.
- E. Develop a better understanding of streams that were destabilized by the July 30th, 2024, flooding event to identify strategies to restore natural processes and reduce risks to life and infrastructure as these streams continue to adjust.
- F. Prepare the town's Public Works Department to more efficiently restore roads and infrastructure damaged from these highlighted events, July 11, 2024, and July 30, 2024, and to prepare for what is expected to become more frequent events with Climate Change.
- G. Make these events opportunities to learn to develop a new local hazard mitigation plan to outline specific steps to prepare the town for events in the future.

TRANSFORM

- A. Establish upstream-downstream regional partnerships to support floodplain and river corridor management.
- B. Establish a Community Resilience Organization (CRO) responsible for developing a public education and outreach program around hazard mitigation and individual preparedness.
- C. Establish a Community Resilience Organization (CRO), such as NEKO, responsible for developing a public education and outreach program around hazard mitigation and individual preparedness.
- D. Continue to prepare the town to adjust to the smaller, steeper streams in and around the town that flood and cause flood damage to adjacent land and roads.
- E. Consider opportunities to minimize fragmentation of upland forested lands that attenuate flood flows to lower elevation areas.

Closing Statements

Arts and Culture Conclusion

By embedding the development of an Arts and Culture Master Plan within the framework of these three sections—Maintain, Evolve, and Transform—St. Johnsbury can effectively channel the power of the arts to enhance community life, stimulate economic growth, and attract cultural tourism. This strategic approach will ensure that arts and culture remain integral to the town's planning initiatives, fostering a dynamic and inclusive environment for creativity to thrive.

Community and Collaboration

This plan represents a shared vision for St. Johnsbury's future, forged through collaborative efforts among residents, businesses, organizations, and local government. By prioritizing public services, investing in resilient infrastructure, and fostering economic development, we can ensure a thriving community for generations to come. Let us work together to enhance our transportation systems, expand access to quality housing and recreation, and nurture a vibrant arts and culture scene. By supporting ongoing conversations on embracing diversity, equity, and inclusion, we can create a welcoming and inclusive community where everyone has the opportunity to thrive.

Sustainability and Resilience

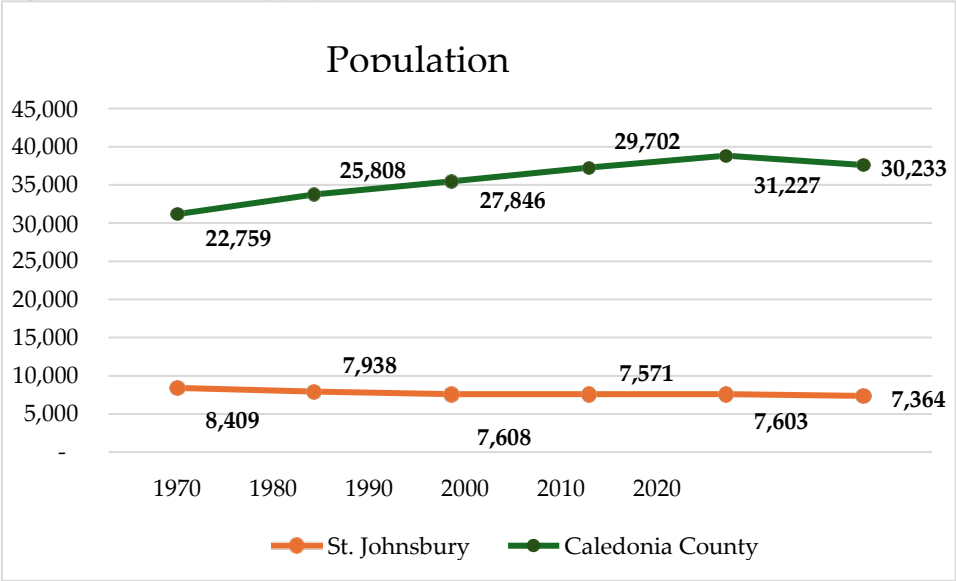
This plan emphasizes sustainability and resilience in all aspects of community life. By transitioning to clean energy sources, improving energy efficiency, and promoting sustainable transportation options, we can mitigate climate change and reduce our environmental impact. We will prioritize the preservation and conservation of our natural resources, ensuring a healthy environment for future generations. This plan also emphasizes hazard mitigation and flood resiliency, ensuring the safety and well-being of our community in the face of natural disasters. By implementing these strategies, we can build a more sustainable and resilient St. Johnsbury for the 21st century.

Growth and Opportunity

This plan provides a roadmap for continued growth and opportunity in St. Johnsbury. By investing in education, supporting the arts and culture sector, and fostering a thriving local economy, we can create a vibrant and dynamic community that attracts and retains talented individuals and families. This plan emphasizes the importance of financial stability and responsible land use planning to ensure the long-term sustainability of our community. By embracing innovation and adapting to the changing needs of our residents, we can create a bright future for St. Johnsbury where everyone has the opportunity to succeed.

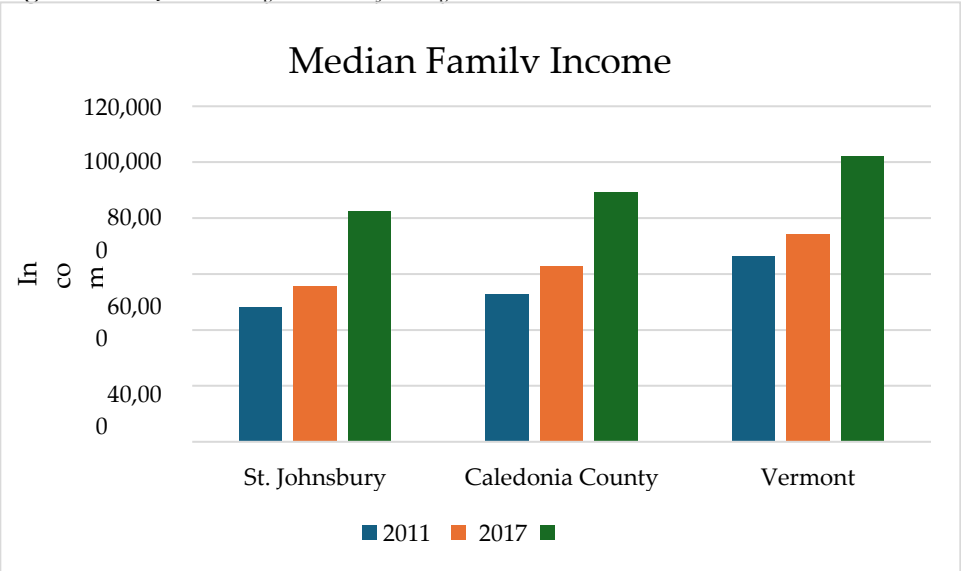
Appendix A: Community Metrics

Figure 1. St. Johnsbury population trends.



Source: Vermont Open Geodata Portal

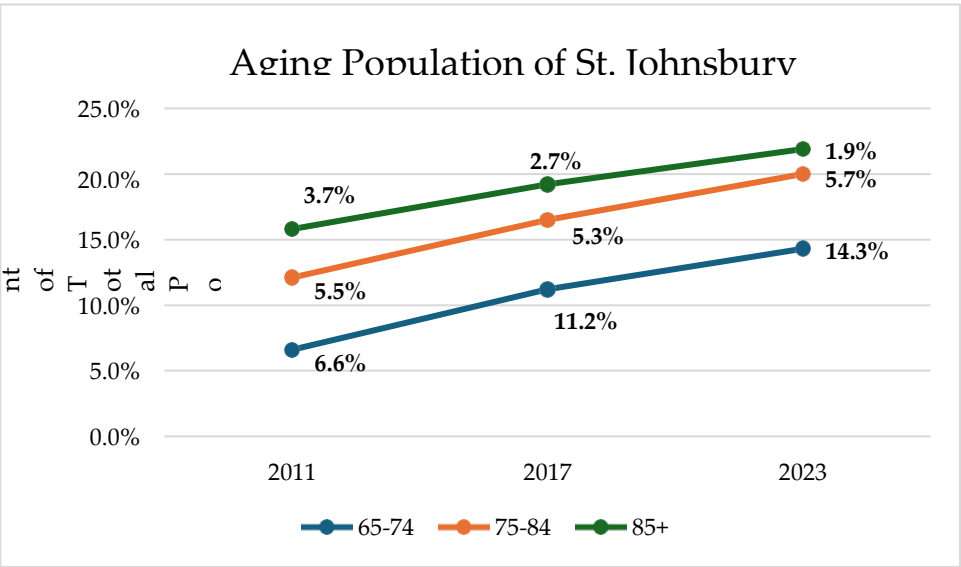
Figure 2. St. Johnsbury median family income.



Source: U.S. Census ACS 5-year Estimates

Figure 3. The aging population of St. Johnsbury.

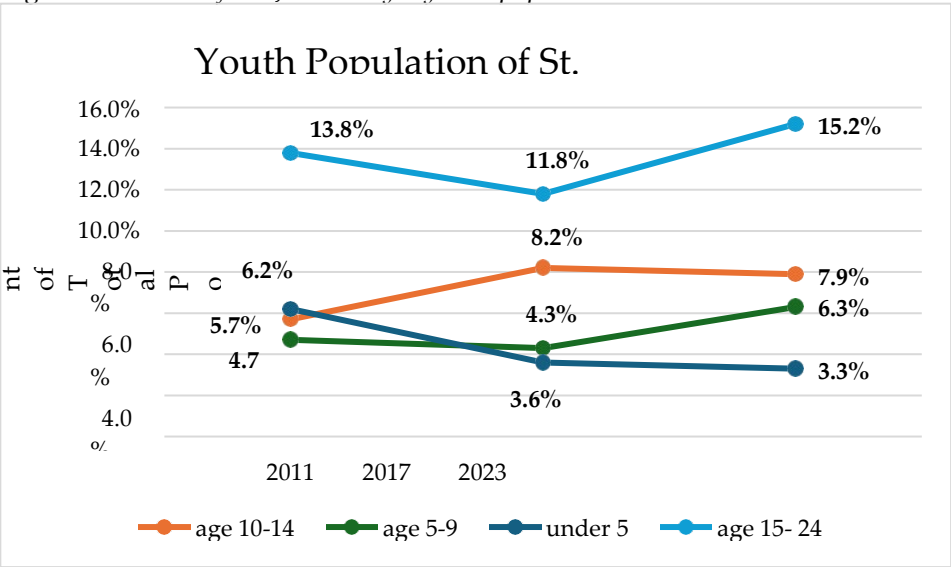
Percentage of Total Population



Source: U.S. Census ACS 5-year Estimates

Figure 4. Trends of St. Johnsbury's youth population.

