



**2015**

## **Newport City Municipal Plan**

Adopted by the City Council on March 2, 2015

Amended by the City Council on January 8, 2018



2015

## Newport City Municipal Plan

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## **I: OVERVIEW**

Small by “city” standards, Newport, Vermont is big on personality with a generous, kind touch. While you will be blown away by the natural beauty that surrounds Newport from rich mountain views to stunning sunsets on the lake, you’ll be even more taken with the folks that call Newport home. From shopkeepers to restaurant and cafe owners just about everyone you meet will go out of their way to make your stay in Newport special. And if you take the time, you’ll find lots of interesting and colorful stories to share about how they ended up in Newport and, more importantly, why they stayed.

Newport, VT is defined by the ultimate open space, a picturesque panorama of hill, water and quaint settlement patterns. A state with a strong environmental ethic, and a population which has harnessed the abundant natural resources for their livelihood. They share an international lake defined by the enclosing mountains with their neighbor to the north, Canada.

The drainage ways, streams and rivers find their way to Lake Memphremagog (“Beautiful Waters”). One of the largest natural amenities of the Northeast Kingdom, Lake Memphremagog flows north to Canada. The region and Newport’s natural amenities host a variety of recreational experiences. These activities range from hiking and biking trails, abundant fishing, winter sports, boating, municipal/state forest, and the National Northern Forest Canoe Trail, all crowned by the surrounding mountains.

On a local level, the City of Newport shares the benefits of small parks, marinas, recreational athletic fields, neighborhood walkways, public beach, campground, picturesque cemeteries and a collection of natural areas displaying local flora, fauna and aquatic life forms.

One of the most recently added jewels on the waterfront is the “Northern Star”, a cruise boat carrying up to fifty passengers for excursions on the lake. The “Northern Star” operating out of the city’s Gateway Center, along with the Gateway Center itself and the lakefront promenade, enhances the public’s awareness of the lake and the water based recreation it offers.

The open space system also plays a strong role in defining the character and public realm of the downtown. It is the continued improvement of the Main Street corridor’s streetscape and the integral connection to the lake and Gardner Park that define the quality of life for Newport residents.

After only a brief visit, one realizes that Newport, Vermont is true to its motto “Genuine by Nature”.

## II: LONG-TERM VISION

### **Newport 2035, The Millennium**

As we enter the city coming from Troy on Route 100 and 105, it is a relief to look to the north and see Lake Memphremagog with its islands near the Canadian border, wooded and unspoiled by modern developments. God's country at its best, still pristine and beautiful, waiting to be enjoyed by all who behold it. Then we pass under an attractive sign," The City of Newport, the Recreational Capital of the Northeast."

As we turn right onto Main Street, we see a five storied block from Second to Central Streets, housing a two storied department store on the first and second floors, professional offices on the third and residential housing on the top two floors. Almost immediately to the left, we catch sight of the southern end of Lake Memphremagog and notice a tour boat, the "Northern Star", leaving the downtown wharf on its daily dinner and sunset cruise of the lake. Continuing along Main Street, there is an abundance of specialty shops and boutiques lining both sides of the street. The street is bustling with tourists and locals alike, shopping and enjoying the array of fine restaurants tucked in amongst the shops.

Continuing down Main Street across the railroad tracks and bearing left onto the causeway, we follow along the eastern lakeshore where we see the four season resort hotel owned and operated by Jay Peak Resort. Looking west, we catch a glimpse of the four storied AnC Bio VT LLC. AnC Bio employs over 200 people involved in high-tech bio-medical research and in manufacturing state-of-the-art technological equipment. Adjoining Jay Peak's hotel to the north is the East Side Restaurant and Conference Center. A boardwalk and bike path extend from the Gateway Center at the city dock, pass both resort centers and continues along the waterfront over to Prouty Beach.

Then ahead...Stop! You, the reader, take it from here. History is replete with dreams and fortitude that have shaped the future. In yesteryear's comic strip, Flash Gordon, who other than the dreamers thought man would land on the moon. And today, in the world of iPods and iPads, we think of the world beyond to the planet Mars. Your imagination please. Undoubtedly some fruitful opportunities and happenings will be dreamed and willed into the Northeast Kingdom's future.

### **III: INTRODUCTION**

Newport City is located in the most remote area of Vermont known as the Northeast Kingdom (NEK). Newport is the only 'city' in the NEK. Due to its location on the southern shore of Lake Memphremagog, a thirty mile international body of water it shares with Canada, it is a key gateway to 'the Kingdom', Vermont and the United States. Newport City is the crown jewel of the Northeast Kingdom of Vermont.

In 2007 Newport was awarded Vermont Downtown designation, and is the last city in the state to receive this honor. The designation adds value to the "brand" of Newport and qualifies it for special recognition for state and federal tax credits that can be applied to rehabilitation costs for historical buildings in the designated downtown area.

Since its beginning in July of 2007, the Newport City Renaissance Corporation has consisted of four committees (Organization, Economic Restructuring, Promotion and Design) whose mission is to address Newport's assets and leverage them to positively impact Newport's economic and community development with vigor. Over forty volunteers are members of these committees.

In December of 2007 Newport City received a planning grant for a charrette to bring together planners, landscape architects, architects, property owners and various stakeholders in a series of visioning sessions to direct the future of downtown Newport. The charrette was formed by members of the American Institute of Architects (AIA). A Regional/Urban Design Assistance Team (R/UDAT), a blue ribbon panel of experts in housing, economic development, tourism, waterfront development, the National Main /Street program which includes the values of historical preservation, landscape architects and architects was formed. The R/UDAT team was in Newport for five days (18-23 March 2009).

Newport City's assets include its proximity to the international waterway, Lake Memphremagog, and its location that is equal distance to Jay Peak Resort and Burke Mountain. Newport City boasts unrivaled access to a myriad of recreational opportunities that include golfing, hiking, canoeing, kayaking, mountain and road biking, snowboarding, alpine and cross-country skiing and snowmobiling. Newport is rich with cultural history and a vibrant art community. Newport is only two hours southeast of Montreal, the second largest city in Canada.

Newport City and Derby with respective populations of 4,589 and 4,621, (U.S. Census 2010), remain the most populous municipalities in Orleans County (total population 27,231). Newport City, along with its neighboring town of Derby, comprises one of only two "regional urban centers" in the Northeast Kingdom. The Newport City/Derby area has a strong representation of retail, manufacturing, education, and health services jobs.

Newport, while relatively small in size, draws its strengths from a diversity of assets. With its access to the lake and to Canada, the Newport City enjoys a natural environment that is conducive to outdoor recreation and tourism.

As the County seat, Newport City generates the majority of county government jobs, as well as a large number of state jobs. Newport City has a well-occupied industrial park and overall provides much of the employment opportunities for the region's labor market.

Newport City's downtown, along with the Newport-Derby Road, provides Orleans and northern Essex counties with the bulk of retail and commercial activity.

Newport City's compact settlement pattern is ideally situated for rental housing, particularly for those who need or desire to be within walking distances of amenities. More than half (59%) of the county's multi-unit housing stock is located within the municipality.

This City Plan is a revision to the existing plan adopted by the Newport City Council on October 19, 2009. Vermont statute mandates a re-adoption of the existing City Plan or of a new plan every five years. The City Plan is required before the city can implement the Zoning Bylaw, adopt a Capital Budget Plan and maintain downtown designated status.

This City Plan is not only compiled to recommend development changes but to attempt to inspire a public consensus on a future direction of the city. Newport City has matured to the extent that future horizontal expansion of open acreage is no longer an available option, as all developable land is either developed or under development. This plan is the city's first attempt to provide for the redevelopment of already developed land and allow for future growth to be "vertical" instead of "horizontal."

Newport City is what most citizens in the city and surrounding communities expect it to be. It provides a leadership role as the center of economic, educational and cultural activity. Newport City was incorporated in 1918 evolving from divisions of the towns of Newport and Derby.

Newport City is blessed with many resources, some of which are:

- Lake Memphremagog along with its South Bay
- Proximity to Jay Peak, a major ski resort
- Four distinct seasons which enable a broad range of recreational and tourism opportunities
- An above average school system, both private and public
- An energized business community
- A citizenry of strong and self-sufficient individuals with a hardy work ethic
- A generous community spirit

During the last five years the city has seen considerable activity in all sectors of the community. The most significant are summarized as follows:

### **City Infrastructure**

The city dock was expanded to accommodate transient boaters requiring docking space for only part of a day.

The former Long Bridge was completely demolished and replaced with a new bridge which has been named Veteran's Memorial Long Bridge.

Plans are currently underway to renovate and upgrade the city hall on Main Street.

## Foreign Trade Zone

The Foreign Trade Zone (FTZ) program was created by the federal government in the 1930s and continues to thrive today. The purpose of the FTZ program is to facilitate trade and increase the global competitiveness of U.S.-based companies. Legally, a FTZ is an area within the United States that the government considers “outside the country,” or, at least, outside of the U.S. Customs territory. Certain types of merchandise can be imported into a FTZ without going through formal customs entry procedures or paying import duties.

Some of the benefits of operating within an FTZ are obvious. At the very least, an FTZ can help a business defer paying duties. More often, the company pays lower costs, not only to U.S. Customs but also to its bank, insurance company, and other vendors. Activities permitted in an FTZ include assembling, repackaging, cleaning, testing, destroying, storing, sampling, mixing, salvaging, re-labeling, manipulating, processing, and manufacturing.

## Form Base Code Zoning

Form Base Code Zoning was developed for Newport City’s business district consisting of Main Street, the causeway and East Main Street, and was implemented effective December 6, 2010. Form Base Code (FBC) identifies the basic physical characteristics of building sites, building zones and street types and determines the building envelope standards.

Newport’s FBC district is intended to be coded as perimeter blocks with buildings typically placed at the street along the outer edge of their sites or lots. The street type, zone and building envelope standards promote a coherent streetscape throughout the FBC districts. The prescribed standards will, additionally, assist building owners and developers in understanding the relationship between streets, lots, built environment and the public realm. These standards will endeavor to establish an environment that encourages and facilitates pedestrian activity.

The development of Form Base Code was done to facilitate the renewal and redevelopment of the city’s business districts to encourage economic development within the city and throughout the Orleans County region.

## Industrial

- Numia Medical, a manufacturer of high tech medical equipment, purchased the vacant facility on Farrant Street which created twenty five jobs.
- Newport Furniture Parts expanded.
- Poulin Grain purchased the former Bond Auto parts store and built a new warehouse and retail outlet on the site.
- AnC Bio, a medical research and medical equipment manufacturing facility, has received all of the necessary permits to begin construction in 2015. They are expected to employ two hundred people initially and grow to as many as four hundred employees. This is truly the most significant industrial development in Orleans county in the last fifty or more years.

- The airport has obtained all permits and has received grant funding to build a new 1,000 foot extension to the existing runway making it 5,000 feet in length. This along with the installation of automatic landing and takeoff equipment will significantly increase the size of the planes that can use the facility.

### **East Main Street**

- East Main Auto built a new repair garage.
- Dr. Francis Pinard expanded his eye care center.
- North Country Federal Credit Union built a new facility at the former site of the Long Branch Snack Bar on the Newport-Derby road.

### **Main Street**

- Maplefields built a new two storied minimart and gasoline service center at Third and Main Streets. They replaced the much smaller minimart and office building at that site. RuralEdge (formerly Gilman Housing Trust) completed their restoration and expansion of the old Passumpsic property, now known as Newport Senior Housing, on Main Street. RuralEdge added a third story to the property providing thirteen additional units of senior housing on the upper two floors and added retail space at street level.
- The Pick and Shovel Hardware Store continues to expand and has now added an elevator providing handicap access to the second floor retail space.
- The NEK Tasting Center has opened and features a restaurant, bakery, butcher shop and is home to the new Eden Ice Cider manufacturing, distribution and sales center.
- Lago's restaurant opened a new fudge and candy shop.
- A Thai restaurant and Brenda's Homestyle Cookin' both opened on Main Street.

### **Downtown Business District**

- Significant changes are continuing to take place in the city's downtown business district. The block from Central Street to Second Street was purchased by Jay Peak Resort with demolition expected in 2015. Construction of a new multi-storied retail and business center is expected to follow. The business community, Newport City Renaissance Corporation and the city continue to work together to plan for the redevelopment and restoration of the downtown business district.

### **Downtown Historic District**

- On September 28, 2006, the National Park Service announced that the City of Newport's Downtown Historic District was officially entered on the National Register of Historic Places. This designation is due to Newport's association with historic events and activities in northern Vermont, and for its architecture. Newport has a distinct grouping of buildings that define the commercial core and surrounding residential neighborhoods, representing the development of the area from the 1840s to 1955. The Downtown Historic District represents a collection of 138 historic structures that represent a variety of architectural styles from the earliest Greek Revival and Italianate examples to the later Colonial Revival and more recent modernist expressions of the American International Style. Individual streets that make up the district are: Main, Coventry, Central, Second, Summer, Third, School, Bayview, Eastern, Field, Seymour and Fyfe. Through the years, significant changes have been made to the façade of various buildings and in some cases entire buildings have been and continue to be torn

down due to structures deteriorating beyond the point of reasonable repair. The City of Newport continues to attract a diverse group of people into its downtown district where they will continue to live, work, renovate and expand into other older developed areas and neighborhoods of the city.

## Residential

- RuralEdge demolished the housing on Sleeper Place Street, now known as Compass Drive and built a new low income housing development, Lakebridge Apartments, providing twenty one units of new housing. RuralEdge also upgraded to improve energy efficiency and to modernize twelve of twenty four units at Governor Prouty Apartments on West Main Street and the Governor's Mansion apartment complex on Second Street. RuralEdge continues to update and replace aging housing to provide low income housing throughout the northeastern region of Vermont.
- Kingdom Come – Kingdom Go continues development of an estimated 250 housing unit development on land between the golf course and Glen Road. The project also includes a forty one acre hotel/resort and conference center off Pine Hill Road adjacent to the golf course and I-191. Removal of 1.5 million cubic yards of gravel from the site has begun and must be completed prior to final development. The project is expected to take ten years to complete.
- REM Development began renovation of the former Orleans County Memorial Hospital to create twenty five rental units of medium to high-end housing. The project is expected to be complete and opened for occupancy in early 2015.

## Public Health

- The hospital completed construction of a 24,000 square foot building with a 9,064 square foot walkout basement. The building houses the hospital's primary care doctors and support staff. All of the hospital's primary care services are in the new building making primary care service more efficient and convenient for medical staff and patients alike. The existing buildings along Medical Village Drive were retrofitted to provide expansion of other medical services.

## Educational

- The North Country Career Center is increasing the types of programs offered and making sure that they reflect the current employment opportunities in the area. A Hospitality and Tourism program and an advanced engineering design program called "Mechatronics and Robotics" have been implemented. The later program is part of the STEM (Science, Technology, Engineering and Mathematics) Academy that the Career Center is working on with North Country Union High School. The number of students in the Health Careers program, another growing STEM field, has increased and several dual enrollment opportunities are offered students in this program. The Career Center continues to work with the state and private colleges in and outside of Vermont on articulated pathways for the students. The number of programs that offer dual enrollment credits (high school students earning free college credits while they are still at the Career Center) is increasing every year. The Career Center expanded the Adult Education Department and has been working with area employers to tailor training programs that will help employees excel in their careers. The Career Center also works with the Department of Labor and other agencies to provide training opportunities for those who are unemployed and underemployed. The Career Center is collaborating with the Vermont Agency of Education on several projects to increase the alignment between the needs and

expectations of business and industry with the student outcomes provided by Career and Technical Education. The Career Center is also encouraging student entry into non-traditional careers. The Vermont Agency of Education has awarded the Career Center many grants that have allowed the Career Center to begin innovative programs without having to increase the local budget.

- A new office building was constructed on Duchess Street to provide space for the Orleans Essex North Supervisory Union. The new location is next to North Country Union High School making working relations more efficient.
- The Community College of Vermont (CCV) enrolls about 300 students each semester. As a result of Vermont's Dual Enrollment program, a growing number of students are earning college credit while attending high school. This fall, over thirty students from Newport area high schools are taking CCV courses. Some are enrolled in courses preparing them for nursing and other allied health careers, while others are saving time and money by taking courses that fulfill degree requirements for CCV and other colleges.

### **Recreational**

- A new concrete skateboard park was built in Gardner Park.
- A new fifty passenger tour boat, the "Northern Star," was placed in operation.

### **Communications**

- Verizon Wireless, Sprint, AT&T and other companies expanded cell tower service making excellent cell phone service available throughout the entire city and region.
- Free wireless internet service is available along Main Street and the waterfront areas of the city. Many restaurants and businesses also offer free access to patrons.

While the list of activities above is only intended to address the highlights, it clearly demonstrates that in all sectors of community life Newport is an active and vibrant community full of enthusiasm and energy. It is upon this base of enthusiasm, community spirit and energy that this City Plan is developed to provide direction for Newport to continue making significant accomplishments in the future.

No planner can envision what the tomorrows will bring, but planning can help and guide for a better future within a reasonable range of change.

Finally, this plan is primarily aimed at sparking public discussion, and hopefully greater interest. This plan attempts to provide guidance to encourage timely change and orderly growth, while providing protection of our residential communities, the natural environment and the overall quality of life.

## **IV: OBJECTIVES, PRIORITIES AND POLICIES**

### **Objective**

The overall objective of this plan is to help promote future well-being, protection of the natural environment, and equity of opportunity of all the citizens of Newport City and the neighboring towns of Orleans County.

### **Priorities**

Development priority is given to:

- 1.) The rights of private property owners which do not impact negatively on the rights of others. For this purpose, a right is defined as that which all individuals are entitled to have which does not impart an undesirable cost to another individual.
- 2.) Preserving the integrity of the environment within good engineering/scientific principles and sound economic evaluation toward a balanced protection of the present and future rights and equities of all future citizens. Environmental protection is a primary factor within all existing operations and future development within the city and its surrounding communities.
- 3.) Newport City recognizes that its present and future economy is rooted in tourism and recreation, and that its economic health and growth are dependent on a healthy Lake Memphremagog and watershed. Therefore, priority is given to the restoration, protection, and preservation of water quality in the city's practices, and in the operation and maintenance of its infrastructure, specifically as it relates to wastewater treatment and stormwater management and mitigation. Newport City is committed to following State of Vermont best practices of low impact development (LID) in all future new and/or retrofit development especially as it applies to the minimizing of impervious surfaces and the mitigation of stormwater runoff. Development will follow the permitting requirements of Vermont's Shoreland Protection Act and/or local by-laws where necessary and appropriate. The city also acknowledges the importance of public access to the waterfront and lake shore as it grows and develops.
- 4.) Locating a high-tech business, or businesses in Newport City or in Orleans County; the higher the skill levels involved, the better.
- 5.) The development of a destination resort industry within our city, i.e. lodging and restaurant facilities that also provide convention center and recreational activities.
- 6.) Lakeside recreational and tourist attractions.
- 7.) Institutions of higher learning and research entities seeking facilities. Particular priority attention and inducements will be given to technical schools and colleges that will provide a stream of technicians to support present and future area businesses.
- 8.) Support and encourage above average quality, yet affordable, housing for the elderly.
- 9.) Infrastructure improvements through business contributions and through government facilities additions and grants; such as the new state office building and waterfront improvements.

- 10.) Sewer and water extensions to city limits on all major roads entering the city where business development is practical.
- 11.) Sewer and water extensions to all currently unserved properties in the "Bluffs" residential area of the city.
- 12.) Downtown parking and traffic enhancements.

**Policies:**

Every reasonable effort is made to assure that this plan is consistent with The Vermont Municipal and Regional Planning and Development Act, sometimes referred to as Title 24, VSA Chapter 117.

Newport City zoning bylaws should be thoroughly and regularly reviewed toward assuring an absence of inconsistencies and support fore-noted objectives and priorities.

This plan is rooted in the following policies being supported by the citizenry of the city:

- 1.) Promote the city as part of a community of towns in this area. That which affects one affects all in one form or another and that we are not reasonably isolatable in terms of developmental change. Any significant change in the city or any change in a surrounding town has some measurable ripple effect in all towns in its vicinity.
- 2.) Support good quality housing being available to the elderly and provide recreational opportunities for the young.
- 3.) Support environmental protection.
- 4.) Support the seeking and welcoming of new enterprises, surveying locations for new facilities, that provide jobs, particularly, highly skilled jobs. Give particular support to businesses that will provide good paying jobs to youths who commit to their being educated and technically skilled.
- 5.) Support above average educational, particularly technical, opportunities for our youth.
- 6.) Support improved access and increased recreational utilization of the lake. Guide free market development of Lake Memphremagog, and the lands proximate to it, as a valuable resource to be used for the benefit of all its citizens and in turn to those in surrounding communities.
- 7.) Support overarching and persistent efforts making Newport City and Orleans County a property rich city and area with economical property tax utilization and reduction for all citizens.
- 8.) Preserve the character and quality of the city's residential districts.
- 9.) Support adequate affordable day care.

## **V: DEVELOPMENT DIRECTION ANALYSIS**

To determine what kinds of developments the city should plan for, it is first necessary to determine what overall benefits the city is looking for from development. The following three broad objectives summarize the city's goals.

- 1.) Maximize the availability of good paying jobs.
- 2.) Enhance and improve real estate values while expanding the tax base and thereby minimizing individual property tax increases.
- 3.) Minimize adverse environmental impacts.

Evaluating these three objectives, good paying jobs are generally derived from industry while commercial jobs are generally lower paying requiring less skills. To lower property taxes, new development must include heavy investment in real estate by industrial or commercial developers. Protection of the environment is an absolute requirement of all new development.

Given that not all development can satisfy all three goals given above, what kinds of development should the city strive to attract? The only developments that can meet all three are developments that produce, what economists define as primary payroll. Primary payroll comes from employers who derive their own revenue from the sale of their products outside of the local region. Industrial facilities are primary employers as they manufacture products that are sold outside the local area, hence the money used to meet their payroll is new money into the local economy. The tourist industry is also a primary employer. Destination resorts, Jay Peak Resort, for example, derive their income from the tourists they attract from outside the region. Money spent by tourists for recreation, housing and meals is all new money to the local economy.

