

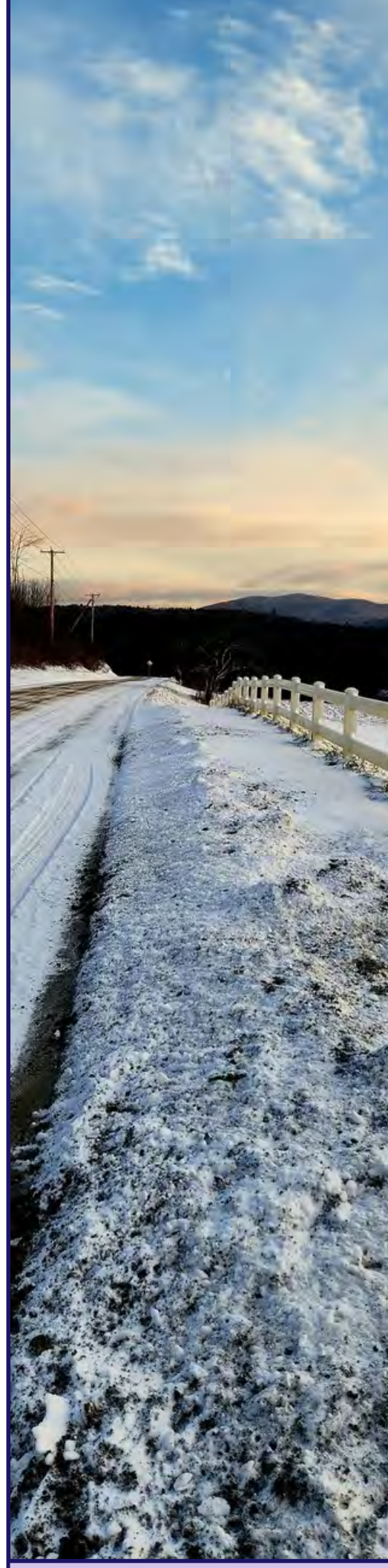
Town of Concord, Vermont Municipal Plan

ADOPTION
JULY 6, 2023



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STATEMENT OF PURPOSE

The following Town of Concord Municipal Plan provides a framework to define the community's aspirations in key areas such as housing needs, infrastructure, economic development, and recreation. The municipal plan aims to define our community's vision and set actions that support the implementation of that vision. The municipal plan can also qualify the town for state grants to fund improvements or receive specialized technical assistance. Finally, it is a guiding document that allows decisions to be made by considering the community's future, including clear goals, short-term actions, and long-term vision.

The Concord Selectboard adopted the Concord Municipal Plan based upon work by the Concord Planning Board and the 2022 Let's Grow Concord Community Visit, facilitated by the Vermont Council on Rural Development. The Let's Grow Concord Community Visit process brought together community members to actively examine issues, decide on priorities, and develop action plans for the town's future. Many ideas for action were identified through the Let's Grow Concord Community Visit, and in the end, Concord residents voted to form task forces around three priorities:

- Bring a Store Back to the Community
- Attract Businesses and Industry to Concord
- Clean Up and Improve Miles Pond Beach

Other overarching key opportunities identified during the community visit process include expanding community engagement and communication, revitalizing historic municipal buildings, advancing outdoor recreation, building school and community connections, promoting health and wellness, advancing digital literacy, and expanding access to local food and farms. When drafting the Town of Concord Municipal Plan, these opportunities were considered.

The Concord Municipal Plan is a framework and guide for reaching community goals. The policies stated within this comprehensive plan were developed to preserve and protect the town's assets while providing a future vision for town officials, businesses, and citizens of Concord. The plan can, and should, be used in a variety of ways including as a basis for decision-making. For example, it should influence the town's budget and capital expenditures, community development efforts, and natural resource protection initiatives. As required by law, it should also serve as a foundation for land use regulations and health regulations. Finally, because the plan cannot address every local issue fully, the plan should be looked at as a source of topics for further study.

The advantages of planning for Concord are myriad. They include but are not limited to the ability to update zoning bylaws, the ability to apply for grant monies, the ability for the town to be involved in Act 250 hearings, and most importantly, the ability for community members to chart our own course and define what is important to our town, community, and future.

Concord Planning & Zoning Board

COMMUNITY

The Town of Concord encompasses approximately 53.5 square miles (34,240 acres, including lakes and public land) in southern Essex County. Concord is characterized by rural residential scattered development with a concentration of seasonal dwellings around Miles Pond and Shadow Lake. The population increases in the summer months when seasonal residents and visitors arrive. According to the 2020 U.S. Census, there were a total of 868 total housing units in Concord. Of those units, approximately 37% are considered to be seasonal, recreational, or occasional in use.

Signs at either end of town welcome visitors with the greeting, "Welcome to Concord, Your Four Seasons Paradise." The words represent Concord's natural attributes, including clean waterways, bountiful forest lands, rolling hills, and spectacular views. Historic landmarks throughout town signify a community deeply rooted in history, with examples such as the Concord Congregational Church and Town Hall building prominently located in the village center. A historical marker in the center of the town indicates that the first Normal School (teacher training school) was started in the Town of Concord in the 1830s. Business activity includes two local campgrounds and busy restaurants like the Mooselook Diner that draw people throughout the Northeast Kingdom and beyond to enjoy a meal.

Concord's attributes expand beyond the natural beauty, connection to history, and emerging business activity to the people who reside here. Voter turnout in Concord, or the percentage of registered voters who cast ballots in the general elections, indicates a community concerned about issues that impact the town, state, and nation. For example, in 2022, 489 out of the 892 registered voters in Concord (55%) voted at the November 8, 2022, election.



In addition, Concord boasts active community groups, including the Concord Volunteer Fire Department, Concord Booster Club, Concord Historical Society, Miles Pond Association, Concord Community Church, Sid's Pantry, Shadow Lake Association, and Top of the World ATV Club, to name a few. Numerous times during the Let's Grow Concord Visit, community members mentioned the town's need for improved communication about local groups and events.

Concord's population as a whole is declining and aging. Per the 2020 Census, Concord's population declined by 7.6% to 1,141. In addition, the median age of the town's residents rose from 36.1 in the 1990 Census to 47.3 in the 2020 Census. The aging population is due largely to the significant increases in the elderly and middle age segments of the population. The changing demographic makeup of the Town of Concord influences future municipal priorities, including public services, transportation, land use, education, economic development, recreation, health, and housing decisions.



VISION FOR THE FUTURE



Concord's vision for the future, as explored by 114 community members through community surveys and in-person forums during the Let's Grow Concord Community Visit, represents some of the broad hopes that the majority of responding residents have for the long-term good of the Concord community. Community members envision a future Concord where:

Quality of Life

- there is vitality while maintaining the feeling of a quiet, small town.
- it's a great place to raise a family.
- the full spectrum of the community, from youth to seniors, is supported with the resources they need.

Economic Vitality

- we are a thriving community with financial stability for the town and its residents.
- there are multiple businesses in Concord.

Inclusivity & Accessibility

- all are welcome, and new and long-time residents come together with creativity, kindness, and peace.
- the community is inclusive and accessible for residents from all corners of town.
- the community and school are safe for all children.
- there is quality education for youth.
- there is an intergenerational connection among all ages.

Recreation & Landscape

- locals and visitors can enjoy the great natural resources in Concord.
- people know about and take advantage of the recreational, natural, and scenic opportunities in town.

HISTORY

The environment molded the Town of Concord. Rivers and mountains, floods, and storms dictated the growth patterns and shaped the industry.

The lands now known as Concord were the first part of a 20,000-acre New York grant, under the name of Kersborough, in the County of Gloucester, granted to Archibald Hamilton and Company on October 13, 1770. Then, in 1777, the General Convention of Vermont declared themselves independent, and in 1779 divided the state into two counties, and each county into two shires. Concord lands were then within the limits of Cumberland County, with Newbury as the shire. The legislature gave the rights of the Town of Concord in 1780. In 1781 the town, consisting of about 47 square miles, was chartered to Reuben Jones and 64 others. In 1784 the first meeting of the proprietors was held at the inn of Jehial Webb in Rockingham, at which a committee was chosen to "view ye lands in Concord, and if they find a convenient place for a town plot, to lay out a street, or streets, five rods wide, and long enough to lay out fifty acres to each right, fronting fifty rods on one of the said streets, said plot to be as neigh ye middle of the said township as ye land will permit."

The early settlers came from the southern part of Vermont, New Hampshire, and the Royalston and Westboro region of Massachusetts. The first settlement was made in 1788 by Joseph Ball on the Connecticut River meadows, a triangle bounded by the Connecticut River, Hall's Brook, and Mink Brook. (This area has been under the waters of the Moore Reservoir since 1957.)

Joseph Ball built the first gristmill in town, around 1794, on Hall's Brook. Joseph Morse also came in 1788, cleared some land, then left to spend the winter in Littleton. The Balls stayed through the winter in their shanty made on crotches stuck in the ground for posts.



Concord Community Church



Dr. Dickson



Bernice and Bill Payeur listen attentively to budget explanations at yesterday's town meeting in Concord.

Town Meeting

The son, John, born in 1789, was the first child born in Concord. Later the same year, the first girl was born to Mr. and Mrs. Jonathan Lewis and named Sarah. Daniel Gregory came in 1789 from Massachusetts with his wife and year-old son, making the journey in six weeks. He built the first frame house in town in the Connecticut River meadows.

The U.S. Census in 1790 lists Concord, Essex County, as having 12 heads of family, and the 1800 Census shows 52 heads of the family. The first town meeting was held at the home of Joseph Morse, October 5, 1794, when Captain Samuel Wetherbee was chosen clerk, and Samuel Hudson was chosen collector.

A new settlement was established on the Hill around 1796, in the area now known as Concord Corners. This was intended to be the business center with stores, a blacksmith shop, a tavern, a school, a lawyer, a physician, and a hotel. The First Congregational Church was here, as was the first normal school for the training of teachers. As the population increased, the settlers spread out towards Royalston Corner, Texas district, East Concord, North Concord, and Miles Pond. In 1838, John D. Chase built a house in what was known as West Concord, now Concord Village. This area became the business center." The Union Block" was destroyed by a fire, which started on October 19, 1958, forcing the relocation of the town offices, businesses, and fifteen persons living in apartments.

North Concord was part of a tract of land granted in 1791 as Thomas Pearsall's Gore. The early settlement was on the Moose River below the Victory town line. In 1803, the Vermont legislature incorporated the land into a town and named it Bradley Vale in honor of Stephen Row Bradley, Vermont's U.S. Senator. In 1856, Bradley Vale was divided between Victory and Concord and renamed North Concord.

In 1871 Russell Brothers owned a large sawmill in East Concord, and the East Concord rail depot was built. There may have been a settlement in the area known as Tinkerville, but no records remain. However, there is a record of Capt. F.C. Harrington's exploration of the underground cavern known as Miles Cave on the back of Miles Mountain in 1871. In 1887, there were several mills in Miles Pond and about a dozen dwellings.

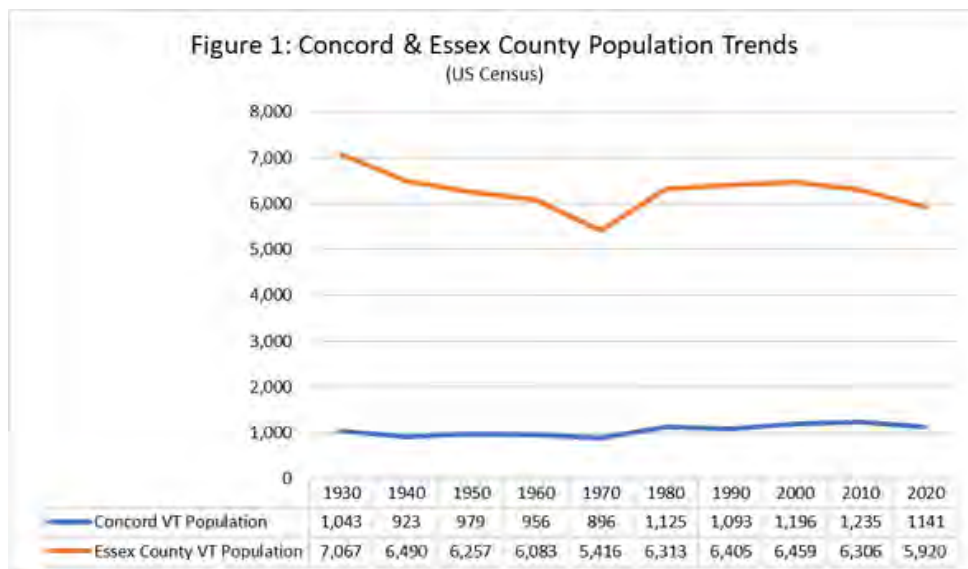


Catholic Church, North Concord

While the town was supported by numerous farm operations in 1880, it was Concord's industrial development that accounted for a peak in Concord's population, which Census figures placed at 1,612 residents. Logging operations in Concord and surrounding communities supplied Concord's industries with huge quantities of saw logs, which were milled into dimensional lumber for use in building construction and other product production. The railroad had created a means to ship Concord's wood and dairy products to the state's larger industrial towns. The town's rivers and streams supplied most of the power that was needed for the town's industries. Many businesses were established during this period to provide services and goods that were in demand by the industries and by the people that lived and worked in Concord's villages. By 1910, census figures show the population had fallen to 1,080. This drop may have been related to the closure of Concord's many sawmills around the turn of the century. The 1927 flood wiped out many of the businesses that remained along the river.

By 1937 the largest business in Concord was the New England Creamery. The town's 40 dairy farms supported the creamery operation. By this time, most of the town's original industries and service businesses had closed. In 1930, the population of Concord was 1,043, with 353 residents in Concord Village. In 1970, U.S. Census figures placed Concord's population at 896 residents. By 1980, census figures show the population had increased to 1,125, but 1990 figures show a population of only 1,093.

As previously mentioned, the 2020 Census reported that Concord's population declined by 7.6% from 1,235 in 2010 to 1,141 in 2020. Essex County's population trends similarly to Concord's during the same timeframe with a 6% decline from 6,306 in 2010 to 5,920 in 2020. Not reflected in the data is the recent U.S. population movement trends from urban to rural areas like Vermont resulting from the 2020 COVID-19 pandemic and affinity migration from people migrating from areas impacted by climate change to Vermont. Discussion about the impact on housing prices and availability, resulting from population movement to Vermont, can be found in the housing section of this municipal plan.



LAND USE & GROWTH

Concord's scenic and natural resources are among the town's primary assets. Therefore, the land use patterns defined by the Concord Land Use Regulations (zoning bylaws) are the basis for preferred development patterns. The regulations intend to accommodate future growth in harmony with the land's natural capabilities and the town's ability to provide municipal services adequately. The land use districts defined in the following paragraphs guide the town's growth and development in the following districts: Rural Lands, Low Density, Medium Density, High Density, and Lakeshore.

Rural Lands

The Rural Lands district includes land generally characterized by poor access, steep topographic conditions, and remoteness from existing concentrated settlements, which would be unduly expensive to serve with public utilities and services. Primary uses in this district are forestry and other non-intensive uses such as agriculture. This district allows for 1-acre lots as long as 9 additional acres are permanently set aside from development. This conservation approach is no more restrictive to development than a 10-acre minimum lot size, however, it allows the flexibility for landowners to chunk off smaller lots for children, grandchildren, or anyone while also protecting the remaining acres of land from development to encourage contiguous forest blocks and/or agricultural land. In addition, valuable wetlands, floodplains, and attenuating flood flows protect overall water quality. Growth should be managed and consistent with the rural character of the area and site conditions, and conservation of open spaces and natural resources should be a high priority to maintain Concord's rural atmosphere. Any development should not alter the area's character or result in changes that could significantly disrupt the wildlife habitat.