Percentage of Total Population



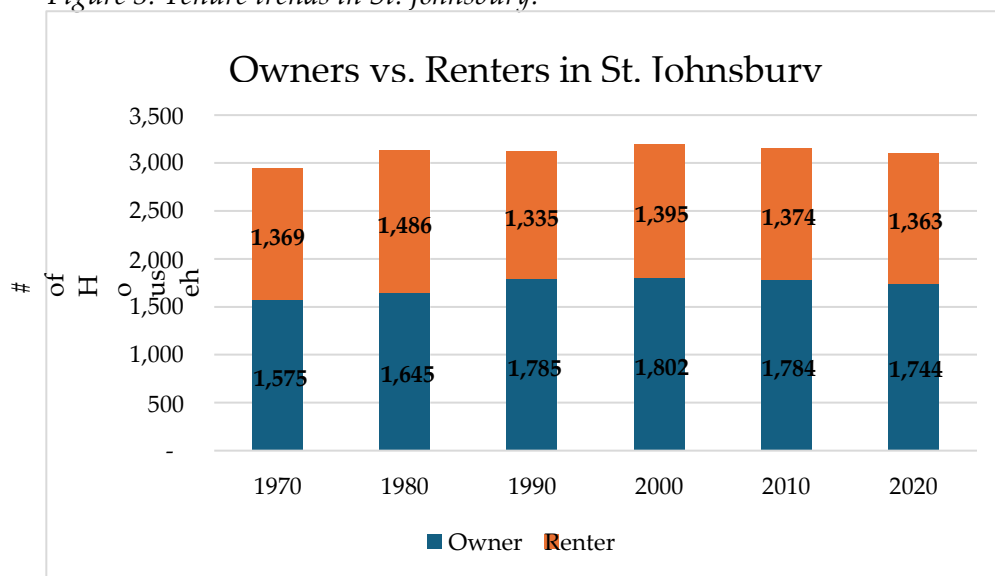
Source: U.S. Census ACS 5-year Estimates

Table 1. St. Johnsbury Academy Student Enrollment

St. Johnsbury Academy Student Enrollment
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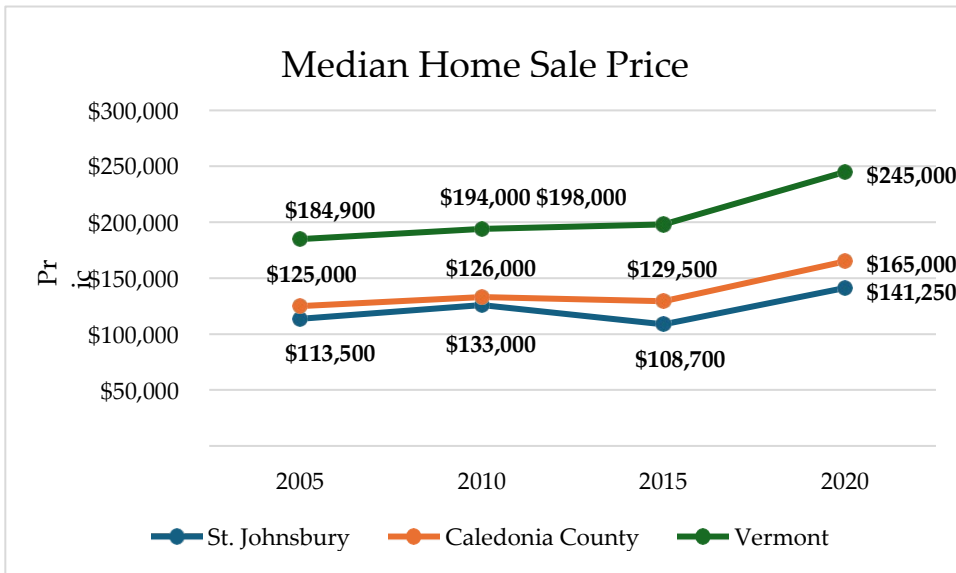
School Year	Day Students	Resident Students	Total
2015-16	684	268	952
2016-17	688	250	938
2017-18	715	253	968
2018-19	734	239	973
2019-20	760	231	991
2020-21	711	213	924
2021-22	714	187	901
2022-23	723	184	907
2023-24	725	185	910

Figure 5. Tenure trends in St. Johnsbury.



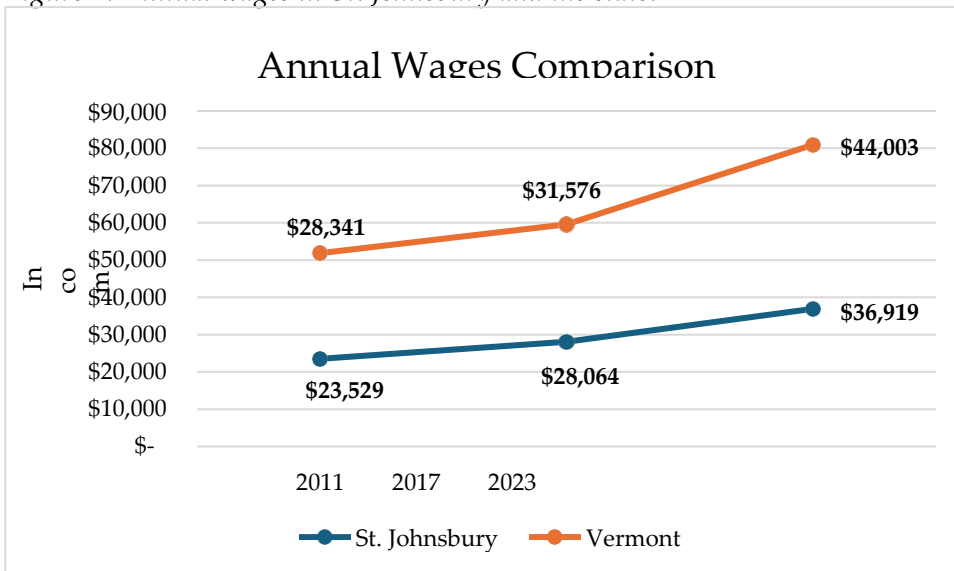
Source: Housingdata.org

Figure 6. Trends in median home sale prices in Vermont.



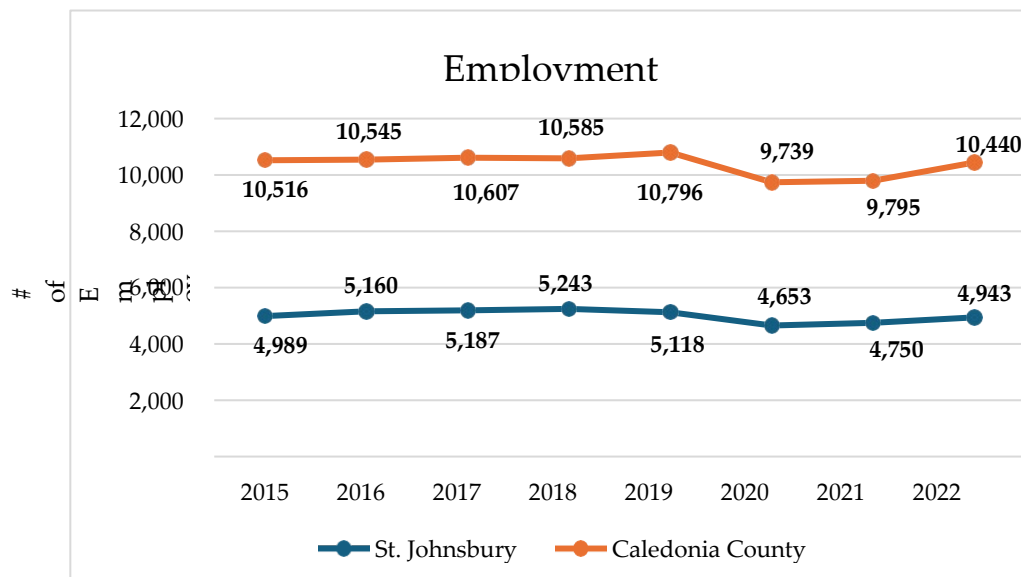
Source: *Housingdata.org*

Figure 7. Annual wages in St. Johnsbury and the state.



Source: *U.S. Census ACS 5-year Estimates*

Figure 8. Trends in employment.



Source: U.S. Census OnTheMap

Appendix B: Energy Analysis

Enhanced Energy Plan

Current State:

In 2021, the Town of St. Johnsbury adopted an Enhanced Energy Plan as an amendment to the 2017 Town Plan. The Town’s current energy plan is fully incorporated into this Town Plan. The Town supports the goals of NVDA’s [Regional Energy Plan](#), adherence to Vermont’s Act 174, and alignment with Vermont’s 2022 [Comprehensive Energy Plan](#) (CEP) and 2021 [Climate Action Plan](#). The 2022 CEP is structured to meet the greenhouse gas requirements of Vermont’s Global Warming Solutions Act and to be consistent with the 2021 Climate Action Plan, as required by 10 V.S.A. § 592. Vermont’s energy and climate goals are:

- To obtain 90% of all energy across all sectors (transportation, heating, and electricity) from renewable sources by 2050, with the interim goals of 25% renewable by 2025 and 45% renewable by 2035.
- In the transportation sector, 10% of energy needs will be from renewable energy by 2025, and 45% by 2040.
- In the thermal sector, 30% of energy needs will come from renewable energy by 2025, and 70% by 2042.
- In the thermal sector, 30% of energy needs will come from renewable energy by 2025, and 70% by 2042.
- In the electric sector, 100% of energy needs will be from carbon-free resources by 2032, with at least 75% from renewable energy.
- Reductions in greenhouse gas emissions: 26% reduction from 2005 levels by 2025; 40% reduction from 1990 levels by 2030, and 80% reduction from 1990 levels by 2050.

To meet state energy and climate goals, Vermont is planning for efficiency improvements, increases in renewable energy generation, and a major shift away from fossil fuels in the transportation, heating (thermal), and electricity sectors. This plan includes goals and initiatives for the Town to help meet those State goals.

The Town currently has an active Energy Committee, which has made notable progress in its mission of addressing St. Johnsbury’s contribution and vulnerability to climate change. By working with landlords on energy efficiency measures, introducing a thermal networking plan, and championing heat efficiency through community WindowDressers projects, the Town has made progress towards ensuring a secure, sustainable future that prioritizes resiliency.

Energy Analysis and Targets

As shown in **Table 2**, the thermal energy (residential and commercial heating/hot water) makes up nearly half (48%) of the Town’s energy use, followed by transportation (34%), and electricity (18%). Total and per capita thermal and transportation energy use increased between 2018 and 2023, while electricity use remained relatively constant.

Table 2. Town of St. Johnsbury Energy Usage

Energy Sector	Unit	2018	2023	Percent Increase
Population	count	7,364	7,403	0.5%
Thermal	MMBTU	571,301	693,535	21%
	MMBTU/c	78	94	20.8%
	% of total	48%	48%	-
Transportation	MMBTU	356,438	493,252	38%
	MMBTU/c	48	67	37.7%
	% of total	30%	34%	-
Electricity	MMBTU	265,331	265,857	0.2%
	MMBTU/c	36	36	-0.3%
	% of total	22%	18%	-
Total	MMBTU	1,193,070	1,452,644	22%

Sources: Current energy estimates were developed using multiple sources with assistance from NVDA in August 2024, including the Vermont Department of Public Service, Efficiency Vermont, U.S. Census American Community Survey, and Vermont Department of Labor.

Thermal Energy

As shown in **Figure 9**, the US Census Bureau estimates that between 2019 and 2023, over 80% of St. Johnsbury households used fossil fuels (fuel oil and propane) for heating, followed by wood (8%) and electricity (5%). However, during that same period, St. Johnsbury saw a 156% increase in cold climate heat pump installations, a 66% increase in heat pump water heater installations, and a 60% increase in comprehensive weatherization projects (see **Table 2**).

With nearly one third of housing units in the NEK built before 1940, the aging house stock is likely the most significant contributor to the overall thermal usage in St. Johnsbury. Older homes are likely to be poorly insulated and leakier, driving up energy consumption and cost.