Retail, service businesses, and residential developments, called secondary employers, derive the largest amount of their revenue from local residents. The revenue they gain is then used to purchase products from outside of the local region to sell to their customers. Secondary employers for this reason prefer to locate in areas that have a strong primary employer base.

The city's focus should be on attraction of primary employers to the region, especially those that will contribute heavily to the tax base. When primary payroll is high, secondary employers will automatically follow them into the region. The city should very actively work to recruit primary employers. The creating of commercial, industrial, and residential zones and corresponding zoning regulations that make locating here easy and convenient for secondary employers is imperative. A healthy primary payroll in the region is the magnet that draws secondary employers.

Industrial development, as a result of many years of work, is already happening within the city and neighboring communities. The AnC Bio VT llc. medical research and medical equipment manufacturing building is already under construction on the former Bogner Property. Louis Garneau has just built a new sports equipment manufacturing facility in Derby. These two industries add considerable diversity to our existing manufacturing base. The focus for the next few years that may produce the best results will be working to attract industries that can benefit from the airport's expansion. Permits have now been approved for a 1,000 foot extension of the runway and other associated development. An assembly plant

for light aircraft has already been proposed to be built there. The runway expansion gives the airport the ability to handle larger aircraft and provide additional airport services. This may be the additional magnet that draws other new industry to the region and further diversify the industrial base.

Jay Peak Resort has already expanded the mountain facilities into a year round destination resort. The resort is currently working to expand into Newport. The resort has already purchased the city block from Central to Second Street and are expected to begin development in 2015. Plans include a four story building with retail facilities on the ground floor with professional services and higher end residential housing on the upper floors. Jay Peak Resort is also working to develop a hotel and conference center on the waterfront in the city. These developments operating in conjunction with Jay Peak Resort's mountain operation will significantly boost the tourist activity in the city and surrounding towns. The increased tourist activity will encourage smaller service and recreational businesses to develop. For the foreseeable future, the city needs to continue working closely with Jay Peak Resort and other local businesses and governmental agencies to help create expanded lake recreational opportunities and tourist attractions throughout the region.

Commercial businesses must also be provided for within the city. As new industrial jobs are created the need for expanded commercial services grows accordingly. A genuine welcoming business environment needs to be provided. The city must strive to keep zoning and permitting requirements up to date with changing times and make the permitting process accessible, easy and timely.

Accordingly, the city needs to continuously upgrade and expand its infrastructure especially water, sewer and other municipal services to facilitate primary employer growth. The expansion of the city boundaries, to areas where municipal services are otherwise unavailable, should be an ever present consideration. Primary employers through their payroll and need for local services benefit the entire region.

In conclusion, new developments of all kinds are welcome and encouraged, but the environment, residential neighborhoods, and the overall quality of life must be protected. Any developmental plan that would sacrifice the natural environment or be detrimental to quality of life would be rejected. Newport is located in Vermont's Northeast Kingdom, a relatively unspoiled pristine natural environment. Historically, the economic environment has been one of high unemployment and lack of opportunity. While we strive to achieve a higher level of meaningful employment opportunities, employers with environmental stewardship as a corporate priority is mandatory.

## **VI: SHORT-TERM VISION**

Newport is a city with many strong assets. Located on the southern tip of Lake Memphremagog, the city enjoys a natural environment that is conducive to residential and outdoor recreational activities as well as the tourist industry. As the "county seat", the city is home to the majority of Orleans County's state and county government offices and employment base. Newport City and the Newport-Derby road provide Orleans and Northern Essex Counties with regional businesses and retail shopping centers. Newport is also host to one of the region's largest industrial companies, Columbia Forest Products Veneer Mill. North Country Union High School and North Country Hospital and associated medical offices also call Newport home.

Newport, while small in size with approximately 5,000 people, draws its economic strength from its diversity of economic activities. The city does not rely strictly on industrial, tourist, governmental, or any other single source for its economic stability. It is this diversity that gives Newport its unique character and ambiance. This diversity of interest and economic opportunities clearly provides the vision for the future direction of the city. The city's future is not served well by heavy reliance upon industrial, tourist, retailing or any other economic activity at the exclusion of all others. Instead, the city's existing charm and future well-being are best served by a continuation of a wide base of diverse economic, recreational and cultural and lifestyle choices. It is to this end that this City Plan for the City of Newport is designed.

While each version of a City Plan is designed for the next five years, the activities recommended for the next five year period are put forth with this vision of a wide base of diverse activities as the central focus. The last five year plan guided the permitting for significant projects providing a wide base of work to begin the next five years with. Some of the most notable projects are the AnC Bio VT medical research and equipment manufacturing facility expected to provide from 200 to 400 jobs; the planned demolition of the Main Street block from Central to Second Streets and replacement with a four story retail, office and residential building; the now fully permitted 1,000 foot runway and associated expansion at the Newport Airport; Jay Peak's proposed hotel and conference center; the arrival of a new lake tour boat, the "Northern Star", the continued commitment of the Newport Renaissance Corporation and their plans for the redevelopment of the downtown business district, and the existence of industrial buildings and lots at all three of the city's industrial parks provide a giant springboard to power the next five years of development.

During the last five years some proposed projects fell by the wayside, others developed and became reality and other new projects were proposed. An extensive amount of planning and permitting has taken place. The next five years are going to be devoted primarily to construction and development. The projects noted above along with the Walmart Super Center being built in the neighboring town of Derby and other associated development are expected to dramatically improve the overall economic climate in Newport and the greater Orleans County region.

## VII: RECOMMENDATIONS

This plan attempts to achieve respective progress by recommending guidelines and fostering the following developments:

1. Actively seed and maximize subsidies for high technology and telecommunication businesses, big and small, to locate here, if not in the city, in Orleans County. Support as much as possible with appropriate infrastructure.
2. Support the continued development of the "City Center Industrial Park" on the Newport-Derby Road, the Lakemont Industrial Zone on Lakemont Street and the AnC Bio VT development at the former Bogner Property on the Lake Road.
3. Optimize for convenient and efficient traffic flow and for adequate parking throughout the city for now and into the next half century.
4. Better develop the lakeside adjacent areas considering the following possibilities:
  - Adopt a waterfront or lakeside zone in the bylaws to guide development for the common best interest.
  - Build a public docking facility on the shore of the Waterfront Plaza property at the end of the alley, which accesses the water's edge at the north end of the plaza.
  - Build another public docking facility at the Railroad Bridge at the "Causeway". Improve the public dockage south of the Gateway Center and the launch area.
  - Pursue through all available avenues a substantial improvement in lake traveler border crossing processing by the U.S. Immigration & Naturalization Service, U.S. Customs and Homeland Security.
  - Pursue and promote a lakeside museum/aquarium featuring local flora and fauna.
5. Seek and promote a Resort/Convention Center industry at scenic locations considering the following possibilities:
  - Adopt a Resort or Convention Center Zone to guide and protect the integrity and limited purpose of such an investment.
  - Consider a location in conjunction with the existing golf facilities at the Newport Country Club overlooking the lake and wide expanse of mountains and Jay Peak.
  - Consider lakeside locations.
6. Develop a plan for and implement construction of a system of bike paths that lead to an interesting destination, perhaps to Orleans along the Barton River, or to Coventry along the Black River, or to Jay Peak via North Troy.
7. Seek investment to establish a local flora and fauna museum, among other items of local interest, in conjunction with a replica railroad station museum near the original Newport Station location. Consider chartering a museum authority and moving the existing city's municipal building offices to another more convenient but less prime real estate location inside the city limits, in order to turn the building over to the Museum Authority.

8. The Planning Commission should continue working cooperatively with the planning commissions of neighboring towns to encourage advantageous bi-community developments along the city's borders.
9. Support the Northeast Kingdom Travel and Tourism Association, a regional tourism planning entity which coordinates tourist recreational and points of interest opportunities.
10. Support the utilization of renewable energy resources within the city, mainly hydropower, solar power and wood heat, as long as the use of these resources do not themselves cause undue adverse impacts to the environment.
11. The Planning Commission strongly advocates the conservation of energy. The use of energy efficient appliances, lighting, construction techniques and building materials is highly recommended.
12. Support reasonable bylaw changes to accommodate future development that are in the best interest of the city.
13. Encourage and support the Newport City Renaissance Corporation (NCRC) and their efforts to revitalize and redevelop the downtown business district and promote expanded retail development within the city. The NCRC also acts as an economic advocate for the city working with the state of Vermont Tourist and Economic Development agencies and at the same time maintaining and acting upon any and all federal and state development funding opportunities.
14. Work to maintain the city's existing "Designated Downtown" status working with the Newport Renaissance Corporation.
15. Explore the State of Vermont's "Neighborhood Area Designation Program" to open additional doors for certain mixed-income housing developments within a half-mile of the designated downtown.
16. Support the Memphremagog Watershed Association and other environmental organizations working to protect and reclaim the natural environment within and surrounding the city.
17. Flood resilience should be an ongoing project working with the Agency of Natural Resources, the Memphremagog Watershed Association and others to evaluate new data and information as it becomes available to identify any flood inundation and/or river corridor exposure to damage. Identification should be followed with implementation of any measures that will minimize or eradicate the City's exposure to flood damage.
18. Encourage the expansion of gardening, gardening associations and the development of community garden sites.
19. Develop close planning and working relationships with regional recreational clubs and associations such as snowmobile, boating, hunting and fishing clubs such that their needs for facilities or access to and from the lake or other areas can be accommodated.

20. The city should continue expansion and upgrading of the city's recreation facilities such as, but not limited to, the Gateway Center, waterfront, recreation path, Prouty Beach and Gardner Memorial Park. These facilities provide year round recreation for local citizens and also are a tourist draw for the city.

21. Support both the visual and performing arts organizations throughout the city and the region.

The aim of the above recommendations is, largely, to promote discussion and interest in achieving an economically viable future for all citizens in the Northeast Kingdom.

## **APPENDIX A: POPULATION AND EMPLOYMENT**

Newport is located in the center of Orleans County's northern edge and is the dominant economic center of the county and is in close proximity to northern Essex County and southern Quebec province. Orleans, Caledonia and Essex Counties are regions known as Vermont's Northeast Kingdom.

Vermont's population increased from 625,741 in 2010 to 626,431 in 2011, an increase of 690 people (0.1%). The highest growth rates occurred in Lamoille, Franklin, and Chittenden Counties. Windham and Rutland counties showed the largest decline in population since 2010. Orleans County's population also decreased from 27,231 in 2010 to 27,173 in 2011 with a total loss of fifty eight.

An article in The Burlington Free Press dated July 17, 2014, entitled "Vermont Has Second Lowest Unemployment in U.S." reported that Vermont's population isn't growing, and that the latest Census Bureau numbers show that the number of Vermonters between twenty one and sixty four years old-peaked in 2010 and has been declining ever since.

Table 1 shows the county population estimates and was produced using data from the U.S. Bureau of the Census, under the direction of the VT Department of Health Center for Public Health Statistics.

**Table 1. VT Census Counts and Intercensal Population Estimates by County, 2000-2010**

	2000 Census	2002	2004	2006	2008	2010 Census
VERMONT	608,827	615,442	619,920	622,892	624,151	625,741
ADDISON	35,974	36,320	36,580	36,758	36,905	36,821
BENNINGTON	36,994	37,105	37,062	37,127	37,168	37,125
CALEDONIA	29,702	30,046	30,642	31,252	31,167	31,227
CHITTENDEN	146,571	149,639	151,445	152,861	154,659	156,545
ESSEX	6,459	6,503	6,478	6,341	6,404	6,306
FRANKLIN	45,417	46,305	46,942	47,392	47,462	47,746
GRAND ISLE	6,901	7,108	7,265	7,173	7,211	6,970
LAMOILLE	23,233	23,475	23,444	23,642	23,971	24,475
ORANGE	28,226	28,735	29,040	29,249	29,032	28,936
ORLEANS	26,277	26,540	27,064	27,215	27,269	27,231
RUTLAND	63,400	62,282	62,997	62,894	62,368	61,642
WASHINGTON	58,039	58,889	59,081	59,414	59,278	59,534
WINDHAM	44,216	44,122	44,241	44,390	44,407	44,513

WINDSOR            57,418            57,673    57,639    57,184    6,850    56,670

Since its founding, Newport’s population peaked in 1950 with 5,217 people and from that period has continually declined. Further information from the VT Dept. of Health shows that from April 2000 through July 2011 all of Newport’s neighboring towns have continued to increase their population except for Greensboro. Greensboro saw a decrease of its population by only ten people, which could be attributed to seasonal fluctuations or death. Newport City’s population stands at 4,579. The decline in Newport City’s population may explain the growth in surrounding towns. On a much smaller scale than our nation’s cities, this may simply be another example of urban flight to less populated areas. However, it may also be an indicator for something more significant. The following, Table 2, shows a selection of residential property tax rates for northern Vermont as of January 2013. The information comes from the Spring 2014 Kingdom Guide. Property taxes fund municipal expenses, road maintenance and education.

**Table 2. 2013 Residential Property Tax Rates**

TOWN	Tax Rat
2013 Property Tax Rates (per \$100 assessed value)	
NEWPORT	2.78
ALBANY	1.93
BARTON	1.87
BRIGHTON	1.15
BROWNINGTON	1.79
BURKE	1.94
CABOT	1.88
CHARLESTON	1.86
COVENTRY	1.28
CRAFTSBURY	2.42
DERBY	1.69
GLOVER	1.95
GREENSBORO	1.80
HARDWICK	2.71
HOLLAND	1.94
IRASBURG	1.62

JAY	1.60
LOWELL	1.22
LYNDON TOWN	2.01
LYNDON VILLAGE	2.30
MORGAN	1.57
NEWPORT TOWN	1.73
NORTON	1.17
ORLEANS VILLAGE	2.73
PEACHAM	1.93
ST. JOHNSBURY	2.16
STANNARD	2.92
TROY	1.78
VICTORY	1.67
WALDEN	2.11
WHEELOCK	2.23

The following Table 3 shows the town population estimates within Orleans County and was produced using data from the U.S. Bureau of the Census, under the direction of the VT Department of Health Center for Public Health Statistics.

**Table 3. VT Census Counts and Intercensal Population Estimates by Town, 2000-2010**

Town	2000 Census	2002	2004	2006	2008	2010 Census
Orleans County						
ALBANY	840	862	893	912	928	941
BARTON	2,780	2,793	2,835	2,837	2,828	2,810
BROWNINGTON	885	908	940	959	975	988
CHARLESTON	895	923	960	984	1,005	1,023
COVENTRY	1,014	1,031	1,058	1,071	1,080	1,086

CRAFTSBURY	1,136	1,153	1,181	1,194	1,202	1,206
DERBY	4,604	4,620	4,683	4,678	4,658	4,621
GLOVER	966	999	1,043	1,073	1,099	1,122
GREENSBORO	770	771	779	776	770	762
HOLLAND	588	598	613	621	626	629
IRASBURG	1,077	1,097	1,128	1,144	1,155	1,163
JAY	426	446	470	489	506	521
LOWELL	738	768	806	833	857	879
MORGAN	669	687	711	726	739	749
NEWPORT CITY	5,005	4,938	4,918	4,824	4,716	4,589
NEWPORT TOWN	1,511	1,532	1,567	1,582	1,591	1,594
TROY	1,564	1,588	1,627	1,645	1,656	1,662
WESTFIELD	503	511	524	530	534	536
WESTMORE	306	315	328	337	344	350
County Total	26,277	26,540	27,064	27,215	27,269	27,231

The 2008 global economic and financial crisis has affected jobs in Vermont with a reduction (10,278 jobs with an overall state total of 292,370 jobs). Orleans County did experience job growth, but those gains were offset by high unemployment rates. In 2010, Essex County had a 9.1% unemployment rate followed by Orleans at 9.0%. Chittenden had the lowest unemployment rate at 5.0%.

The average annual state wage for Vermont in 2009 was \$38,767. Wages continued to be higher in Chittenden County at \$45,391 and lower at \$27,351 in Essex County and \$30,607 in Orleans County. The following Table 4 shows a selection of towns in Orleans County and their 2009 annual average wages. Coventry has the highest annual wage followed closely by Newport City. The data is from the Vermont Department of Labor's publication entitled Vermont Economic and Demographic Profile Series 2011.

**Table 4. 2009 Comparison of Orleans County Towns - Average Wage Comparison**

	Annual Average Wage
Average Vermont Wage	\$38,767
Chittenden County Average Wage	\$45,391

Essex County Average Wage	\$27,351
Orleans County	\$30,607
Barton	\$28,240
Brownington	\$23,007
Charleston	\$25,676
Coventry	\$34,575
Derby	\$32,731
Glover	\$21,561
Holland	\$25,820
Irasburg	\$29,128
Jay	\$24,227
Morgan	\$28,683
Newport City	\$32,915
Newport Town	\$28,637
Troy	\$29,069

Wikipedia shows more recent data from the 2010 census with 115,085 people residing in Vermont’s cities or 18.39% of the state’s population. It lists the average median household income of the cities at \$35,946 with the state average at \$48,508. Only South Burlington exceeded the state average household income. The following Wikipedia table 5 displays Vermont’s nine cities, their population and median household income.

**Table 5. 2010 Wikipedia Comparison of Vermont Cities Population and Median Household Income**

City	County	2010 Population	Rank Population	Median Household Income (1999)	Rank Income
Burlington	Chittenden	42,417	1	\$33,070	6
South Burlington	Chittenden	17,904	2	\$51,566	1
Rutland	Rutland	16,495	3	\$30,478	8
Barre	Washington	9,052	4	\$30,393	9
Montpelier	Washington	7,855	5	\$37,513	3

Winooski	Chittenden	7,267	6	\$30,592	7
St. Albans	Franklin	6,918	7	\$37,221	4
Newport	Orleans	4,589	8	\$34,922	5
Vergennes	Addison	2,588	9	\$37,763	2

Newport City continues to be the place where Orleans County workers live and work. In 2009, Orleans County had an estimated 9,413 jobs with Newport City's residents having 16.2% of those jobs with 27% of those jobs being located within Newport City. Data from Tables 6 and 7 are also from the Vermont Department of Labor's publication entitled Vermont Economic and Demographic Profile Series 2011.

**Table 6. Where Workers Employed in Orleans County Live**

	2009 Count	Share	2008 Count	Share	2007 Count	Share
Orleans County Workers - Total All Jobs	9,413	100%	9,460	100%	9,319	100%
Employees by Town of Residence						
Newport City	1,527	16.2%	1,384	14.6%	1,449	15.5%
Orleans	223	2.4%	224	2.4%	234	2.5%
Derby Center	205	2.2%	186	2.0%	212	2.3%
Derby Line	197	2.1%	212	2.2%	215	2.3%
Barton	181	1.9%	177	1.9%	175	1.9%
North Troy	166	1.8%	164	1.7%	191	2.0%
St. Johnsbury	153	1.6%	154	1.6%	120	1.3%
Island Pond	87	0.9%	97	1.0%	102	1.1%
Burlington	76	0.8%	76	0.8%	65	0.7%
Montpelier	47	0.5%	50	0.5%	30	0.3%
All other locations	6,551	69.6%	6,736	71.2%	6,526	70.0%

**Table 7. Where Orleans County residents are employed**

	2009 Count	Share	2008 Count	Share	2007 Count	Share
Orleans County Residents Total Employed	10,924	100%	10,917	100%	10,875	100%

Employees Where They Work by City/Town

Newport City	2,947	27.0%	2,959	27.1%	2,968	27.3%
Orleans	380	3.5%	485	4.4%	434	4.0%
Derby Center	356	3.3%	387	3.5%	404	3.7%
St. Johnsbury	315	2.9%	293	2.7%	312	2.9%
Derby Line	274	2.5%	290	2.7%	327	3.0%
Burlington	273	2.5%	264	2.4%	252	2.3%
Montpelier	233	2.1%	207	1.9%	223	2.1%
Barton	230	2.1%	187	1.7%	188	1.7%
South Burlington	183	1.7%	153	1.4%	112	1.0%
Morrisville	120	1.1%	133	1.2%	161	1.5%
All other locations	5,613	51.4%	5,559	50.9%	5,494	50.5%

The trends described above are a moment in time. They currently show Orleans County's population in surrounding towns increasing while Newport City is decreasing. There is some minor job growth for Orleans County but this is offset by high unemployment. Salaries within Orleans County continue to be below the state average with Coventry having the county's highest annual wage followed closely by Newport City. The more important trend is that Newport City continues to be the primary place where the county's labor force lives and works.

## **APPENDIX B: CURRENT LAND USE**

The City of Newport is one of Vermont's smallest communities in terms of area, however, the population density is one of the heaviest in the state. As such, it is important to plan for growth not only in terms of housing and other development with the remaining open land within the city's boundaries, but include redevelopment of older existing regions.

Downtown Newport is concentrated from East Main Street along the causeway, Main Street to School and Third Streets, and along Coventry Street and Second Street with a scattering of professional buildings within the core of the city. Higher density residential areas surround the downtown business district, with general residential in outlying areas.

The area along East Main Street to the Derby town line is slowly being converted to commercial use. As was anticipated in the previous five year plan, this section has gained a number of professional and service businesses and will continue to do so.

Two other areas for future development include the former Prouty and Miller property, which may become a mixed use enterprise zone. It would be suitable for a number of uses, both commercial and residential. It is hoped that Crawford Road and Schuler Road which border the property and surrounding area will become paved arteries capable of carrying some of the traffic that might otherwise congest the Route 5 corridor between Newport and Derby. Proximity to the I-91 interchange makes this a logical spot to encourage new retail, office and living quarters for our growing population and for our move toward becoming a destination point for tourism and events.

The other area for future development is the portion of the old Palin Farm which has already been re-zoned for commercial use. It is hoped that a connector road between this area and planned development in Derby will become another way of reducing Route 5 traffic. Shoppers and others would be able to enter this area once and stay off Route 5 rather than making multiple entries and re-entries. The possibility of affordable housing opportunities could become part of the overall plan in this area.

With on-site septic plans regulated by the state of Vermont, making sure that our sewer capacity meets standards for both commercial and residential use is of utmost importance. Running of lines along some of our main streets not presently served by sewer may become dictated at some point. Finishing the line to the end of Glen Road may act as a catalyst for the last undeveloped parcel at the town line.