Low Density

The Low Density District is designed to maintain an open quality through a large part of the more developable parts of Concord by requiring a five-acre minimum lot size. As Concord does not have municipal sewer or water service, five acres is the minimum lot size in this district to support the sewage disposal and water needs of a proposed use.



Gravel Roads



DC Powerline



Concord Main Street Village

Medium Density

The Medium Density District is focused upon the areas of Concord that are in close proximity to existing areas of settlement, which have good road and utility access. The purpose of this district is to incorporate a balance of residential, community, and commercial uses that will complement the adjacent village core and accommodate new residential uses as the villages grow. Non-residential uses will be carefully sited in order to protect the walkability of the village core. The minimum lot size of the Medium Density District is two acres.

High Density

The High Density District represents the Town's pre-existing village centers, which are serviced by adequate road and utility services. All pre-existing development in these districts is currently serviced by individually owned water and sewage systems. While future development or redevelopment within these districts shall be limited to the ability of the district's soils and natural water resources to support the proposed development, the objective of this district is to realize its significant development potential. Development should maintain the current mix of uses, which are mostly residential and small businesses that encourage or create public gathering areas, such as shops, restaurants, and services. This shall be achieved through small lot sizes, pedestrian amenities, neighborhood green spaces, adaptive reuse of historic structures, and mixed-use development. The minimum lot size in the High Density District is 20,000 square feet with a minimum of 100 feet width.

Lakeshore

The Lakeshore District surrounds Shadow Lake and Miles Pond is designated to provide adequate setback from the seasonal high-water mark of the water bodies to protect them from water pollution and help protect the visual qualities of the shoreline. The State Shoreland Protection Act passed in 2014 requires a state permit for any development within 250 feet of lakes greater than 10 acres in size. Shadow Lake, Miles Pond, and the Moore Reservoir in Concord are all greater than 10 acres and any development, including clearing, within 250 feet of their shores is subject to the State permit standards. The minimum lot size in the Lakeshore District is two acres.

*See Concord Land Use Map in appendix.



Natural Beauty

Natural Landscape

The rural lands within the Town of Concord include a mixture of agricultural and woodland corridors, large-to-small lot residential areas, recreation land, wetland areas, open space, forested areas, two recreational bodies of water, and a few commercial enterprises throughout the town. The town would like to maintain the sense of rural open and woodland space.

Some of the sensitive areas identified by residents in past community surveys include Miles Pond, Shadow Lake, the Moose River, and its floodways, traditional farming areas, prominent local hills, scenic viewsheds [Royalston Corner Road, Streeter Road, Goudreault Hill, the Miles Mountain ridge, the Shadow Lake area, the Miles Pond area], significant forest areas, and important wildlife habitats. As the Town grows, these sensitive areas should not end up in isolated pockets due to residential sprawl but rather be maintained in corridors that complement the local landscape, encourage connectivity to the villages, and provide significant recreation opportunities.

Concord has typically relied on ACT 250 to regulate business development, including the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area. When updating the Land Use Regulations, the town may want to consider addressing earth extraction and its potential impact on Concord's natural landscape.

As Concord was molded by the environment, now the Town's future growth will affect the environment. Overall, the future vision of the Town of Concord includes bustling village centers surrounded by a scenic rural landscape with all the elements identified in this plan cooperatively working together to welcome economic development and accommodate new growth that protects our natural resources, endorses new technology, and ensures a rich quality of life without changing the character of the town.



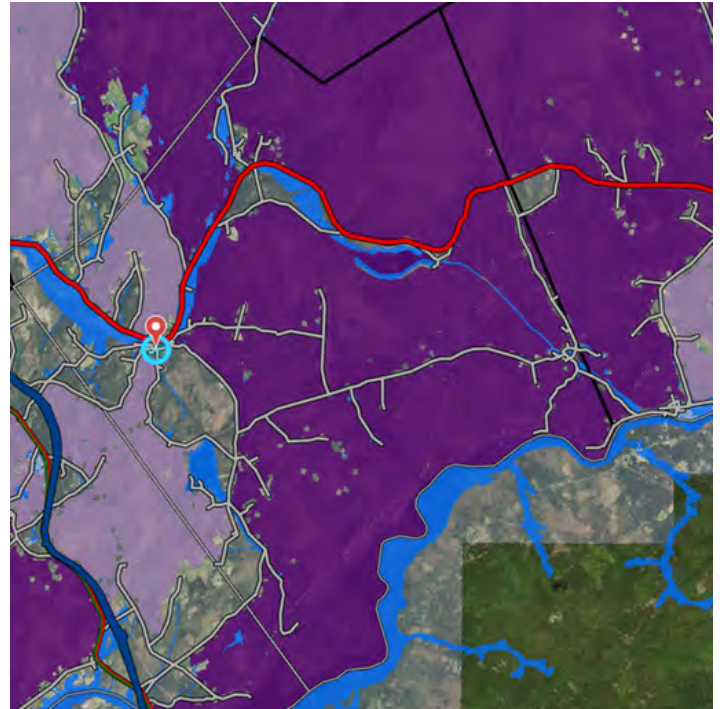
Shadow Lake Scenic View

Forest Blocks and Connectivity

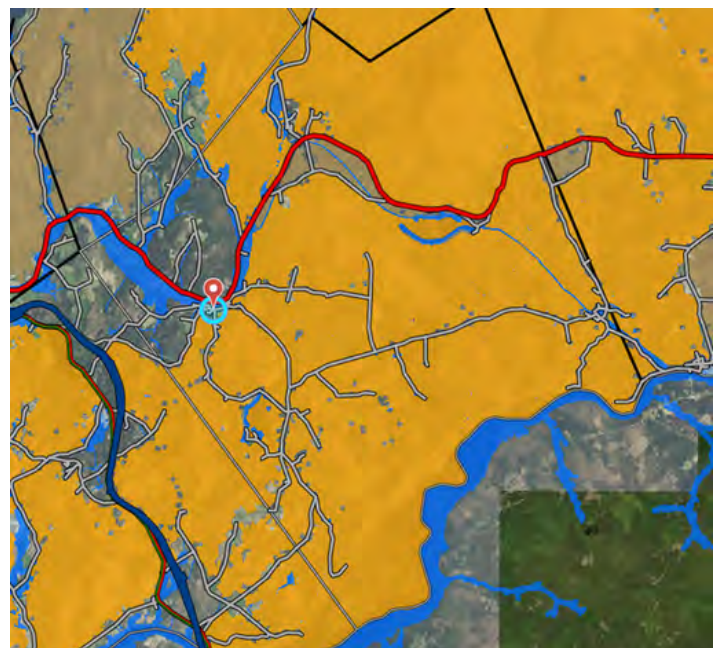
Forests provide enormous benefits and a range of critical goods and services: water supply and water quality protection, flood control and protection, clean air, carbon sequestration, outdoor recreation, and scenic beauty. These benefits are known as ecosystem services because of their irreplaceable value for humans. The natural landscape is central to the identity of the State of Vermont and the Town of Concord, including forests, fields, waters, wetlands, and wildlife inhabiting these lands. Important forest blocks (areas of contiguous forest and other natural communities and habitats) make up the natural landscape, such as wetlands, ponds, and cliffs, that are unfragmented by roads, development, or agriculture (Sorenson and Osborne 2014.) Forest blocks and riparian areas also support wildlife habitat and biodiversity through habitat connectivity, allowing species to migrate and maintain genetic variability. All forest blocks larger than 20 acres and connectivity areas are mapped statewide in BioFinder, a database and mapping tool developed by the Agency of Natural Resources and partners to support stewardship and conservation.

Municipal plans must now comply with 4348 (a) (2)(F), which states the town and land use regulations must indicate those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. Concord is the southern gateway to the state's largest concentration of priority interior forest blocks, which supports a diversity of wildlife, including wide-ranging species.

As shown on the following Biofinder map (<https://anr.vermont.gov/maps-and-mapping/biofinder>) much of the Concord landscape is designated (indicated in purple) as the highest priority for interior forest blocks.



Furthermore, Biofinder indicates much of Concord's landscape includes high-priority connectivity blocks (indicated in orange).



Elevation Considerations

Traditionally, the Town's steep slopes and rolling terrains have limited Concord's residential, commercial, industrial, and agricultural expansion. Concord's landscape is dominated by the Miles Mountain range, which has the Town's highest elevation at 2,432 feet. This undeveloped area is composed of steep forest slopes which drain into a significant watershed area that encompasses many tributaries and wetland areas in Concord and in neighboring towns. This area includes Victory Bog. Goudreault Hill at 2,012 feet, has gentler slopes that guide the area's rain and snow runoff into natural watershed collection areas, including Miles Pond and the Moose River. Shadow Lake is a collection area for Shaw Mountain, 1,800 feet, and surrounding hills. East Concord's elevations average between 800 and 1,100 feet. These lands are made up of rolling hills and some fairly level areas. Its watershed includes the Connecticut River.

Land Use Trends & Growth

The Town of Concord has not yet felt major development pressures and in many ways has experienced a significant decline over the past five years with numerous prominent properties falling into disrepair and the closure of Barnies, the local convenience store. However, Concord is a major transportation route between St. Johnsbury, VT, New Hampshire, and Maine, making the town attractive for residential and second-home buyers. In addition, due to the 2020 pandemic, Concord has experienced a recent influx of out-of-state residents moving to rural areas of Vermont.

The increased development around the Miles Pond and Shadow Lake areas has resulted in upgrades to existing properties and the conversion of single-owner seasonal properties to year-round residential and rental properties.

Growth pockets in the Northeast Kingdom of Vermont have centered around the Burke, Vermont area with the Burke Mountain Resort expansion and Kingdom Trails, both of which provide world-renowned skiing and mountain biking experiences that attract visitors from all over the country and world. Rapid commercial development centered on recreation, restaurants, and tourism has developed in East Burke, resulting in economic growth but also causing community tension around village congestion and future growth patterns. Concord anticipates and welcomes some secondary development due to the expanding tourism market of the Burke area. The Town recognizes there is significant potential to build upon the local tourism industry as Burke Mountain expands and other recreational activities such as camping, swimming, boating, hunting, fishing, ATV riding, and snowmobiling increase within our borders. However, retaining the rural landscape and sense of community connection also need to be balanced with growth to avoid the development challenges experienced by the neighboring town of Burke.

Today, the town currently supports and maintains a small commercial base scattered throughout town and largely located on residential properties. A report of Concord's real estate valuations in 2022 shows that 191 properties were classified as "seasonal," up from 187 in 2013. This likely reflects the development of new seasonal or primitive camps resulting from the trend of people developing within the town. The total number of year-round residential properties (not including mobile homes and seasonal properties) increased from 425 in 2013 to 456 in 2022 (See Figure 3 below). Concord's current development incorporates a mixture of residential, seasonal, and commercial areas surrounded by rivers and streams, mountains, and hillsides scattered throughout the five village areas that make up the Town of Concord.

Figure 2: Concord Properties by Category, 2022

	# parcels
Residential Properties with less than six acres of land	257
Residential properties with more than six acres of land	199
Mobile home unlanded	32
Mobile homes, landed	74
Seasonal properties with less than six acres of land	116
Seasonal properties with more than six acres of land	75
Commercial	12
Apartment buildings with more than 4 units	1
Electric utilities	10
Farm	3
Woodland	10
Misc. (included undeveloped land not forested)	221

Source: Vermont Dept. of Taxes, "Municipal Listed Values and Equalized Values by Category, 2022"

Land Use Regulations

Concord's Land Use Regulations were originally adopted on November 15, 1973, and most recently amended in 2022 when the Concord Zoning Board, with the assistance and guidance of NVDA, held public work sessions to explore how the Town's Land Use Regulations could be updated to:

- modernize the regulation language.
- allow for zoning applications for primitive dwellings to be approved by the zoning administrator.
- adjust minimum lot size in the High Density District to support future village development.

Flood regulations are incorporated into Concord's Land Use Regulations to apply in all areas identified as special flood hazard on the current National Flood Insurance Program maps. All development including fill, excavation, grading, erection or placement of structures, substantial improvement of existing structures, and storage of equipment and material prescribed by the Town of Concord Land Use Regulations are permitted within an area of special flood hazard only upon the granting of a conditional use permit by the Zoning Board.



Miles Pond

Villages & Viillage Center Designation

By the late 1800s, five distinct villages had been established within Concord's borders: North Concord, Miles Pond, East Concord, Concord Corners, and West Concord. The latter, which is comprised of the area from Concord Village west to the Kirbytown line, is known as "Concord." In addition to these five villages, there is also Shadow Lake. Each village has its own distinct characteristics.

The Concord Village along Main Street has a traditional design with small-lot sizes, mixed uses, pedestrian elements such as sidewalks, and neighborhood green spaces and parks. Adaptive reuse is encouraged to revitalize neglected and under-utilized properties before adding on to existing neighborhoods. As the village grows, areas for new residential blocks and streets should be designated to attract development that will fit in with the design of existing neighborhoods.

The town would like the villages of North Concord, East Concord, and Concord Corner to maintain and develop its mixture of uses. During the Let's Grow Concord Community Visit, participants expressed the need for commercial entities within Concord Village to purchase basic goods and serve as an important public gathering place.

Concord Village is an approved State of Vermont Village Center Designation that recognizes and encourages local efforts to revitalize Vermont's traditional village centers to improve a community's vitality and livability. The designation brings financial incentives, training, and technical assistance needed to attract new business and vitality to Vermont's smaller communities. Still, unfortunately, these incentives have not been utilized to date within the Town of Concord.



Figure 3

HOUSING

Concord's housing trends indicate a 6.37% increase, or an addition of 52 new housing units, from 2010 to 2020. This has resulted mostly from an increase in the number of seasonal dwellings and some new permanent, year-round homes in the town. The U.S. Census defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Seasonal, recreational, or occasional use units are units used or intended for use only in certain seasons or for occasional use throughout the year. They are considered to be vacant units by the U.S. Census Bureau.