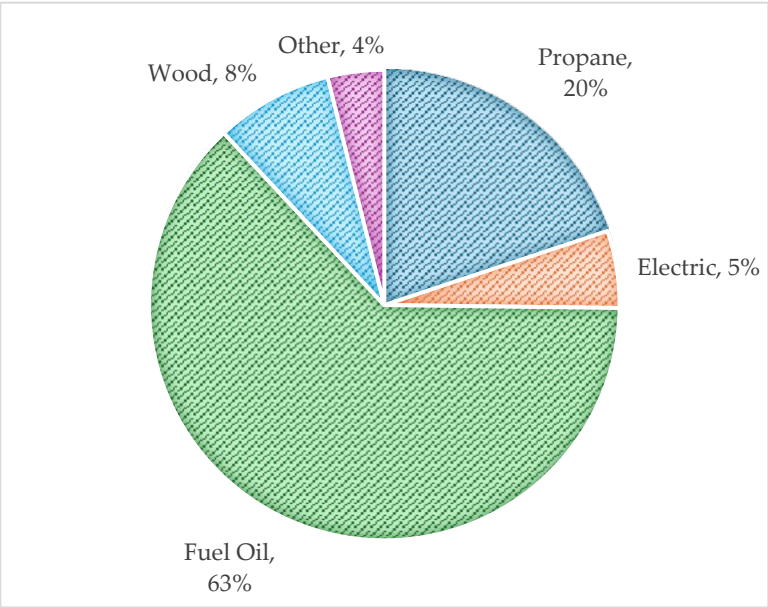
Allie Webster

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Could consider listing out state goals. Likely need to add more equity parameters, ie. Using MVI tool (as provided in NVDA draft pg. 1-2)

Figure 9. Estimated St. Johnsbury residential heating sources.



Source: US Census Bureau, House Heating Fuel, 2023 5-Year Estimates, St. Johnsbury Town

Table 3. Town of St. Johnsbury Residential Thermal Energy Upgrades.

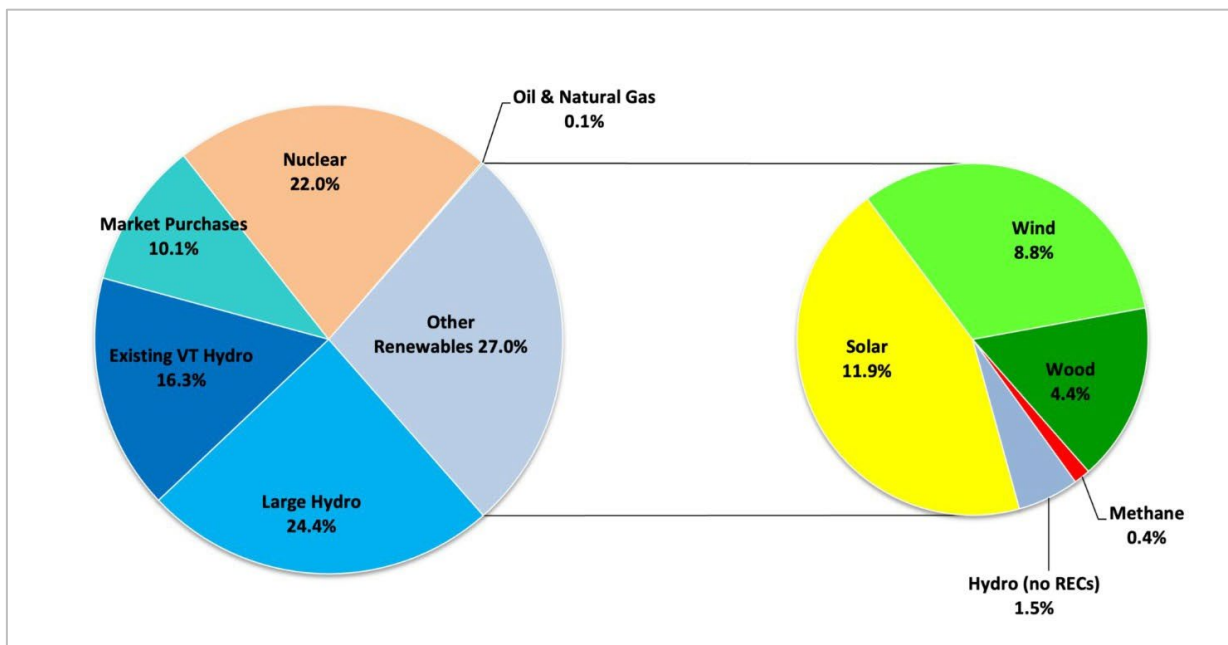
Measure	Cumulative Number					5-Year Change	
	2019	2020	2021	2022	2023	Increase	%
Cold Climate Heat Pump	66	91	110	129	169	103	156%
Heat Pump Water Heaters	127	147	165	189	211	84	66%
Weatherization Retrofits	321	367	408	453	513	192	60%

Sources: Energy Action Network dashboard: <https://eanvt.org/vermont-energy-dashboard/>

Electricity

According to Efficiency Vermont data provided to NVDA in 2024, St. Johnsbury’s average residential electric usage was 6,572 kilowatt-hours (kWh) per year, slightly more than the Vermont annual average of 6,337 kWh from 2021 through 2023 and less than the national average of 10,500 kWh. Electric consumption is anticipated to increase as beneficial electrification takes place (e.g., replacing fossil fuel heat sources with heat pumps). The majority of St. Johnsbury is provided electricity by Green Mountain Power (GMP); Lyndon Electric Department provides electricity to northeastern portions of the Town. According to GMP, their energy mix is 100% carbon-free and 82% renewable (excluding nuclear power). **Figures 10a** and **10b** depict the GMPs 2023 annual energy mix before and after Renewable Energy Credit (REC) retirements, respectively. As of 2020, Lyndon Electric Department’s energy mix (depicted in **Figure 11**) included less than 1% oil and natural gas; the largest contributor was nuclear power (41%).

Figure 10. GMP 2023 Annual Energy Mix – Before REC Retirements



Source: Annual Energy Mix. Green Mountain Power. <https://greenmountainpower.com/energy-mix/>.

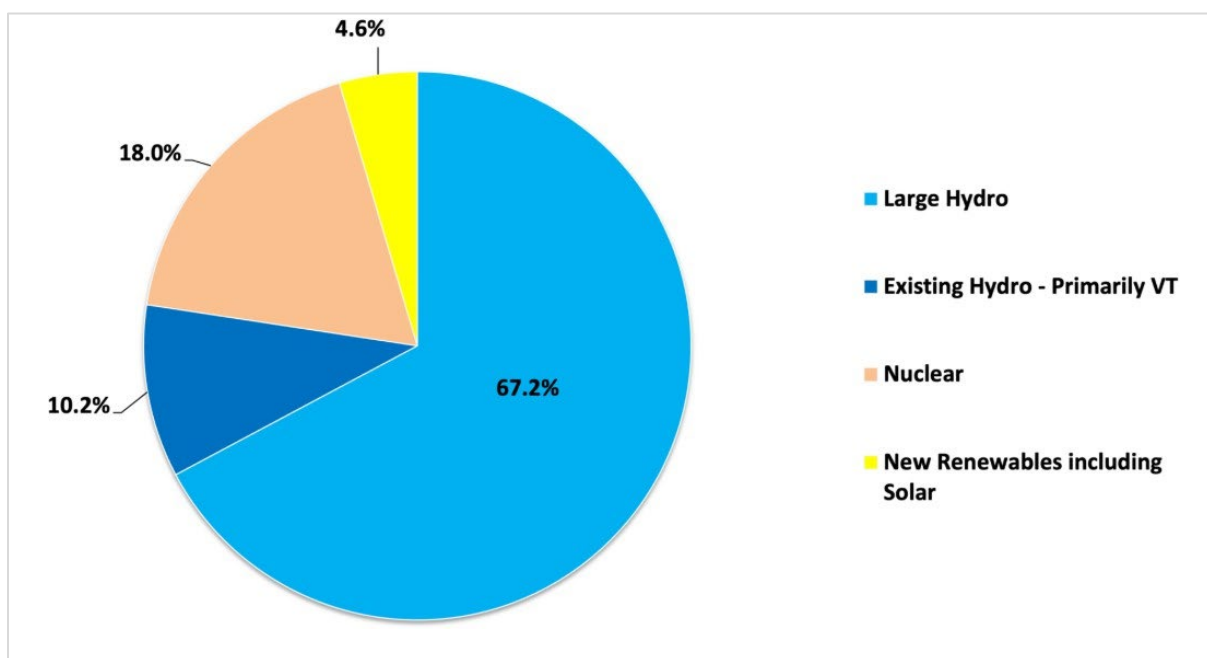
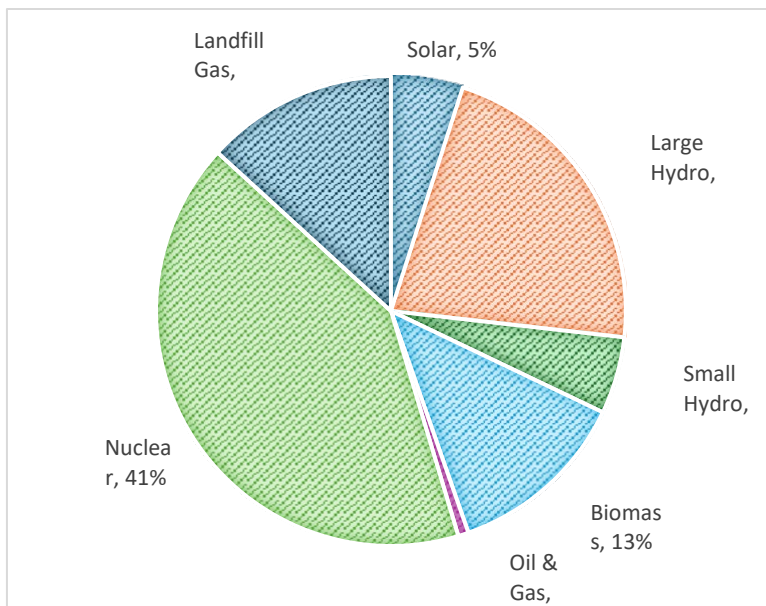


Figure 10b. GMP 2023 Annual Energy Mix – After REC Retirements

Source: Annual Energy Mix. Green Mountain Power. <https://greenmountainpower.com/energy-mix/>

Figure 11. Lyndon Electric Department's 2020 Energy Mix.



Source: Lyndonville Electric Department, 2020 [Resource Report](#).

St. Johnsbury currently has a total renewable energy capacity of over 11,000 kW across 152 solar, hydroelectric, and battery sites. The Town's existing renewable energy capacity is summarized in **Table 4**.

Table 4. St. Johnsbury Existing Renewable Energy Capacity

Type	Capacity (kW)	Largest Site (kW)	Smallest Site (kW)	Number of Sites
Solar	9,372	2,200	1	137
Hydroelectric	1,592	700	230	4
Battery	114	24	5	11
Total	11,077	2,200	1	152

Source: NVDA

Transportation

As shown in **Table 5**, electric vehicle (EV) registrations in St. Johnsbury have steadily increased over the past several years. As of 2023, there were a total of 107 EVs registered in the Town, including 56 all-electric vehicles and 51 plug-in hybrids.