Newport Country Club is located along the border with Derby off Mount Vernon Street. The driving range is in Newport and has a new building erected on the site. A popular recreational attraction for the area, Newport Country Club continues to improve its facilities and plays a role in the attraction of tourists to the area.

Gardner Park has recreational fields for soccer, softball and baseball at all levels. Playing host to various tournaments throughout the summer, Gardner Park could play a significant role in filling hotels. Picnic facilities and a skate park used in both winter and summer are also used frequently. Other recreational fields are located at North Country Union High School and adjacent to Prouty Beach, a municipally owned campground and public beach.

Industrial development continues to be a goal of the city. Locations such as the aforementioned Prouty and Miller site are sites suitable for development. Already the Industrial Park on Route 5 and Lakemont Street provide parcels of land for such growth. The areas near the Bogner property and by the former Vermont Teddy Bear Factory off the Lake Road are other possible expansion sites. The Public Health area has continued to see growth.

Union Street north of the Bluff Road continues to be an area of industrial and commercial development. The city's only heavy industry, Columbia Forest Products, a veneer mill, is located in this area. The city garage recently located in that area alongside the Newport Ambulance facility. There are a number of health care facilities along with repair shops, the National Guard Armory, a printing company, a photography studio and other businesses located in this area. Adjacent to this area is the North Country Union High School campus and the attached North Country Career Center which provide skills for a divergent workforce.

Identification of major traffic arteries is important in planning future growth. The heavily traveled streets will need extra attention with respect to infrastructure. On the east side, these streets are Bluff Road, Union Street, Prouty Drive, Sias Avenue, Indian Point Street, Elm Street, East Main Street, Western Avenue, Clyde/Hill Streets, Mount Vernon St, Glen Road, the Causeway and the I91 access road. Crawford Farm Road could be included in this group. On the west side, the heavily traveled streets are: Main Street, Coventry Street, Third Street, Pleasant Street, Highland Avenue, West Main Street, Prospect Street, Lake Road and Airport Road.

Attention to traffic flow is also important as residential development planned for the city progresses. At least three major developments are planned which will add to the tax rolls, but will also increase demand for municipal services such as water and sewer. In the near term, the development that continues from Estates Drive will provide additional middle income homes. Municipal hookups are already available. Alongside the Bogner building off the Lake Road, there are plans for additional senior housing on modestly sized lots. The KingdomCome/KingdomGo lands that border the Newport Country Club are also slated for development. This is a long term project that has been permitted for the development of second homes.

Existing residential development is concentrated in several residential areas. The west side from Farrant Street toward the city center and from Memphremagog Views to the South Bay contains heavy density mostly older housing. The topography in that section of the city doesn't lend itself to large flat lots. The East Side contains several distinct neighborhoods. From Union Street's intersection with Indian Point Street, to Elm Street, to Sias Avenue, to Western Avenue and along East Main Street and its abutting streets, are mostly older homes. A similar neighborhood exists along Glen Road, Mount Vernon Street and the Clyde/Hill Street section. General residential neighborhoods include "The Bluffs" which also contain the streets that intersect with Bluff Road. This is an area with newer homes and larger lots with relatively flat topography. Some summer camps exist along the lakeshore near the end of Bluff Road. From Elm Street to the Derby town line along Sias Avenue and its side streets, including the Jackson Street development, is the other distinct neighborhood on the east side. Newer homes and larger lots prevail in this area which also contains Newport Elementary School.

Non-residential occupancy tends to gravitate toward the older neighborhoods, where many older homes have been subdivided into apartments. There are a few older apartment buildings near the downtown with three or more stories. From 2002-2006, a rapid acceleration in property values seemed to have spurred

renewed interest in many of these older apartment buildings. Many of the building owners renovated and improved the looks of these homes on both the inside and outside. As a result, the appearance of the older neighborhoods has improved over the past five years.

The downtown area and development of the waterfront is addressed in APPENDIX R: DESIGNATED DOWNTOWN, and it should address a lot of positive happenings in that area. New hotel and commercial development in that area should frame the waterfront and provide a real attraction for visitors.

The following maps, produced by the Northeastern Vermont Development Association for the use and ownership by the City, are included in the Municipal Plan. Wall sized versions of these maps are available for viewing in the office of the Newport City Zoning Administrator, 222 Main Street. On line versions of the maps, formatted to print on 11x17 format, are available for download in Adobe Acrobat from NVDA's web site ([www.nvda.net](http://www.nvda.net)), as well as the City's web site ([newportvermont.org](http://newportvermont.org)). Note: The Newport City Downtown Designation is depicted on each map in purple boundary.

Map B1 constitutes Newport City's base map shows existing development (based on most recent E911 data) as well as roads, rail lines, transmission lines, local and state conserved lands, and City-owned lands. This map also contains an inset showing the City in relationship to its adjoining municipalities.

Map B2 shows land use cover in the City of Newport. Undeveloped land is divided into open, forested or barren. Developed land contains structures, yards and other forms of human development. Map B2 also shows large tracts of undeveloped land in the City. Area 1 borders South Bay, Airport Road and Coventry Street. Area 2 is along Glen Road. Area 3 is the Scott Farm. Area 4 is the Clyde River Valley bordered by Crawford Road and Route 5. The Palin Farm is across the road from Area 4.

Map B3 shows the City's zoning districts, superimposed on the base map.

Map B4 shows orthophotography of the City.

Map B5 provides details to existing constraints to development, including hydrology, wetlands, and river corridors; endangered and threatened species; slopes over 20%; and groundwater protection areas.

Map B6 provides a closer and more detailed view of the Designated Downtown area in relation to the Form Based Code Districts, conventional zoning districts, existing development, and proposed development.

## APPENDIX C: CANADA

Because the border of the province of Quebec is only seven miles away, Canadians visit and shop in Newport City. Some Canadians have second homes around the shores of Lake Memphremagog within the boundaries of Newport City, Newport Town, and the town of Derby, and several Canadian based companies have operations here. The city may be easily accessed by Canadians via U.S. Interstate 91 and Route 5 and also boat via Lake Memphremagog.

The establishment of Canadian owned enterprises within the city and surrounding communities is encouraged. The advantages of the city becoming a center of international trade are obvious in terms of jobs and providentially increasing the city's tax base. The city would do well to increase its effort in conjunction with the local business organizations to formally promote our city as a business opportunity for Canadians. We should not overlook the immediate opportunity of attracting Canadian business to the City of Newport.

Most Canadians visiting Newport come by automobile, however, in the summer a significant number of Canadians come to the city by boat traveling south on Lake Memphremagog usually from Magog, Quebec. Most of these are Canadian second homeowners along the lake's shoreline while others own large boats and make frequent use of the lake much like a second home.

The Gateway Center, the Emory Hebard State Office Building, and the general waterfront have markedly improved the business climate of local establishments proximate to the lake. Presenting a substantially effective welcoming face on the lakeshore to Canadian tourists, a custom and immigration processing facility is located at the dock. Ample public docking opportunities along the entire shoreline provide access to all Newport City businesses.

Canada has been proactive in its efforts to maintain and improve the quality of the lake water. Both Magog and Sherbrooke utilize a large quantity of lake water as potable after minimal treatment. Watershed for the lake is largely at the U.S. end, as the lake flows north. Newport needs to continue full participation in these efforts, which by nature must be cooperative to succeed. The operation of our sewage treatment and storm drain systems must be well above reproach.

Since September 11, 2001 the Federal Government has appropriated significant resources to deal with Homeland Security. Additional personnel conducting security screenings and services have all had a direct bearing on the local border crossing. The I-91 border crossing in Derby Line is the 47<sup>th</sup> busiest port of entry along the entire 4,200 mile long U.S.-Canadian border. This provides the region many growth opportunities that are derived from the high volume of traffic through the area.

Our city within its ethnic whole contains a fair proportion of people of Canadian and Quebecois ancestral roots. It is only fitting that we, as a city, be particularly welcoming and inviting to those similarly culturally rooted.

## **APPENDIX D: LAKE MEMPHREMAGOG**

The City of Newport is blessed with a magnificent location here in the Northeast Kingdom with Lake Memphremagog being our brightest natural asset. Lake Memphremagog is over thirty miles long and straddles the U.S.-Canadian border with the majority of the Lake being in Canada. Newport sits at the extreme southern end of the lake.

Fishing and hunting are extremely popular on the lake. Lake Memphremagog is host to numerous fishing tournaments and in the winter the lake is dotted with ice shanties. The Fish and Wildlife Refuge along the South Bay is a haven for hundreds of species of native birds and animals. From late spring through early fall the lake is utilized by boaters, swimmers, jet skiers, and wind surfers. There has been a recent increase in activity during both summer and winter on the lake. There have been numerous additional swim, boating, skating and snowmobile events along with the annual Penguin Plunge. The lake is a mecca for snowmobiles and ice fishing in the winter. The lake is dotted with fishing shanties as anglers hope to catch trout, salmon, bass or perch.

Newport's downtown waterfront is slowly receiving attention as an area that has been utilized in an inefficient manner. Most of the buildings on the waterfront don't face the lake. Plans are being considered to reverse this situation. There is a proposal to tear down the buildings in the Waterfront Plaza and replace it with a hotel and conference center. These buildings would front the lake. The owners of the Eastside Restaurant have received approval to build a seventy seven room hotel with adjoining residential condos and a docking system with fifty four slips.

The newest large attraction to the waterfront is the Northern Star cruise ship. A wide variety of cruises both locally and internationally are available. The Northern Star docks at the Gateway Center and provides various meals on its cruises. Newport City has dockage for twenty five boats and thirty four moorings which are fully utilized with a waiting list of interested boaters. The city employs a harbor master located at the city Dock and fuel is available to boaters. The city also owns Prouty Beach and Campgrounds located on the east side of the lake. It has increased the camping sites and the availability of water and sewer hookups gradually over the last few years.

The city had the Gateway Center built on the waterfront in 1992. The building is underutilized and consideration should be given to leasing it out to increase utilization. The snack bar at the Gateway Center leased out annually; currently the Northern Star Cruise Ship team leases the snack bar and provides a variety of offerings while also preparing their meals for the various cruises offered.

Just west of the Gateway Center is the Newport Marina which offers full services and is the only marina on the U.S. side of the lake. The marina has started to lease boats, canoes and kayaks as a way to attract additional people to the waterfront. Just to the north of the Marina on Farrant's point is the Newport Belle. The Newport Belle is a pontoon boat offering various tours on the U.S. side of the lake via donation.

The Memphremagog Yacht Club has recently installed channel markers and hazard markers on the lake. No-wake markers are installed by the Vermont State Police in the harbor area.

In the long term, there can be no question that for the city to fully avail itself of this resource there needs to be additional recreational tourist opportunities in the general area of the shoreline, along with the very fine existing opportunities.

The Memphremagog Watershed Association (MWA) was established in 2007 to monitor the environmental quality of the lake and advocate for the cleanup of existing issues. Their activities are discussed in depth in APPENDIX T: WATERSHED.

The city should be lobbying and working with Homeland Security in all state and federal environmental agencies to maintain the quality of the lake and improve public access for both domestic and foreign lake users alike.

## **APPENDIX E: NEIGHBORING COMMUNITIES**

As the seat of Orleans County, Newport City has a sphere of influence that goes far beyond the municipalities that border it and stretches across the international boundary located just a short distance up Lake Memphremagog. Specifically, the adjacent towns of Newport Town, Coventry, and Derby, comprise the inner ring of the greater Newport region.

The town of Brighton (Island Pond), the largest municipality in Essex County located right over the county line next to Charleston and Morgan, and Orleans County's other towns, from southernmost Greensboro to sparsely populated Holland, are pulled toward the hub of the county.

The city is also connected to several area towns through a variety of legal, cultural, governmental and inter-municipal means, especially emergency services. North Country Hospital, which opened in 1974, serves Orleans County and the northern Essex County. Dating to 1920 when Orleans County Hospital was opened in the city's west side, Newport has had a strong commitment to quality medical care.

### **Regional Cultural and Recreational Activities**

Outside the influence of Newport City's immediate neighbors is a plethora of activities in the remaining towns of Orleans County, and those located over the border in Quebec.

To begin, the nationally recognized Lake Willoughby Gap offers top-flight hiking trails, winter ice climbing on the rock faces of Mount Pisgah, scuba diving, windsurfing, swimming, camping, and year-round fishing. Other locations such as Brighton State Park, Crystal Lake State Park in Barton, Seymour Lake in Morgan, Caspian Lake in Greensboro, the Craftsbury Sports Center near Big and Little Hosmer Ponds, and the Long Trail on 3,315-foot Belvedere Mountain near Lowell can keep local residents and visitors entertained for a lifetime.

The unique Old Stone House Museum, operated by the Orleans County Historical Society, is one of several buildings that comprise the Brownington Village National Historic District. It houses local and regional artifacts and from mid-May through mid-October conduct historical events and activities, most notably Old Stone House Day in mid-August. Glover's Bread and Puppet Museum, a large barn full of thought-provoking slogans and theater props used by the world-renown group, is one of the area's more intriguing attractions.

Many of the region's libraries are museums in their own right, especially the Hitchcock Library in Westfield and the John Woodruff Memorial Library in East Craftsbury. Community Theater abounds, most notably QNEK Productions, the resident company at the Haskell Opera House in Derby Line.

### **Derby**

Bisected by Interstate 91 and possessing a variety of residential, business, and geographical settings, this large town to Newport City's north and east is the most dominant and important neighbor. It appears, after it surpassed Newport in population in the 2010 census, that Derby is now the second most populous Orleans County municipality. State numbers show Derby, which includes the villages of Derby Line and Derby Center, with a 2010 population of 4,621 and Newport with 4,589.

Derby's diversity includes tourist attractions such as the Haskell Free Library and Opera House literally resting on both sides of the U.S.-Canada border in Derby Line, prized Lake Memphremagog waterfront, Salem Lake cottages, the Cow Town Elk Farm, and Coutts-Moriarty 4-H camp. Although it doesn't have a true town center like Newport City, the quaint Village of Derby Line and attractive neighborhoods and country roads dotted with charming residences make the town a very desirable place to live. The elementary school is located just outside the Village of Derby Line and the Supervisory Union's regional junior high school is in Derby Center.

The so-called Newport-Derby Road (Vermont Route 5) continues to be the primary business locale, a five-mile stretch of road that runs from the international boundary at Derby Line through Derby Center to Newport City. Along with many residences and apartment buildings, the route competes with, and compliments, Newport City's downtown business district.

Major development has occurred in Derby in the last few years. Most of this development is commercial establishments including Tractor Supply, The Derby Car Wash, CVS Pharmacy, Louis Garneau USA, Sticks and Stuff, North East Kingdom Human Services, Family Furniture, Family Dollar, Village Pizza, North Point Automotive, U. S. Border Patrol and the Orleans County Sheriff's Department. Some projects with permits that are about to start or are in the early stages of construction are Dunkin Donuts, Yankee Farm Credit and Walmart. Derby also is the home to a new dog park, and the former Dunn property located at Eagle Point has been turned into a Federal wildlife preserve.

The sewer line from Derby Center to Newport's wastewater treatment plant along the road has been joined by a new water line to help develop a private industrial park and to improve Newport City's water supply. When the treatment plant was rebuilt in 1982, the Village of Derby Center purchased an allocation of 150,000 gallons per day.

Discussions and preliminary drawings depict a hotel complex near the Newport Country Club. This is land that the two municipalities share near exit 27 off of Interstate 91 and Pine Hill Road.

Further cooperative efforts investigating the provision of water and sewers in areas of Derby that are adjacent to the city, as well as on maintaining the quality of Lake Memphremagog are recommended. Additionally, the Newport and Derby Planning Commissions should continue their bi-annual joint meeting to discuss the development of the Derby Road into a major commercial corridor.

## **Coventry**

With an elementary school on Vermont Route 5 and renovated town hall and senior citizen center at the former school site, this community continues to expand its residential and business base. Located to Newport City's south, Coventry is a rural agricultural town that is becoming an alternative to living in the city. Its comparatively low tax rate, ample land for residential construction, and proximity to Newport City and Interstate 91 have made the town very attractive. Coventry, according to the U.S. Census of 2010, has 1,086 residents.

Coventry manifests a great sense of community pride. Pulling together in 1998 to raise money, the Coventry residents rebuilt a historic covered bridge over the Black River just outside the town line in Irasburg after it was destroyed by fire Halloween night in 1997. Unlike Derby, which has considerable

businesses, Coventry's agricultural and residential nature makes its connection to Newport City that of a bedroom community and as a source of customers for Newport's businesses.

Coventry's two significant regional assets are the Newport State Airport and Waste USA, which operates the lined landfill. These facilities are located near each other in northern Coventry and are accessed via Route 5 and the Airport Road at the southern edge of Newport. The airport has recently obtained permits to expand one of the runways by 1,000 feet. In creating a 5,000 foot long runway, it will expand the use of the airport. The airport anticipates new construction from both business and private individuals. The new construction will likely include hangars or potential businesses such as a small plane manufacturer, flight school, restaurant, car rental, etc. Lastly, with the airport soon to be granted status of a Free Trade Zone, it will greatly enhance the airport's capabilities (see APPENDIX K: TRANSPORTATION).

The Waste USA landfill is the only certified lined landfill in the state. It is serving municipalities well beyond the region. Newport's solid waste is currently sent to this facility. The importance of both of the above facilities' services to Newport is significant. The fact that the northern access to them does go through the city, and that a small stretch of the Airport Road lies in the city, make it crucial that Newport is aware of future changes at these facilities. The Landfill currently is discharging leachate into the city's sewer system by tanker truck and the city is disposing of its dried sludge to the Landfill. The Landfill currently has a methane powered electric generation plant on site. A new large solar panel array was recently constructed and has gone online; this project lies across the road from Waste USA.

### **Town of Newport**

The Town of Newport consists of 27,328 acres and is located in the north-central portion of Orleans County. In 2010 it had a population of 1,594 with an estimated 300 persons in its unincorporated village of Newport Town.

It is bounded on the north by Canada and on the east by Lake Memphremagog, Newport City, Coventry and Irasburg. The elevations in the town range from 600 to 1,500 feet above sea level. The majority of the town is located in the drainage basin of Mud Creek that flows through the northerly corner of North Troy. This part of the town lies in the Missisquoi River Watershed. The east side of the town is in the Memphremagog Watershed. Vermont Route 105 runs in an east-west direction through the town while Route 100 enters the central-western portion of the town from Troy and terminates at its intersection with route 105 approximately two miles south of the Village at Coburn Hill. These two state highways are the major transportation spurs in the town. In this same general area Route 14 terminates at its junction with Route 100. The railway passes through the Town from Newport to North Troy. Land use in the town has historically been agricultural. Since the 1990s, a number of farms have sold the development rights of considerable acreage to the Vermont Land Trust. The intent was to keep this land open. Employment is found locally in agriculture, forestry and related business services. Citizens also find employment opportunities throughout the county in manufacturing, commerce and various service industries.

Public facilities in the town include a volunteer fire department, post office, town hall and an elementary school, which enrolls approximately 113 students in grades K-6. The Town of Newport is a member of the North Country Union High School District.

Recreational activities in the town include camping, snowmobiling, snowshoeing, ice fishing and all-terrain vehicle riding.

Past population trends throughout the town have varied. In the last two decades the town showed an increase in population. This growth has remained relatively consistent and is expected to continue in the future as the western part of the county develops.

## **APPENDIX F: SCHOOLS**

### **Schools in the Greater Newport Area:**

#### **NORTH COUNTRY SUPERVISORY UNION**

North Country Supervisory Union includes the following ten towns: Brighton, Charleston, Coventry, Derby, Holland, Jay-Westfield, Lowell, Newport City, Newport Town and Troy. Each town has a school board and each sends a representative(s) to the Supervisory Union school board based on the number of students.

#### **Elementary Schools**

K-6: Newport City, Derby, Holland, Jay-Westfield, and Newport Town

K-8: Brighton, Charleston, Coventry, Lowell, and Troy

#### **Newport City Elementary School**

Newport City Elementary School currently has an enrollment of 317 students. The school emphasizes the areas of literacy, math, science and social studies as well as the arts and physical activity in the development of the whole child. Art, music (chorus and instrumental) and physical education are taught by full-time teachers. Intervention services are provided by five special educators, a speech/language pathologist, two reading recovery teachers and a math intervention specialist. The library, supervised by a certified school librarian, supports the curriculum with a quality collection of print and digital resources and provides instruction in literacy and technology integration as well as resources for the entire school community.

Newport City Elementary School considers itself to be a Professional Learning Community with children and their learning at the heart of all decisions. All classrooms are heterogeneous and use conflict resolution skills to build classroom communities. A full-time guidance counselor and a part-time licensed psychologist, along with a full-time conflict resolution supervisor and a part-time behavioral specialist are integral to this work. Communication with parents is important and on-going, and the school also employs a full-time home school coordinator. A grant-funded afterschool program is offered to all children and provides enrichment, self-directed learning opportunities, homework help, and health, fitness and well-being activities. Volunteers are always welcome and appreciated. A hands-on natural science program taught by parent volunteers through the Four Winds Nature Center supplements the K-3 science program. The Afterschool Program works closely with the city Recreation Department to provide a summer day camp for children in grades K-6.

Newport City Elementary School currently participates in the Safe Routes to School (SRTS) program by collaborating with community partners to support an environment where students and families can safely and conveniently walk or bicycle to school.

#### **North Country Junior High School**

North Country Union Junior High School (NCJHS) is located at 57 Junior High Drive in Derby. Towns without 7<sup>th</sup> and 8<sup>th</sup> grades send their students to the NCJHS, including Newport City, Derby, Holland,

Jay-Westfield, and Newport Town. NCJHS is working with the community in 2014 to build a community walking path behind the school that will be open to all.

### **North Country Union High School**

North Country Union High School is geographically the largest union high school district in Vermont. It is located in Newport City on Veterans Avenue. According to the NCUHS website, "North Country Union High School" has a wide range of academic offerings that are designed to prepare our students to succeed in life after high school. Whether students are moving straight to the workforce, technical schools, college, universities or the military, we provide them with the opportunity to reach their goals. In each year we have honors or accelerated programs, college preparatory programs, general programs and alternative programs. We offer thirteen AP courses in core subjects, foreign languages and the arts. North Country works closely with the North Country Career Center in enrolling students in sixteen Career Center programs. North Country students enjoy a wealth of elective offerings in physical education, and participate in our well respected arts programs with strong academic and extra-curricular programs in Band, Dance, Drama, Visual Arts and Chorus. Students gain skill and ability in technology education, leadership and citizenship through our JROTC Program, and family and consumer skills. All elective classes are designed to promote all areas of students' development from personal health and well-being, hands-on projects, creativity, problem solving and cooperation.