	1990	2000	2010	2020	Actual Change (2010 - 2020)	% Change
Concord Housing Units	688	764	816	868	52	6.37%
Concord Population	1,093	1,209	1,235	1,141	-94	-7.61%
Essex County Housing Units	4,403	4,762	5,019	4,867	-152	-3.03%
Essex County Population	6,405	6,459	6,306	5,920	-386	-6.12%
Vermont Housing Units	271,214	294,382	322,539	334,318	11,779	3.65%
Vermont Population	562,767	608,827	625,741	643,077	17,336	2.77%

Source: U.S. Census Bureau - Census of Population & Housing

Figure 4

The breakdown of the 868 Concord housing units includes:

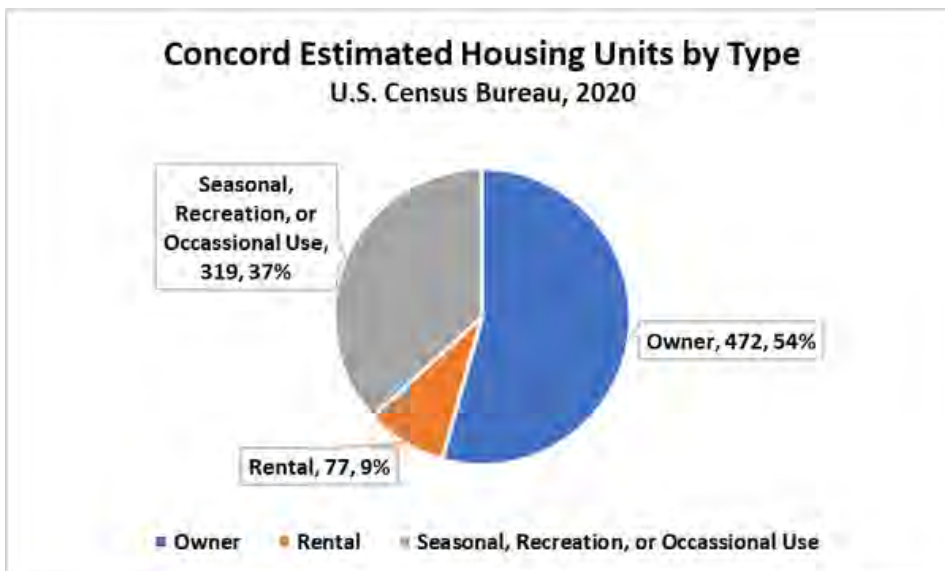


Figure 5



Folsom Common Renovation



Housing



Abundant Nature

Concord does not have a clear new development pattern. Except for around Miles Pond, Shadow Lake, and within the villages, seasonal and year-round housing is scattered throughout the town. Second home ownership continues to be a significant driver in land use patterns. The number of seasonal, recreational, and occasional-use properties grew from 269 to 318 over the ten years from 2010 to 2020.

Housing Challenges

Over the past five years, permit requests for primitive camps, which are seasonal housing units, have increased substantially. In some cases, the original primitive camp is eventually upgraded for year-round use. Primitive camps are defined in Concord's Land Use Regulations as a living unit, the occupancy of which neither exceeds three consecutive weeks per calendar year nor exceeds a total of 60 days per calendar year, that has no interior plumbing except for one sink with water. Primitive camps may contain a composting or incinerating toilet that does not yield a liquid, provided contents are disposed of in compliance with the Vermont DEC Wastewater System and Portable Water Rules. Seasonal housing units typically have fewer rooms than year-round units and may not be equipped to accommodate permanent residents.

Throughout Concord and within the village centers are scattered properties that have delayed maintenance and are in varying states of disrepair. Often these properties include discarded and or excess collected items that may put the property in violation of the town's junk ordinance that regulates outdoor storage of junk and junk vehicles under the authority of the Town of Concord Selectboard.

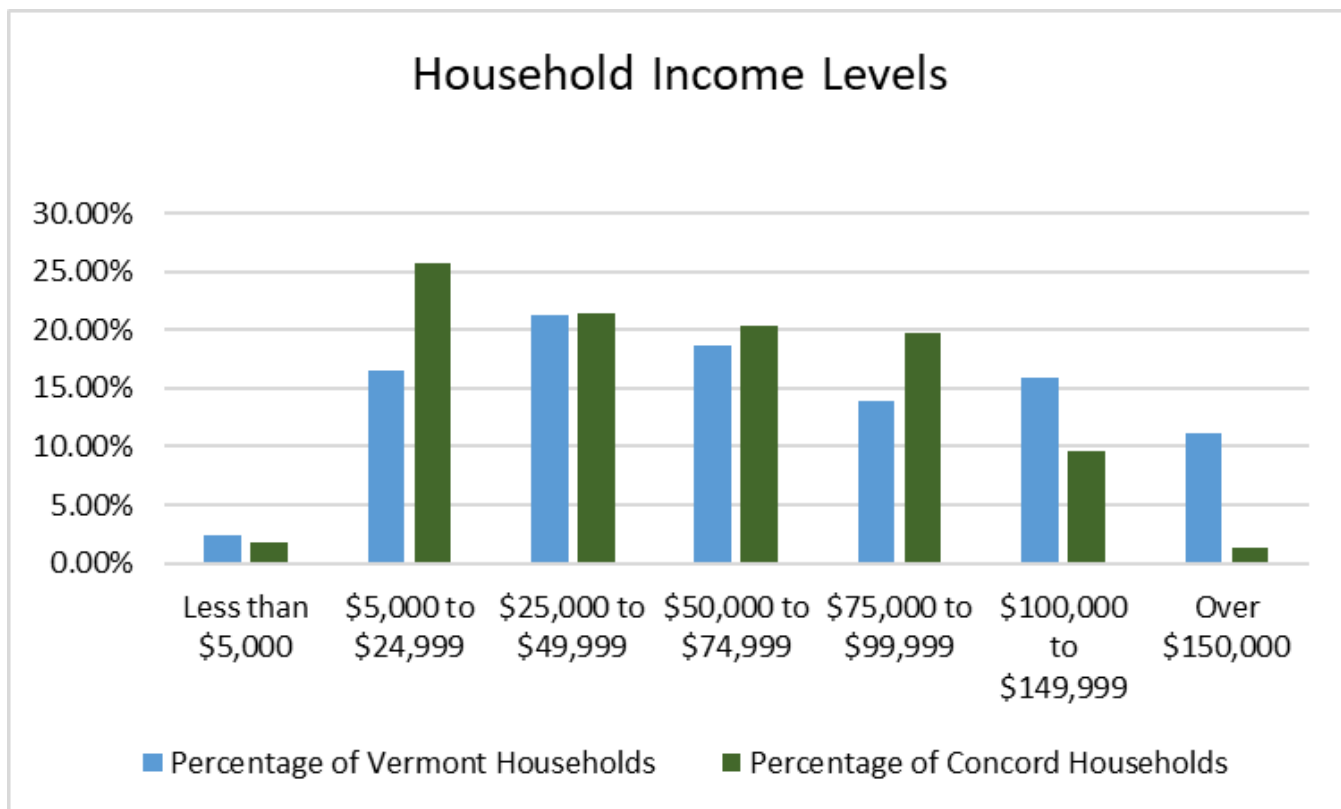
Some properties may have experienced abandonment or fires that require property clean-up. In addition, all residential units in Concord use private septic tanks for sewage, and maintenance of these systems is the property owner's responsibility. As a result, some housing units in Concord may not meet adequate living standards for the health and well-being of the occupants. The 2020 Vermont Housing Needs Assessment states, "For low-income Vermont homeowners who are already spending more than 30% of their income for their monthly mortgage and recurring housing costs, paying for necessary home maintenance and repairs may be extremely difficult." The definition of owner-occupied affordable housing, as defined in Vermont statute, is annual household income that does not exceed 120% of the county median. Essex County's median household income in 2021 was \$48,194 per the US Census Bureau. Concord, the region, and the State of Vermont continue to grapple with enforcement and navigating the complex issues around derelict properties and housing needs.

Housing Needs

The median age of the town's residents rose from 36.1 in the 1990 Census to 47.3 per the 2020 U.S. Census. While many Vermonters continue to work well into their 60s and often remain active beyond 70, many in that age group may no longer need a multi-bedroom home on a large lot. As Concord's senior population continues to grow older, there will likely be an increased demand for affordable housing options that allow residents to either age in place or remain in Concord for as long as possible.

The 2020 Vermont Housing Needs Assessment for Essex County indicates that 33% of all Essex County households pay more than 30% of their income for housing. About 15% of Essex County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure, and homelessness. Furthermore, the U.S. Census Bureau American Community Survey 5-year estimates reflect that Essex County has the lowest median household income of all Vermont counties at \$44,349. As compared to the rest of Vermont, Concord has a greater percentage of lower-income households and fewer higher-income households than the rest of the state.

If history indicates future trends, Concord will experience continued steady growth in housing demand. The aging population, decrease in persons per household, and lower-income households, will likely produce a demand for more affordable housing options including rental options, small housing units, accessory apartments, and specialty housing such as assisted living communities for citizens who would like to remain in the community.



U.S. Census Bureau American Community Survey 5-year estimates.

Figure 6

ECONOMIC DEVELOPMENT

Economic and business growth is an important priority for the Town of Concord. During the 2022 Let's Grow Concord Community Visit, two of the three selected town priorities focused on business development and growth in Concord, as follows.

- **Bring a Store Back to the Community:** The closure of Barnie's Market has left a significant gap in the Concord community. Residents miss the convenience of local groceries and gas and a place to gather and run into neighbors. A community task force has formed to support the redevelopment of the Barnie's location and work to attract or develop a new community-based store. The group may help to build community support and fundraising for either effort and work with the regional, state, and federal partners to bring back a critical community center point for the town.
- **Attract and Support Businesses in Concord:** A task force was formed to create and implement a plan for economic development in the town. The group is starting the work with Regional and State technical assistance providers, local community leaders, and the public to build a plan to boost industry and economic development that meets the needs and character of the town and builds the tax base. Work may include offering incentives to attract businesses, and/or identifying key town improvements such as improved infrastructure or property cleanup, development of an industrial park, and attracting a target anchor industry. During the Let's Grow Concord Visit, residents of all ages expressed a need for industry and jobs as well as small businesses such as restaurants, retail, convenience stores, and gas.

Despite the challenges in a small, rural community like Concord, through the Let's Grow Concord Community Visit, residents expressed that planning for economic development is critically important to the Town's future vision and goals.



Rural Landscape



Municipal Offices



Wildlife

Current Economy

Concord's present economy consists primarily of local services, small commercial/industrial businesses, and home-based cottage businesses. To follow is a breakdown by NAICS title of the Essex County industry make-up as reported by the Vermont Dept. of Labor, Economic & Demographic Profile Series (figure 7.) The highest average wage earners are professional and technical services and administrative and waste services.

Most of Concord's residents commute elsewhere for employment. According to housingdata.org, provided by VHFA, in 2019, most working residents (81%) worked outside the Town of Concord. However, commute times were reasonable, with over 60% of workers having a commute under 30 minutes. Less than 10% of residents had a commute time of 45 minutes or longer.

Additional data from the Vermont Dept. of Labor, Economic & Demographic Profile Series, Vermont 2022 report, show median household income in Essex County lags 25% below the median Vermont household income (figure 8.) The report further describes the Essex County labor force and poverty rates, "In 2021, Essex County had the smallest labor force in the state with a labor force of 2,613. Since 2010 its labor force has decreased by 17.8%. The county's annual average unemployment rate for 2021 was 4.8%, higher than the statewide average of 3.4%. The poverty rate among all Essex County residents was 14.1% in 2020 while among children under 18, it was 25.0%, compared to the statewide averages of 10.8% and 12.3%, respectively."

Essex County 2020 Private Industry

NAICS Title	Establishments	Employment	Average Wage
Total Covered - all ownerships	166	1,009	\$42,145
Private ownership	129	644	\$37,692
Agriculture, forestry, fishing and hunting	12	146	\$41,960
Mining			
Construction	22	45	\$39,683
Manufacturing	9	144	\$36,745
Wholesale trade	5	(s)	(s)
Retail trade	14	63	\$20,397
Transportation and warehousing	9	18	\$39,822
Utilities	1	(s)	(s)
Information	1	(s)	(s)
Finance and insurance	3	(s)	(s)
Real estate and rental and leasing	2	(s)	(s)
Professional and technical services	7	32	\$82,051
Management of companies and enterprises			
Administrative and waste services	8	11	\$30,524
Educational services	3	(s)	(s)
Health care and social assistance	10	(s)	(s)
Arts, entertainment, and recreation	3	(s)	(s)
Accommodation and food services	12	(s)	(s)
Other services, except public administration	10	23	\$22,567

Figure 7

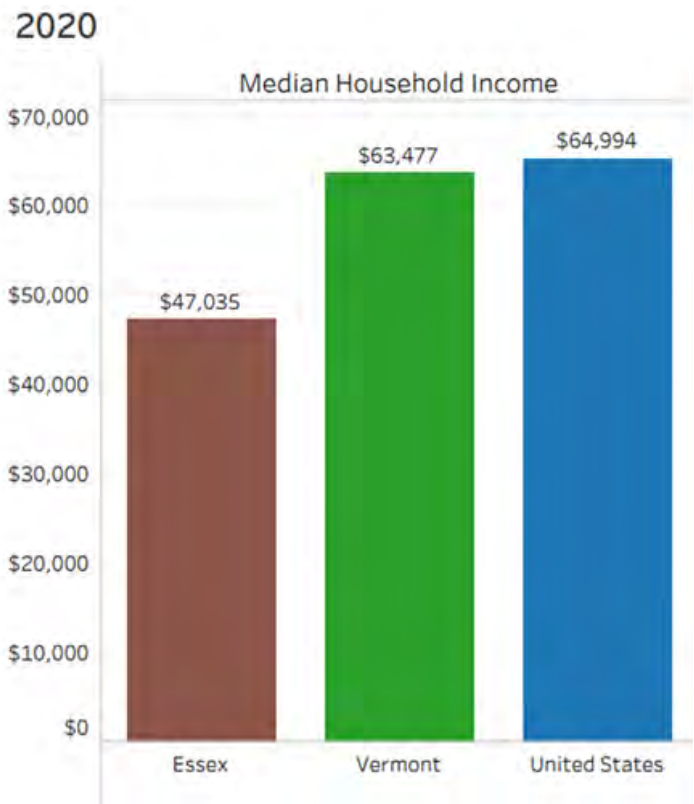


Figure 8

Agriculture & Forest Industries

Agriculture and forestry once made a significant contribution to Concord's economy. The early mills sawed virgin white pine. Their markets were restricted to distances that could be covered primarily by horse and wagon. This changed in the 1880s when the freight and passenger rail service opened up 25 years of large-scale industrial lumbering. With the disappearance of virgin spruce and pine, the last big sawmills closed in the early 1900s.

Between 1800 and 1820 Vermont was known as the breadbasket of New England. Forests were cut down and fields cleared by hand and hogs. The first grain raised in Concord was rye, planted by Joseph Morse in 1789. Farmers planted bumper crops of spring wheat. In 1820 the wheat midge infested Vermont fields and the opening of the Erie Canal allowed wheat to be imported from the West. From 1820 to 1840 was the era of sheep. In 1840 there were 1,700,000 sheep in the state. Sheep raising declined rapidly after the Civil War when the price of wool fell. Since then, cows have been the main farm animal.

The Connecticut and Moose Rivers were used to move logs, to power mills, for boating and fishing., swimming and ice were harvested in the winter to use in the dairy and ice houses. As late as the 1940's Concord enjoyed 40+ farms. Most of the farms ranged in size. from 8 to 25 cows. Farmers were able to feed their families, and some even thrived during the Depression. This was achieved by an available market and by maintaining the soil they had through conservative Yankee practices. In the 1940's however, due to higher wages, more jobs, better roads (in part from Depression-era efforts) and the war, Concord started to experience a decline in small farms.

Farming, as we know it in Concord, Vermont, and the US, has changed. The USDA's Farms and Land in Farms 2022 Summary reports that the total land in farms decreased by 1.9 million acres to 893,400,000 acres in 2022 versus 2021 and the number of U.S. farms is down 9,350 farms from 2021. Value-added processing in the Northeast Kingdom is an important - yet still emerging - industry sector with significant growth potential. Unfortunately, today Concord has virtually no farms remaining except for hobby farms.