Table 5. Town of St. Johnsbury EV Registrations

Vehicle Type	2021	2022		2023	
	Number	Number	Annual % Increase	Number	Annual % Increase
All Electric	26	33	27%	56	70%
Plug-In Hybrid	37	41	11%	51	24%
Total	63	74	17%	107	45%

Sources: Data on EV registrations provided by Drive Electric Vermont based upon work supported by the Vermont Public Service Department, Vermont Agency of Natural Resources, Vermont Agency of Transportation, and the Vermont Department of Buildings and General Services. Minor differences may exist between DEV data and the tables below as a result of the ZIP code to municipality processing.

Rural Community Transportation (RCT) provides on-demand transportation services to eligible individuals (representing over 60% of riders) and scheduled shuttle services (the Jay-Lyn Shuttle and US 2 Commuter) within St. Johnsbury. RCT discontinued shuttle service between St. Johnsbury and Littleton in 2024 due to low ridership. As of early 2024, the Jay-Lyn Shuttle and US 2 Commuter were providing 122 and 34 rides per day, respectively. ([RCT, 2024](#))

Challenges & Opportunities

The Northeast Kingdom has the highest median energy burden¹ of any region in the state, meaning its residents spend higher percentages of their income on heating, transportation, and electricity. St. Johnsbury has one of the highest energy burdens of any town in the state, with an average of 13.7% of income going towards energy, compared to the Vermont mean energy burden of 11%². Among residents of the town, those who are non-white, don't own their homes, live rurally, or have lower incomes have disproportionately higher energy burdens. This trend is particularly pronounced in southern St. Johnsbury, where the average energy burden is 28%. High energy burdens can increase the risk of transitioning into poverty or of experiencing long-term poverty by 150% to 200% ([EAN, 2024](#)).

Additional challenges facing St. Johnsbury include aging houses (which are generally less efficient, resulting in higher energy consumption and costs) and the limited access (without an automobile) to certain essential services and business districts. However, these challenges also present opportunities for improvement. Weatherization efforts alongside beneficial electrification could substantially drive down the thermal energy usage and costs for St. Johnsbury residents. With its compact, walkable downtown, St. Johnsbury is well-positioned to support car-free residents. Continued support and expansion of public transit options and bike/pedestrian infrastructure would enhance this potential.

Energy Equity & Municipal Vulnerability Indicators

The Vermont Municipal Vulnerability Indicators (MVI) Tool identifies multiple factors that potentially affect the climate vulnerability in St. Johnsbury because they are above or below Vermont state averages. Special consideration and inclusion of these more vulnerable populations should be incorporated into local planning efforts. These factors include:

- Above State Average:
 - Single-parent residents
 - Senior/elderly residents
 - Residents with disabilities
 - Residents with chronic health conditions
 - Residents experiencing linguistic isolation
 - Rentership cost burden
 - Houses built before the year 2000
 - Energy & transportation burden
- Below State Average:
 - Income-level
 - Access to the internet
 - Vehicle ownership

¹Energy burden: the ratio of a household's total energy spending to its total income; a greater energy burden is derived from lower income or higher energy costs.

²The St. Johnsbury and Vermont average energy burdens are calculated with transportation fuel costs included. Nationally, an energy burden of 6% is considered high, but this includes only heating fuel and electricity costs.

Nevertheless, St. Johnsbury residents spend disproportionately high percentages of their income on energy.

Hypothetical Energy Targets

Low Emissions Analysis Platform (LEAP) projections, which estimate the rate of technological adoption across the thermal, transportation, and electricity sectors needed to meet the Vermont Climate Action Plan (CAP) goals, are summarized in **Table 6**. These are hypothetical targets to assist the Town in assessing the rate at which it could weatherize its building stock, switch to efficient electric heating, and transition to electric vehicles to meet the CAP goals.

Table 6. LEAP Hypothetical Targets for 2025, 2035, and 2050

CAP Mitigation Regional Passenger Car EV and PHEV Stock (Number of Vehicles)						
Vehicle Type	2015	2025	2030	2035	2040	2050
Battery Electric	20	985	4,253	10,159	16,127	23,926
Plug-In Hybrid	50	187	175	144	91	33
Total	70	1,172	4,428	10,303	16,218	23,959

St. Johnsbury	12.88%	151	570	1,327	2,089	3,086
CAP Mitigation Regional Light Duty Truck EV and PHEV Stock (Number of Vehicles)						
Vehicle Type	2015	2025	2030	2035	2040	2050
Battery Electric	3	1,158	6,896	16,217	24,560	33,073
Plug-In Hybrid	33	122	168	161	107	40
Total	36	1,280	7,064	16,378	24,667	33,113
St. Johnsbury	12.88%	165	910	2,109	3,177	4,265
CAP Mitigation Regional Residential New Cold Climate Heat Pumps						
Technology	2020	2025	2030	2035	2040	2050
ASHP 2 Head	340	2,044	3,758	5,482	7,214	8,094
ASHP Central	527	3,179	5,863	8,584	11,351	12,612
ASHP HE	499	3,002	5,519	8,050	10,593	11,886
GSHP HE	62	371	682	995	1,309	1,469
Total	1,427	8,597	15,822	23,112	30,468	34,060
St. Johnsbury	12.20%	1,049	1,930	2,820	3,717	4,155
CAP Mitigation Regional Commercial New Cold Climate Heat Pumps						
	2020	2025	2030	2035	2040	2050
New CCHP	178	3,201	6,365	9,680	11,898	12,380
St. Johnsbury	19.30%	618	1,228	1,868	2,296	2,389
Regional Residential New Retrofits (Number of Housing Units)						
Scenario	2020	2025	2030	2035	2040	2050
Baseline Scenario	1,105	2,283	3,372	4,408	5,480	7,745
CAP Mitigation	1,766	6,221	10,677	13,446	16,215	21,752
St. Johnsbury	12.20%	759	1,303	1,640	1,978	2,654
Regional Residential New Heat Pump Water Heaters (Number of Units)						
Scenario	2020	2025	2030	2035	2040	2050
Baseline Scenario	388	457	460	463	466	476
CAP Mitigation	388	5,650	12,200	18,817	25,509	25,819
St. Johnsbury	12.20%	689	1,488	2,296	3,112	3,150

Source: PSD LEAP Regionalization Results 2024

Note: The LEAP projections estimate the rate of technological adoption across the thermal, transportation, and electricity sectors needed to meet Vermont Climate Action Plan (CAP) goals. These are hypothetical targets to help imagine the pace at which the Town might consider weatherizing its building stock, switching to efficient, electric heating (heat pumps and heat pump water heaters), and transitioning to electric vehicles.

Renewable Energy, Storage, Transmission, & Distribution Resources

In support of the State's goal of 90% energy from renewable sources by 2050, each region of Vermont has a set

of renewable energy generation targets. Generation targets can be met through a variety of renewable

technologies, including solar, wind, geothermal, hydroelectric, and biomass. Because NVDA's region already generates a disproportionate share of renewables relative to its population, the Northeast Kingdom is on track for its contributions to the 2050 targets for renewable energy generation, based on our population and energy resource potential. The NVDA Regional Energy Plan, specifically the "NEK Policy on Development of Renewable Energy Resources", provides additional information about renewable energy, storage, transmission, and distribution resources relevant to the Town.

NVDA has provided the Town with maps depicting solar, wind, woody biomass, and hydroelectric renewable energy potential in the Town – included in Appendix D. Based on the St. Johnsbury population and energy resource potential (shown on the maps provided by NVDA), sufficient land has been identified to represent the Town's contribution to the States 2050 targets for renewable electric generation. This includes 1,959 acres for solar (63 acres agri voltaics potential) and 11,787 acres for woody biomass. For context, one acre of land can support approximately 300 kW of photovoltaics. There are no suitable sites for wind or new hydroelectric development.

The Town's preferred siting criteria for renewable energy development projects include:

- Siting to maintain and preserve: the historic character of the compact downtown and village centers, rural lands on hillsides and along roadways, and any site considered to be of scenic value to the community.
- Preferred locations for solar projects include:
 - Residential and commercial rooftops
 - Contaminated/brownfields sites not located in the designated downtown or village centers.
 - Earth extraction site (e.g., gravel pits and quarries)
 - Parking lots
 - Farms where more than 50% of the power generated is used by the farm
 - Industrial parks
 - Undersized lots and otherwise undevelopable land in existing industrial parks
 - Minimally invasive sites, which include gentle south-facing slopes and do not have shading features, are located near existing distribution infrastructure and have suitable soils
- Preferred locations for methane projects include:
 - Working farms, where more than 50% of the power generated will be used by the farm
 - Methane capture systems at the St. Johnsbury wastewater treatment facility
- Preferred locations for biomass projects include:
 - Existing industrial parks will undergo an evaluation to ensure that proper infrastructure needs are met

Proposed Improvements

The Town is supportive of the NVDA Regional Energy Plan Pathways as they will help achieve the targets identified earlier in this Enhanced Energy Plan. In addition, the Town has set and is committed to its local energy implementation initiatives, which are detailed below.

Heating/Thermal Energy

- Lead by example by implementing efficiency improvements for municipal buildings and infrastructure, and transitioning to renewable energy for heating.
- Provide resources to individuals and organizations to promote efficiency, weatherization, and renewable energy use. Emphasis should be placed on reaching residents with the highest energy burdens, including renters and associated landlords.
- Provide energy code and energy efficiency program information when residents apply for municipal land use permits that include alterations or construction of a building.
- Review and consider the adoption of the state's stretch energy code as the baseline energy code.

Transportation

- Promote a biking and walking culture for transportation within the Town.
- Maintain and improve biking and pedestrian infrastructure to make all areas of the Town and essential services safely and readily accessible.
- Encourage compact, mixed-use development with walkable/bikeable neighborhoods.
- Support mass transit linking St. Johnsbury to external destinations, including RCT scheduled shuttle routes. Explore options for linking St. Johnsbury to farther destinations by commercial bus routes or similar.
- Support ride sharing, micro-transit, or other on-demand transportation options to destinations in and outside of town.
- Support carpooling culture and infrastructure to reduce single-occupancy vehicle trips.
- Lead by example by evaluating opportunities to convert municipal vehicles to EVs.
- Encourage local businesses to convert vehicles to EVs.
- Maintain and continue to develop EV charging infrastructure to support EV ownership by residents of the Town and to promote visitation to St. Johnsbury businesses and the downtown area.
- Promote the installation of charging during commercial/residential development to make EV ownership more feasible for all residents of the Town.

Electricity and Renewable Energy

- Lead by example by implementing efficiency improvements and renewable energy installation (e.g., solar arrays) for municipal buildings and infrastructure.
- Promote and provide resources to individuals and organizations to promote efficiency, reduce consumption, and promote renewable energy use.
 - Support renewable energy development projects, considering preferred siting criteria.
- Explore and promote opportunities for public and/or private renewable energy utility development (e.g., thermal networks).
- Support potential improvements in electric grid resiliency.

Energy Equity

- Strive to follow the overarching goals and principles in the [Energy Equity Project \(EEP\) Framework](#):
 - Everyone has continuous access to energy.
 - Everyone lives in a healthy, safe, and comfortable home;

- No one spends more than 6% of their income on energy bills.