### **North Country Career Center (NCCC)**

The majority of NCCC's students are from NCUHS, however, Lake Region Union High School students also attend classes at NCCC, receiving Career Technical Education during the school day. Programs offered by NCCC include Automotive Technology, Building Trades, Computer & Networking Technology, Cosmetology, Culinary Arts, Early Childhood Development, Forestry, Agriculture and Water Resources, Green Industry Technologies, Health Careers, Heavy Equipment & Maintenance, Hospitality & Tourism Management, Marketing, Mechatronics and Robotics Year 1/ CADD Year 2, Protective Services, Video Game & Web Programming, and Welding & Metal Fabrication. NCCC also operates the Harold J. Haynes Memorial Land Lab, which is situated on over sixty acres of pristine woodland in Derby, Vermont. Located at 633 Lower Quarry Road, the Land Lab is just a short bus trip from the Career Center. Students in the Natural Resources, Building Trades, Heavy Equipment and Protective Services Programs participate in classroom activities as well as hands-on land management, vehicle repair, construction and fire and emergency response safety training at this facility. Activities occur both indoors and outdoors, weather permitting.

The North Country Career Center also provides classes for adults in the evenings. Courses are broad, including Office and Computer Technology, Health Careers, Job Ready and Career Exploration, Automotive and Transportation, Education Training, Arts and Personal Enrichment, Backyard Farmer, Outreach and Volunteer Opportunities, ServSafe Certification, and OSHA Certification. NCCC also offers online classes through Ed2Go Online Classes. NCCC also has a variety of funding sources available for adult students, including VSAC, the VT Dept. of Labor, Vocational Rehabilitation, and NCCC Adult Ed which can offer up to 50% tuition assistance for qualifying students.

The North Country Career Center is also the host for Vermont Interactive TV (VIT). The center for the VIT is located in Randolph, and NCCC became the second studio location in the late 1980s. The facility is

used by local businesses, schools, colleges and organizations for training and holding meetings. For example, UVM has held college courses and the participants were able to communicate directly with the professor as well as with other participants across the state. Vermont Technical College has held LPN courses through VIT in the past. Students were able to earn their LPN degree and interact with their instructors and other participants across the state without traveling long distances. The State of Vermont has held public debate meetings enabling input from participants state-wide. Use of this facility by local users may well increase due to the cost of sending employees to various meetings.

### **Alternative Education Opportunities**

North Country Schools' Alternative Program is a program of North Country Union High School, providing alternative education through the Supervisory Union.

### **Turning Points**

Turning Points is a regional, independent school currently located on the Glen Road in Newport and is affiliated with the North American Family Institute (NFI). Turning Points has a capacity of thirty five students, male and female between six and eighteen years old, who stay in the program for an average of eighteen months. Turning Points provides "alternative education and mental health services to local students with emotional and behavioral challenges." According to their website, "at Turning Points, students participate in language arts, science, social studies, math classes, physical education and therapeutic activities daily. The educational curriculum is process oriented and directed toward individual developmental and emotional needs. A licensed special educator works with the student and his family to develop educational and behavioral goals that meet the objectives defined in the students Individual Education Plan (IEP). Clinical case management and individual clinical services are provided in collaboration with Northeast Kingdom Mental Health, the local community mental health center. Family participation is an important part of the Turning Points experience." Through its affiliation with NFI, Turning Points is able to collaborate and partner with other alternative education sites across the state.

### **Northeast Kingdom Learning Services (NEKLS)**

NEKLS offers a wide variety of services, including GED tutoring and testing, high school completion, academic skill development, workplace skill development, tutoring, Children's Integrated Services, the VT Migrant Education Program, the Mentoring Program, ACT Testing, PearsonVue Testing, mobile GED testing, CDL classes, financial literacy classes and others.

### **ORLEANS CENTRAL SUPERVISORY UNION (OCSU)**

The OCSU District includes Albany, Barton, Brownington, Glover, Irasburg, Orleans and Westmore.

### **Elementary Schools**

All towns have a K-8 elementary school with the exception of Westmore, which busses children to Barton. OCSU also supports the Orleans Central Early Childhood Program, which offers preschools in Albany and Barton.

## **Lake Region Union High School**

Lake Region Union High School is located in Orleans off Route 5. The school provides additional educational opportunities through the NCCC.

## **PRIVATE SCHOOLS**

### **United Christian Academy (UCA)**

The United Christian Academy is located at 65 School Street in Newport and offers grades K-12. The yearly tuition is \$4,875 for K-6 and \$5,150 for grades 7-12 for the 2014-2015 school year. United Christian Academy is a co-educational, college preparatory Christian school built on the model of Classical Christian Education. UCA combines high academics with vibrant spirituality and Judeo-Christian morality to produce students who are able to think and act biblically. Sponsored by fifteen local churches, UCA is open to students from all Christian denominations. International students attend United Christian Academy under the auspices of the Department of Homeland Security and are issued I-20 visas for study in the USA. International students studying at UCA board with local host families.

### **St. Paul's Catholic School**

St. Paul's Catholic School is located on Eastern Avenue in Barton, Vermont. It offers grades Pre-K through Grade 8. The yearly tuition for practicing Catholics is \$2,850 and is \$3,400 for all others. St. Paul's warmly accepts students of all faiths. Financial arrangements are made available and bus service is included in the tuition.

St. Paul's Catholic School has a 118-year tradition of academic excellence and education, forming successful students in the Christian way of life. This quality education is accomplished in an environment of mutual respect and loving discipline promoting intellectual, spiritual, emotional, and social development. St Paul's School is accredited by the State of Vermont and is currently working toward accreditation with the New England Association of Schools and Colleges. St. Paul's curriculum is based on the Vermont Grade Level Expectations and is closely aligned with the local school district. The school values and promotes community service. Students are encouraged to care for the greater community through service projects and participation in community events.

### **Stanstead College**

Stanstead College is located at 450 Dufferin Street in Stanstead, Quebec. Founded in 1872, Stanstead College is an independent boarding and day school for boys and girls that includes grades 7 through 12 with Canadian, American and international students. The average class size is twelve and has an overall teacher-student ratio of one to nine. Stanstead College's facilities, which are open to the public include a hockey arena. Stanstead College also jointly hosts a First Wednesday lecture series with the Goodrich Memorial Library in Newport.

Students live and study in the heart of an extensive 600-acre property surrounded by the beautiful hills of Quebec's Eastern Townships and Northern Vermont. Stanstead College is a recognized tuition-eligible high school option for many Vermont communities. The success of Stanstead College over the past 135 years rests in its ability to both reinforce traditional values and embrace innovation in a constantly changing

world. It provides students with a highly structured and supportive educational program in a small, secure environment. It helps all students prepare for universities, develop healthy and active lifestyles and understand the importance of respect, responsibility and self-discipline.

### **NORTHERN VERMONT COLLEGES**

The Community College of Vermont is located at the Emory Hebard State Office Building, 100 Main Street, Newport. Classes are held during the day, evening and on the weekends with an enrollment of 250 to 300 adult students per semester. Classes are held at the State Office Building as well as at the North Country Career Center. This is a two year college and various Associate Degree programs are offered.

Lyndon State College is located in Lyndonville off Interstate 91 just north of St. Johnsbury and is a thirty minute drive from Newport.

Johnson State College is located in Johnson, Vermont near the intersection of Routes 100C and 15 and is a forty five minute drive from Newport.

Sterling College is located in Craftsbury, Vermont, and is approximately forty five minutes from Newport. Sterling College focuses on sustainable agriculture and environmental sciences.

Vermont Technical College is located in Randolph, Vermont and is approximately 2 ½ hours from Newport via Routes 5, 14, 302 and I89.

The University of Vermont is located in Burlington approximately two hours from Newport. It has a wide range of undergraduate and graduate degree programs.

There are numerous other colleges in the Greater Burlington area offering a wide range of degree programs.

### **GREEN MOUNTAIN FARM TO SCHOOL (GMFTS)**

Green Mountain Farm to School promotes the health and well-being of Vermont's children, farms and communities by providing programs to connect schools and farms through food and education. Since 2005, GMFTS has grown from a single school garden program to a nonprofit organization serving schools across northern Vermont. Through the GMFTS network, Sprouts After School Program and Green Mountain Farm Direct, GMFTS provides comprehensive, year-round services for students, teachers, food service personnel and farmers.

## **APPENDIX G: LIBRARIES**

There are a couple of wonderful and unique libraries surrounding the Newport area. Derby has its quaint Dailey Memorial Library which is currently undergoing a capitol drive for an expansion project, and there is Derby Line's Haskell Free Library and Opera House, literally located on the U.S. and Canadian border. Newport City's Goodrich Memorial Library is located at the corner of Main Street and Field Avenue. This beautifully restored, three story brick building is listed on the National Register of Historic Places and serves the citizens for the City of Newport, the Town of Newport Center and Coventry. The library, originally built in 1898, has been serving the public for over one hundred years while continuing to provide the latest literary, educational and technological resources. The library today provides free wireless internet throughout the building and is listed as a 'hot spot' for visitors to the area. It currently offers downloadable audio books and is working towards downloadable e-book service.

The library hosts a range of educational programs such as computer classes, chess instruction, musical recitals, writing and drawing contests for children, story hour for preschoolers, and the Vermont Humanities Council First Wednesdays' Lecture Series. The second floor has a unique natural science collection with many period art displays devoted to the history of Newport. There are also rooms available to the public for meetings.

Within the Goodrich's collection are local newspapers dating from 1874 to 1939. These newspapers are valuable in the history of Newport and its community. It has been a long term goal to microfilm these priceless resources and that project has now been completed and is available to the public. Another objective for the library is to increase its energy efficiency by reducing its energy consumption.

The Goodrich Library has a large active volunteer force and encourages the public to join, volunteer and share in its service to the community.

As expected, the Newport City Elementary School and North Country Union High School also have their own libraries and computers. The high school library computer lab is used not only by high school students, but also by adults taking evening courses offered by the North Country Career Center.

## **APPENDIX H: RECREATION**

The mission of the Parks & Recreation Department is to provide the citizens of Newport with a broad selection of high quality recreational opportunities through facilities and programs and to enhance the quality of life for all ages. The primary goal is to create community through people, parks and programs.

The City of Newport has extensive recreational activities and facilities. Facilities include: Gardner Park, Prouty Beach and Campground, Pomerleau Park, the Municipal Building Gymnasium, Forever Young Senior Center, the City Dock, and Gateway Center. Activities include a wide array of programs and events designed to meet the recreational needs of all ages of the community.

Gardner Park contains five softball/baseball fields, a skate park, a pump track, a roller hockey rink, a playground, a recreational ice rink, a hockey rink, a dock, fishing opportunities, picnicking opportunities, a historic grandstand, farmer's market, community garden, concert gazebo, snack bar, and more. It is recommended that the restoration project currently underway continue to ensure the improvement of drainage, to improve park layout, to install a recreational walking path, install a walking bridge connecting the gazebo to the grandstand, and to update the current infrastructure including the playground, grandstand, press box, snack bar, hockey rink, benches and gardens.

Prouty Beach and Campground contains a nine-hole disc golf course, a four-court tennis facility, a basketball court, a playground, a walking path, two beaches, access to bicycles, sailboats and kayaks, picnicking opportunities, numerous RV and tent campsites, a dock, a pavilion, laundry facility, three bathroom facilities, a recreation room, a camp room, wireless internet, beautiful views of downtown Newport across Memphremagog, and more. It is recommended that the campground continue to expand to meet the increasing demand for campsites, and to improve the current bathroom/laundry facility located within the campsites to better meet campers' needs.

Pomerleau Park, located on Main Street, contains the junction of the recreation path and boardwalk. Along the paths there are benches and shade trees. Also located in the park is a mock lighthouse, built to act as a ticket booth. Pomerleau Park is a great location for visitors to rest and view the lake and should be maintained as such. If, and when, the former wharf that docked tour boats is rebuilt, this park would serve as an ideal location to board passengers.

The Municipal Building Gymnasium located on the first floor of the Newport Municipal Building hosts numerous adult activities such as basketball, badminton, volleyball, fitness classes, public meetings, Veterans' Day ceremonies, and many other events. Its historic character should be maintained, and the mezzanine should be repaired and perhaps extended and transformed into a two lane, continuous walking/jogging path.

The Forever Young Club and Senior Center, located on the ground floor of the Newport Municipal Building, serves area seniors with social, physical, and intellectual activities designed to celebrate community. With weekly meals, seasonal outings, games, and physical fitness activities, the Forever Young Club enhances quality of life for the eldest members of our community. Activities, events, and programs provided at the Senior Center should continue to be supported.

The Newport City Dock located just north of Main Street contains a public launch, a boat washing station, a snack bar, the home of the approximately 100 year old Memphremagog Yacht Club, a Border Crossing

checkpoint, numerous seasonal and transient dock slips, three mooring fields, retail gasoline, ice, lake charts, a pump out station, and the home of Northern Star Lake Cruises. Connecting the Newport City Dock to Main Street and continuing to provide visiting boaters with positive docking experiences should be priorities for future improvements. The construction of a second floating dock to host large vessels including cruise ships should be considered.

The Gateway Center connected to the Newport City Dock is a beautiful facility with picturesque views north across Memphremagog of Owl's Head and Canadian lands. It serves as a banquet hall hosting events like concerts, weddings, business meetings, parties, conferences, dinners, fundraisers and more. The Newport Rotary Club uses the Gateway as their prime meeting space, as does Weight Watchers. These relationships should be maintained and similar relationships with other organizations should be sought. Increasing revenue generated by the Gateway should be a priority.

The Newport Parks & Recreation Department offers many programs for all ages. Preschool Playworld, Summer Camps, School Break Camps, adult sport programs, various fitness programs, and Friday Fun Nights are just a few of the more popular types of programs offered. These programs take advantage of the beautiful facilities owned and maintained by the City of Newport, and they capitalize on the various skills and abilities of community members and Parks & Recreation staff. Programming for all ages should remain a priority of the department, and more innovative programs should be added where there is a recreational need to be met.

Special events create community around a central theme. Annual events like All Hallow's Eve, winter festival, egg hunts, independence celebration, Santa festival, and fall foliage festival have become staples in the community. Summer concerts, dive-in movies, bingo events, disc golf tournaments, and many more events provide families with opportunities to reconnect together with friends and neighbors. Special events connect people to one another, parks, businesses, and organizations. Partnerships to create, promote, and enhance special events should be sought and fostered wherever possible.

Aside from the direct offerings of the Newport Parks & Recreation Department there are many other recreational activities being offered in and around Newport. Jay Peak Resort, Burke Mountain, Memphremagog Ski Touring Foundation, the ice skating path on Memphremagog, athletic competitions, Coutts Moriarty 4-H Camp, Boy Scouts, and Girl Scouts are just a few of the many other local organizations and businesses that offer recreational activities. Partnering with and making access to their offerings should continue to be a part of what the Parks & Recreation Department does for the Newport community.

## **APPENDIX I: HEALTH**

### **North Country Hospital**

North Country Health System is governed by a board of trustees comprised of community members. The system includes the hospital, outpatient services, the Wellness Center, physician practices and Derby Green, a skilled care facility. North Country Health System is a member of the American Hospital Association and the Vermont Association of Hospitals and Health Systems. It is licensed by the State of Vermont Department of Health and is certified by the Department of Health and Human Services as a provider under the Medicare program. It is also accredited by the Center for Medicare Services which assures the hospital meets the highest standards of medical care.

North Country Hospital has a commitment to community partnerships and to encourage, educate and assist members of the community in the maintenance and improvement of their own health.

The hospital was founded in 1919 by a group of area citizens and Orleans County Memorial Hospital opened in 1924. The present North Country Hospital opened in 1974.

The hospital provides the following services: a 24/7 physician staffed Emergency Department, Laboratory, Respiratory, Diagnostic Imaging including CAT Scan, MRI and Digital Breast Imaging, Physical, Occupational and Speech Therapies, Cardiac and Respiratory Rehab, Neurology, Orthopedic, Oncology and Hematology, Ophthalmology, Pulmonology, Sleep Disorders and Pain Control Clinics, Palliative Care, Clinical Dietitian and Diabetes Education, Women and Children's Center, and Renal Dialysis.

The hospital serves twenty communities in Essex and Orleans Counties with a population base of approximately 26,000 residents.

Medical Village Drive encompasses three buildings which house busy medical practices as Community Medical Associates, Family Practice, North Country OB/Gyn, North Country Orthopedics, North Country Pediatrics and North Country Surgical Associates. Within these practices are providers that specialize in Pulmonology, Gerontology and Midwifery.

The Crawford Farm building on Crawford Farm Road houses the Wellness Center.

The Barton Clinic provides comprehensive care to adults and adolescents in the Barton/Glover area, and Orleans Family Medicine provides services to the village of Orleans.

Further choices of physicians and services can be acquired by traveling forty five minutes south on I-91 to St. Johnsbury to the Northeastern Vermont Regional Hospital. Further south on I-91 in Lebanon, New Hampshire, Dartmouth-Hitchcock Medical Center offers a large tertiary center.

Other physician and service choices are available by driving southwest to Copley Hospital in Morrisville. Further southwest in Burlington is the Fletcher Allen/University Hospital which offers patients a complete array of services in conjunction with The University of Vermont.

## **Vermont Department of Health – Newport Office**

The Vermont Department of Health embraces the vision of healthy Vermonters living in healthy communities. Its mission and goals are to protect and promote health for all Vermonters through effective and integrated public health programs that respond to public health needs and advance the communities' health capacity and respond to public health needs. The Newport District Office of Local Health serves the thirty two towns in Orleans and Northern Essex counties. Staff members are public health experts in the community.

The staff works in partnership with local health care providers, voluntary agencies, schools, businesses and community organizations to improve health and extend statewide initiatives in local communities throughout the state. They focus on prevention, which is perhaps the best investment that can be made in health. Here in Orleans/Northern Essex counties, they serve over 1,600 women, infants and children within the Supplemental WIC program. The staff educates and informs Vermonters about eating a healthy diet, regular exercise and not smoking. Through public health nurses, they promote and improve access to immunizations, HIV/AIDS testing and care, and prenatal care. Part of their role also includes helping prepare for and respond to public health emergencies and threats, and provide the public with information to stay safe and healthy. They are committed to promoting the best health for all in the community.

### **Long Term Care Nursing Homes**

#### **Level 1 and 2 Nursing Care (Therapies include Physical Occupational and Speech)**

Bel-Aire Quality Care Nursing Center on Bel-Aire Drive in Newport has fifty eight beds including a level 3 residential care. It also has a special facility with a gym for short term rehabilitation.

Derby Green (a subsidiary of North Country Health Systems) on VT Route 5 in Derby has twenty three beds and short term rehab services.

Newport Health Care and Rehabilitation Center on Prouty Drive in Newport has sixty beds with on-site Adult Day Services.

Maple Lane Nursing & Retirement Home on Barton Hill Road in Barton has seventy one beds with sixteen bed level 3, one independent cottage, and two apartments.

#### **Level 3**

Michaud Manor on Herrick Road in Derby Line has thirty four residential beds with twenty four hour nursing care.

Scenic View Community Care on VT Route 100 in Westfield has twenty three residential beds with twenty four hour care.

### **Home Health Care**

Orleans Essex Vermont Nursing Association and Hospice Inc., 46 Lakemont Rd., Newport provides registered nurses and certified nursing aides for the following:  
Long-term elderly care in the home including homemaking and therapy

Case management and therapy for acute care  
Hospice care which includes volunteer staff  
Community health, education and screening clinics  
Maternal child health services  
Foot and flu clinics

### **Adult Day Care**

The Meeting Place is a state certified adult day service located in an historic building at 100 Second Street in Newport. This is an active home-away-from-home where seniors can spend the day being cared for in a safe environment while engaging in activity, eating nutritious meals, and socializing with friends.

The Day Care is open Monday through Friday from 7:00 am until 4:30 pm and Saturday from 10:00 am until 2:00 pm. It has a professional staff including a RN, LPN, activities coordinator and a licensed social worker, among others.

A nutritious breakfast, lunch and two snacks are provided. Specialty diets are provided to those who require this service.

This is a very active group and depending on their capabilities they are engaged in various activities. These include working in Newport's Community Garden, fishing, picnics, trips to Barton Fair, to yard sales and to the ice cream store. In addition to these outside activities, the seniors are kept busy with many indoor games.

### **Baart Behavioral Health Services (BAART)**

Baart Behavioral Health Services is located on Union Street in Newport. BBHS provides medication assisted treatment for people with an addiction to opiates and other drugs and alcohol. This service is provided with cost effective, comprehensive substance abuse treatment and other health care services through the clinic or through community linkages. The goal of BHHS is to foster the health, happiness, longevity and self-reliant, responsible behavior of individuals in their effort to recover from substance abuse.

### **HealthWorks ONE (HWO)**

HealthWorks ONE is a local coalition working to improve the health of the community. Members include representatives from NEKLS, Green Mountain United Way, North Country Hospital, Area Agency on Aging, the VT Department of Health, Community College of VT, the Orleans County Restorative Justice Center, Northeast Kingdom Human Services, Northeast Kingdom Community Action, RuralEdge, North Country Supervisory Union, and many more. HWO addresses tobacco prevention, underage drinking prevention, substance abuse prevention and improving access to both healthy food and nutrition, and improving opportunities for physical activity for chronic disease prevention, and overall community health.

### **Northeast Kingdom Community Action (NEKCA)**

NEKCA is a large nonprofit in the Northeast Kingdom whose mission is "Believing in each individual's potential for positive growth and change, NEKCA is committed to empowering those who seek assistance

to improve the quality of their lives.” NEKCA’s office are scattered across the Northeast Kingdom, providing direct program activities, referrals, advocacy, and education in a non-judgmental manner to people and communities. NEKCA’s programs include Head Start, food shelves, fuel assistance and other emergency help, teen centers, and many others.