Forestry, including wood harvesting, Christmas tree farms, and maple syrup production, continues to be a significant economic driver in Vermont. The Vermont Agency of Natural Resources states, "Vermont's forest-based businesses are an important part of the state's rural economy. The forest-based industry (forest products, maple syrup products, and Christmas trees) contributes \$861 million in sales to the state economy annually and provides direct employment for about 6,600 people (full-time equivalents). However, these figures do not account for the ripple effect the industry has on other parts of Vermont's economy. Economic models used to account for this multiplier effect in other segments of the economy estimate that the forest products industry actually contributes 10,555 jobs and \$1.4 billion in economic output (The Economic Importance of Vermont's Forest-Based Economy 2013, North East State Foresters Association)." Concord is at the southern gateway to the state's largest concentration of forested and rural land in Essex County, which must be considered when developing land use regulations, evaluating forestry-related advancement initiatives, and promoting overall growth and development.

Future Economic Outlook

The Vermont 2020 Comprehensive Economic Development Strategy (CEDS) report, published by the Agency of Commerce and Community Development in 2020, identifies four action areas: Access to Finance & Capital, Workforce & Education, Physical Infrastructure, and Business Environment, as key components of Vermont's economic development system. The report further indicates that when these strategies are approached in a coordinated way, they work together to achieve the following mission:

1. **Accessible Financing and Capital:** Create financial structures and programs that give Vermont enterprises access to capital and the means to grow.
2. **A Skilled Workforce:** Ensure that all Vermont citizens have the skills they need to produce a robust livelihood and that Vermont businesses have the skilled talent they need to succeed.
3. **Sound Infrastructure:** Provide or improve infrastructure critical to Vermont's economic and community development.
4. **A Competitive Business Environment:** Create a hospitable environment for establishing, cultivating, and growing businesses at all stages and for entrepreneurial innovation.

Northern Vermont Economic Development District (NVEDD) developed a Comprehensive Economic Development Strategy (CEDS) for the 2021 - 2025 timeframe. NVEDD is a partnership between the Regional Planning Commissions and Economic Development Corporations of Northern Vermont, including the Northern Vermont Development Association (NVDA). The Town of Concord is an NVDA member community.

The NVEDD Comprehensive Economic Development Strategy identifies the following goals:

1. **Building Economic Resilience**
2. **Cultivating Business Growth**
3. **Improving & Expanding Infrastructure**
4. **Developing Workforce**
5. **Promoting the Quality of Life in Communities**
6. **Disaster Recovery**

Concord's future economic growth will likely be in tourism, recreation, and small-scale commercial and industrial development. Factors influencing this growth will be the large quantities of undeveloped land, the rural quality of life in Concord, the town's education system, the availability of telecommunications, and U.S. Route 2, which runs through the town and includes three-phase power. To encourage economic development in Concord, the existing Concord businesses, the Concord Selectboard, Concord Planning Board, and the Let's Grow Concord Task Forces need to focus energies, resources, and creativity to develop and deploy effective business development strategies.



Kirby Mountain Maple

GOVERNMENT, FACILITIES & UTILITIES

The municipality provides community facilities and services for the public's health, safety, benefit, and enjoyment. Services are provided by town employees, elected officials, and volunteers. The town government consists of a five-member selectboard. The Town of Concord has an annual operating budget of approximately \$1,100,000. Property tax is the major source of revenue. In addition, the town also has a Zoning & Planning Board. These boards provide oversight of the town, initiate town projects and community advancement, and serve as quasi-judicial bodies,

Town Buildings & Services

The Town Clerk's Office and Concord Library share a small building on Main Street. The Town Clerk's Office includes space for two employees and a vault for document storage. The Town Municipal Building is located across the street from the Town Clerk's Office along Route 2. The Town Municipal Building provides office space for four town employees and listers. The Town Municipal Building also has a meeting space for approximately twenty people where monthly meetings are held. These two buildings meet the basic need of the town. Still, as these buildings are over 100 years old, they lack modern, efficient, and convenient amenities and working spaces. In addition, with employees located in two buildings, coordination of efforts and collaboration is challenging.

The Town Garage is located on Brook Road. It is a stick-built, steel-sided structure that was built in 2009. The Town's "road crew" use equipment to maintain and service Concord's roads that is valued at approximately \$600,000. The Town Hall, a four-story building with a clock tower, was opened on January 20, 1905. The first floor is used for holding elections as well as many meetings. The second floor is the home of the Concord Historical Society and houses a robust museum. The building is currently used from May through October.



Town Hall



Welcome Sign



First Normal School

Unfortunately, the rear of the building is in a flood plain, and the front of the building is on Route 2. Therefore, there are few opportunities to create parking close to this facility. The building is in the process of being evaluated by the Selectboard for general use, restoration, and accessibility.

Finally, the Concord Fire and Rescue building is located on Shadow Lake Road. Concord Fire & Rescue has 12 members that respond to an average of 75 calls annually. These calls range from structure fires to vehicle accidents, medical response, and general fire-related calls. The Department has equipment inventory with an approximate value of \$550,000, including a 2021 E-One Engine obtained and a 2008 E-One Tanker. The Town of Concord maintains mutual aid agreements. St. Johnsbury, Lunenburg, and Waterford are backup responders.

Emergency Planning

The Town of Concord adopted an All-Hazards Mitigation Plan in 2019. The purpose of this Local All-Hazards Mitigation Plan is to assist this municipality in identifying all hazards facing the community and in identifying strategies to begin to reduce the impacts of those hazards. The plan also seeks to integrate better and consolidate the municipality's efforts with those outlined in the Town Plan and the efforts of NVDA, Vermont State agencies, FEMA, and the State Hazard Mitigation Plan. The All-Hazards Mitigation Plan aids in planning and significantly reducing the impact of unpredictable natural and human-caused events. Having an All-Hazards Mitigation Plan aims to provide hazard mitigation strategies to aid in creating disaster-resistant communities.

The Town of Concord also uses the Statewide Emergency Planning Commission (LEPC) as a resource that focuses on the identification of hazardous materials that pose a risk and evaluating the available resources for preparing and responding to a potential natural or manmade disaster that could result in the release of hazardous chemicals. Finally, the Town of Concord also keeps a Local Emergency Operations Plan (LEOP), last updated and adopted on April 5, 2022, and updated annually.

Public Safety

Current police services include protection through the State Police and the Essex County Sheriff's Department. The Vermont State Police B-Troop is located in St. Johnsbury, and the County Sheriff's Office is located in Guildhall, giving the area excellent coverage. There is a Town Constable to cover town ordinances and tend to minor traffic and civil problems.



Concord Fire Truck

Health Services

Concord Health Center, located just east of Concord Village, is a member of Northern Counties Health Care, a nonprofit that serves the Northeast Kingdom. Hospitals covering the area are Northeastern Vermont Regional Hospital (NVRH) in St. Johnsbury; Weeks Hospital in Lancaster, New Hampshire; Littleton Regional Hospital in Littleton, New Hampshire; and Dartmouth-Hitchcock Medical Center (DHMC) in Lebanon, New Hampshire. In emergencies, patients can be transported to DHMC by its DART helicopter using the town-owned ballfield as a helicopter landing area. The Concord ball field has served as a landing pad. Calnex Ambulance Service, located in St. Johnsbury, handles most emergency calls.

Cemeteries

There are nine cemeteries in town. Five of these cemeteries - Pike, Frye, Graves, Royalston Corner, and North Concord - are cared for by the Town, and the remaining four are private cemeteries and are cared for by separate boards. Concord's cemeteries have significant historical value. Civil and Revolutionary War veterans are buried there. The Pike Cemetery is one of the oldest because the Connecticut River area was one of the first settled areas. The first white female settler is buried there. The cemeteries have seen some restoration to date. There is a book in the Town Clerk's office that identifies all burial sites.

Postal Services

There are two post offices in the town of Concord, one in Concord Village and one in North Concord. East Concord residents receive mail via a rural route carrier out of the Lunenburg Post Office.

Utility Distribution Lines

Green Mountain Power (GMP) is the electricity provider in the Town of Concord. GMP distributes the power of positive electrical energy through the distribution system on pre-determined rights-of-ways designed not to affect the character of scenic areas, views, and contiguous land use.

Solid Waste Disposal

The Town of Concord is a member of the Northeast Kingdom Waste Management District (NEKWMD) and works cooperatively with the District to manage solid and hazardous wastes through the District's Solid Waste Implementation Plan. The Town maintains a solid waste Transfer Station at the Town Highway property on Brook Road.

Water and Sewage

Concord is a rural community. Water supply and sewage disposal are the responsibility of private landowners. Potable water is obtained using drilled wells and springs. Sewage disposal is accomplished through on-site septic systems. In 2007, the State of Vermont - Agency of Natural Resources assumed the responsibility of permitting and overseeing all septic systems.



Folsom Avenue Project

Since 2018, the town has worked with state agencies and engineers to plan for the reconstruction of Folsom Avenue and High Street, located within the Concord Village. The Folsom Avenue project includes an update of the stormwater drains under the road, installation of two infiltration systems, pavement of the road, and then installation of proper curbing. The project addresses the sediment going into the Moose River and improves overall water quality. The Folsom Avenue project, scheduled for the summer of 2023 and costing over \$500,000, is partially funded through a Design and Implementation Block Grant through the Conservation District from the Department of Environmental Conservation.

Bridges

The Town of Concord owns and is responsible for maintaining numerous town-owned bridges. The State of Vermont, Agency of Transportation inspects and prepares reports on the condition of the bridges on a two-year cycle. In the event of extreme disrepair or failure, the State of Vermont provides support to repair and replace bridges throughout the state using a rating system. For example, Doug Morton, Transportation Planner at NVDA, indicated that the state repairs approximately ten bridges yearly from a list of 1,500 bridges throughout the state. Doug further confirmed that the state currently ranks none of Concord's bridges as a high priority for state-supported repair or replacement. As the condition of the two bridges that cross the Moose River and are located within the Village of Concord (#32 and #38) may need substantial repair and maintenance, the town may want to consider working with state agencies and engineers to prepare a scope of work/restoration plan for both bridges. The scope of work/restoration plan could potentially support grant applications to fund the work to restore the bridges.

Internet

Most Concord residents have internet service via telephone, cable, and satellite. However, the Town of Concord recently joined the efforts of NEK Broadband, a Communications Union District formed under 30 VSA Chapter 82 that includes every town in the Northeast Kingdom of Vermont, plus Wolcott. NEK Broadband is building public infrastructure to help ensure that every address that has existing electric utility service will have access to affordable, reliable, and high-speed broadband internet. Concord is one of the first towns to have premises with service from NEK Broadband. In 2022, 318 premises were able to order services. An additional 355 addresses will have access to service between April of 2023 and the end of the 2023 summer. Currently NEK Broadband is offering speeds up to 250 Mbps symmetrical. By the 2023 summer, customers will be able to order up to 1 Gig per second in both directions. A total of 48.65 miles serving 673 premises should be completed in 2023.

In addition, there is a portion of northern Concord that is included in a USDA ReConnect Application. NEK Broadband is waiting to hear about that grant application that may cover portions of Concord that lead up to Victory and could potentially expect service in mid to fall of 2024.



RECREATION

Bodies of Water

Concord has several bodies of water within its boundaries, including Halls Brook, Mink Brook, Cutting Brook, Carr Brook, Dudley Brook, Roaring Brook, Miles Stream, and the Moose River. There are also numerous unnamed brooks, streams, and small ponds. There are three bodies of open water: Shadow Lake, Miles Pond, and the Moore Reservoir.

The Connecticut River runs along the Southerly border of Concord for approximately eight and one-half miles and is accessible at the end of Cozy Nook Road and Walker Pit Road. Shadow Lake is located at Concord Corners, about two and one-half miles from Concord Village. It is one mile long and one-half mile wide. There is no public beach, but a public boat access is maintained by the State Fish and Wildlife Service and is accessible from Shadow Lake Road at the north end of the lake.

Miles Pond is located about seven miles east of Concord Village, just off Route 2: It is approximately two miles long and one-half mile wide at the widest point. A private beach on Miles Pond was used for public swimming until the sawmill buildings and 17 acres were purchased by the Vermont Water Resources Department in 1968, and the area was leased to the town for recreation and swimming. Across from the beach is the Miles Pond Recreation Area Shelter (AKA the Miles Pond Pavilion), which the town makes available for rent to the public. In 1962 a fishing access area was developed at the east end of Miles Pond, with a public boat access which is maintained by the State Fish and Wildlife Service and is accessible just past the beach on Campers Lane.

Campgrounds

Concord has two campgrounds, both of which are located on Route 2. Breezy Meadows has 82 sites. Ninety percent of its occupants rent sites for the entire season (May through October). Alpine Valley (formerly Rustic Haven) has 64 sites, and roughly half are occupied for the season. Both have retail amenities, and Alpine Valley has a restaurant.



Miles Pond



Top of the World ATV



Gravel Biking

Clubs

Concord's **Top of the World ATV Club** (TOWATV) is a non-profit organization affiliated with the Vermont All-Terrain Vehicle Sportsman's Association Inc. (VASA). Their goal is to provide safe and responsible ATV operations on town roads and private land. TOWATV provides scenic trails that show the area's beauty and encourages connections to neighboring towns to expand the trail system. TOWATV seeks and supports the preservation and protection of the natural environment. As a club, Top of the World members and their ATVs are available to aid in an emergency or disaster as a public service. For more information, log onto www.towatv.com.

Moose River Rock Dodger Snowmobile Club – The Moose River Rock Dodgers Snowmobile Club is an affiliate of the Vermont Association of Snow Travelers (VAST). In 1971 a small group of people formed the club Moose River Rock Dodgers. In the beginning, the club groomed 9-13 miles with their own sleds. The club now grooms up to 50 miles in the towns of Concord, Kirby, Waterford, and Lunenburg. As for the future, VAST and the MRRD depend on the most gracious landowners and the generosity of landowners, active memberships, and mother nature. For more information, visit <http://moosriverrockdodgers.homestead.com>.



Snowmobiling

NEK Gravel

The NEK Gravel Rides Project started in the spring of 2019 to encourage physical activity and promote community and visitor access to some of the most beautiful and scenic parts of the region as well as to promote economic growth in small-town centers in the Northeast Kingdom. Through a Vermont Municipal Planning Grant, the towns of Concord and Burke started phase I of the project to assess and map gravel rides in the towns of Burke, Victory, Concord, and Kirby utilizing existing gravel roads. Due to a subsequent USDA grant administered by the Northern Forest Center, the NEK Gravel Rides Project expanded in July of 2020 (phase II) with rides in Sutton, Lyndonville, St. Johnsbury, and Waterford. By creating curated routes throughout the region, local and visiting gravel riders disperse to explore a larger geographic area. To follow is a link to the NEK Gravel Rides website: www.nekgravel.org.



EDUCATION

Concord Education History

With a history spanning more than two hundred years, Concord's school system began with a single, rough-log building erected soon after the American Revolution. It then evolved and expanded into ten single-room schoolhouses dispersed throughout the district, and eventually centralized into the one school serving pre-K through the eighth-grade system we have today.

Concord's early settlers planned to establish schools, and much land was set aside for this purpose. The first schoolhouse was a log building, coarsely constructed on blocking. In 1797 the town voted to construct an academy building at Concord Corners. The Reverend Samuel Reed Hall opened the First Normal School in America for the training of teachers on March 11, 1823, while he was the resident minister of the First Congregational Church. Reverend Hall originated the American system of teacher training and pioneered the use of the blackboard system as a schoolroom appliance. In the 1823 fall term, the building known as the Columbian School was changed to Concord Academy, and in 1825 it was made Essex County Grammar School. In 1848 a new schoolhouse was completed on the westerly side of Cemetery Road. In 1899 the Judevine Memorial School was built on the present location of the school.