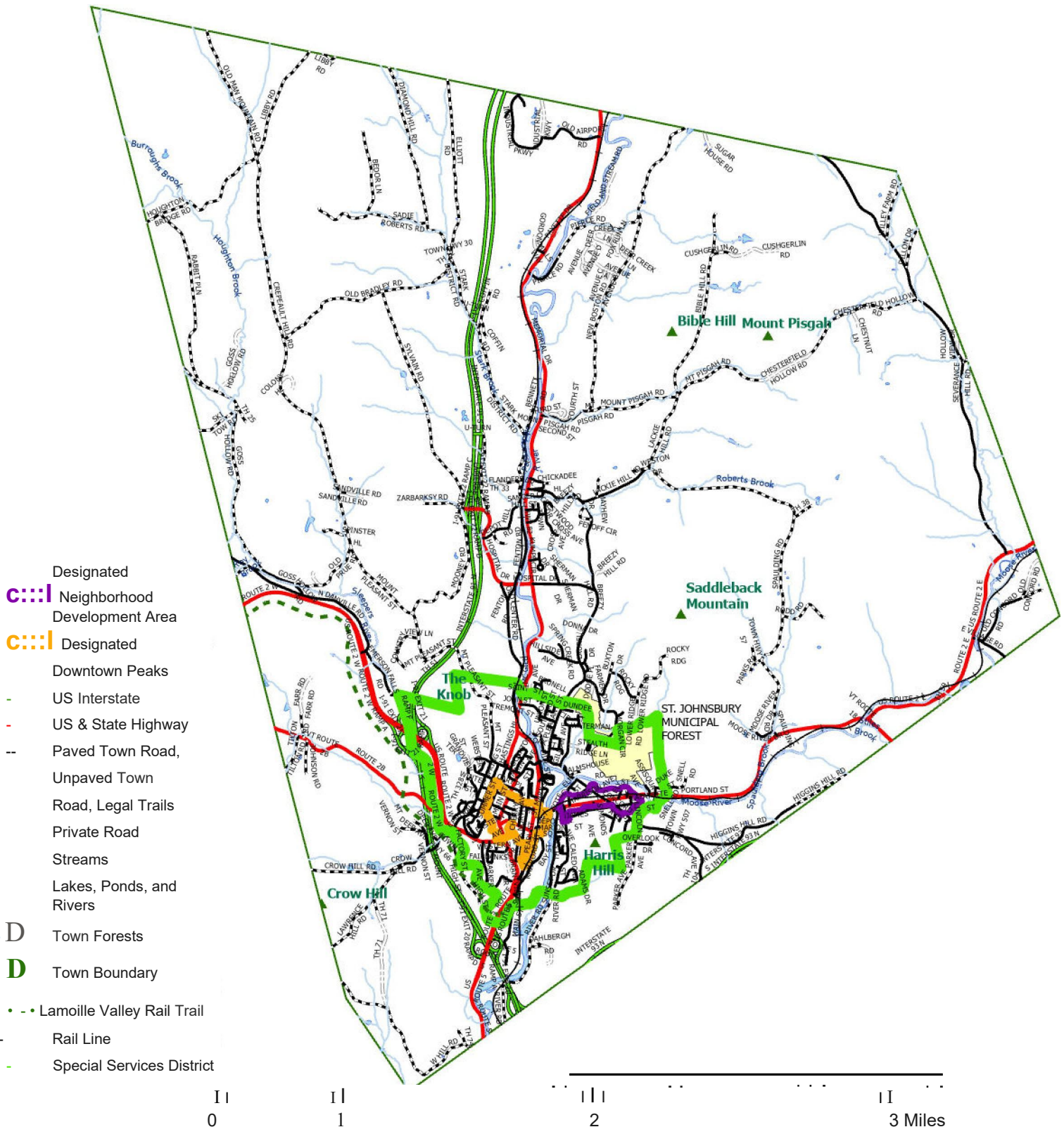
- Those who are most impacted have the most powerful voice in decision-making and receive a share of the benefits.

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APPENDIX C: PLAN MAPS

Town of St Johnsbury, VT Base Map

01/23/2025



Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map was developed from various scale sources, there may be some



discrepancies between data layers.

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Town of St. Johnsbury, VT ⁱⁿ
Downtown Area
Base Map
01/23/2025



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US Interstate
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Unpaved Town Road

Legal Trails
Private Road

Designated Downtown
Lakes, Ponds, and Rivers

D Town Forests

--- Town Boundary

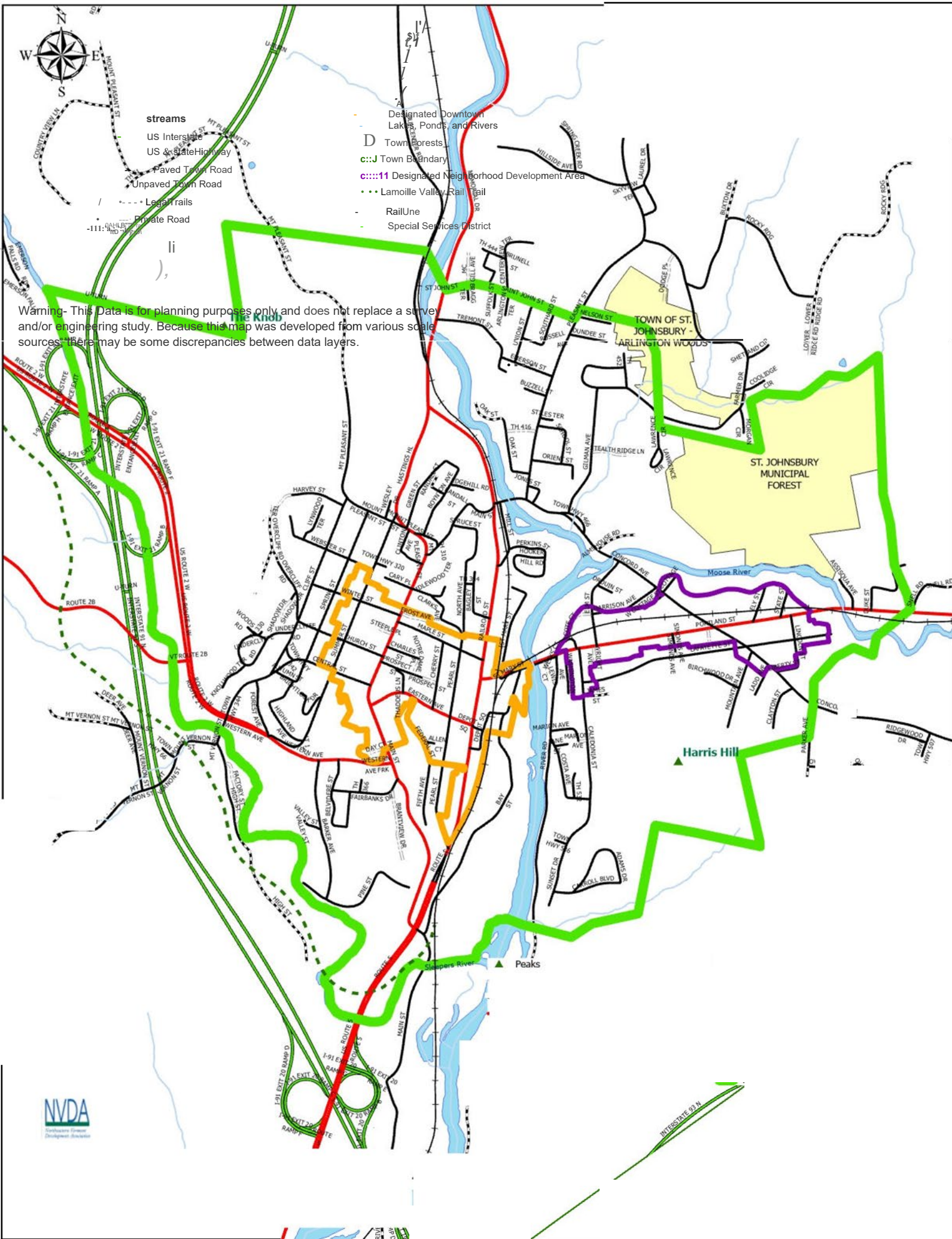
---11 Designated Neighborhood Development Area

--- Lamoille Valley Rail Trail

--- Rail Line

--- Special Services District

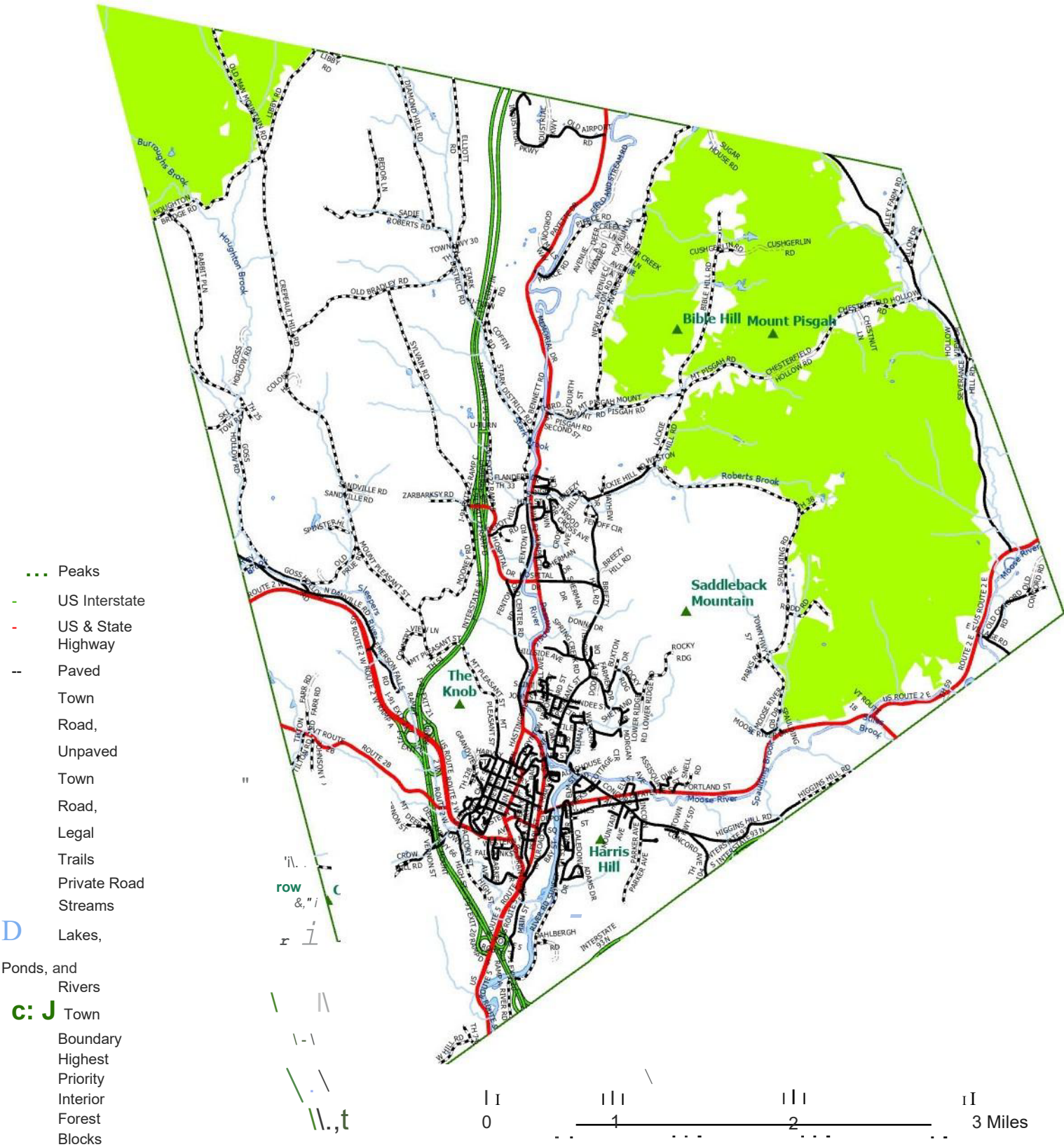
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Town of St Johnsbury, VT Highest Priority Forest Blocks Map

01/23/2025



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engineering study. Because this map was developed from various scale sources, there may be some discrepancies between data layers.