### **Northeast Kingdom Human Services (NEKHS)**

Northeast Kingdom Human Services is the mental health service agency for the Northeast Kingdom, with its main office located in Derby. NEKHS provides services to children and adults with chronic mental illness, developmental/intellectual issues, substance abuse problems, and other mental health and medical psychiatric needs.

### **Community Organizations, Agencies, Etc.**

Other community organizations include the Orleans County Restorative Justice Center, providing community-valuable services such as conflict resolution, a free legal clinic, a Community Commons discussion event monthly, and restorative panels. Cornucopia, a senior meal site and vocational training program for women in transition, is also located in Newport City. Cornucopia participants receive instruction in basic culinary arts and hospitality and cooks for Meals on Wheels as well as the senior meal site. Umbrella is an advocacy program that supports individuals victimized by domestic and/or sexual violence and their children. The program promotes social change through education, resource sharing and collaboration to domestic and sexual violence and the underlying social tolerance that perpetuates it.

## **APPENDIX J: EMERGENCY SERVICES**

### **Newport City Police**

The City of Newport is served by a full-time police department. The department is headquartered in the Municipal Building at 222 Main Street. The department has eleven full-time officers, with six part-time officers to fill in for vacations and sick time and when extra help is required. In 2012 there were 2,651 incidents which were classifiable in the Vermont Incident Based Reporting System (VIBRS). As of October 23, 2013, there were 2,646 incidents. There were numerous miscellaneous complaints that do not meet the VIBRS criteria also reported. Complaints of all types were reported during the year.

The Newport City Police dispatches its own officers Monday through Friday from 7:00 am. to 11:00 pm and on Saturdays from 6:00 pm to 2:00 am. The Derby State Police handles the dispatching during the other hours. Newport is tied into the statewide dispatching system known as Spillman Computer Aided Dispatch (CAD).

The department has four marked cruisers and one unmarked cruiser. Two of the four marked units are equipped with an Automatic License Plate Readers (ALPR). Four of the units are equipped with Mobile Data Terminals (MDTs) that tie them directly into several state databases and to the Vermont Information and Analysis Center in Williston. This allows officers to run criminal and motor vehicle checks from their cruisers. Doing reports in the cruiser is also possible using the MDTs.

The department has a Mobile Command Unit housed at the Newport City Fire Department. This vehicle is equipped with all the radio frequencies and bands needed to speak to all area emergency responders. This unit is available to all first responders in the State of Vermont District B which runs from the Canadian border to Bradford. The department also has a patrol boat for use on Lake Memphremagog for emergency response to water incidents.

A prescription drug drop box is currently available outside the offices of the Newport Police Department 24/7.

### **Vermont State Police**

The Vermont State Police Troop "B" – Derby Barracks is located at 35 Crawford Road in the town of Derby. The Derby Barracks' table of organization consists of one station commander (Lieutenant), three patrol commanders (sergeants), eleven troopers and two detectives (sergeants). The Derby Barracks is the primary law enforcement for Orleans with the exception of Newport City and Essex County. The Derby Barracks is also a PSAP (Public Safety Answering Point) which handles 9-1-1 calls and dispatching for law enforcement agencies from the Canadian border and as far south as Bradford along the Eastern side of the State of Vermont.

The Vermont State Police also have specialized teams to handle events and situations when required and requested. These specialized teams include the Tactical Services Unit, Explosive and Ordnance Team, Hostage Negotiation Unit, Crime Scene Search Team, Dive Team and a Search and Rescue Team. There are also Marine and snowmobile assets available for responses on Lake Memphremagog during the summer and winter months.

The Vermont State Police works closely with the Newport City Police Department and other law enforcement agencies in the area and is an asset available and utilized by the City of Newport Police Department for back up and provides assistance and support when requested by the Newport City Chief of Police.

For further information about the Vermont State Police, please visit the Vermont State Police website at [vsp.vermont.gov](http://vsp.vermont.gov)

### **Orleans County Sheriff's Department**

The Orleans County Sheriff's Department is headquartered on 5578 Route 5 in Derby and when called upon serves as a backup to the Newport City Police Department. The Sheriff's Department has contracts with sixteen towns in Orleans County. It also provides transport services as well as traffic control and other law enforcement duties. The department has thirteen vehicles. There are six full-time deputies to include the Sheriff and twenty four deputies that are part-time. Office personnel consist of two full-time and one part-time as well as four court staff personnel. The department also assists the Vermont State Police as needed. While no website is maintained, the Sheriff may be reached at 802-334-3333.

A prescription drug drop box is currently available outside the offices of the Orleans County Sheriff's Department during normal hours of operation.

### **Fire**

The Newport City Fire Department is staffed with a full-time fire chief and a roster of thirty one volunteer members. Personnel receive fifty to sixty hours of training annually and a majority of the department is Fire Fighter I Certified. In 2013 the fire department responded to well over two hundred calls of varying degrees of seriousness.

The station house is a self-contained building with gas utilities and a generator that can be used as a disaster shelter and also houses a Command and Control unit.

The department has a great diversity of fire fighting equipment designed for fire suppression, technical rescue, and hazardous materials along with water rescues during summer and winter months. Increased economic activity that will have a potential impact on the fire department are the biotech manufacturing and research plant that is relocating to Newport along with nearby wind energy generating towers that have been built or are currently under construction. The fire department will have to evaluate additional equipment and training that would be required to meet the needs of these new industries to our area.

### **Ambulance**

Ambulance service for Newport City, Newport Center and Coventry is provided by Newport Ambulance Service, Inc., a non-profit entity incorporated in 1966. The headquarters of the service is located at 830 Union Street in Newport City.

Newport Ambulance also serves the Lamoille County towns of Hyde Park, Johnson, Morrisville, Belvidere, Eden and Waterville, from a station based in Johnson since 2003. Both Newport divisions operate at the

paramedic level, having four ambulances in Newport and three in Johnson, with capacity for supplying Advanced Life Support intercepts to surrounding communities.

The Newport division is staffed by eighteen personnel; eleven full-time EMS providers, five part-time staff members and two full-time billing and office staff. The service also offers billing services for six other ambulance services in the region, using the latest in billing software and technology.

In calendar year 2013, the Newport division responded to a total of 1,994 calls, with 927 occurring in Newport City with an average response time of 6.36 minutes. Newport has invested significantly in time and resources to move all patient documentation from paper to electronic data, which will allow better data analysis, quality improvement efforts and billing efficiencies into the next decade.

Anticipated trends for the next five years are difficult to predict, but will most certainly include increasing paramedic staffing at both divisions and standardizing all equipment including ambulance procurement, which has already begun. Other goals are to align administrative policies at both divisions, and to streamline human resource systems to accommodate our growing organization while still keeping the cost of providing service affordable for our member towns.

### **U.S. Customs and Border Protection (CBP)**

As America's frontline border agency, U.S. Customs and Border Protection's priority mission is to protect the American public, while facilitating lawful travel and trade. To do this, CBP has deployed a multi-layered, risk-based approach to enhance the security of our borders while facilitating the flow of lawful people and goods entering the United States. This layered approach to security reduces our reliance on any single point or program that could be compromised. It also extends our zone of security outward, ensuring that our physical border is not the first or last line of defense, but one of many. As threats change, CBP adjusts its enforcement posture accordingly, and will continue to assess and evaluate the deployment of resources to ensure border security while facilitating lawful trade and travel now and in the future. In securing America's borders, CBP deploys the government's largest law enforcement body. CBP's Office of Field Operations screens travelers and cargo entering the country at established ports of entry, while the U.S. Border Patrol is responsible for protecting the vast spans between the ports, and the Office of Air and Marine provides support on the water and in the skies. These three CBP components work together to provide seamless security along our nation's borders and coastal areas.

CBP actively works to integrate components within the agency, as well as partners from other federal, state, local, tribal and international law enforcement entities, to leverage resources and best meet any threat.

Through innovative solutions and strengthened partnerships, CBP has measurably strengthened border security, enhanced our ability to prevent potential terror threats, streamlined the entry process for lawful trade, and expanded our trusted traveler programs.

For more information on CBP components in the Vermont area, please visit the CBP government website.

**Office of Field Operations, Boston Field Office, ports of entry:**

<http://www.cbp.gov/xp/cgov/toolbox/contacts/ports/vt/>

**U.S. Border Patrol, Swanton Sector:**

[http://www.cbp.gov/xp/cgov/border\\_security/border\\_patrol/border\\_patrol\\_sectors/swanton\\_sector\\_vt/](http://www.cbp.gov/xp/cgov/border_security/border_patrol/border_patrol_sectors/swanton_sector_vt/)

**Office of Air & Marine, Plattsburgh Air Branch:**

[http://www.cbp.gov/xp/cgov/border\\_security/air\\_marine/](http://www.cbp.gov/xp/cgov/border_security/air_marine/)

CBP also welcomes assistance from the community. Individuals can report suspicious activity to the U.S. Border Patrol and remain anonymous by calling 1-800-247-2434.

## **APPENDIX K: TRANSPORTATION**

Newport's transportation needs are met by a variety of facilities including roads, railroads, the Newport State Airport, Lake Memphremagog and even bike and walking paths. These link areas within the city to each other, as well as connect the city to places near and far. The city's economic health is tied very closely to the maintenance of this infrastructure.

### **Public Roads**

Newport's road network consists of state, local and private roads. Prior to the building of Interstate 91, State Highway 5 was the main north-south road link to the city and it still plays a major role in connecting the city with Coventry and Derby. State Highways 100 and 105 remain the east-west traffic routes. The construction of Interstate 91 has had a positive effect on shortening the travel time to areas to the north such as Sherbrooke and Montreal, Canada and to the south such as White River Junction, Vermont and Boston, Massachusetts. The interstate has become the main north-south route for travel to and from the city. Two exits in Derby serve to connect Newport to the interstate system; primarily Exit 27 which connects to the I-91 access road and feeds into Western Avenue, Clyde Street and Union Street.

While the Interstate has created greater ease in terms of medium and long distance travel, driving within and through the city's downtown continues to be an ongoing concern. Due to the fact that Lake Memphremagog and South Bay divide the city, all traffic is funneled over The Veterans Memorial Long Bridge or the causeway. The Veterans Memorial Long Bridge was rebuilt in 2013. The Veterans Memorial Long Bridge helps in lessening the traffic congestion at Railroad Square. East-west traffic still relies on Route 105, which goes through downtown. Traffic congestion and parking inadequacies were outlined in the City of Newport Urban Area Highway Plan prepared by the state in 1962. Similar concerns were again raised in the 1970 City Plan. Upon completion of a 1991 Traffic and Parking Study by Pinkham Engineering Associates and a report prepared by Landworks on Main Street and the Waterfront, many positive improvements were implemented. An updated Traffic and Parking Study was completed and presented by Kevin Hooper and Associates to the Planning Commission in 1999. This document continues to be a reference guide for traffic issues in the city.

Newport has also played host a couple of times to the Regional Urban Design Assistance Team (R/UDAT). This team has made a number of recommendations related to traffic congestion. The Planning Commission has also weighed in by offering a long-term plan for a third bridge designed for truck traffic through Coventry Street and Western Avenue that would provide a bypass to Railroad Square through which all traffic currently passes. There have also been studies of a traffic circle at Coventry and Main Streets.

As part of the ongoing street reconstruction program many streets each year are taken down to the gravel base. New water and sewer lines where needed are redone, as well as new storm water catch basins and the lines servicing them. This program has been an attribute for the city and its residents. From the summer of 2009 through the present, the City of Newport and Vermont's Transportation Agency has been rebuilding all of its main thoroughfares. It has been a long and slow process, but the road construction is nearing completion. All roads currently leading to and from Newport have been completely rebuilt and or repaved. Now, when visitors come to Newport, no matter which route they may travel on, they will travel on newly paved streets with granite curbing. Another improvement to the streets in Newport has been the

Coventry Street and Airport Road leading to the Newport State Airport, which has also been repaved, thus improving visitors' first impressions of Newport.

It should also be noted that whenever fiscally and justifiably possible, the City of Newport takes into consideration the Complete Streets Guidelines in its development of new projects, maintenance and repair of roads and zoning decisions.

### **Air Travel**

Although it is named the Newport State Airport (NSA), this region's air traffic center is located in Coventry, a predominantly agricultural community just south of Newport City off Vermont Route 5. At present, it boasts two (crosswind and primary) 4,000-foot paved runways capable of handling small jets. With all of the planned development, expansion and changes for the area, the airport is also expected to see its own future improvements. The airport is slated to become a Free Trade Zone, and U.S. Customs may open an office there if needed for inspections for incoming and outgoing flights. The Federal Aviation Administration (FAA) has also approved a 1,000-foot runway addition along with a parallel taxiing lane. Construction of the runway is expected to begin in 2015. The terminal, which dates back to 1947, is also expected to be replaced with a larger terminal for pilots and passengers. Construction of a warehouse and hangar space will also be expanded for regional passenger service aircraft. There is also a private aerospace manufacturing company and repair facility to be brought on site. The well-known area restaurant, Parker Pie, has also expanded its operations to the airport. Other possible considerations for expansion may be an on-site rental car company, private air medical transport provider, and finally a partnership with a local college similar to the well-known Embry-Riddle Aeronautical University's flight training program.

The airport's Fixed Based Operations (FBO) has recently been acquired by Bill Stenger and Ariel Quiros of Jay Peak and Burke Mountain Resorts. The acquisition of the FBO will allow the new owners the right to operate at the airport and provide services such as fueling, parking and airplane maintenance. Lakeview Aviation will continue its operations of renting aircraft, offering flying lessons and providing maintenance. There are also plans for an airplane assembly plant in the near future.

The Vermont Agency of Transportation's Statewide Airport Business Plan Report for 2009 described the Newport State Airport as primarily a local service airport catering to recreational and personal flying activities, but it already exceeds these standards by serving some corporate business aviation users including jet activity. In addition, the 1997 Vermont Airport System Policy Plan stated that there were 7,140 operations and with the proposed expansion plans could see forecasted operations totaling over 8,000.

Recreational usage of the NSA serves seasonal vacationers who have summer homes in the area or are visiting for a variety of outdoor activities such as skiing, hunting, fishing, boating, hiking or a wide range of cultural and sightseeing purposes. There are no commercial flights or charter services available at the NSA, but it is expected that implementation of these services will take place sometime in the near future. Should this occur, there may be a need for on-site airport emergency services such as fire and security.

Along with use by firms such as the Indian Head Division of Columbia Forest Products in Newport City and the Orleans Division of Ethan Allen Furniture in Orleans, the NSA is utilized by the Vermont State Police, Border Patrol, the Army National Guard and other government agencies.

The planned improvements and expansion of the airport will promote and raise this transportation link in its level of importance to the community and the business sector.

## Railroads

The railroad remains a very important and active part of Newport's transportation system. Two railroad companies currently conduct business from the South Bay maintenance facility. Central Maine and Quebec Railway and Washington County Railroad each operate one train a day to Farnham, Quebec to the north and White River Junction to the south. The rail system follows the South Bay's eastern edge across the bay on the downtown's southern side. They then split to head either northeast on a spur line and going out of the city and ending at Columbia Forest Products which is one of the three major customers that the two railroad companies provide services to. One of the other directions that the rail traffic heads to is northwest along the shores of Lake Memphremagog into Newport Center towards the Canadian border. Traveling southeast from Railroad Square, the rail corridor stretches along Poulin Grain, another one of the railroad's customers, and follows the edge of South Bay where it leases space to Feed Commodities International, yet another one of the railroad's customers. The line connects to the Twin State Railroad in St. Johnsbury and the Springfield Terminal Railroad in Wells River, Vermont. With the expanded growth of Newport's business sector, the railroad companies may also see an increase in their business. Newport is expecting at least one major manufacturing plant within the next couple of years. AnC Bio Vermont will manufacture, assemble and distribute medical products and clean rooms for FDA approved biotech research. The railroad companies could be transporting high-tech equipment to the local area as well as exporting the completed manufactured products.

There are also other options for growth for our railroad companies. One area for consideration is the landfill adjacent to the airport in Coventry that is operated by New England Waste Services of Vermont which is a subsidiary of Casella Waste Systems. The Coventry landfill is the only one in operation within Vermont and it too will eventually cease its operations. At that point, the waste that the landfill receives could then be shipped via freight outside of Vermont. Shipment of the waste could be sorted and shipped from its current site in Coventry and then staged for loading into boxcars for shipment south. Another option for growth in the use of trains within our community is through a train passenger service from Newport to White River Junction with various stops along the way. The operation could begin its funding through the EB-5 Foreign Investor Program. The last passenger train service left Newport in 1965 and at that time it traveled to Montreal as well as south to White River Junction. Newport could again have a passenger service starting small and building up its capacity and service through the area. A weekday service would begin with departure from an area within Newport in the morning and travel to White River with return to Newport late in the afternoon. Should demand grow, there could be an expansion of different times for services. Other options for passenger service would include further development of service to and from Montreal and even special train excursions throughout the area especially during the fall foliage season.

Newport's development of the Renaissance block and the possibility of a waterfront hotel and conference center will bring people to Newport. Some of those individuals will be from areas to our north in Canada. As winter approaches some will even pass through on their way to Florida and return before summer begins. In Northern Virginia, Amtrak has a one-of-a-kind service called the Auto Train. Newport could also provide such a service for passengers to ship their vehicles in auto carriers while the passenger rides in a coach compartment. These potential customers would drive and stay in Newport's waterfront hotel. Upon their arrival, arrangements would have been previously made for their vehicle to be loaded on

board a specially designed auto carrier and the following day they would depart on board the auto train. The hotel would also ensure transportation to and from the loading and staging area, and in the spring they would return to Newport and after a night's stay at the waterfront hotel would drive back to their summer residence. While this service does not currently exist in Newport, it might be something that could be studied for future consideration.

If Newport is to become a destination center for tourists, skiers, and vacationers, then passenger train service should be considered as a safe, convenient, and more importantly an energy-efficient public transportation alternative to driving. The city must work closely with the two railroad companies to ensure that the rail service continues to be a vital resource to our community.

## **Water**

Lake Memphremagog acts as a transportation corridor between Newport and Canada. Once home to the Lady of the Lake, a grand steamboat that traversed from Magog to Newport, the lake now acts as a pleasant way for sailboats and powerboats to come down from Canada to Newport and vice versa. The Newport Belle, a pontoon boat designed for lake tours began limited operation in the summer of 2009. There is now a larger excursion boat, the former Moonlight Lady, that previously operated on Lake Champlain. It has been renamed the Northern Star and is now located on Lake Memphremagog and takes passengers on sightseeing, dinner, private charters and Canadian destination cruises. The Newport City Council created docking space for the Northern Star, and the boat has been fully inspected by the U.S. Coast Guard and is able to take forty nine passengers plus crew.

The city dock is not just for large vessels. It is designed to be used by all individuals who love to have fun on the water. That is why there is a secure kayak rack established at the dock and at Prouty Beach for all recreational users.

The Newport Recreation Department now operates the Gateway Center on the Waterfront, a community facility that acts as a Welcome Center, function hall for weddings, clubs, associations, meetings, conferences, showers, etc.

The Gateway's second floor also accommodates combined functions with the first floor or separate functions on its own. The first floor is handicap accessible as well as the second floor with an elevator. The Department of Homeland Security has a camera/phone reporting station at the city dock to accommodate international waterway travelers.

The City Council enacted in 2002 the Mooring Management of Public Waters. The ordinance is designed to provide fair and safe mooring of vessels on the water including Lake Memphremagog, Clyde River and the Black River. A Harbor Commission and a Harbormaster administer and enforce this ordinance.

## **Bicycle / Pedestrian**

The City of Newport's Bicycle/Pedestrian Path was first constructed during the summer of 2009 and is recognized as a great asset to the city. In recognition of this asset and to promote a healthy lifestyle in our community, the State of Vermont publishes a Trails Bike Map that includes our area and the North East Kingdom Community Advisory Board of Blue Cross and Blue Shield of VT also has in print and online a pocket size Walkers Guide to Newport, VT. The City Recreation Department each spring puts up bike

racks in convenient locations near downtown businesses to further encourage the use of bicycle transportation. The path begins at the city Gateway Center and continues along the waterfront to Vista Food Corp. then follows the railroad tracks to Landing Street. It follows several other streets towards Prouty Beach and eventually connects with the Beebe Spur Path that is sponsored by the State of Vermont. The recreation path goes from Newport to the Canadian border and provides a safe means of travel and serves as a recreational resource that utilizes our beautiful waterfront. Additional sidewalks are now in place throughout the city which allows for increased pedestrian traffic. .

### **Bus Service**

Rural Community Transportation Inc. (RCT) is a transportation brokerage that uses all modes of transportation including cars, taxis, vans and volunteer drivers. It also provides a bus service and has multiple stops within the City of Newport and the surrounding communities. RCT has many stops throughout Orleans County and Vermont and new routes are created when the need arises. RCT has been an attribute to the community, and its continued operation is vital to the residents of the city without their own transportation.

Newport has not had a nationally recognized bus service stop in the area for a number of years. As more growth and development come to the area, Newport may once again have this service restored on a limited basis such as Greyhound Bus Lines.

## **APPENDIX L: UTILITIES**

### **Electric**

Vermont Electric Cooperative of Johnson, Vermont provides electric distribution services to the City of Newport. Vermont Electric Cooperative (VEC) is Vermont's second largest utility serving over 35,000 customers, primarily located in Northern Vermont, extending along the Quebec border, from the New Hampshire border and to the Lake Champlain Islands in the west.

Vermont Electric Company (VELCO) headquartered in Rutland, Vermont is responsible for providing high voltage (120 kV or larger) transmission service to the entire state of Vermont. The transmission system that provides service to Newport is an integral part of the statewide transmission grid. However, the northern Vermont territory has the unique capability of interconnecting with the Hydro-Quebec system, which is not synchronized with the New England power grid (NEPOOL). This capability of switching between the New England and Quebec bulk power delivery systems gives VEC the ability to negotiate favorable purchase power agreements on both sides of the U.S./Canadian border, as well as increasing the reliability of a continuous supply of power.