In 1941 a gymnasium, assembly hall, two classrooms, a workshop, and dressing rooms were added. A fire on November 30, 1946, destroyed the school building. The elementary school was sent to East Concord for a time, but some grades returned to Concord's Cutting Block in the winter. The high school held classes in the Masonic Temple, the Town Hall, and the library. C.H. Davis, a well-known industrialist, helped with a substantial financial contribution to make the school possible and laid the cornerstone for the current building on May 30, 1947.

Miles Pond School closed after the 1919-1920 school year, re-opened in 1931, and closed again in 1935. The last year for the North Concord School was 1949. The first building housing the East Concord School expanded to a room in the United Methodist Church in 1932-1934, and in 1934 the school moved to the building on Oregon Road in East Concord. This building is still standing today. It closed as a school in 1996. All students were then brought over to Concord School.



Student Milestones



School Playground



Concord School

In 1999 the present Concord School was added to the front of the building to make room for an office, library, and Jr. High and High School stairwells. In 2014, capital improvements to the school included new flooring in the hallway and cafeteria, a new science lab, and work in the Dickson Gymnasium including a new gym floor, new bleachers, a repainted gym exterior, and a refurbished lobby area. In 2015, Concord voted to close Concord High School and allow school choice for students in grades 9, 10, 11, and 12.

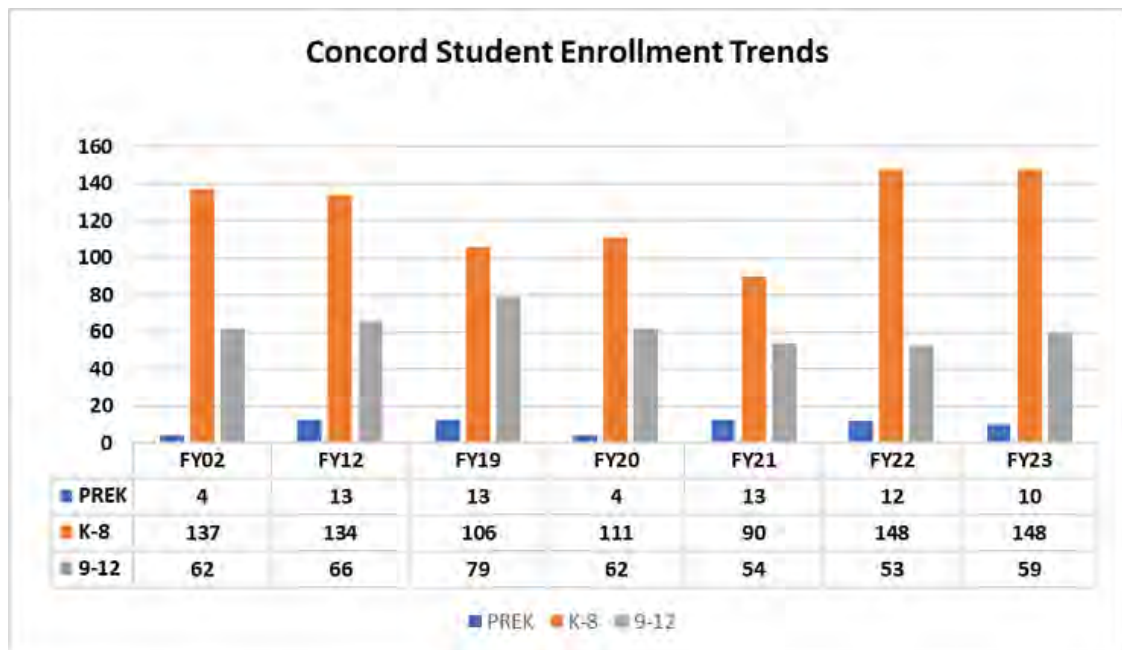
Redistricting

Act 46, passed in 2015, intended to reduce education costs and enhance student opportunities in Vermont through a more sustainable governance model that encouraged school district consolidation. Under Act 46, each town was viewed initially as an individual district.

The State of Vermont offered tax incentives to districts that voluntarily merged and met a minimum size (900 students.) In 2018, districts that did not voluntarily merge were subject to mandated reorganization by the Vermont Secretary of Education’s proposal for a statewide realignment of unmerged districts into a more sustainable governance model.

in 2018, the Town of Concord joined the towns of Burke, Concord, Lunenburg, Lyndon, Newark, Sheffield, Sutton, and Wheelock and the respective seven pre-K through eighth-grade schools (Burke Town School, Concord School, Lyndon Town School, Lunenburg School, Millers Run School, Newark School, and Sutton School) into the newly formed Kingdom East School District as mandated by Act 46. A 15-member board representing each town oversees the Kingdom East School District. Under the Kingdom East School District structure, the Town of Concord education tax rate has stayed relatively consistent at \$1.4511 in 2022, \$1.4446 in 2023, and a proposed \$1.4649 in 2024.

The Concord student enrollment numbers in figure 9 below show a 20% decline in K-8 student enrollment from FY20 to FY21 during the pandemic when many parents chose to homeschool. From FY21 to FY22 the K-8 enrollment numbers increased by 64% when homeschooled children returned to in-person learning and grades 6 - 8 from the Lunenburg School were merged with Concord School.



Childcare

The Concord School serves as the only licensed provider in the Town of Concord, in addition, there are two registered homes within the town that provide daycare. State statute allows a home daycare of up to six full-time children as a permitted use of a single-family dwelling. A list of registered providers and locations can be found on the state website of the Division of Children and Families at <http://www.brightfutures.dcf.state.vt.us/> Considering that most parents work

Technical & Adult Education

Technical education allows individuals to specialize in work areas typically not addressed by more traditional secondary school programs, and to earn industry-recognized credentials. These programs serve both high school-aged students and adult learners. Technical education centers accessible to Concord are the Lyndon Institute Technical Center and St. Johnsbury Academy Applied Technologies Center.

The St. Johnsbury Academy program offers courses in the career clusters of Agriculture, Food, & Natural Resources; Arts and Communication; Architecture and Construction; Business; Hospitality and Tourism; Human Services; Information Technology; Transportation; and Distribution and Logistics. Lyndon Institute offers career sciences programs in Automotive Technology, leading to NATEF certification; Human Services with an emphasis on Early Childhood Education; Allied Health, leading to LNA certification; Precision Machining; Welding, leading to AWS certification; Innovation/Engineering Career Academy; and Environmental Stewardship.

It is noted that educational offerings for adults have been underutilized by Concord residents.

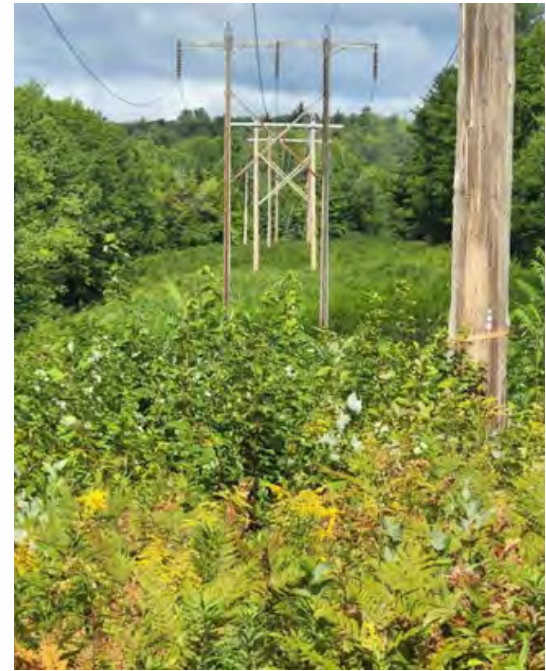


Concord Students

ENERGY

Electricity

Green Mountain Power Corp (GMP) is the sole provider of electricity in Concord. Green Mountain Power serves approximately 270,000 residential and business customers in Vermont and has the vision to be the best small company in America by empowering customers to save money and move to clean energy sources. GMP recognizes the role of electric utilities is changing and is focused on a new way of doing business to meet the needs of customers with integrated services while continuing to generate clean, cost-effective, and reliable power in Vermont. The GMP residential rate is \$0.18035 per kilowatt hour as of February 27, 2023.



Utility Lines

State of Vermont, Department of Public Service Quick Facts Updated October 2022	
▪	Vermont consumes more than three times as much energy as it produces, but its total energy consumption is the smallest among the states, which contributes to Vermont having the lowest energy-related carbon dioxide emissions of any state.
▪	About 58% of Vermont households heat with petroleum products, the third-largest share among the states, and 12% use wood, the highest share in any state. More than one-third of Vermont schoolchildren attend facilities heated by wood products.
▪	In 2021, Vermont generated almost 100% of its electricity from renewable resources, a larger share than in any other state. About 50% of Vermont's utility-scale in-state electricity generation and 46% of the state's total generation came from conventional hydroelectric power.
▪	Vermont's 2016 <i>Comprehensive Energy Plan</i> set an overall goal of obtaining 90% of all energy used in the state from renewable resources by 2050.

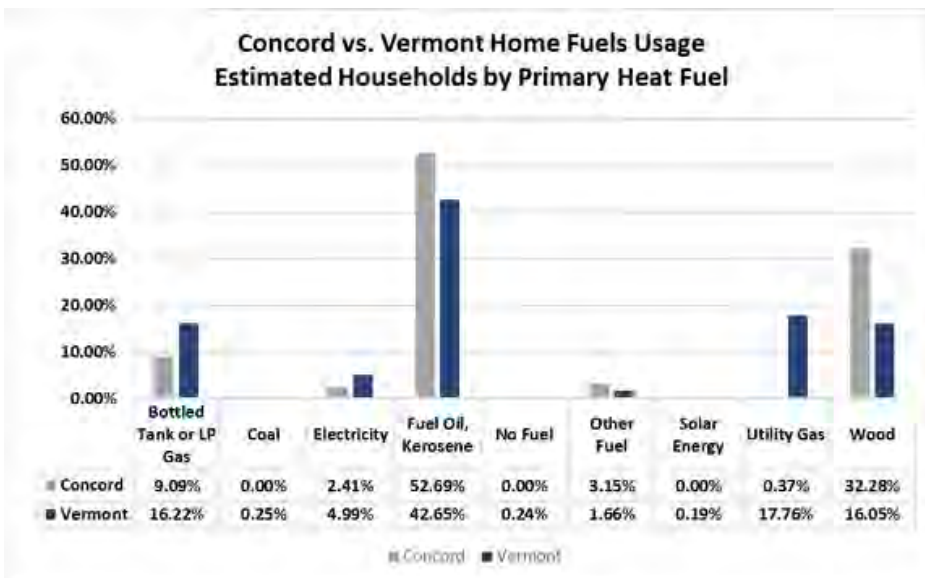


Natural Resources

Home Heating

Figure 10

According to the US Census Bureau, a variety of heating fuels are being used in Concord to heat homes, and oil and wood heat are the most used fuels.



Wildlife Habitat

Figure 11

Vermont Energy Goals

The Vermont 2023 energy goals are outlined in the Vermont Comprehensive Energy Plan (CEP). To follow is an excerpt from the CEP that outlines the state’s energy goals, “This Comprehensive Energy Plan is structured to meet the greenhouse gas requirements of the Global Warming Solutions Act, and to be consistent with the Climate Action Plan required by 10 V.S.A. §592. In addition, and in support of the greenhouse gas reduction requirements and the top-level goal above, this CEP establishes – or reestablishes – the following set of goals:

- In the transportation sector, meet 10% of energy needs from renewable energy by 2025, and 45% by 2040.
- In the thermal sector, meet 30% of energy needs from renewable energy by 2025, and 70% by 2042.
- In the electric sector, meet 100% of energy needs from carbon-free resources by 2032, with at least 75% from renewable energy.

These targets will not be easy to reach, particularly in the transportation and thermal sectors. They provide a vision, and this CEP articulates the pathways, strategies, and specific recommendations for actions aimed at meeting them.”

The Global Warming Solutions Act requires the following reductions in greenhouse gases:

- 26% reduction from 2005 levels by 2025
- 40% reduction from 1990 levels by 2030
- 80% reduction from 1990 levels by 2050.

Renewable Energy Systems

In order to encourage the use of renewable energy devices, the Vermont State Statutes at 24 V.S.A. Section 4413 exempts from local regulation the installation of rooftop renewable energy devices that serves to heat water, space, or generate electricity; and does not permit local bylaws to prohibit the installation of other types of solar collectors or energy devices based on renewable resources.

Energy Standard for New Construction

State statute at 24 V.S.A. § 4449, requires that when a municipal land use permit is sought, the administrative officer shall provide the applicant with a copy of the applicable building energy standards under 21 V.S.A. §§ 266 (residential building energy standards) and 268 (commercial building energy standards). This requirement is intended to increase compliance with energy standards.

Transportation & Energy Costs

Concord is a bedroom community. The vast majority of Concord residents must travel to other communities to work. The estimated cost of commuting to work as shown in figure 12 below assumes that gas is \$3.34 per gallon per Gas Buddy accessed March 16, 2023, a five-day/fifty-two-week work schedule, while driving 40 miles per hour.

Time to Work (in minutes)	Round Trip Distance	Miles Per Gallon		
		20	30	40
15	20	\$835.00	\$556.61	\$417.50
20	30	\$1,252.50	\$835.00	\$626.25
30	40	\$1,670.00	\$1,110.55	\$835.00
45	60	\$2,505.00	\$1,670.00	\$1,252.50
60	80	\$3,340.00	\$2,221.10	\$1,670.00
75	100	\$4,175.00	\$2,783.06	\$2,087.50

TRANSPORTATION

Concord has an extensive network of roads and trails including state, town, and private roads. Many of these roads were built to accommodate the transportation needs of the early inhabitants and form the nucleus of the transportation infrastructure that is required to facilitate present-day traffic demands. The diversified interest groups who travel these roads include local commuters, commuters from surrounding towns, school buses, tourists, freight transport, traffic, and others.

US Route 2 is the major corridor through the villages of Concord, North Concord, and Miles Pond and, though providing significant benefits to the local economy, it creates major issues due to the amount and speed of traffic on very narrow lanes of travel. There have been a significant number of accidents along this corridor, caused by speed, curves in the road, and moose.

Roadways

There is a total of 78.225 miles of public roadways in Concord classified as follows:



Figure 13

Road Maintenance

Concord roads (65.575 miles) are maintained by three (3) full-time employees. Concord utilized a concept known as Level of Maintenance, under which segments of town roads are given different levels of attention based upon their perceived priority for condition and service. For example, class 4 roads only maintain bridges and culverts.



Ditch Maintenance



New Town Truck



Denis LaMadeleine, Road Crew

Town-owned highway maintenance equipment housed at the Town Garage located on Brook Road includes:

- 2005 Cat Loader
- 2016 12M Cat Grader
- 1992 Cat Backhoe
- 2021 Ford F-550 with plow and sander
- 2011 International 10-wheel dump truck with plow
- 2014 Western Star 10-wheel dump truck with plow
- 2018 Kioti tractor with attachments
- 1997 International 6-wheeler water truck
- 2023 Freightliner 10-wheel dump truck with plow

The rear of the Town garage area has been excavated and provides space for storage of winter sand and gravel for road maintenance, both of which are purchased locally. In 2014, a new salt shed was erected.