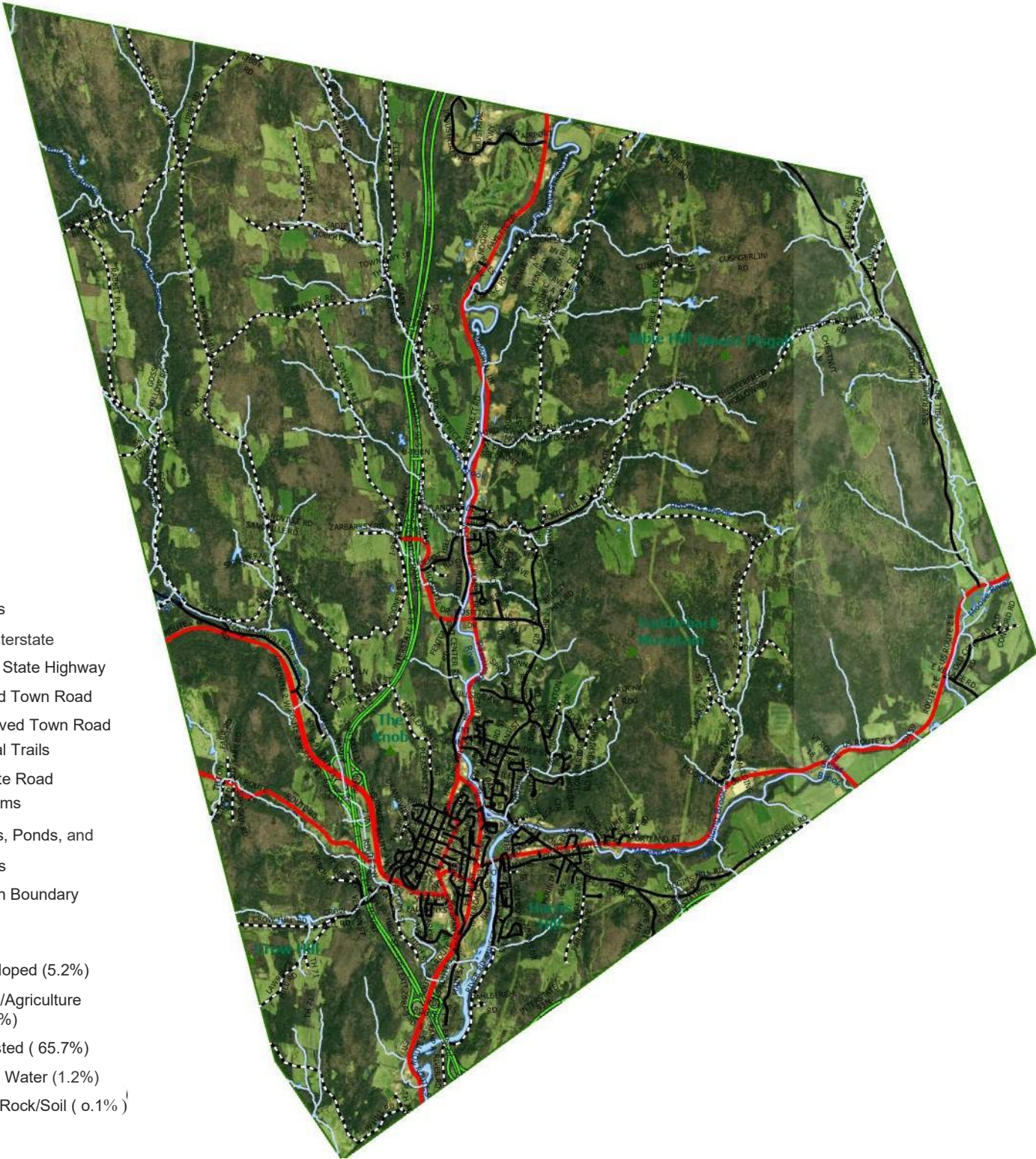
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Town of St Johnsbury, VT Land Cover Map

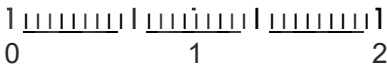
01/23/2025



- ... Peaks
- US Interstate
- US & State Highway
- Paved Town Road
- - - - Unpaved Town Road
- · · · · Legal Trails
- = Private Road
- Streams
- D Lakes, Ponds, and Rivers
- c: J Town Boundary

Class

- Developed (5.2%)
- Open/Agriculture (27.8%)
- Forested (65.7%)
- Open Water (1.2%)
- Bare Rock/Soil (0.1%)



3 Miles

Warning- This Data is for planning purposes only and does not

replace a survey and/or engineering study. Because this map

Miles	Number of Students
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2	5
3	4

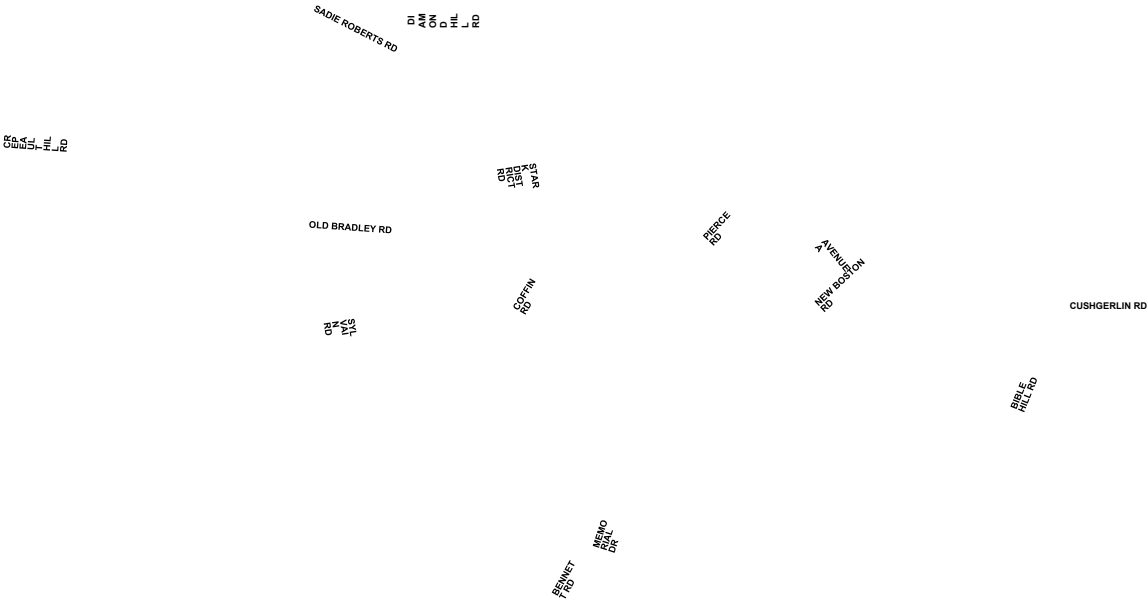
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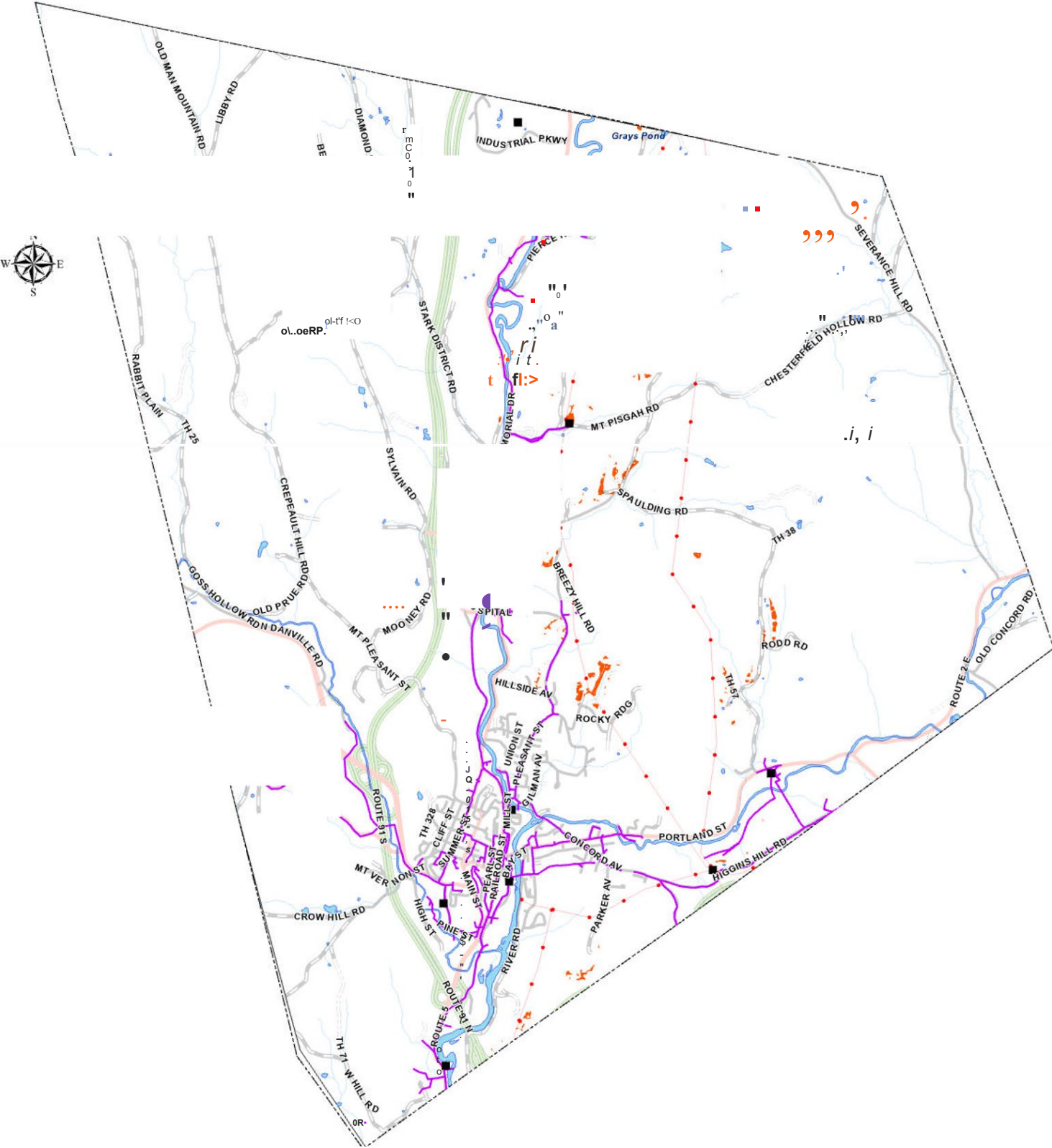


This map displays the geographical layout of the Arlington Woods and Town Forest areas. The map includes a legend on the right side with the following items:

- Town Boundaries
- US & State Highways
- Town Road Unimproved
- Class 4 Town Road
- Town Forest Tracts
- Lamoille Valley
- Three Rivers National Forest
- Municipal Watershed
- Sewer Lines
- Lakes, Ponds, and Wetlands
- Owned Forest

The map shows a network of roads, including Route 28, Route 2 E, and various local roads like Central St, Summer St, and Main St. Water bodies such as the Lamoille River and several ponds are depicted. The forest areas are highlighted in green, and the town boundaries are shown with dashed lines. A scale bar indicates distances up to 2 miles.