The unique ability to interconnect the northern Vermont transmission system to either the Hydro-Quebec system or the New England Power grid allows VEC to provide power to its customers with a significantly higher level of reliability than its counterparts to either the north or south. When system disturbances occur on either the Hydro-Quebec system or the New England power grid, VEC is able to switch its source of power supply to the unaffected power grid without loss of power to customers. Consequently, power outages due to transmission system disturbances are rare for VEC's northern Vermont customers.

The Vermont Public Service Board regulates the rates that VEC charges its retail customers. VEC rates are generally near the average for the state of Vermont and for the northeastern region of the United States.

Great Bay Hydro from New Hampshire owns the Newport City Power Plant. The plant houses three hydroelectric generators with a combined output capacity of 4.0 MW. Two penstocks extending from the Newport dam feed the Newport plant hydroelectric generators. The Newport dam is located in the town of Derby at the outlet of Clyde Pond. The water discharge from the Newport plant feeds the Clyde River that empties into Lake Memphremagog approximately one mile downstream from the plant. The hydroelectric project is licensed by the Federal Energy Regulatory Commission.

### **Telecommunications**

#### **Local Telephone Service**

Fairpoint Communications owns the local telephone system network and is the primary local service company providing state of the art service to residential and business accounts. In addition, Fairpoint Communications will work with any potential business user to develop and provide any additional services they may require. Hyperion also offers a complete complement of state of the art services to business customers but not residential. Comcast Communications also offers telephone service using their Cable Television network. Newport customers enjoy the benefits of competition for all telephone services.

### **Long Distance Telephone Service**

Long distance service is currently available from any Vermonter registered in-state or out-of-state long distance service provider without the inconvenience of extra digit dialing.

### **Television**

Comcast Communications offers over one hundred entertainment channels plus pay per view service. Satellite television is also available through various providers.

### **Internet Access**

Fairpoint Communications currently provides dial up high speed DSL and premium DSL services. Similar services are generally available from all internet service providers who contract for telephone system wire services from Fairpoint Communications. Comcast Cable also offers economy, high speed and premium high speed internet access services via the cable television network.

### **Public Access Wireless Internet Service**

Free community public wireless internet access is currently available throughout the city's Main Street business district, the waterfront boardwalk and the Gateway Center. Free access is available at the North Country Chamber of Commerce Welcome Center on the causeway. Access is also offered for patrons at local motels, restaurants and many other businesses.

### **Paging Service**

Paging service is currently available from at least three different companies.

### **Video Conferencing Service**

Vermont Interactive Television (VIT) is a state-of-the-art video conferencing service located at North Country Career Center in Newport. VIT provides access to information and education to all Vermonters without having to travel. Schools, colleges, government agencies, non-profit organizations and businesses use VIT's services. The Newport VIT studio is linked to fifteen other VIT studios throughout Vermont. Additionally, through its Visulink service, VIT can link up to other videoconferencing facilities across the United States and almost anywhere in the world.

### **Public Access Television Service**

NEK-TV is the PEG (Public, Educational, and Governmental) access TV station for Orleans County via Comcast Cable, channels 14 and 15. NEK-TV cablecast twenty four hours a day with either locally produced shows or NEK-TV public notices bulletin board. NEK-TV is a non-profit organization, community service and resource. Studio facilities are located at 561 East Main Street next to Comcast. It is a fully equipped production facility including a studio/control room for live or taped production and an editing suite

for turning a raw tape into a finished piece. NEK-TV also has remote equipment, cameras and microphones. Anyone within our viewing area can use the facility to produce a public information show for cablecast on channels 14 and 15. NEK-TV will train individual users and user organization personnel on equipment usage and provide advice on show production.

### **Cellular Telephone Service**

Cellular telephone service is currently available from many cellular telephone service providers. New towers continue to be erected throughout the Northeastern Vermont region. Cellular telephone service is now generally available throughout the city. The wireless industry is currently increasing the quality of service throughout the Northern Vermont area by continuing to increase the number of towers available.

### **Radio Stations**

There are two local radio stations, WIKE (AM) and WMOO (FM) in Derby.

### **Television Stations**

There are no local television stations.

## **APPENDIX M: WATER AND SEWER**

### **Water Supply**

Newport has the great fortune of having a clean and abundant water supply. Public water is supplied by two wells on Coventry Street, both from the same aquifer. The idea of two wells came about when the need for cleaning our then only well took longer than expected and the water reserve was nearly depleted. The second well was drilled and online in 2004. Both wells have the capacity to supply approximately 1.4 million gallons per day (gpd). The current average use per day is 700,000 gpd, with the highs of 900,000 gpd. The water is chlorinated and fluorinated at the well site.

The city has a source protection plan, better known as the Wellhead Protection Area (WHPA) which was written and designed in 1996 and is updated and provided to the State of Vermont for their approval every five years (see Map W). The city feels that with the two wells it does not need to look at alternative sites for another water supply. In 1999 the city connected to the town of Derby's water line along the Newport Derby road. This was done to enable the City Center Industrial Park to have enough water pressure for sprinkler systems and it gave the city an emergency backup water supply. For non-emergency situations we have a water allocation of 10,000 gpd with the Village of Derby Center.

The city's Water Department has seen some major improvements in recent years. The city's water reservoir was completely cleaned in 2008. This is done approximately every ten years. In 2004 the wetted area of the water tower was completely cleaned and painted. The water tower is due to be cleaned and painted during FY16. The biggest improvement was that in 2007 the city Water Treatment Plant was finished and went online. This plant was federally mandated because the allowable arsenic levels were lowered nationally. Newport's levels were at 18 parts per billion (ppb) and now are at or below the mandated 10 parts per billion (ppb). The plant was built at the current well site location. The cost of this project was approximately 2.5 million dollars and is being paid for by the city.

The city's water lines vary based on their age and condition. Water services are currently being replaced as part of the street reconstruction program. In 2011 the city replaced water services along Third and Pleasant Streets in preparation of the state's Route 5 paving project. During 2013 two standalone water projects were completed. The first project was tying in two dead end water mains connecting Cedar Street to Pine Street, which consisted of 400 feet of 8" ductile iron. The second project was laying 1,650 feet of 12" water line from the intersection of Mount Vernon Street and Western Avenue to Kent Lane. During 2014 this line will be extended across the I91 access road, a directional bore will be placed under the Clyde River and proceed along Western Avenue to the intersection with East Main Street with an additional 2,450 feet of 12" water pipe. The water flow capacity will increase when this project is completed. Most all property within the city has connected to or has the capability of connecting to the municipal water supply. The city's water system is in great shape and is ready for what the foreseeable future brings it.

### **Wastewater Treatment**

Newport's wastewater is processed at its treatment plant located at 94 T.P. Lane off of Western Avenue. The Newport City Wastewater Treatment Plant provides primary and secondary wastewater treatment. The Treatment Plant completed its twenty year upgrade in 2007. The upgrades were as follows; new headworks, new lift pumps and controls, septage receiving facility, digester upgrades, clarifier upgrades and a change from chlorine gas to liquid chlorine. These upgrades allowed the treatment plant to

increase its total allowable discharge of treated wastewater from 1.2 million gallons per day to 1.3 million gallons per day. The Village of Derby Center needed no additional wastewater allocation at the time of the upgrade. The average daily flow from the plant is approximately 701,000 gallons per day from which about 75,500 gallons per day come from Derby. This upgrade was paid for by the City of Newport and Village of Derby Center on the basis of plant ownership. The cost of the upgrade was approximately \$4,555,000.00.

The Village of Derby owns and maintains sewer lines and pump stations in Derby Center and adjacent areas. These lines connect to Newport City's sewer line system along the Newport Derby Road. Approximately 75,500 gallons per day of wastewater comes from Derby. They are currently allocated for 150,000 gallons per day. The village pays Newport its prorated share of the operational cost based on actual wastewater flow. In addition, Derby pays 11.5% of capital costs incurred.

Due to the State of Vermont changing the amount of arsenic allowed in sludge from 50 ppm to 20 ppm, the city no longer land applies our sludge. We now dewater our sludge once a year. The dewatered sludge is transported to the Casella landfill on the Airport Road.

Newport has separated 99% of their storm drains from the sewage lines and this has resulted in a significant reduction of flow to the plant during storms. Approximately 50% of the city's sewer lines have been replaced as part of the ongoing street reconstruction program. During fiscal year 2009 the city installed additional sewer lines at the Prouty Beach Campground. All fifty two camping sites have on-site sewer availability. In 2011 we replaced 260 feet of sewer line that was seventeen feet deep along the Clyde River on Upper Clyde Street. During 2012 the city designed and installed an entire sewer system on Spring Street and Indian Point Street to change the direction of wastewater flow. This enabled elimination of a sewer overflow adjacent to the Clyde River along with the elimination of a sewer line across the Clyde River.

The city's Wastewater Treatment Plant with its excellent operation record stands ready to handle what the foreseeable future brings it.

## **APPENDIX N: SOLID WASTE**

The city's approximately 6,755 tons of annual solid waste is disposed of in the Waste USA, Inc. landfill in Coventry. In addition, 869 tons of sludge from our wastewater treatment facility was disposed at the Coventry landfill. Waste USA is a "state of the art" double-lined plastic membrane landfill owned by Casella Waste Systems. The facility currently accepts up to 400,000 tons of non-hazardous waste each year from nearly all municipalities in Vermont. It receives only sludge and asbestos waste from New Hampshire, New York, Massachusetts and the Province of Quebec. The landfill accepts trash collected by private haulers and individuals. Newport does not have a city operated collection system or transfer station.

Waste USA conducts business with a permit issued by the Vermont Agency of Natural Resources which is valid through completion of the Phase III project. In 2006 Waste USA was approved for up to 600,000 tons of waste per year. They are receiving about 400,000 a year currently. Waste USA figures the dump life at about nine to fourteen years at current rates.

Single stream recycling availability for city residents is on Wednesday (8:00 am to 4:00 pm) and Saturday (8:00 am to 12:00 pm) at the old city dump on Coventry Street. During the year 2013, our recycling yielded approximately 116.1 tons of recycled glass, paper etc., approximately 21.4 tons of metal, and fifty two tons of cardboard from the waste system. During 2014 we initiated a compactor for our single stream recyclables to reduce our required trips to Burlington, Vermont by 50%.

Most city residents use private haulers to collect curbside waste while some residents use a drop-off collection service that is offered at Waste USA.

## **APPENDIX O: FACILITIES**

### **City Buildings and Lands**

The City of Newport owns thirty nine parcels of land and associated buildings. These properties are listed in Table O-1 and the locations are shown on Map W "City Owned Property". Additional information for city, county and state-owned property may be found online by browsing at the official municipal and community website for Newport City, Vermont. Assessment records are available at the assessor's online database. The city's web site follows: <http://newportvermont.org/> and the assessor's online database can be accessed here: <http://gis.vgsi.com/newportvt/>.

### **County Buildings**

The County of Orleans owns two buildings in the city which are the Orleans County Courthouse and the old County Jail. The Orleans County Courthouse is located on Main Street and is where the Family, Probate, and Superior Courts reside. The County Sheriff's primary facility is located on the Derby Road, and the county no longer utilizes the old Orleans County Jail which has sat idle for many years. There is a possibility that the jail will be completely refurbished for the potential lease or sale to the Newport City Police Department. The jail is listed as a historic landmark and is over 100 years old.

### **State Buildings, Offices and Lands**

Newport is the county seat of Orleans County and the center of state services for the northern part of the region. The state owns a total of seven properties within Newport. The first one is the Emory A. Hebard State Office Building at 100 Main Street. This building houses the Department of Employment and Training, Department of Aging and Disabilities, Department of Social Welfare, Department of Health, Social Rehabilitation Services, Community College of Vermont, and the Department of Motor Vehicles. The second facility is Orleans District Courthouse located at 217 Main Street. The third major property is the Northeast Correctional Facility on Glen Road. Their Probation and Parole Division has an office in the courthouse.

Other state-owned property includes the Vermont National Guard Armory on Union Street. The state bought the former railroad bed north of Prouty Drive, which has become a pedestrian/bike path that extends to the Canadian border. The Agency of Natural Resources owns the South Bay Wildlife Management Area (73 acres), which includes a large part of the wetlands adjacent to the Black and Barton Rivers. They own east of the railroad tracks across from the Northeastern Correctional Facility on Glen Road, and they lease the South Bay Fishing Access off Coventry Street from the city.

### **Appendix O, Table 1**

#### **CITY OWNED PROPERTY**

Description	Location	Acres	Dollar Value
1. Vacant Land	Lakemont Rd.	.31	23,100
2. City Garage	Union St.	5.52	1,127,800
3. Sewer Pump Station	Union St.	1.55	24,600

4. Sewer Pump Station	Bluff Rd.	.19	12,100
5. Prouty Beach	Prouty Beach Rd.	29.00	956,800
6. Vacant Land	Union St.	.42	2,000
7. Vacant Land	Union St.	.30	28,700
8. City Water Reservoir	East Main St.	2.80	246,800
9. Vacant Land	Young St.	.13	7,700
10. Vacant Land	Union St.	.20	19,800
11. City School	Sias Ave.	7.67	3,861,200
12. Cemetery	East Main St.	5.80	79,300
13. Vacant Land	Duchess Ave.	.14	7,900
14. Vacant Land	Farrant St.	.05	6,000
15. City Dock and Gateway	Fyfe Drive	.97	801,500
16. City Park	Railroad Square	.74	22,500
17. Gardner Park	Gardner Park Rd.	20.00	1,602,400
18. City Sewer Plant	TP Lane	7.00	2,146,000
19. Fire Station	Western Ave.	1.00	440,400
20. Vacant Land	Western Ave.	3.70	5,300
21. Vacant Land	Western Ave.	.49	10,200
22. City Hall	Main St.	1.40	740,200
23. Library	Main St.	.25	388,900
24. City Parking Lot	Coventry St.	.25	86,100
25. Vacant Land	Glen Rd.	.14	18,800
26. Vacant Land	Eastern Ave.	.04	9,400
27. City Parking Lot	Central St.	.22	28,100
28. City Parking Lot	Central St.	.21	28,600
29. City Forrest	Highland Ave.	9.90	15,600
30. Vacant Land	Main St.	.43	39,600
31. City Water Tower	Mountain View Drive	2.21	621,500
32. Recycling Ctr.	Coventry St.	28.51	67,600
33. Vacant Land	Coventry St.	.06	10,000
34. City Well	Coventry St.	8.74	53,600
35. State Boat Launch **	Coventry St.	.41	27,200
36. Vacant Land	Coventry St.	.07	5,200
37. Vacant Land	Glen Rd.	.10	10,200
38. Vacant Land	Glen Rd.	2.64	15,400
39. Vacant Land	Glen Rd.	2.40	16,500
<b>TOTAL LAND VALUES</b>			<b>13,614,600</b>

(Source: Newport City 2013/14 Tax Book)

\*\* Leased to the State of Vermont

See Map O-1

## **APPENDIX P: HOUSING**

The purpose for considering housing in planning is to evaluate the needs of the community today and into the future. Housing is an integral part of a healthy community. Safe, sound and affordable housing is a prerequisite for economic stability and growth. Housing must be judged both qualitatively and quantitatively.

Newport City seeks to attract all housing types, especially affordable housing that will connect safely with schools, play areas, bicycle and pedestrian routes, and public transportation.

Sixty five percent of Newport homes were constructed pre-1940. They are characteristically wood frame with maintenance and repairs typical of older housing. Much of the older housing has been converted into multi-family apartments. New housing construction is increasingly located in the outskirts on land once valued for its agricultural value. Future housing is trending towards higher density multi-family developments. This is resulting in the renovation and outright placement of much of the city's older downtown housing. Accessory apartments attached to single-family residences for senior family members are supported.

Newport does a periodic review of its housing to ensure a sufficient stock for residents of all incomes and to be informed on the quality of that housing. Details on the housing count are available through the census data.

### **Population**

In the late 1990s, there was a projected population decrease; however, the city saw a small increase from 4,760 in 1996 to 5,100 in 2008. The population has decreased since then to 4,589 in 2010, according to the U.S. Census. Orleans County has seen an increase from 26,277 in 2000 to 27,200 in 2008. The population of Orleans County in 2010 was 27,231, with the 2013 population projected to be 27,169.

### **Affordability**

Several states and federal programs are offering 100% monies to purchase a home via grants and low interest rate loans. The current market climate with the lowest interest rates in thirty plus years is also facilitating home purchases. The market defines housing affordability as a percentage of gross household income. For both homeownership and rental purposes, affordable housing costs are accepted to be 30% of gross household income. Rental housing costs include rent, heat, electric and other utilities. Homeowners' costs considered in the 30% include mortgage principle, interest, real estate taxes and homeowners insurance.

Existing programs, such as the Section 8 Rental Assistance Program reduce household rent burden (rent in excess of 30% of income) by subsidizing rent. This program, as administered by the Vermont State Housing Authority, pays the difference between the Fair Market Rent and 30% of household income. The waiting list for Section 8 Certificates are up to two years for eligible households. Other rental assistance is available through project-based rental assistance. This assistance remains with a project, but accomplishes the same end as the Section 8 program, reducing rent to within 30% of income.

RuralEdge, formerly Gilman Housing, is a nonprofit organization working to address housing and poverty in the Northeast Kingdom. According to their website, "RuralEdge is a rural regional housing non-profit organization, committed to breaking the cycle of poverty in our communities. We do this by providing caring and quality housing and community development, property management, financial services, and education in order to attain economic, social and environmental sustainability." RuralEdge manages many rental properties across the Northeast Kingdom offering assistance to homebuyers through affordable mortgages and financial literacy education.

### **Multi-Family Rental Apartments**

With the stock market decline of the early 2000's a number of older buildings were purchased and renovated into rental properties, and existing apartments were upgraded by private individuals as investments.

During the last ten years, over forty affordable rental apartments in Newport have received substantial rehabilitation by both public and private means. This has resulted in a qualitative improvement but has not increased the total number of apartments. A fair amount of private investors have embraced this issue and gone forward with positive changes.

Rental income, as measured by HUD Fair Market Rents, has increased over the past five years. Program funds are available through the Vermont Community Development Program to develop revolving loan funds that are able to assist low-income homeowners or multi-family homeowners to repair and maintain the existing stock.

### **Sprawl/Core Development**

Most sprawl in the area has occurred outside the city limit, with the exception of some development along the Lake Road. As new development occurs, it will place additional demands on infrastructure such as roads, sewer and water. However, because of the availability of municipal water and sewer, regulations allowing concentrated development, and lack of available land, most new development will be additions to our core development and should minimize the impact on our infrastructure. In Newport City there are two such areas currently looking into the development direction; one is near the golf course and the other is the Palin Farm.

### **Housing Strategy**

The Vermont Comprehensive Housing Strategy has identified several targets for funding as state priorities. These priorities may prove beneficial to Newport in its housing and municipal development strategy. Goals include downtown revitalization, historic preservation, affordable housing for all income groups, planning, and abatement of environmental hazards.

### **Age-Friendly City Designation, sponsored by AARP**

AARP has designated Newport as an "Age Friendly City," in which AARP assists in efforts to help people live more easily and comfortably in their homes and communities as they age. AARP's network of Age-Friendly Communities targets improvements that influence the health and quality of life of older adults through eight domains of livability. Those include: outdoor spaces and buildings, transportation, housing,

social participation, respect and social inclusion, civic participation and employment, communication and information, and community support and health services. AARP will work with the city government and an advisory council over the next several years to address concerns specific to Newport and the surrounding area.

## **Summary**

With projected declines in Newport's population proven to be wrong, our new increased vitality will include all age groups. The demand for adequate and high-end housing is on the rise. Some needs will be met with condominiums and new houses. Rehabilitation and maintenance of our existing housing market will continue to serve the community well into the next decade.

Finally, the maintenance of infrastructure to support housing needs should be part of the planning process.

## **Housing Related Resources Available to Newport**

Vermont Community Development Program: a state program that administers the federal housing and economic development block grant program.

Vermont State Housing Authority: a state agency that develops and manages affordable housing, provides housing subsidy for very low-income residents.

The Vermont Housing & Conservation Board: a state agency that provides funding for land conservation and housing development

RuralEdge: a Newport based regional non-profit housing development and management company.

## **APPENDIX Q: ENERGY PLAN**

### **Energy Resources**

Heating oil and LP gas are available from several local suppliers and are offered to local residents and businesses on a competitive basis. Wood for space heating is available from local woodsmen in whatever quantity the market demands. Wood pellets are currently available from various local retailers. Limited amounts of waste wood (suitable for space heating needs) from Columbia Forest Products and several wood product manufacturing plants within the city are available at the current time. Vermont Electric Cooperative (see APPENDIX L: UTILITIES) supplies electricity. Gasoline and diesel fuel for motor vehicles is available from several automobile service stations and convenience stores with two stations open twenty four hours per day, 365 days per year.

### **Needs**

The city energy needs are currently being fully satisfied by local suppliers.

### **Scarcities**

At this time the Planning Commission is not aware of any scarcities of energy products.

### **Costs**

Energy costs are in line with energy costs through the greater Vermont and New England region. While energy is not inexpensive, there is no problem unique to Newport related to costs. The Planning Commission encourages residents to control costs by all forms of energy conservation and by taking advantage of local inexpensive sources of energy, such as waste wood for heating.

### **Problems**

The supply of energy is not a problem, however, energy costs are high and therefore the need for conservation is encouraged. The Planning Commission encourages residents and businesses to take advantage of the lower costs and abundant local supply of wood for heating.

### **Conservation of Energy**

The Planning Commission strongly advocates the conservation of energy. Energy conservation should be part of daily life, at home, school and the workplace. The use of energy efficient appliances, lighting, and building materials is highly recommended. It is also recommended that residences and businesses avail themselves of the many energy efficient services and programs currently offered by energy suppliers, especially Vermont Electric Cooperative. Rebates are offered for the purchase of energy efficient appliances and lighting. Energy efficiency programs are available for new home builders. Special assistance with energy problems are offered for the low income families, and energy audits and other assistance are generally available for business customers. Energy suppliers can also supply support material for those wishing to conduct conservation programs in the schools or through civic organizations. The Planning Commission recommends that all residents develop good conservation

practices and take advantage of the many promotional energy conservation programs available in the community.