Scenic Roads

Due to the rural and pastoral nature of Concord in general, there are many scenic roads and vistas that are enjoyed by residents, non-residents and tourists alike. These include Goudreault Hill Road, High Ridge Road, Royalston Corner Road, Shadow Lake Road, and Streeter Road. The Theodore Roosevelt Memorial Highway (Route 2 in Concord) is part of the Connecticut River Scenic Byway, which is more than 500 miles and incorporates both sides of the Connecticut River. The nearest Waypoint Interpretative Center (Welcome Center), which supports increased tourism along the byway, is in St. Johnsbury.

Speed Limits

All town roads have a speed limit of not more than thirty-five (35) miles per hour for gravel-surfaced roads and not more than forty (40) miles per hour for paved roads in accordance with the Town of Concord Traffic Ordinance adopted on August 3, 2006. Speed limits for US Route 2 are governed by the State of Vermont.

Other Transportation Services

Locally, Rural Community Transportation (RCT) provides limited bus service. Caledonia County State Airport in Lyndonville and Whitefield Regional Airport in Whitefield, NH, are approximately 10 to 25 miles from Concord. Major airlines serving the area are in Burlington, VT, Lebanon, NH, and Manchester, NH. The former Maine Central Railroad line through town is independently owned but has been dormant for many years. In addition, there are numerous potential landing sites for DART medical transport. These sites are documented in the Town's Emergency Operations Plan.

State Highways

In July 2014, the State statute was revised to require that local site plan approvals involving access to a State highway include a "Letter of Intent" from the Vermont Agency of Transportation. The letter should confirm that the Agency has reviewed the proposed site plan and is prepared to issue an access permit under 19 VSA section 1111, and include any conditions that the Agency proposes to attach to the permit. This would affect site plans for developments adjacent to Route 2.

Transportation Advisory Committee

Vermont Agency of Transportation (VTrans) accepts project suggestions from the regional planning commissions. These suggestions usually come out of the monthly Transportation Advisory Committee meetings. They are prioritized, submitted to the Secretary of Transportation for approval, and added to the State Transportation Improvement Plan if approved.

Concord is part of VTrans Maintenance District 7. The Transportation Advisory Committee (TAC) for Concord's region meets on the second Tuesday of each month. Community officials, public transportation providers, interest groups, and individual citizens are encouraged to attend these meetings. Each year a list of suggested projects is compiled from the TAC meetings. It is sent to the Secretary of Transportation for approval and possible inclusion in the State Transportation Improvement Plan.

FLOOD RESILIENCE

One of the State planning goals is to “encourage flood-resilient communities.” Specifically, state statute directs:

- New developments in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new developments are to be built in such areas, it should not exacerbate flooding and fluvial erosion.
- The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.
- Flood emergency preparedness and response planning should be encouraged.

Existing Conditions

The northwestern portion of Concord is located in Basin 15, The Passumpsic River Watershed, and the remainder of the Town is located in Basin 16, the upper Connecticut River Watershed. Within the Upper Connecticut Watershed, there are two sub-watersheds in Concord: the “Commerford and Moore Reservoir” and the “CT River Direct - Taylor Brook to Miles Stream.” Within the Passumpsic River Watershed, Concord is within the Moose River subwatershed.

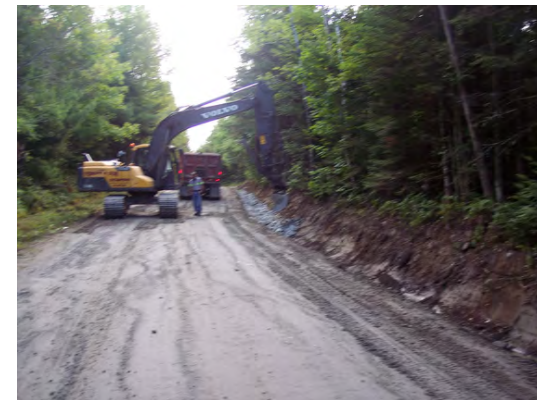
Concord has several bodies of water within its boundaries including Halls Brook, Mink Brook, Cutting Brook, Carr Brook, Dudley Brook, Roaring Brook, Miles Stream, and the Moose River. There are also numerous unnamed brooks, streams, and small ponds. There are also three bodies of open water: Shadow Lake, Miles Pond, and the Moore Reservoir. The Connecticut River runs along the Southerly border of Concord for approximately eight and one-half miles and is accessible at the end of Cozy Nook Road and Walker Pit Road.

Concord has a history of flooding, with the most recent flood event occurring in May of 2011. This flood event resulted in damage requiring \$817,250 in repair work, which was eligible for reimbursement through FEMA project assistance funds.

Areas that have been flooded in the past include sections of Prospect Street, Willson Road, Ranney Road, George Street, Shadow Lake Road, Fournier Road, Brook Road, Long Hill Road, and Folsom Ave/High Street. There is a man-made dam on Miles Pond and a natural dam on Shadow Lake. Upstream on the Connecticut River, there is the Gilman Dam and the Stratford Dam. There is little or no residential or business population along the Connecticut River.



Flood Waters



Road Repair



North Concord Park Dugouts

Existing Programs & Plans

Concord is a member of the National Flood Insurance Program and includes flood hazard area requirements in the town's land use regulations. Membership in the NFIP enables property owners in the FEMA-mapped flood hazard area to obtain insurance. According to the FEMA database, there are only two properties within the FEMA special flood hazard in town that currently have flood insurance. While there may be properties within the mapped flood hazard area that do not have flood insurance, if a federally backed mortgage is sought for the property, flood insurance would be required as a condition of obtaining the mortgage.

Concord updates its Local Emergency Operations Plan every May. This plan identifies emergency responders, local contacts and the location of emergency shelters in Town.

Concord's Local Hazard Mitigation Plan will expire in 2024. This plan identifies critical facilities in Town, and areas that are most vulnerable to various types of hazards, including flood hazards. The plan also outlines mitigation measures that can lessen the severity of emergency events. An up-to-date, FEMA-approved plan will enable the Town to access grant funds available through FEMA to undertake a variety of hazard mitigation projects.

FEMA is introducing new draft flood maps in 2023 - 2024. Once introduced, the town will have two years to ensure that local regulations are up to date with FEMA's legal interpretations of the flood standards.

Emergency Relief Assistance Fund

The Emergency Relief Assistance Fund (ERAF) helps Vermont municipalities repair damaged infrastructure after a presidentially-declared disaster. ERAF funding typically covers half the required 25% non-federal match for approved projects.

After October 23, 2014 Towns must adopt four flood hazard mitigation measures in order to maintain level state funding in the event of such a disaster: 1) Adopt Flood Hazard Regulations that meet minimum standards for enrollment in the National Flood Insurance Program; 2) Adopt the most recent Agency of Transportation Road and Bridge Standards; 3) Adopt a Local Emergency Management Plan (LEMP); and 4) Update and adopt a Local Hazard Mitigation Plan and submit to FEMA for approval.

Concord's 2019 All-Hazards Mitigation Plan can be found at: <https://www.nvda.net/hmp-plans/ConcordAHMP.pdf>



REGIONAL COMPATABILITY

Concord is part of the Northeast Kingdom region, and its land use and development trends are both influenced by and affect neighboring municipalities and the region land use and development trends. The towns of Lyndon and St. Johnsbury in Vermont and Littleton and Lancaster in New Hampshire serve as regional centers for many essential services, including healthcare centers, supermarkets, drug stores, auto parts and service centers, hardware stores, childcare facilities, and restaurants. St. Johnsbury and Lyndon share an industrial park (zoned for industrial in St. Johnsbury and bounded on both sides by a "Rural Lands One" district). The two communities comprise what the NVDA Regional Plan calls a "regional urban center" because it provides core services to outlying areas.

Towns surrounding Concord, including Kirby, Waterford, Victory, and Lunenburg, are also rural and serve as bedroom communities for regional urban centers. Kirby is situated to the northwest of Concord in Caledonia County, and the town has experienced population growth from 493 in 2010 to 575 in 2020, per the US Census data. Kirby residents cite the availability of school choice as one of the advantages of residing in the town.

The Town of Waterford is Concord's neighbor to the west. Waterford's industrial and commercial enterprises exist along State Route 18 and Duck Pond Road. The Cross Road connecting Waterford and Concord is a heavily traveled corridor to passenger cars, school buses, and heavy construction vehicles. Waterford plans to target any future commercial or light industrial growth in this area. Waterford operates an elementary school (grades preschool to eight) within the Town and tuitions its high school students to many secondary schools, including St. Johnsbury Academy and Lyndon Institute.

To Concord's north is the Town of Victory. The northern and southern parts of the Town of Victory are separated geographically. The area south of Victory Bog Wildlife Management Area tends to be oriented toward Concord rather than its neighbors to the east and west. The town has no current municipal plan or land use regulations. Victory does not have a school; the town offers school choice to all residents with students in pre-K-12.

The Town of Lunenburg shares its northeastern border with the Town of Concord. Lunenburg does not have a municipal plan or land use regulations. Lunenburg is part of the Kingdom East School District, as is Concord, which serves pre-K through 8th-grade students and offers high school choice. The Lunenburg town line runs along Oregon Road. In some areas of Lunenburg, residents can only access their homes through Concord.

The overall land use and development pattern called for in Concord's Municipal Plan is consistent with the Regional Plan for the Northeast Kingdom's land use map and desired future development patterns. The regional map indicates support for Concord's designated village center and for maintaining the rural character in Concord and in the adjacent rural towns.



PLAN REQUIREMENTS

Preparation of Municipal Plans is guided by the Vermont Municipal and Regional Planning and Development Act (Chapter 117 of Title 24, Vermont Statutes Annotated). This section of the law specifies not only what a Plan may or must contain, but it also specifies how a Plan must be adopted. The Town of Concord Municipal Plan was prepared in conformance with all the requirements in the Vermont Statutes.

As for the content of a Plan, 24 VSA 4382(a) requires that all plans contain twelve items or elements. These elements include a statement of objectives, policies, and programs; a land use plan; a transportation plan; utility and facility plan; a statement of policies on the preservation of rare and irreplaceable natural areas; an educational facilities plan; an implementation program; a statement indicating how the Plan relates to development trends in adjacent communities; an energy plan; a flood resiliency element; and economic development section; and a housing plan.

In addition to containing all the required elements, the plan must also be consistent with a series of statutory goals listed in 24 VSA 4302. Consistency with the goals means that the goals have been considered and addressed in the process used to prepare the plan, not that the plan includes all the goals.

On March 9, 2023, the Concord Selectboard, Concord Zoning & Planning Board, and town employees gathered for an engaging and interactive conversation about the town's municipal plan implementation goals. After discussing a long list of proposed goals derived from the Let's Grow Concord Community Visit and from input from both boards, the group went through a process to rank the proposed goals per topic areas including economic development, recreation, facilities, land use, community, housing, and education. On the following pages are the resulting implementation goals for the Town of Concord.

The first step towards implementation of the Town Plan is its adoption as public policy. As required by Section 4384 of the Vermont Planning and Development Act, the local Planning Commission must hold at least one public hearing on the proposed Plan. The Planning Commission must then make any necessary revisions and submit the proposed Plan to the Selectboard. Under Section 4385 of the Act, the Selectboard must hold one or more public hearings on the proposed Plan. After the final public hearing, the Plan shall be adopted by the Selectboard.



Memorial Day Parade

IMPLEMENTATION GOALS

ECONOMIC DEVELOPMENT

GOALS	Responsible Party	Ranking	Timeframe
Consider hiring a town administrator focused on acting as a liaison for both the Concord Selectboard and Planning & Zoning Board to advance projects, economic development, funding opportunities, and local and state connections.	Selectboard	11	2023
Support and foster the efforts of the Let's Grow Concord task forces to Attract Business and Industry & Bring Back a Store to Concord and Bring a Store Back to the Community.	Selectboard	5	2023
Develop and maintain a comprehensive list of businesses located in Concord on the town website to use as a community resource. Consider opportunities to promote businesses within the town.	Selectboard	2	2023
Stay apprised of state and federal opportunities to benefit economic development in Concord and act upon those opportunities as appropriate.	Selectboard		Ongoing

RECREATION

GOALS	Responsible Party	Ranking	
Support and foster the efforts of the Let's Grow Concord task force to Clean Up and Improve Miles Pond Beach .	Selectboard	12	2023
Maintain and improve the current parks located in Concord including the Folsom Common Park, North Concord Park, Veterans Memorial, Miles Pond Beach & Miles Pond Pavilion.	Selectboard	12	Ongoing
Create a committee to focus on the design and replacement of the Miles Pond Pavilion .	Selectboard	6	2023 - 2024
Evaluate the needed parking and restroom facilities to support recreation within the town and expand as needed.	Planning & Zoning	2	2023
Evaluate how the recreational assets within the town (bodies of water, ATV trails, gravel roads, hiking, hunting, snowmobile trails) can be utilized to brand Concord as a place to live and recreate and implement a plan accordingly.	Planning & Zoning	2	2024
Research and evaluate the creation of a town forest .	Planning & Zoning		2025
Evaluate the opportunity to turn class 4 roads to trails , while retaining the town's ROW, and work with groups and allow them to expand the use of the class 4 roads for recreation.	Planning & Zoning		2025

IMPLEMENTATION GOALS

FACILITIES

GOALS	Responsible Party	Ranking	
Hire technical assistance providers (architects, engineers, consultants) utilizing ARPA funding expert to evaluate the facility needs of all town owned buildings , explore opportunities to make improvements and maintain the structures, and document all findings and information accordingly. Start with Town Hall in order to utilize the timebound \$50,000 Freeman Foundation grant for a handicap accessible lift.	Selectboard	10	Ongoing
Seek energy efficient options as appropriate for town owned facilities. Consider having an enhanced energy plan performed that would give the town heightened consideration in the Section 248 process for renewables.	Selectboard	5	Ongoing
Focus on improving the two town owned bridges in Concord Village (#32 & #38) by working with the transportation district to create a scope of work and preliminary budget for a bridge restoration project for both bridges.	Selectboard	4	2024 - 2029
Focus on beautifying and improving the walkability and aesthetic appeal of Concord Village .	Planning & Zoning		Ongoing
Participate in NVDA's Municipal Energy Resilience Program (MERP) to become more energy resilient, reduce energy use and operating costs, and curb greenhouse emissions by promoting renewable energy, battery storage, electric vehicle charging, weatherization, thermal improvements, fuel switching, and enhanced building comfort in municipal buildings and facilities.	Planning & Zoning		2023
Proactively promote low and no cost opportunities for residents to weatherize homes and businesses within Concord.	Planning & Zoning		2023 - 2024
Maintain and install new town signs as needed to communicate accurate directional guidance and improve overall aesthetics of the town.	Town Crew		2023 & Ongoing