APPENDIX D: ENERGY
MAPS



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- Substation
- Major electric transmission line
- Utility_VECDISTLINES_line Interstate
- US & State Highways State
- Forest Highway Paved Town
- Road Unpaved Town Road
- Class 4 Town Road Legal Trail
- Private Road
- == County Boundary
- Town Boundary
- Streams

t=] Lakes, Ponds & Rivers TBpoly

Agrivoltaic Potential

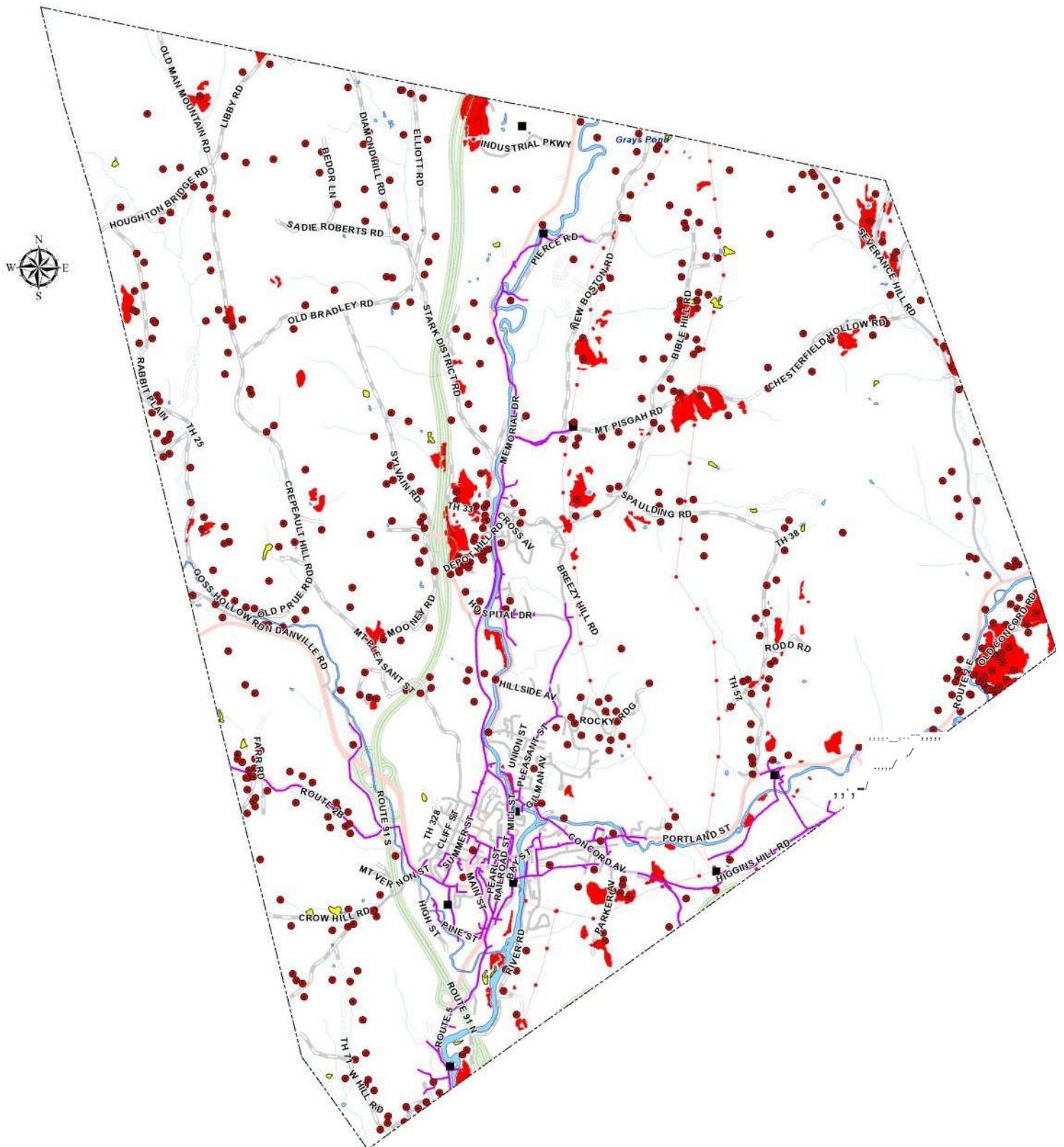
- No State Constraint (63 acres), Possible State
- Constraint (141 acres)

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Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

St Johnsbury, VT
Geothermal Map

11/15/2024



0

2 Miles

Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

■ Substation

Major electric transmission line 3

3-phase power

Interstate

US & State Highways

State Forest Highway

Paved Town Road

Unpaved Town Road

Class 4 Town Road

Legal Trail

Private Road

- County Boundary,
Town Boundary,
and Streams

 Lakes, Ponds & Rivers

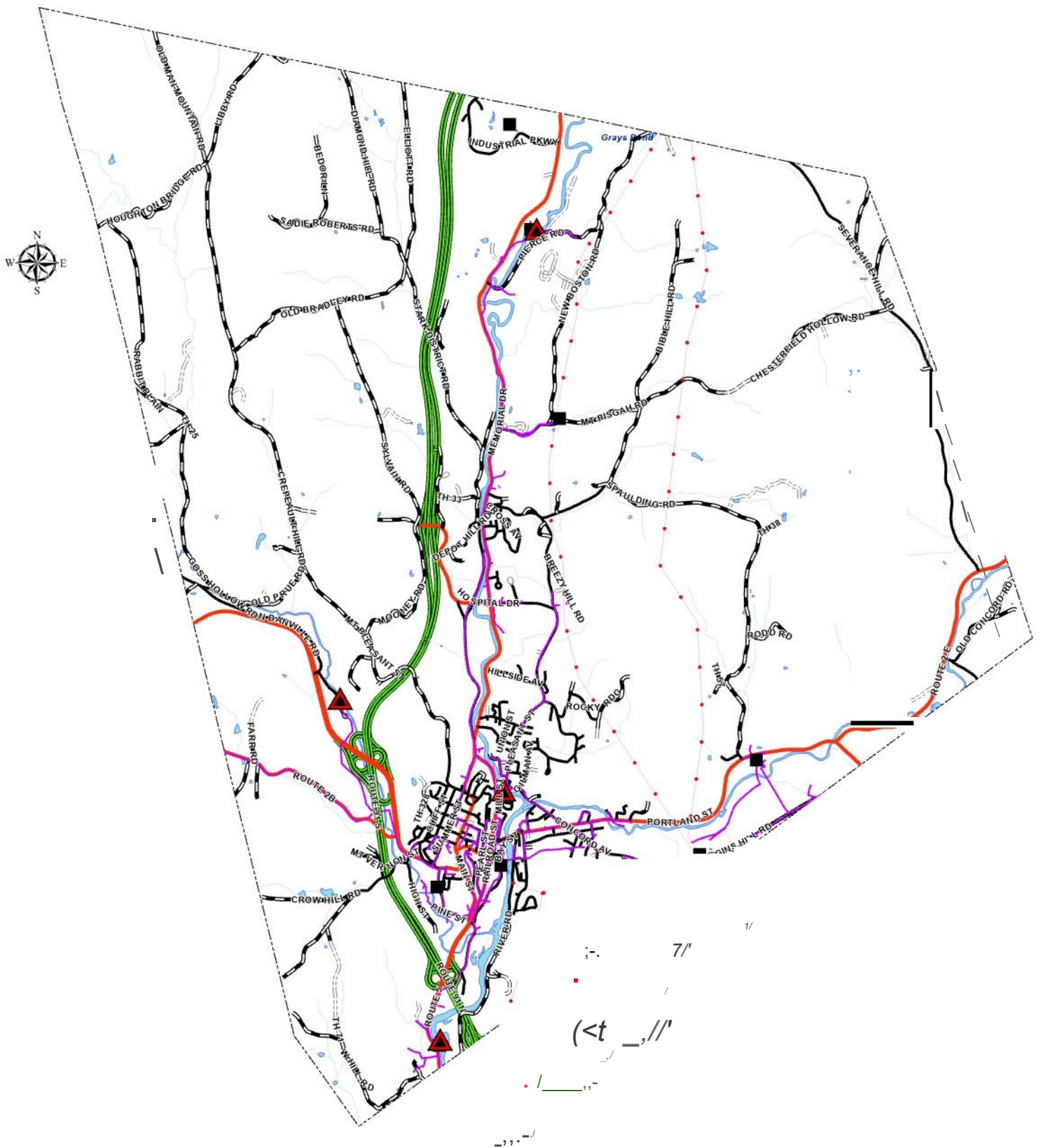
- Geothermal Closed Loop: Horizontal or Vertical Systems

D Geothermal Closed Loop Pond Systems

• Geothermal Open Loop Systems Wells

St Johnsbury, VT Hydro-Power Map

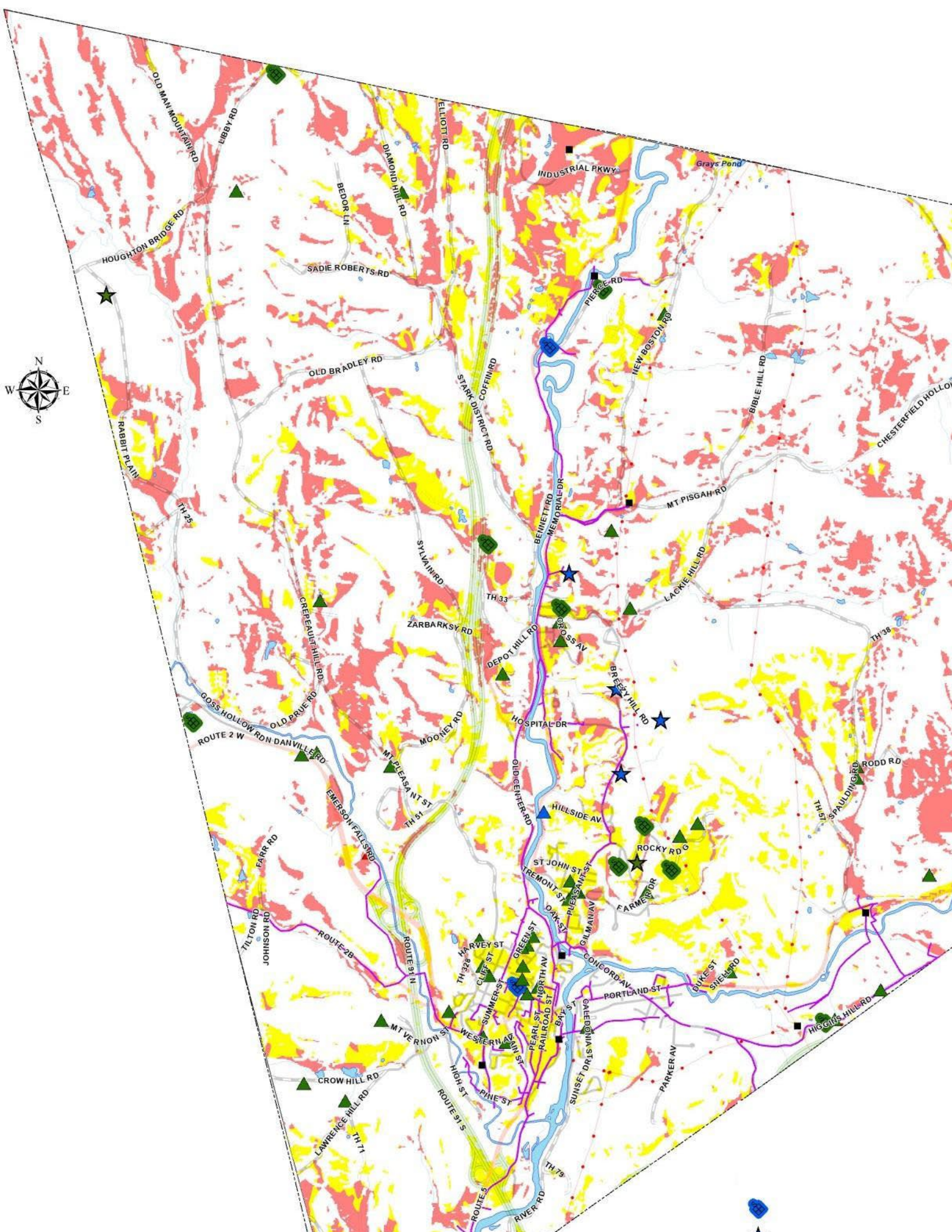
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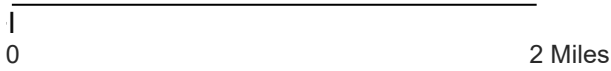




Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

- Substation
- Major electric transmission line
- Utility_VECDISTLINES_line
- Interstate
- US & State Highways, State
- Forest Highway, and Paved
- Town Road
- =-=-= Unpaved Town Road
- Class 4 Town Road Legal
- Trail
- Private Road
-, County Boundary
- Town Boundary
- Streams
- [=i Lakes, Ponds & Rivers
- ..6. Existing Hydroelctric Sites





Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

Solar Sites

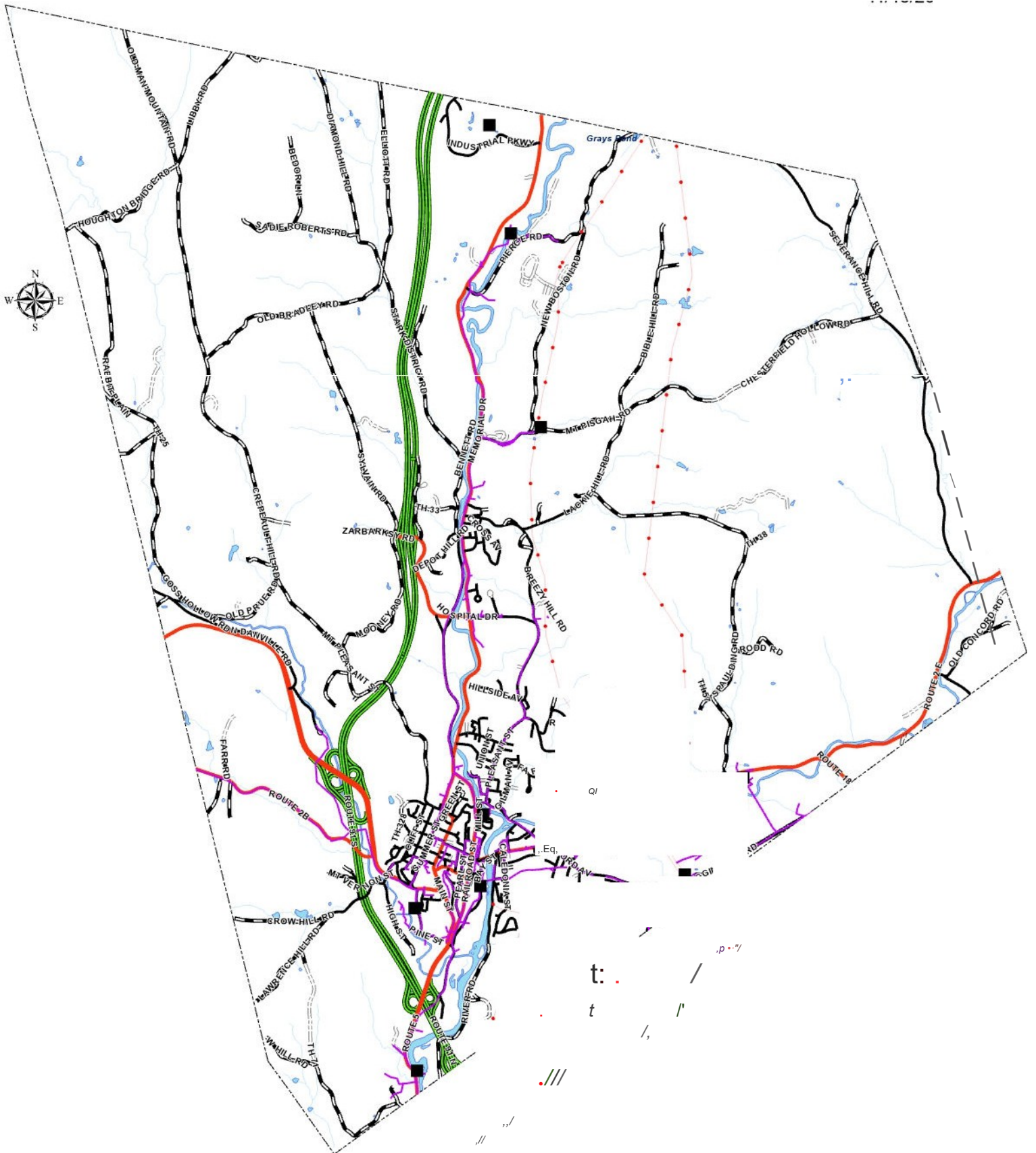
- Business, Ground-mounted PV
- Ground-mounted PV: Tracker
- Mounted PV (2)
- Institution, Ground-mounted P
- Institution, Roof-Mounted PV (
- Ground-mounted PV (9)
- Residential, Ground-mounted
- .&. Residential, Roof-Mounted PV
- Substation
 - Major electric transmission line
- 3 Phase Power
- Interstate
- US & State Highways State
- Forest Highway Paved Town
- Road Unpaved Town Road
- Class 4 Town Road Legal Trai
- Private Road County
- Boundary Town
- Boundary Streams
- o:::J Lakes, Ponds & Rivers

Prime Solar Energy Gen

- No State Constraints (1,959)
- Possible State Constraints (3,0

St Johnsbury, VT Wind Energy Potential Map

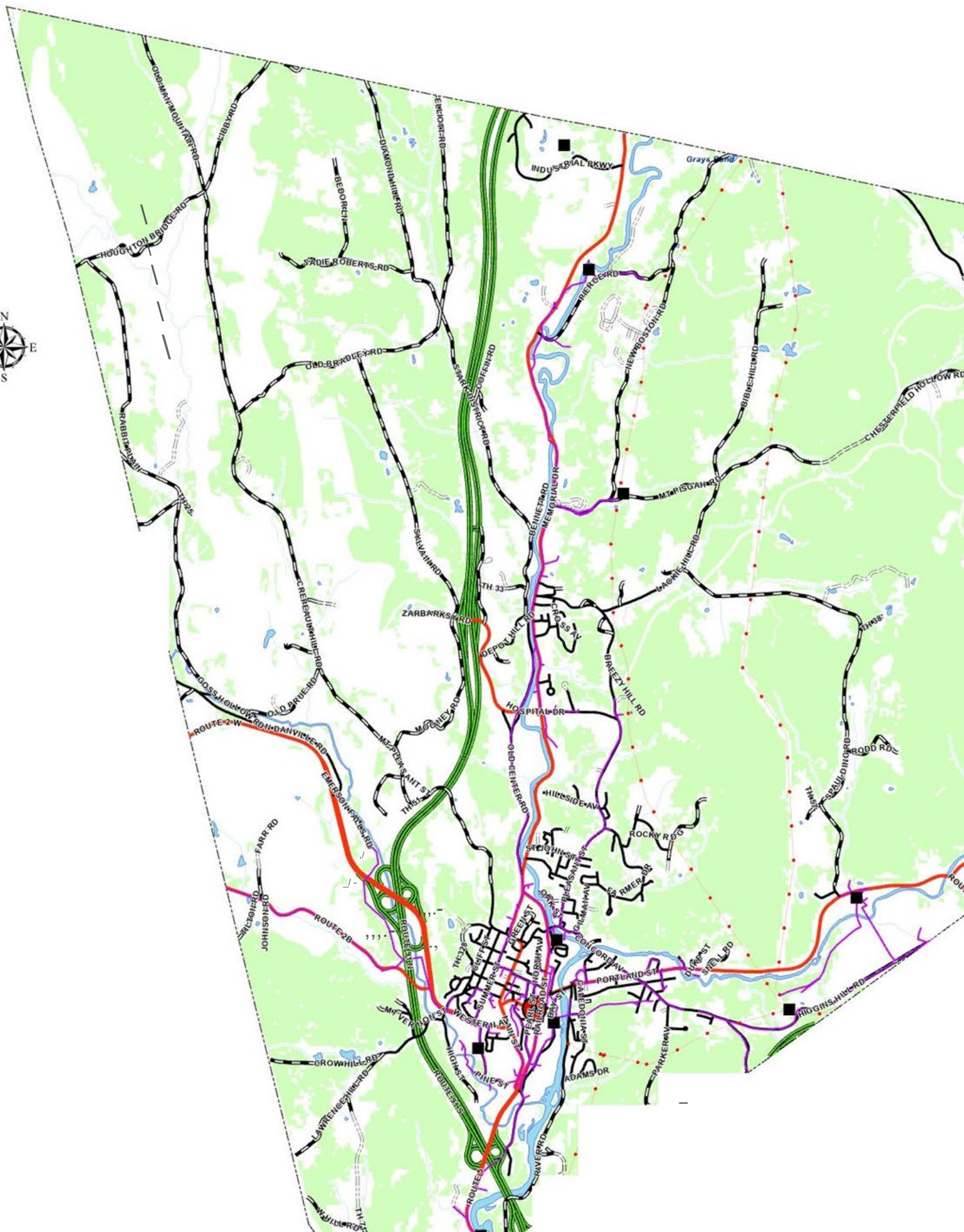
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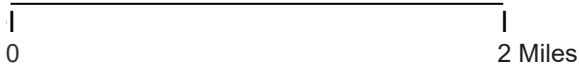


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Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

- Substation
- Major electric transmission line Utility_VECDISTLINES_line
- Interstate
- US & State Highways State
- Forest Highway Paved Town
- Road Unpaved Town Road
- ==== Class 4 Town Road Legal Trail
- Private Road
- County Boundary
- Town Boundary
- Streams
- [=i Lakes, Ponds & Rivers
- No areas are Suitable for Wind Energy Generation





Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

- Substation
- Major electric transmission line
- Utility_VECDISTLINES_line
- Interstate
- US & State Highways State Fore
- Highway Paved Town Road
- Unpaved Town Road
- ==== Class 4 Town Road
- Legal Trail
- Private Road
- . County Boundary
- Town Boundary
- Streams
- CJ Lakes, Ponds & Rivers
- Woody Biomass Resource Area
- Woody Biomass Thermal Facility