### **Development of Renewable Energy Resources**

The Planning Commission recommends the development of environmentally sound renewable energy resources including hydropower, wood heating, solar, waste and wind energy. Projects that use waste wood available within the city are especially encouraged. The use of wood for heating by the State of Vermont at the Emory Hebard State Office Building on Main Street, North Country Union High School and Career Center, North Country Union Junior High School and North Country Hospital are not only examples of the use of renewable energy resources but also the use of locally available wood supplies. The increased use of wood and wood pellets for residential home heating is decreasing the city and region's reliance on imported fuels such as oil. The use of waste is increasing as a source of industrial process heat. Waste wood is increasingly being sold to Vermont wood fired generation plants. The installation of five new 2 MW bio-diesel generation units by Great Bay Hydro also incorporates the use of waste as an energy source. Washington Electric Cooperative installed a generation plant at the regional landfill in Coventry using methane gas recovered from the landfill as a source of fuel. Orleans County farms are installing anaerobic digesters to produce methane gas from animal waste. The methane gas is used to generate electricity.

Solar panels used for the generation of electricity are becoming a major opportunity in the region. Ames Electric installed 87 Kw of solar panels within the city this last year. Waste USA is constructing a 10,600 panel (2Mw) installation at the local landfill site in the town of Coventry. Vermont Electric Coop. is planning a 3.0 Mw solar panel installation in their service territory in Grand Isle County. VEC is creating a program that will allow individual VEC customers to purchase a panel and have the financial benefits of the electricity generated credited to their electric bill.

Wind mills have been installed on Lowell Mountain in the town of Lowell by Vermont's largest electric utility, Green Mountain Power Corp. The twenty two wind mill installations became operational in 2013. This is the only installation in Orleans County, however, one other wind mill farm is operational and others are proposed throughout the three county, Northeast Kingdom Region of Vermont.

District heating systems, the use of a single heating plant to heat multiple buildings along a street or a development, has been drawing considerable attention. Local industrial plants, that have large boilers for processing heat, are looking for additional ways to use the waste heat produced. While there are no installations to date, the concept is still under review and consideration. This along with any other means to increase efficiency of energy use is strongly encouraged and supported.

The preceding are all examples of the rapidly expanding use of renewable energy resources within the city and Orleans County region.

### **Land Use and Energy Conservation**

There are several building techniques that are known to result in the conservation of energy such as building on south-facing slopes and placing windows on the south side of buildings. The Planning Commission encourages the use of these techniques and taking advantage of natural features such as tree lines for wind breaks that may be available on the building site that will reduce energy use.

## **APPENDIX R: NEWPORT'S DESIGNATED DOWNTOWN**

The Newport City Council approved Newport's application for a VT Community Development Program Grant in 2005 to pursue VT Downtown Designation for Newport City's downtown district. In the fall of 2006 Newport hired a consultant to prepare the application for VT Downtown Designation, to organize four operating committees of volunteers (Design, Economic Restructuring, Organization and Promotion), and to pursue the development of a nonprofit organization for the purpose of enhancing and expanding businesses in the designated downtown district, recruiting the board members for the organization, and applying for IRS nonprofit status.

### **Designated Downtown**

Five months ahead of schedule, in November 2007, Newport City received Vermont Downtown Designation. Having this designation allows Newport's landlords and building owners to access special tax credits for facade improvements and to install what's necessary to meet safety codes for their buildings as well as elevators for easy access to upper floors. It also allows Newport to apply for VT Downtown Transportation Grants that are only available to designated downtowns.

### **Newport City Renaissance Corporation**

The Newport City Renaissance Corporation (NCRC) was incorporated as a Vermont nonprofit in July 2007. The NCRC is a private nonprofit organization with 501(c)6 IRS status. The NCRC is the only organization that focuses on the economic development of Newport City's downtown. The NCRC operates in accordance with the National Main Street Model with four working committees; Design, Economic Restructuring, Organization and Promotion. Each of these committees has a chair and work plan that addresses short-term as well as long-term goals in priority order. The Design committee works closely with Newport's Planning Commission and Development Review Board and occasionally makes recommendations for by-laws and ordinances.

The initial development of the Newport City Renaissance Corporation began with \$25,000 in unsolicited contributions from investors and developers demonstrating their commitment to the revitalization of Newport's designated downtown district. The City of Newport's taxpayers have continuously approved an annual unrestricted contribution of \$25,000 to the NCRC to offset some of its operating cost and to support projects. The investors and developers of the downtown community continue to provide additional funding through contributions. Specific projects funds are provided by state and federal development grants. The NCRC maintains contact with the Vermont congressional delegation and the Secretary of Commerce as well as local Vermont legislators to identify resources that could be used to implement some of the projects.

The organization's partners include city and state leaders, local business and property owners, and community members including youth and retirees committed to building an improved Newport. The Newport City Renaissance Corporation's Executive Director provides leadership and volunteer management through coordination with its board and committees (Design, Economic Restructuring, Organization, and Promotion) to support physical improvements, job creation and marketing the City of Newport.

The Newport City Renaissance Corporation supports three priorities:

1. Enhancing and expanding businesses in Newport City's designated downtown district and greater Newport City.
2. Developing new business opportunities that include, but are not limited to, development of a waterfront resort and conference center, enhancement of access to the enjoyment of Lake Memphremagog, deployment of a robust high-speed broadband internet service, expansion of the Newport State Airport and Foreign Trade Zone.
3. Promoting Newport City's downtown as a destination for shopping, hospitality, wellness, creative arts, performances, access to Lake Memphremagog, recreation and cultural heritage.

**Contact information:**

Newport City Renaissance Corporation

194 Main Street, Suite 205

Newport, VT 05855

802-323-1056

[info@DiscoverNewportVT.com](mailto:info@DiscoverNewportVT.com)

**City Accomplishments:**

- Welcome Center - new Deck, built by the North Country Chamber of Commerce.
- Gardner Park upgrades and enhancements
- Wayfinder signs - recommended by RUDAT
- Bike racks
- Kayak racks added at Gateway Center and Prouty Beach
- Restaurant expansions and new restaurants
- Marketing platforms
- Fresh by Nature, showcasing farm fresh products in local restaurants, and promoting and supporting the Eat Local movement
- Active by Nature, promoting Newport-based active lifestyle companies and efforts for residents and tourists alike
- Annual Events - Derby Day and the Taste of Newport showcasing downtown and raising funds for continuing investments in downtown
- Conferences - Federal Reserve in 2013
- Access to ESRI data through grant work with the UVM Extension Office
- 2013 Market Study, now guiding more planning and development in downtown
- AARP - Age-friendly communities project
- The opening of the Tasting Center in 2013 in direct response to form based tax code and tax credits access due to VT Downtown status
- Capacity development support through Karen Geraghty of the UVM Extension Office through a three year grant program
- Community gardens
- One cruise boat based in Newport and working in collaboration with other city organizations to promote and secure border crossing capabilities for a Magog, QC based tour boat allowing visitor/shopper access to downtown
- Expansion of the Newport Airport being completed in 2015

- Introduction of [www.DiscoverNewportVT.com](http://www.DiscoverNewportVT.com) to promote and support Newport's downtown and surrounding city area.

Many of the projects and accomplishments in the city are attributed to all the volunteers and community wide efforts made possible through the catalyst events presented through the introduction of the Newport City Renaissance Corporation and the VT Downtown designation.

### **Expected in the future**

- Creation of a five year Strategic Economic Development Plan in collaboration with a group of businesses, independent business people, city representatives and regional development organizations.
- Implementation of a commercial welcome packet, in print and online, to guide businesses that are considering Newport as a location to start, relocate or expand their existing business.
- Continued creation of new strategic initiatives through the focus and work of volunteers on the four committees working in unison to drive Newport into the future.

### **Newsworthy and noteworthy**

Downtown businesses, including Lago Trattoria, The Northeast Kingdom Tasting Center and Newport Natural are continually making the news in regional and national publications. The MAC Center for the Arts is vibrant and draws visitors to downtown, along with events at the Goodrich Library. Businesses are growing and moving into downtown. Yankee magazine, Vermont Life, Seven Days and others seek out the success stories located in Newport. The efforts in the city impact and influence the surrounding area by building exposure, leading to increased tourism, economic growth and community development.

### **A work in progress**

Downtown Newport continues to be a work in progress. New businesses are opening, activity is increasing, local EB-5 projects in Newport are breaking ground and help to re-establish the downtown area as a vibrant engaging community. Historic buildings are being restored and older obsolete buildings are being razed to make way for larger more efficient ones. The downtown is being rezoned to accommodate higher density use. Each year sees new changes and developments occur. A renaissance is truly occurring and is expected to continue for the next decade and beyond into the future.

## **APPENDIX S: COMMUNITY GARDENS**

Newport City recognizes the importance of community gardens to the vitality of the community and supports efforts in any neighborhood to maintain and expand community gardens. Additionally, the city will make city-owned lots and empty space available for community gardens and farmers' markets as interest is shown.

### **Newport Community Gardens - Fresh Start Community Farm**

The "Newport Community Garden" organization began operation in the spring of 2008 on a piece of private land owned by Donna Bowen at 165 Landing Street in Newport. The project was very successful and expanded to twenty garden plots in the spring of 2009. The city gave the Community Gardens access to a plot of land in the city's Gardner Park, between the bandstand and the Clyde River in June of 2009. In 2011 the property at 165 Landing Street was sold and the community gardens condensed into the Gardner Park site.

In 2011 the Zoning Department applied for and received a Municipal Planning Grant to plan for Designated Neighborhood status in a neighborhood adjacent to the Designated Downtown. That grant was leveraged to help start a community garden on a vacant lot previously used for parking in the center of the block between Second and Third and Summer and Prospect Streets. During the summer of 2011, the garden had over thirty five gardeners participate, and over forty donors and partners from the community give to varying extents.

Over the winter of 2012 a group of gardeners continued to meet to plan for the summer, and they renamed the garden "Fresh Start Community Farm." The UVM master gardeners asked the group to take over coordination of the Gardner Park site, but would continue to be involved as educators and consultants. The group also worked with the new owners of the former Vermont Teddy Bear Factory, Numia Medical, to utilize space on their lawn. As of the summer of 2014, sites include Gardner Park, Summer Street, Lake Road (Numia Medical) and the Derby garden behind the Dailey Memorial Library, as well as satellite sites for specific vegetables such as pumpkins and corn. Fresh Start Community Farms works much like a co-op; the gardens are centrally managed by a board of directors with volunteers receiving "shares" of the harvest from all the sites once harvest begins.

The mission statement of Fresh Start Community Farm is "to cultivate a baseline of food access in our city through gardens that create social, cultural, and economic hubs within the communities they serve. Our gardens are lawns, lots, and other reclaimed spaces scattered around the city, tended by teams of neighbors and the next generation of growers."

### **Four Seasons Garden Club**

The Four Seasons Garden Club began in 1979, meets the second Tuesday of each month and is open to all who enjoy a love of gardening and the environment.

The Club is a member of the Federated Garden Clubs of Vermont, the Vermont Community Botanical Garden, and the National Garden Clubs, Inc. Its stated purpose is to stimulate the knowledge and love of gardening, to aid in the protection of native trees, plants, birds and animals and to encourage and promote civic planting and beautification. The club can be reached at [www.fsgc.org](http://www.fsgc.org).

Each meeting includes a luncheon and program of interest to the members. The club meets at various locations published in the club's handbook. Members are expected to participate in club projects, which include the 19<sup>th</sup> Century Display Garden at the Cyrus Eaton House, Old Stone House Museum in Brownington, the planting and upkeep of the garden at the Golden Days Memorial Garden at Gardner Park, and the garden at North Country Hospital, which recently added the "Plant It Pink" garden, honoring the fight against breast cancer. This garden was awarded the National Garden Club's Pink Trowel Award for 2011. The club also provides holiday arrangements to area senior citizens and nursing homes bringing the programs of the Northwoods Stewardship Center to area schools, and provides scholarships to local students.

## **APPENDIX T: MEMPHREMAGOG WATERSHED ASSOCIATION**

The Memphremagog Watershed Association (MWA) was founded in 2007. It is a non-profit organization dedicated to the preservation of the environment and natural beauty of the Memphremagog Watershed to ensure its protection for generations to come. The Memphremagog Watershed includes at least twenty two lakes and ponds as far east as Canaan, south to Hardwick, west to Lowell and north to Canada. Lake Memphremagog's main tributaries are the Clyde, Black, Barton and Johns Rivers.

The objectives of the organization are to promote ecological awareness of the lake and its watershed, to inform and educate the public and to promote participation in the preservation of the watershed, to work with other lake associations, local, state and federal governments, and businesses to develop guidelines and policies that protect and improve the quality of life in the watershed, to participate in the monitoring of the water quality of the lake and its tributaries and to clean up and renaturalize the shoreline and river banks and protect area plants and wildlife.

The following are examples of projects and activities in which the association has participated in order to meet the objectives listed above. MWA has held educational workshops and meetings for the public that have focused on native plantings and natural restoration of river and lake banks. The organization has also informed the public about the present state of water quality in the lake as well as the threats to that quality including aquatic invasive species and the occurrence of algae blooms. MWA has held clean-ups, organized shoreline restoration and riparian buffer plantings, participated in water quality sampling, patrolled Lake Memphremagog for invasive species on a yearly basis, monitored for cyanobacteria (blue-green algae) and provided stewardship at the Eagle Point Wildlife Management Area. MWA was active in promoting the passage in 2014 of the Shoreland Protection Act, which contains regulations and permitting processes for new development or redevelopment of shoreland properties. Internationally, MWA is a member of the Quebec/Vermont Joint Steering Committee on Lake Memphremagog. Recently, MWA has been working on stormwater management and mitigation through Vermont Agency of Natural Resources grants. In its strategic planning MWA works in coordination with the Vermont Department of Environmental Conservation's Basin 17 Water Quality Management Plan, a tactical plan for improving and protecting water quality in the Memphremagog watershed.

In pursuing its objectives, the Memphremagog Watershed Association has worked with state agencies such as the Agency of Natural Resources and the Department of Fish and Wildlife, with other associations such as Memphremagog Conservation, Inc., Salem Lake Association, Seymour Lake Association, Echo Lake Association, municipalities that include Newport City, Newport Town and Derby, the North Country Chamber of Commerce and Vermont League of Cities and Towns. The Association continues with these partnerships and is seeking new alliances that will promote the restoration and preservation of the environmental quality of the Lake Memphremagog Watershed.

Memphremagog Watershed Association  
P.O. Box 1071, Derby, VT 05829  
[www.memphremagogwatershedassociation.com](http://www.memphremagogwatershedassociation.com)  
[www.lakememphremagog.org](http://www.lakememphremagog.org)

## **APPENDIX U: ARTS**

### **MAC Center for the Arts**

Since November 2007 the MAC Center for the Arts has transformed an idea and a dream into 5,000 square feet of gallery, special exhibition, performance and classroom space. Proud to be in the heart of a changing Main Street, MAC is a part of Vermont's creative economy.

MAC is a nonprofit collaborative organization offering membership and sponsorship opportunities for artists, hand crafters, photographers, writers, performers, business and community groups and patrons of the arts. Members have the opportunity to exhibit and sell their work, and to participate in opening receptions, in special holiday performances and events and in readings. Members hold creative classes for young people and adults, many of which are free of charge, or require a nominal fee only.

The MAC Center for the Arts is staffed by volunteer members who also serve on its Board of Directors as well as the committees organized to support many offerings to the community. A scholarship fund has been established for talented high school seniors in the Northeast Kingdom who intend to pursue higher education in art, music, performance or writing.

*"The MAC Center for the Arts exists to nurture our community's understanding, appreciation and support of the Arts, Cultural Heritage and the Humanities."* This is the mission statement which is adhered closely with members working collaboratively within the organization, and in the larger community of Newport as well.

The Memphremagog Arts Collaborative is a 501(c)3 charitable organization. They can be found on the web at [www.memphremagogartscollaborative.com](http://www.memphremagogartscollaborative.com). Their address is 158 Main Street, Newport, VT 05855. The phone number is 802-334-1966. Their hours are Monday-Saturday, 10-5.

### **QNEK Productions**

Award winning QNEK Productions, International Theatre Company, in residence at the Haskell Opera House, has been a local legend since 1993. With modest beginnings at Lake Willoughby in an outdoor pavilion at the Fox Hall Inn, QNEK has grown to international fame and recognition.

Founder, CEO and Managing Artistic Director, Lynn Leimer (Flint), has been in theatre for nearly fifty years. Her background includes working with Robert Morse in Woody Allen's *Play It Again Sam*; originating the off Broadway role of Virginia Brothwell, in productions such as the musical *Everything Right Here*; and playing multitude of leading roles such as Club Bene, Balley's in Atlantic City, and Americana Great Gorge, to name a few. Ms. Leimer, also known as the Queen of the Northeast Kingdom – hence QNEK, developed the company and brought the troupe to the Haskell as the resident theatre company in 1997.

QNEK provides the "Best of Broadway and Beyond" with its main stage productions running from April through October. From *Guys and Dolls*, *Hello Dolly*, and the *Pirates of Penzance* to *Forever Plaid* and *Once on This Island*, audiences are continually entertained. The beloved, *Nunsense*, QNEK's signature show, is performed every two years and never gets old. Shows run the gamut from comedies such as *Greater Tuna*, *Come Blow Your Horn*, *See How They Run* to dramas like *Cat on a Hot Tin Roof* and *Spoon*

*River Anthology*. QNEK has never backed away from pushing the envelope in theatre and has produced three world premieres; *The Trial of Mrs. Rebecca Peake*, *The Guys*, and *Memoirs*.

Keeping theatre alive means training the younger generation, to wit, The Apprenticeship Program. Started in 1995, this program allows students from 13-19 to work in a hands-on environment with professional theatre actors and technicians. Their craft is honed onstage as well as backstage. Students who are active in every main stage production with QNEK during a season receive an Excellence Award and a \$100.00 savings bond.

Not to be left out, students from 9-13 may attend, by audition only, the Academy for Children in Theatre (ACT 1). Limited to ten, the two week theatre intensive (free of charge) takes children from page to stage. Working with an original script that they help to create, participants make the sets, props, costumes and rehearse culminating in a public performance on the final day.

Rounding out community participation, seniors volunteer on a regular basis providing front of house duties, ushering, and backstage assistance. Fran and Art Steiner have been with the company in that capacity for twelve years.

Staffing for the theatre company has also grown to include Anita Morin Mayhew, Music Director; Mark Violette, Associate Music Director; Susan-Lynn Johns, Associate Director and Lighting Designer; Laura Carpenter, Choreographer; Robert Wing, Set Designer; Denis Ziegler, Technical Director; Delia Leimer, Assistant to the Director; Carol Woodard, Costume Designer, and Douglas Flint, Box Office Manager.

For more information, visit the QNEK website and [www.qnek.com](http://www.qnek.com)

QNEK Box Office: 802-334-2216

Business Office: 54 Wildflower Way, Newport, Vermont.

Haskell Opera House, 93 Caswell Avenue, Derby Line, VT/1 Church Street, Stanstead, QC.

## **Vermont Symphony Orchestra**

The Vermont Symphony Orchestra (VSO) does a Made in Vermont chamber orchestra concert at the Haskell Opera House every fall as part of a 9-10 day concert tour. This normally takes place on a Sunday afternoon. The orchestra has been doing Made in Vermont tours since 1994 as an integral part of its mission to serve the entire state. Being small, the orchestra is able to play in some of the "gem" venues like the Haskell Opera House. It takes a shoehorn to get the orchestra on the stage, but the acoustics are incomparable and the orchestra love playing there. VSO also has a special relationship with the state college system, which of course includes Lyndon State College. The Made in Vermont program always features a world premiere; a newly commissioned work from a Vermont composer or composer with strong Vermont ties. Sometimes the music director, Jaime Laredo, conducts, and sometimes Anthony Princiotti, its principal guest conductor, is on the podium.

In conjunction with these concerts, VSO runs the "Green Room Program". Select junior and senior high school students are sent advance materials about the concert (including a CD), and then they have a meal with musician mentors (one mentor per five students) before the concert. The students' concert tickets are free. All that is asked in return for this up-close-and-personal concert-going experience is that they write a short "review" about their experience afterwards. The program is funded by individuals and organizations, depending on which schools are involved.

The Symphony Kids educational outreach programs have always been extensive and well-received in the North Country. The Musicians-in-the-Schools program brings small ensembles from the VSO into area schools (usually three performances at three different schools in the course of one day) to perform for student assemblies. Funding comes from the proceeds from North Country program insert ad sales, plus other grants awarded annually (schools ante up part of the fee and VSO subsidizes the rest).

The VSO presents an orchestral youth concert using North Country Union High School as a magnet location while elementary age students are bused in from area schools. This program has been going on since 1999.

The North Country Friends of the VSO is one of six regional boards of trustees which provide an ongoing local presence and voice of the VSO in communities throughout the state. The boards serve as a primary liaison between the VSO and its patrons, supporters and volunteers. Participation enables its members to support the wonderful activities of the orchestra locally and to raise funds to ensure that its' school programs reach the greatest possible audience of young people.

The regional board has settled into a pattern of holding two fund raisers each year, "Uncorking Spring" in May and "Symphony Sampler" in August, to help with general symphony expenses. "Uncorking Spring" takes place at Spates the Florist, where for a reasonable price attendees get gourmet cheeses, two glasses of wine, live music, plant specials, and a chance at door prizes. "Symphony Sampler" is also very affordable. It takes place at the Dancing Sail at the Eastside Restaurant, where guests are offered a buffet dinner, a huge raffle/auction, and a live musical performance which usually includes a local youth element.

## **Haskell Opera House**

While the Haskell Opera House is located half in the neighboring community of Derby Line, Vermont and the other half in the village of Stanstead, Quebec, Canada, the Haskell has a distinctive cultural influence within the international communities in Northeastern Vermont and the Eastern Townships of Southern Quebec. Its unique international standing along with its cultural influence make it one of the international community's most popular tourist attractions.

Built in 1904, the Haskell Opera House is connected to the Haskell Free Library. The facility was the gift to two countries, given by Martha Stuart Haskell. The border of the United States and Canada runs directly through the building. It is the only opera house in the world that sits in two countries and is listed in *Ripley's Believe It or Not?!*

The first performance was held on June 7, 1904 featuring a minstrel show and the first musical comedy performed on the stage, *Isle of Rock*. More than a century later, the venue is still hosting world class entertainers in its' acoustically perfect auditorium. Able to accommodate 408 patrons, the theatre is replete with architectural intrigue including rococo plaster relief of cherubs and what is lovingly known as "wedding cake" gilded, proscenium facade.