LAND USE

GOALS	Responsible Party	Ranking	
Update the Land Use Regulations in accordance with state laws and regulations when necessary. Focus to ensure regulations address housing, wind towers, solar fields, historic preservation, FEMA flood regulations requirements, etc. Consider strategies to minimize potential forest fragmentation through clustering and shared driveways. Evaluate opportunity to incorporate earth extraction regulations. Consider identifying areas where conservation easements would be most impactful.	Planning & Zoning	8	2024
Maintain and improve the quality of air, water, wildlife, forests, and other land resources. Encourage management of Concord's forestlands to maintain and improve forest blocks and habitat connectors through the town's practices and land use regulation updates. ACTION EXAMPLE: Develop a flyer to be distributed electronically and with new zoning applications to explain the value of forest blocks and habitat connectors.	Planning & Zoning		Ongoing
Update the Local Hazard Mitigation Plan that expires in 2024	Selectboard		2024
Continue to maintain the Village Center Designation to provide incentives for building improvements and priority with some available grant funding.	Planning & Zoning		2024
Actively participate in the Conservation Union District (CUD) to promote and implement broadband expansion in Concord.	Selectboard Designee		Ongoing
Preserve the town's scenic resources and open space through land use regulations.	Planning & Zoning		Ongoing

IMPLEMENTATION GOALS

COMMUNITY			
GOALS	Responsible Party	Ranking	
Boost municipal volunteerism and capacity through committees and outreach.	Selectboard	7	Ongoing
Expand the communication efforts throughout the town to expand and make community connections. Keep the Concord website well-organized and current.	Selectboard	3	Ongoing
New public sign in village to promote events at school, clubs, and town.	Planning & Zoning Board	3	2024
Develop an exchange shed at the Concord recycling facility to promote sharing of resources and reuse of items.	Selectboard	2	2023
Promote community health and wellness through partnerships with the Concord Heath Center, the Concord School, and Sid's Pantry and through use of the Health Equity training and outreach tool.	Sid's Pantry		Ongoing
Support the Concord Fire Department in their efforts to recruit volunteers and serve the town in emergency situations.	Selectboard		2023 - 2024

HOUSING			
GOALS	Responsible Party	Ranking	
Research and act upon, if appropriate, ways to support and promote development of affordable, senior housing, and first-time home buyer housing stock within Concord.	Planning & Zoning	13	Ongoing
Proactively enforce the junk ordinance and promote property clean-up when appropriate.	Selectboard	4	Ongoing
Consider opportunities to encourage and facilitate historic preservation of Concord's housing stock and town owned facilities.	Planning & Zoning	2	Ongoing
Focus on ways to improve the current housing stock by promoting programs to encourage regular maintenance and available energy efficient options. Encourage access, affordability, and participation among high energy burden and community members.	Planning & Zoning		Ongoing
Stay apprised of opportunities at the state and federal level to support affordable housing development that meets the needs of first-time homebuyers and senior citizens.	Planning & Zoning		Ongoing

IMPLEMENTATION GOALS

EDUCATION

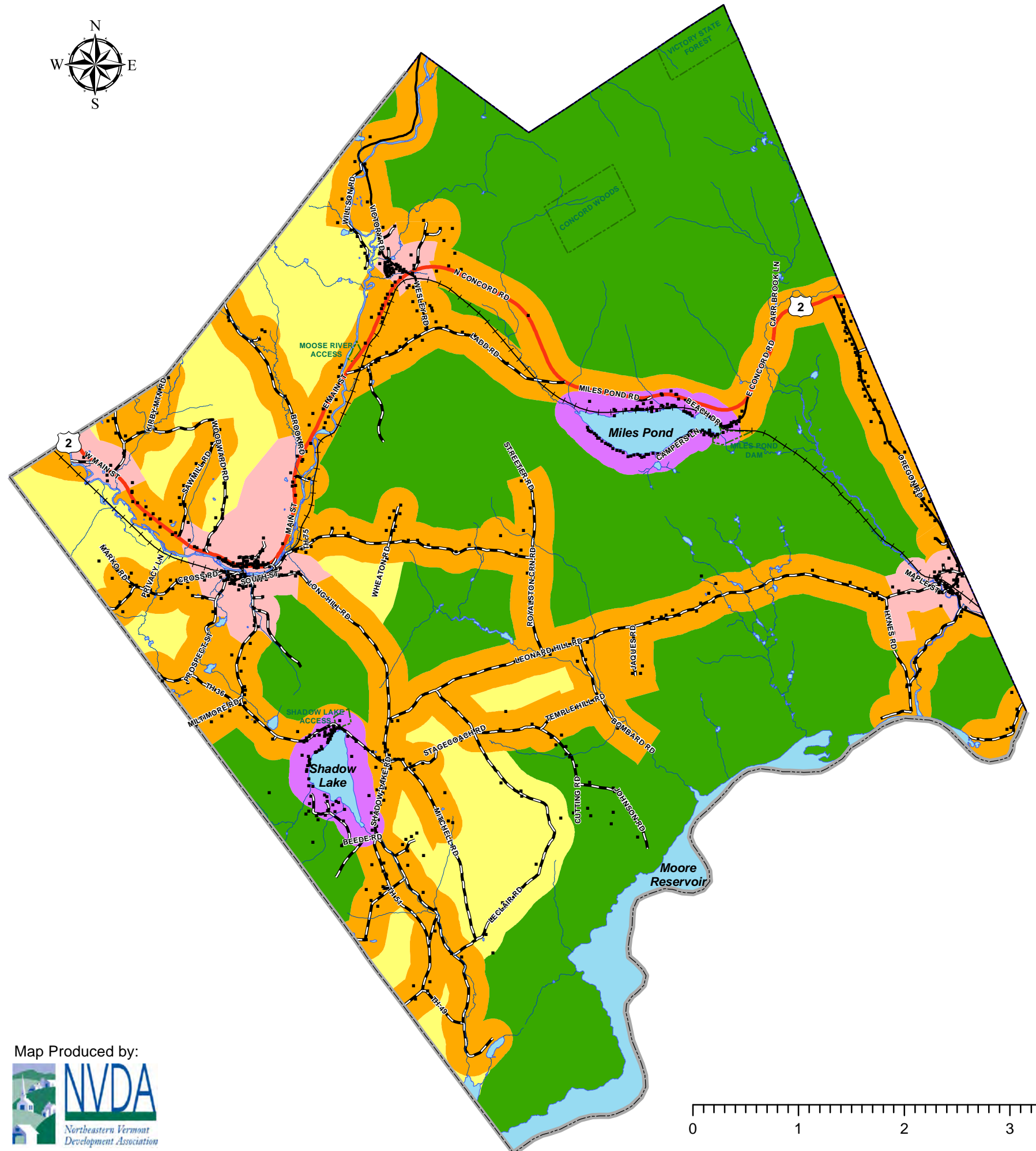
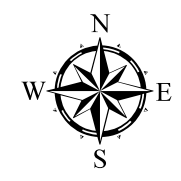
GOALS	Responsible Party	Ranking	
Build school and community connections and increase community volunteerism at the school.	Elected School Board Members	8	Ongoing
Increase community communication regarding what is happening at the school. Promote community involvement and outreach regarding the Concord School facility needs and improvement options.	Elected School Board Members	4	Ongoing
Continue to elect engaged school board directors to the Kingdom East School District Board.	Voters		Ongoing

*Ranking is based on priority survey conducted at the 3/28/23 PZB & selectboard joint meeting.

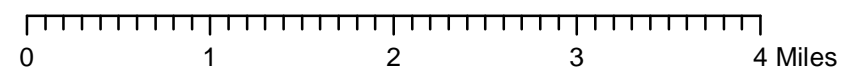
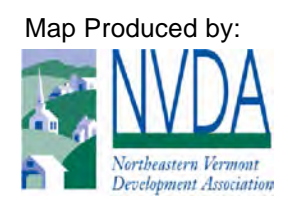


Town of Concord, VT Zoning District Map

04/03/2015

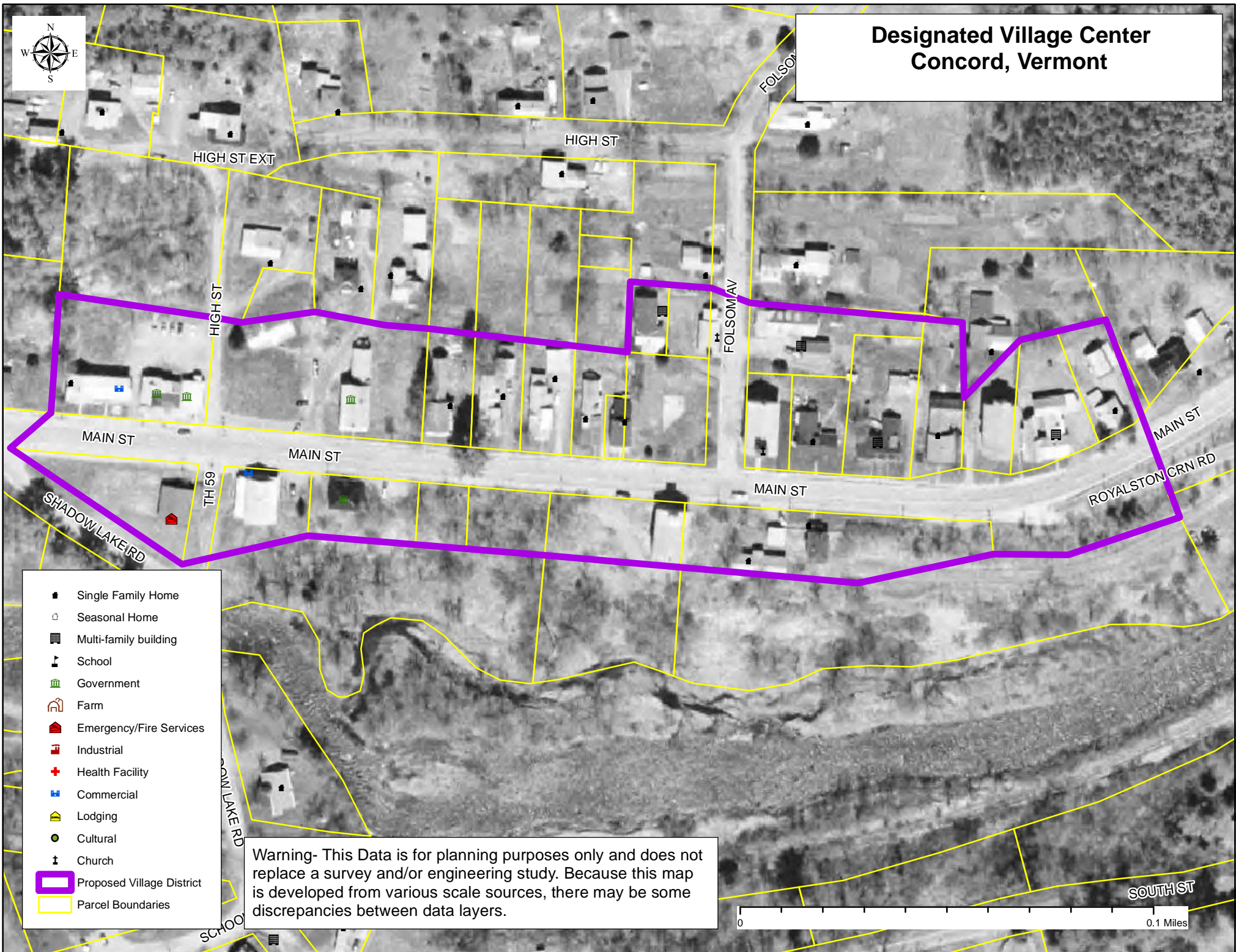


- Building Locations
- State Boundary
- County Boundary
- - - Town Boundary
- Streams
- US & State Highway
- Paved Town Road
- Unpaved Town Road
- Railroad
- Public Lands
- Lakes, Ponds & Rivers
- Zoning Districts**
- High Density
- Medium Density
- Low Density
- Rural Land
- Lake Shore



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.

Designated Village Center Concord, Vermont



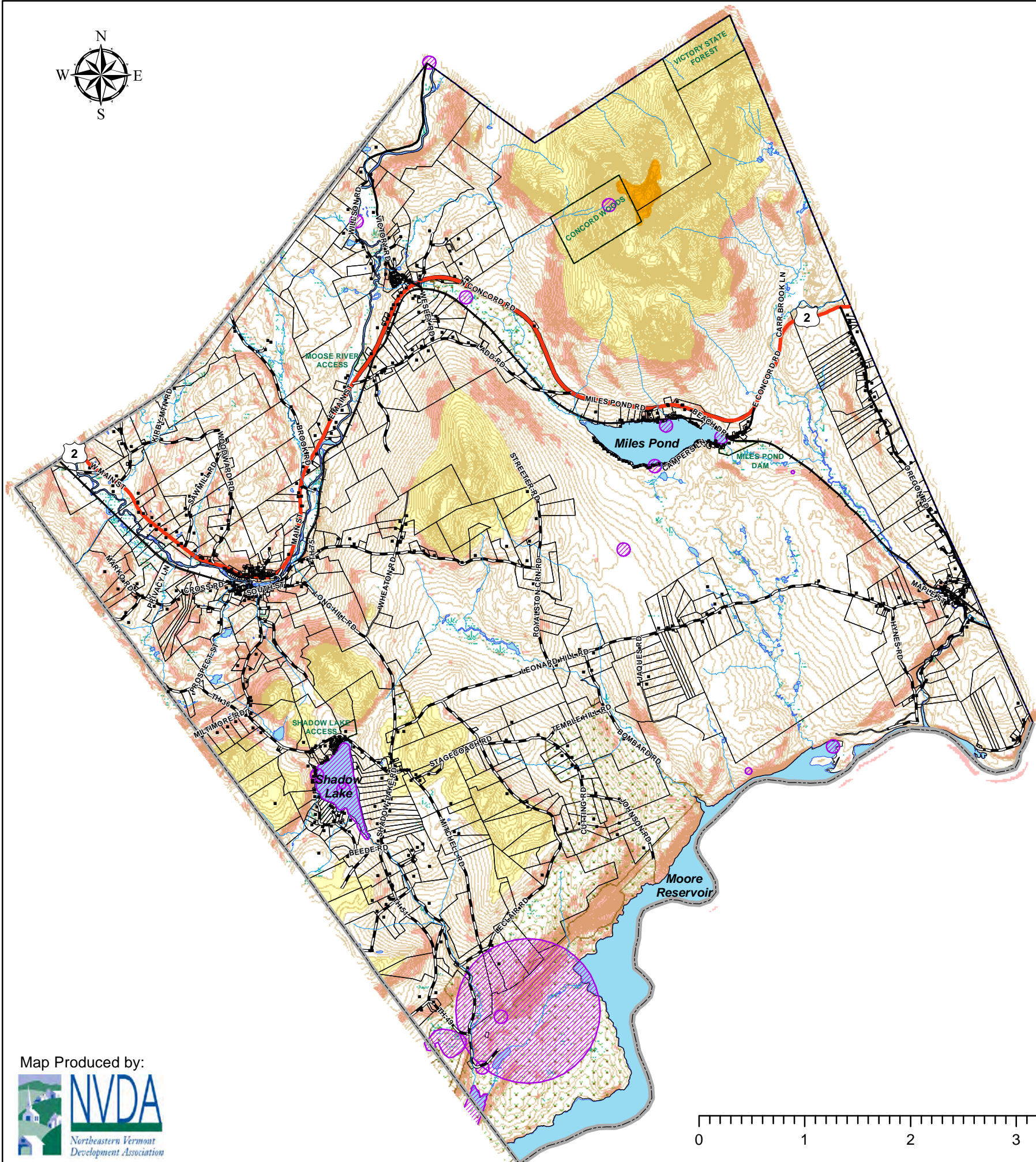
- Single Family Home
- Seasonal Home
- Multi-family building
- School
- Government
- Farm
- Emergency/Fire Services
- Industrial
- Health Facility
- Commercial
- Lodging
- Cultural
- Church
- Proposed Village District
- Parcel Boundaries