The antique curtain and assorted sets were painted by master artist, Erwin Lamoss, and are still in mint condition. Stored for safe keeping, they are periodically brought out on stage for special occasions. There have been few changes to the opera house, albeit bringing the building to current fire codes and adding an elevator to be ADA compliant.

In 1997 QNEK Productions was brought on as the Resident Theatre Company, and in 2008 QNEK's CEO, Lynn Leimer, was hired by the Board of Directors to facilitate the opera house in the capacity of Theatre Manager. The position was created exclusively due to the downturn in the economy and the fact that the endowment, which the Haskell relies on, literally tanked in the stock market. There was concern that the opera house would have to close down because it was not financially feasible to keep it open, but through extended bookings and grant writing, the Haskell Opera House is holding its own and making its way into the 21<sup>st</sup> century.

Technical upgrades are being manifested to attract more performers and a fresh marketing strategy is breathing new life into the "old gal." There are a variety of shows to see ranging from dramas to musicals, from ballet to opera, from jazz to the Vermont Symphony Orchestra. The Haskell Opera House has it all from both sides of the border.

To find out more about the Haskell Opera House and when tours are available, visit [www.haskellopera.org](http://www.haskellopera.org) or call 802-873-3022.

### **Now Playing Newport Music Series**

Now Playing Newport Music Series  
St. Mark's Episcopal Church  
44 Second Street, Newport  
Jim McKimm, Director  
Website: [www.nowplayingnewport.com](http://www.nowplayingnewport.com)

The Now Playing Newport Music Series has been revived after a five year hiatus. The series provide a wide variety of music genres (classical, vocal, jazz and more) by local and statewide artists through most months of the year with low cost tickets compared to most venues for similar performances. St. Mark's was built in 1885, has wonderful acoustics, and being a small venue, seating one hundred, allows for a more intimate experience between performers and audience. The income from tickets supports the artists. Most programs are held on Sunday afternoons, but some evening performances as well as additional days are also scheduled. Light refreshments for a 'meet and greet' the artist are served after each program.

Free youth programs are currently being presented by the Music Department from Lake Region High School, under the direction of Dr. Sara Doncaster. Also, smaller ensemble groups from the Newport Area Community Orchestra, under the direction of Ken Michelli, fill in the calendar.

The series is always looking for local artists to perform. Interested artists can contact the Series at [concerts@nowplayingnewport.com](mailto:concerts@nowplayingnewport.com). Each fall, a sponsorship campaign is held for ads in the programs by local businesses and organizations, as well as general sponsorships, to enable the series to present the finest music at the lowest cost. The first year after the hiatus has been a great success and the series is looking forward to many more.

### **The Newport Area Community Orchestra**

The Newport Area Community Orchestra (NACO) is a community based ensemble dedicated to the Northeast Kingdom and surrounding communities. The orchestra is dedicated to quality performances in a

setting that provides an educational and cultural relationship between musicians and audience. In addition, the Newport Area Community Orchestra's mission is to foster excellence and innovation in the arts within the community, as well as a sense of pride and accomplishment. It serves the student communities of North Country Union High School, Lake Region Union High School, North Country Junior High School and Stanstead College. Students are encouraged to join the orchestra, which includes strings, woodwinds, brass and percussion. The Newport Area Community Orchestra presents four annual concerts, two in the fall and two in the spring. The orchestra's smaller ensembles also perform at other local venues during the year.

The orchestra was formed in Derby Line, VT in February of 2011, and began with only five members to start. The first performance was held at the First Universalist Parish in Derby Line for a Sunday morning service. Shortly after that, rehearsals were held in the social hall at the church. The first concert was held in May of 2012 at the Haskell Opera House for its season opening fundraiser. Two additional concerts to the orchestras schedule were added during the next season, a fall concert and an additional spring concert. The orchestra also sponsors several ensembles that perform in the Newport area. The ensembles include the First Universalist Parish Ensemble, Newport Area Community Orchestra Wind Quintet, Newport Area Community Orchestra Expanded Piano Sextet and the Newport Area Community Orchestra Piano Trio. The NACO Wind Quintet and Expanded Piano Sextet regularly perform for the changeover receptions at the Memphremagog Arts Collaborative and have played for other community functions since their inception. The orchestra has established working relationships with St. Mark's Episcopal Church through their "Now Playing Newport" concert series and with Stanstead College in Stanstead, QC.

The orchestra is led by Music Director, Ken Michelli, who is also its founder and Executive Director. Ken has a Bachelor of Science degree in Music Education and a Master's degree in Music degrees from Louisiana State University in Baton Rouge, LA. He studied trombone and took music courses at Georgia State University in Atlanta, GA and at the Eastman School of Music in Rochester, NY.

The orchestra has a total membership of thirty nine musicians and continues to grow each year. Through a working relationship with Stanstead College, there is an opportunity of gaining new international members from each incoming freshmen class.

For more information please visit the Newport Area Community Orchestra's website at [www.newportareacommunityorchestra.org](http://www.newportareacommunityorchestra.org).

### **Newport Area Concert Band**

The Newport Area Concert Band had its beginnings in the late 1940s under the direction of "Bud" Seguin, band director at Sacred Heart High School, and assisted by his good friend Richard Croudin, director of the Newport High School Band. The ensemble has always been a volunteer group containing senior citizens and young school players, performing during the months of June, July and August, with an open invitation to everyone to play with the band whenever it performs. Concerts begin in mid-June on the Gazebo in Gardner Park in Newport or in the Municipal Building if it rains. During the past several years, additional concerts have been performed in several area communities and in Canada. The repertoire is varied with marches, show tunes, novelty pieces and other more serious works rounding out each program. The difficulty level of the musical works is kept well within the playing abilities of its members. Jim Chapman, current band director at North Country Union High School, has been the director since the summer of

1995. The Newport Area Concert Band is partially funded by the Newport Parks and Recreation Department with additional support derived from contributions at concerts and payment for performances outside of Newport. The Newport Area Concert Band makes an important contribution to the many varied activities available to residents and tourists during the summer months in the Northeast Kingdom.

### **Northeast Kingdom International Wind Symphony (NKIWS)**

The Northeast Kingdom International Wind Symphony provides Northern Vermont and Canadian wind and percussion players an opportunity to perform music composed for the symphonic band. The Wind Symphony exists to serve the musical aspirations of its membership by performing in an atmosphere geared towards excellence. The ensemble rehearses at the North Country Union High School Band Room on Monday evenings from September to May. All aspects of musical performance are approached in a professional manner. Considering its unique and diversified membership, the Northeast Kingdom International Wind Symphony collects no regular dues from its members and continues to cover operating expenses through donations from individuals and donations at concerts. Contributions and assistance are essential and always welcome.

Membership in the Wind Symphony is available to enthusiasts of band music capable of performing at the level of its music. Information and membership details are available from any of its members by calling 802-895-2669 or writing the Northeast Kingdom International Wind Symphony at 3614 Bates Hill Road, Derby, Vermont, 05829.

The Wind Symphony has been performing in Newport since the early 1990s.

### **North Country School of Dance**

North Country School of Dance is a variety dance school that has been in operation since 1989. North Country School of Dance teaches beginner through advanced levels in tap, ballet, lyrical, hip hop and three levels of pre-dance. Students range from age three through adult. The artistic directors are Diane Colburn, a former professional dancer for twenty years, and Krista Hogge, (Diane's daughter), a professional teacher, award winning choreographer, and director of the studio's competition team. They are members of Dance Educators of America, a New York based dance teachers' organization. Some of their students have gone on to seek professional careers in dance and also to major in dance in college.

For more information contact;  
Diane Colburn, Director  
North Country School of Dance  
1257 East Main Street, Newport, VT, 05855  
802-334-1989  
[colburn\\_family@comcast.net](mailto:colburn_family@comcast.net)

## APPENDIX V: FLOOD RESILIENCE

### Lake Memphremagog Watershed

Newport City is located at the southern end of Lake Memphremagog and is entirely within the Lake Memphremagog Watershed, which encompasses a total of 647 square miles of which 489 square miles are in Vermont and 198 square miles of which are in the Province of Quebec in Canada. The City of Newport encompasses approximately six square miles. Three main rivers, the Clyde, the Barton and the Black flow into Lake Memphremagog at the southern end of the lake. The Barton and Black rivers flow into South Bay and the Clyde River enters in the center of the city at Railroad Square.

### Drainage and Subwatersheds

The Barton River drains an area of approximately 164 mi<sup>2</sup> extending from its headwaters in the town of Glover to its mouth at Lake Memphremagog's South Bay in Coventry. The watershed contains one large tributary watershed, the Willoughby River, which drains from Lake Willoughby in the town of Westmore and enters the Barton River in Orleans Village. Most lakes occur in the upper part of the watershed, including Lake Willoughby (1,864 acres), Crystal Lake (772 acres), Parker Lake (253 acres), and Shadow Lake (217 acres).

The Black River Watershed lies within the Memphremagog Watershed in northern Vermont. The Black River drains an area of approximately 135 mi<sup>2</sup> and begins on a southerly course from its headwaters in Albany, paralleling the Creek Road into Craftsbury. The river then turns 180 degrees to flow north through Craftsbury, Albany, Irasburg and Coventry (Figure 1) before emptying into Lake Memphremagog's South Bay. It distantly parallels Routes 14 and 5 for most of its course through a wide, level, and alluvial valley that is bound by the Lowell Mountains to the west and the hills of Albany and Craftsbury to the east. The river is fed by many smaller tributary watersheds that drain the Lowell mountains, the largest of which are listed here in a north to south order: Stony Brook (6 mi<sup>2</sup>), Ware Brook (4 mi<sup>2</sup>), Brighton Brook (9 mi<sup>2</sup>), Lamphear Brook (5 mi<sup>2</sup>), McCleary Brook (3 mi<sup>2</sup>), Shalney Branch (3 mi<sup>2</sup>), Rogers Branch (3 mi<sup>2</sup>), and Seaver Branch (4 mi<sup>2</sup>). The river also receives large inputs from tributaries draining the south-western portion of the watershed: Whitney Brook (14 mi<sup>2</sup>) and Lord's Creek (16 mi<sup>2</sup>). One lake and many ponds occur in the watershed: Lake Elligo (174 acres), Little Hosmer Pond (180 acres), Great Hosmer Pond (140 acres), Duck Pond (nine acres), Mud Pond (thirty five acres), Page Pond (sixteen acres), Heart Pond (six acres), Hartwell Pond (sixteen acres), Potters Pond (five acres), Griggs Pond (six acres), Walker Pond (eighteen acres), Smith Pond (eight acres), and Sargent Pond (six acres).

The Clyde River, thirty miles long, rises in Island Pond in the town of Brighton and drains 142 square miles. The watershed is characterized by many large lakes and extensive swamps and marshes. Several dams and bypasses are along the river. The Clyde River drops thirty two feet in its first sixteen miles, 160 feet in the two miles below Pensioner Pond and 170 feet in less than one mile at Clyde Pond. It flows into Lake Memphremagog in Newport City. From its source at Island Pond, the Clyde River begins a general westerly flow. Within a mile of the pond, the Pherrins River joins the Clyde from the north. The Pherrins River is ten miles long and drains a watershed of 19.1 square miles. The Clyde River then winds southwesterly another few miles before the Oswegatchie Brook joins it from the south. Oswegatchie Brook and its steep tributaries drain a six square mile watershed. The brook itself is approximately three and a half miles long. The Clyde River from this point meanders northwesterly for several more miles through the town of Brighton with the 4.5-mile long Cold Brook and the 6.5-mile long Webster Brook joining the Clyde

from the south and the north respectively. As the Clyde flows through Brighton, it is surrounded by extensive forested, scrub-shrub, and emergent wetland communities. The Clyde River continues its westerly-northwesterly flow into and through the town of Charleston. Here again, the river is part of an extensive forested/shrub/marsh wetland complex. In Charleston, as the river flows westerly, Mad Brook joins it and then the Seymour and Echo Lakes watersheds drain into it, and then another five to six miles downstream, the Clyde is dammed to form Pensioner Pond. Downstream of Pensioner Pond, the river is also dammed at West Charleston to form Charleston Pond. From Charleston Pond, the river continues a northwesterly flow into Lake Salem, a very large lake. From Salem Lake, the Clyde flows generally northwest until it passes under Interstate 91 where it winds southerly into the dammed Clyde Pond. From Clyde Pond, it flows more directly west into Lake Memphremagog at Newport City.

### 100 Year Flood Risks of Watershed

In general, floods in the area are caused by heavy rains. Springtime rains are often associated with snowmelt. A winter thaw, accompanied by rain often leads to ice jams which also cause riverine flooding. Hurricanes traveling up the east coast of the country produce occasional flooding situations. Much of the land immediately surrounding Lake Memphremagog is susceptible to periodic flooding. The Magog River presents a constriction to flows through Magog, Quebec. Thus the river effectively controls lake level flooding.

The level of Lake Memphremagog is controlled by a dam at Magog, Quebec. The normal operating range of the lake is maintained in accordance with the Boundary Water Treaty of 1909 and agreed upon by an exchange of notes between the Governments of the United States and Canada in 1935.

The operating ranges agreed to are as follows:

Upper Limit: 683.00' MSL

Lower Limit: 679.28' MSL

Also, during times of flood the sluiceways of the dam shall be sufficiently opened to ensure that the outflow from the lake shall be unobstructed by the dam, the flood water drawn off and the water level in the lake reduced to the normal regulated level as rapidly as possible.

Low lying areas of Newport are subject to periodic flooding caused by overflows of the Black River and Clyde River and their tributaries. The city is also subject to lacustrine flooding by Lake Memphremagog. The most frequent flooding occurs in early spring as a result of snowmelt and heavy rains, but flooding has historically occurred in every season. Flooding has also occurred due to debris collection and ice jams. Notable floods in this area have occurred in several years. These storms brought significant damage to infrastructure including roads, culverts and bridges. The majority of damage from these storms was caused by the storm and not directly related to flooding from the river corridors or the lake.

The following table lists the most recent FEMA Flood Related Declarations and FEMA Public Assistance.

Disaster Number	Declaration Date	Description	Total FEMA Public Assistance Received (Rounded to Nearest \$)
3167	4/10/2001	Snow	8,132

1428	7/12/2002	Severe Storm and Flooding	14,285
1559	9/23/2004	Severe Storm and Flooding	10,060
DR 1995	6/15/2011	Severe Storm and Flooding	-

The lake water level from the one hundred year storm is 686' which is three feet above the upper limit of the normal lake level. This level of increase encroaches on areas such as Gardner Park, several yards and basements on Glen Road and wetlands along Lake Street. Based on State of Vermont Highway Map 163 contouring and Community-Panels from National Insurance program, the one hundred year storm water level increase will affect structures along the lakes edge throughout Newport City as noted above. However, other properties could be affected by secondary issues, such as windblown ice flows or high wind wave damage.

The Clyde River flooding depth varies with distance back from the mouth of the river. There are several homes in the area of Tributary Number 1 entering the Clyde River near Cross Section L that are in danger of flooding.

Clyde River Cross Section	Distance (feet) from Mouth of River	Base Flood Water Surface Elevation	Approximate Location of Cross Section
N	5440	695.0	Up Side of Powerhouse Road
M	5220	693.3	Down Side of Powerhouse Road
L	4900	689.3	391 Clyde St.
K	4620	689.0	Up Side Clyde Street Bridge
J	4480	687.5	Down Side Clyde Street Bridge
I	3920	687.0	124 Clyde St.
H	3420	686.8	Up Side Western Avenue Bridge
G	3160	686.7	Down Side Western

			<b>Avenue Bridge</b>
<b>F</b>	<b>2140</b>	<b>686.5</b>	<b>Up Side Interstate Bridge</b>
<b>E</b>	<b>1000</b>	<b>686.3</b>	<b>Down Side Interstate Bridge</b>
<b>D to A</b>	<b>100 -740</b>	<b>686.0</b>	<b>Grand Stand to Mouth of River</b>

**Flooding Due to Dam Failure**

**Emergency Action Plan (EAP) for Newport Dam**

**Purpose**

The Emergency Action Plan is necessary in order to have specific comprehensive guidelines for notification of downstream residents and local emergency services of any imminent failure of or any potentially hazardous situation, which might occur at its Newport Dam. The EAP does not infer any present instability in the Newport Dam, and probability of the failure of this dam is judged to be remote. Although dam failure is unlikely, high water conditions causing river flows significantly greater than those of historic record could cause failure.

**Preparedness**

The EAP preparedness section includes methods of surveillance, surveillance during periods of darkness including power outages, access to site, response during weekends and holidays and adverse weather conditions. Also in this section are emergency supplies and information for emergency services and utility resources. A list of local contractors and contractors familiar with the dam are provided and a consulting engineer contact.

**Inundation Conditions and Maps**

**Fair Weather Dam Break**

Based on mapping and tabular information for this break, the lake level will not be significantly affected. Areas including Clyde Street, the Fire Station and the Treatment Facility will see flooding and flow will continue through Gardner Park. The flooding will require local evacuation within these areas and result in flooded roads.

**Flood Failure Dam Break**

Based on mapping and tabular information for this break, the lake level at the mouth of the Clyde will be significantly higher. The flood will now have an impact on structures on the west side of Hill Street, and the north side of Lake Street. It will now inundate areas of the Lakeshore Plaza and East Side

Restaurant. Lower Main Street in the area of the railroad crossing may see flooding. The flooding will require local evacuation within these areas and result in flooded roads.

### **Fluvial Erosion Hazard Area**

Fluvial erosion potential has not been addressed at this time. However, new data is constantly becoming available, such as the recently released River Corridors Base Map by the Agency of Natural Resources. While the Newport City's exposure is limited by the length and character of the rivers within the city, the potential for significant property damage under unique circumstances is real. Therefore, new river corridor data will be evaluated as it becomes available to identify any potential problem areas and any measures that will minimize or eliminate the impact of fluvial erosion shall be implemented.

## **COMMUNITY ACTION**

### **Town and Bridge Standards**

The City of Newport has adopted the Town Road and Bridge Standards.

### **Flood Regulations**

The City of Newport Bylaw contains Section 433B Flood Hazard Area Regulation - 433.01 Lands to Which This Bylaw Applies. This bylaw shall apply for development in all areas in the City of Newport identified as areas of special flood hazard on the current National Flood Insurance Program maps that are hereby adopted by reference and declared to be part of these regulations. Also included are 433.02 permit requirements, 433.03 base flood elevations, 433.04 review process, 433.05 development standards, 433.06 administrative duties, 433.07 variance process and 433.08 liability warning.

### **Local Emergency Operations Plan (LEOP)**

The City of Newport's LEOP was received by the Vermont Division of Emergency management and Homeland Security on June 17, 2014. Newport City has complied with Vermont statute and completed one requirement for communities that wish to receive full disaster or mitigation funding.

### **Local Hazard Mitigation Plan**

The City of Newport is currently working with NVDA developing a local hazard mitigation plan. Completion is scheduled for early 2015.

### **References**

Emergency Action Plan Newport Dam  
Clyde River Hydroelectric Project  
FERC Project No. 2306 – VT  
Citizens Communications Company  
September 2001  
Basin 17 Water Quality Management Plan  
Vermont Agency of Natural Resources  
March 2006

Clyde River Wetlands Natural Community Mapping Project Final Report  
Jayson Benoit - Northwoods Stewardship Center  
July 2012

Restoring Water Quality in the Lake Memphremagog Basin  
River Corridor Plan for the Black River  
Melissa Dyer, Jason Benoit, and Matt Goclowski  
Northwoods Stewardship Center  
March 2011

Restoring Water Quality in the Lake Memphremagog Basin  
River Corridor Plan for the Barton and Johns River  
Melissa Dyer - Northwoods Stewardship Center  
December 2008

State of Vermont Department of Highways Map 163  
Compiled by Photogrammetric Methods  
Lewis – Dickerson Associates  
April 1956

Flood Insurance Study  
Federal Emergency Management Agency  
Federal Insurance Administration  
Community Number – 500086  
December 1979

Letter to Newport City official  
Adapted June 17, 2014 from  
Joe Flynn, Director  
Division of Emergency Management and Homeland Security  
Vermont Department of Public Safety  
103 South Main Street  
Waterbury, VT 05671-2101

**APPENDIX W: ACKNOWLEDGEMENTS**

Shelbe Benson-Fuller, U.S. Customs and Border Protection, Office of Public Affairs  
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Diane Colburn, North Country School of Dance  
Lt. Kirk Cooper, Vermont State Police Derby Barracks  
Sarah E. Corrow, Community College of Vermont  
Chief Seth C. DiSanto, Newport City Police  
J. Paul Duquette, Former Newport City Police Chief  
Trevor Evans, Memphremagog Yacht Club  
Dan Gauvin, Lakeview Aviation  
Rick Geisel, Turning Points  
Donald Hendrich, Memphremagog Watershed Associations  
Rob Hodgkins, Designated Downtown  
Eileen Illuzzi, North Country Career Center Director  
James D. Johnson, Newport City Clerk/Treasurer  
Judith Kavanagh, Four Seasons Garden Club  
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Jennifer Leithead, Fresh Start Community Farm  
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Isobel Marks, Vermont Symphony Orchestra  
Sheriff Kirk J. Martin, Orleans County Sheriff's Department  
Jim McKimm, Now Playing Newport Music Series  
Ken Michelli, Newport Area Community Orchestra  
Carol Nicholson, Goodrich Memorial Library  
Michael A. Paradis, Newport Ambulance Service Executive Director  
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John O. Ward, Jr., Newport City Manager  
Laurel Wilson, Newport City Executive Secretary  
Len Wing, Casella Waste Management  
Jodi Woodard, Orleans Central Supervisory Union  
Department of Homeland Security  
Newport Area Concert Band  
"Newport City Market Analysis – 2008" by The University of Vermont – Extension  
Northeast Kingdom International Wind Symphony

**APPENDIX X: MAPS**

Map B1: Base Map

Map B2: Land Cover

Map B3: Zoning

Map B4: Orthophotography

Map B5: Natural Constraints to Development

Map B6: Designated Downtown Area