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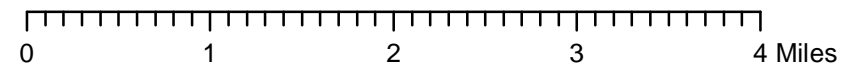
Town of Concord, VT Natural Resource Constraints Map

04/03/2015



- Building Locations
- State Boundary
- County Boundary
- - - Town Boundary
- Streams
- US & State Highway
- Paved Town Road
- Unpaved Town Road
- Railroad
- ▨ Natural Heritage Areas
- Conc08Par
- ▨ Public Lands
- Lakes, Ponds & Rivers
- 20' Interval Elevation Contour
- ▨ Deer Wintering Areas
- Elevations over 2500' in Elevation
- Over1500
- ▨ US & State Wetlands
- Areas over 20% Slope

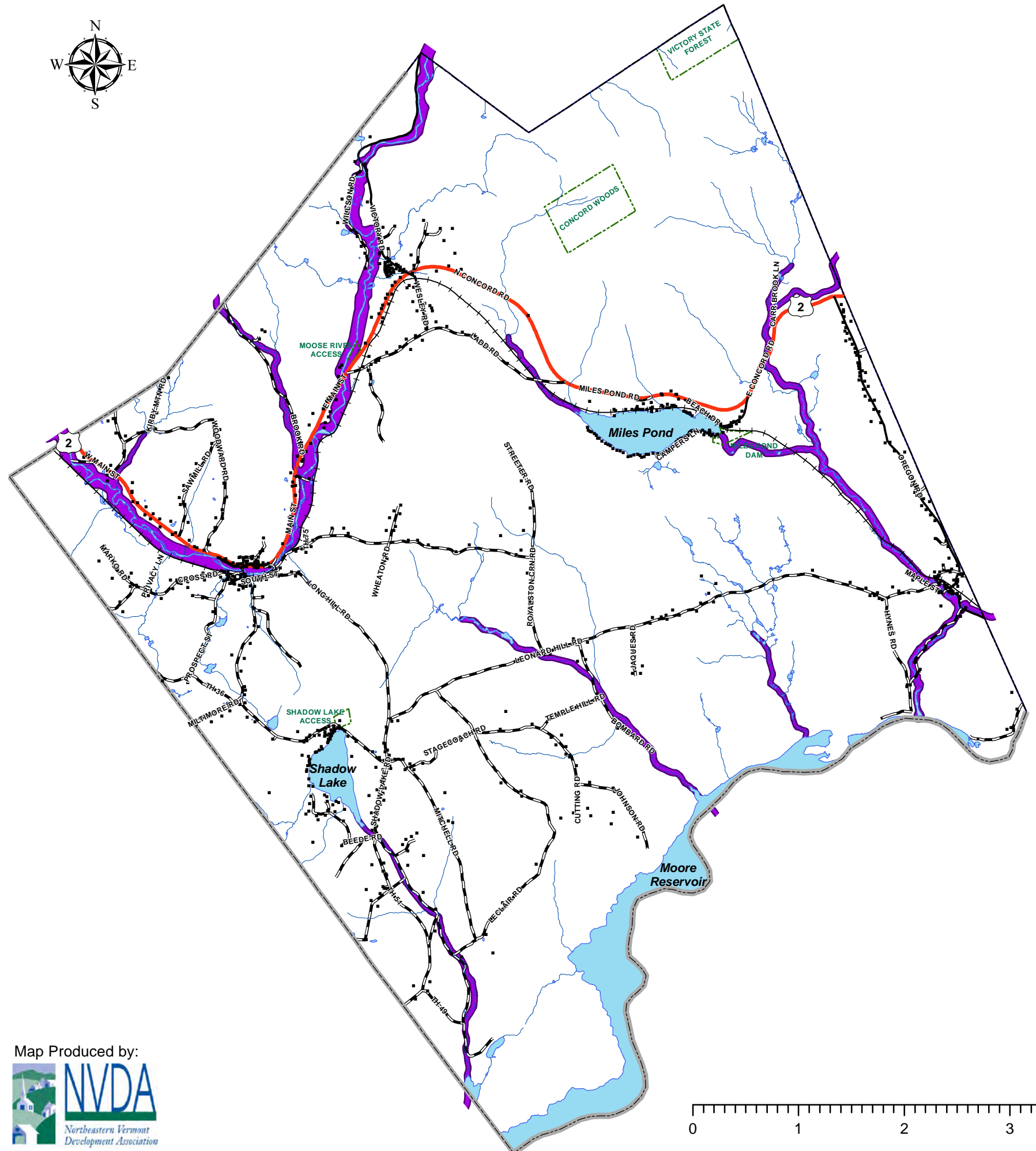
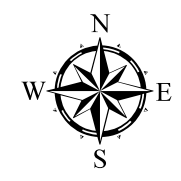
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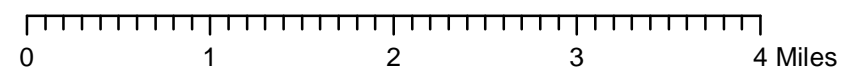
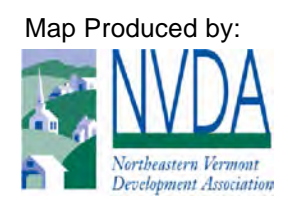
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Town of Concord, VT River Corridors Map

04/03/2015



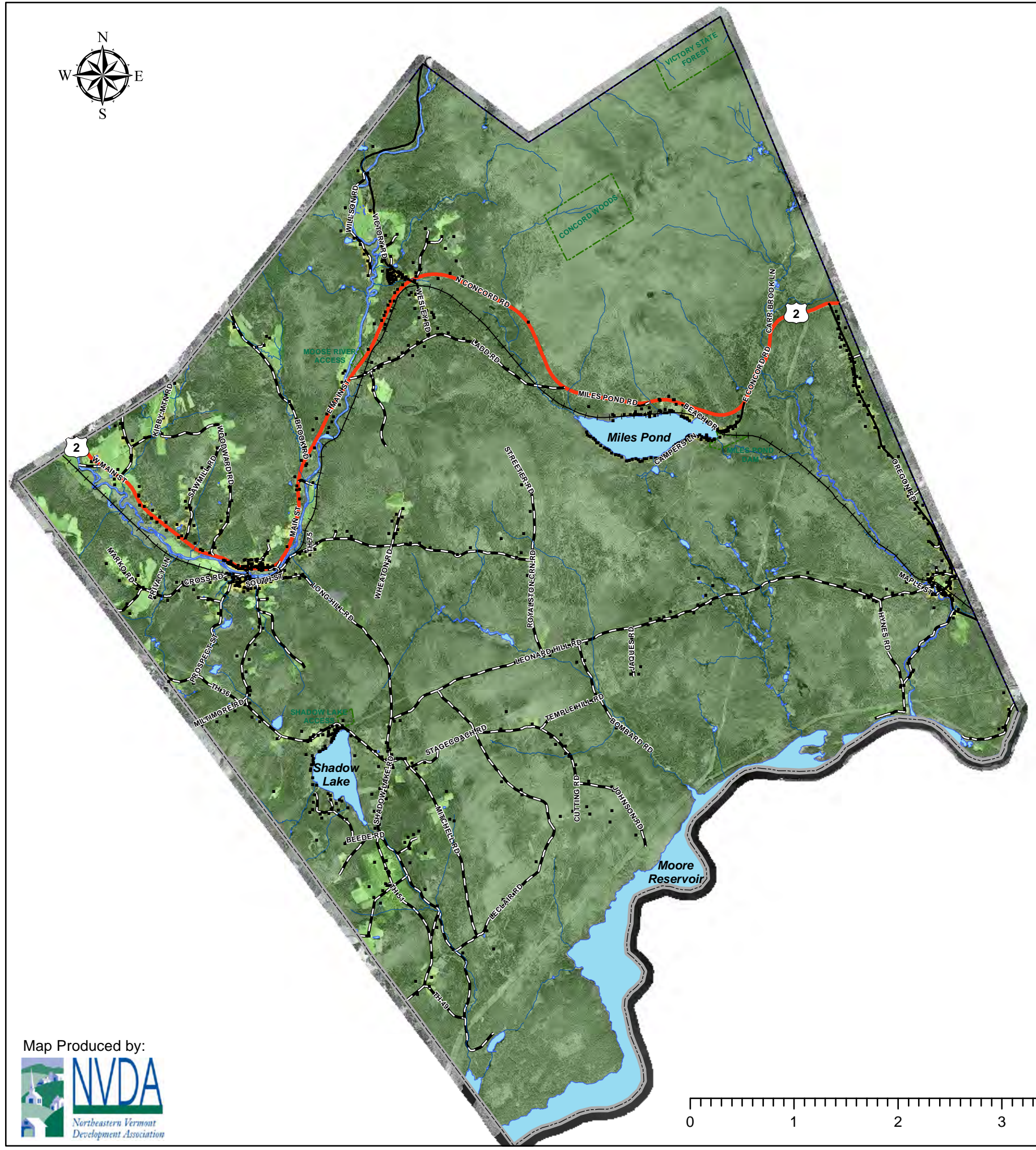
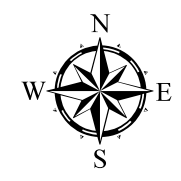
- Building Locations
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- US & State Highway
- Paved Town Road
- - - Unpaved Town Road
- Railroad
- Public Lands
- Lakes, Ponds & Rivers
- River Corridors - 11/25/2014



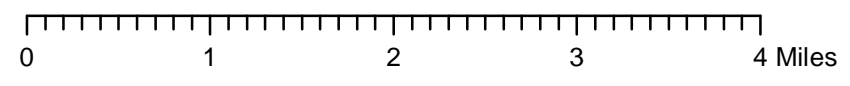
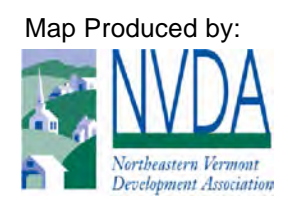
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Town of Concord, VT Land Cover Map

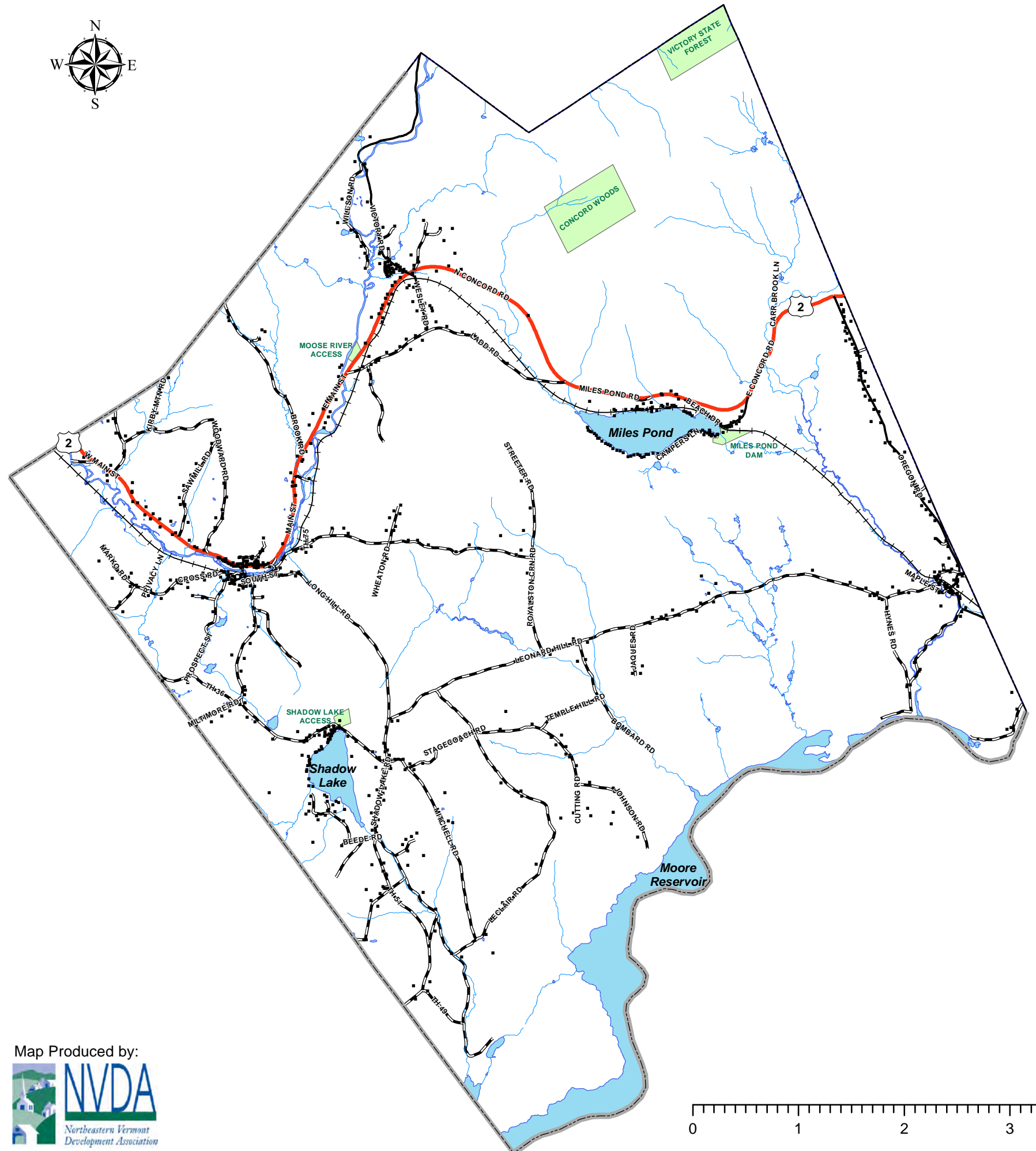
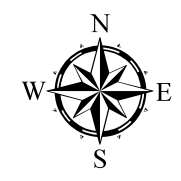
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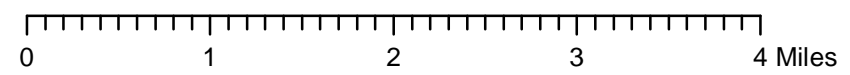
- Building Locations
 - State Boundary
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 - - - Town Boundary
 - Streams
 - US & State Highway
 - Paved Town Road
 - - - Unpaved Town Road
 - + + + Railroad
 - Public Lands
 - Lakes, Ponds & Rivers
- LC**
- Landcover Types**
- Developed
 - Open/Agricultural
 - Forested
 - Barren



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- Building Locations
- ▬ State Boundary
- ▬ County Boundary
- - - - Town Boundary
- Streams
- US & State Highway
- Paved Town Road
- - - Unpaved Town Road
- + + + Railroad
- Public Lands
- Lakes, Ponds & Rivers



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CONCORD SELECTBOARD

WILLIAM HUMPHREY, CHAIR
CHRIS FOURNIER VICE-CHAIR
SHANNON CHAPMAN, MEMBER
GEORGE MOREHOUSE, MEMBER
DENIS LAMADELEINE, MEMBER

CONCORD PLANNING BOARD

DALE URIE, CHAIR
JAMES GOCHIE, MEMBER
RODGER SHELDON, MEMBER
JUDY KURTZ, MEMBER
STEVEN BEAN, MEMBER

Technical Assistance Provided by:



385 Main Street
Concord, VT 05824



www.concordvt.us