

## How the Plan Relates to the Regional Plan and Adjacent Municipalities

The Jeffersonville Planning Commission and Trustees look forward to cooperating with Cambridge and neighboring Towns to improve services and planning for all residents and visitors. This Village Plan is one step towards achieving this goal. The Planning Commission and Trustees believe this Village Plan complements and enhances the efforts of our surrounding communities.

### Town and Village of Cambridge:

Jeffersonville is an incorporated Village within the Town of Cambridge. Jeffersonville is bordered on all sides by the Town of Cambridge. Overall, the Cambridge Town Plan is compatible with the Jeffersonville Village Plan. The Cambridge Town Plan recognizes the importance of Jeffersonville as one of the Town's major centers, but largely defers to the Village Plan in regards to future land uses within the Village.

The Cambridge Town Plan aims to "(focus) new growth, and development should generally be toward five areas in the Town of Cambridge. These areas include the Village of Cambridge, Cambridge Junction, the Ski Area, the Industrial Area, and Jeffersonville." The Cambridge Town Plan further states that "The Village of Jeffersonville is an important commercial, civic, and residential center. Information about future land uses planned for Jeffersonville may be found in the Jeffersonville Village Plan."

One potential area of concern relates to development of the Ski Area. Jeffersonville recognizes the importance of the Smugglers Notch Ski Resort to the local and regional economy. At the same time, development of the Resort has the potential to impact the Village. Given that the Ski Area is located upstream from Jeffersonville, development must not increase flood risks in the Village. It is also in close proximity to the aquifer serving the Village water system and therefore must not unduly impact the groundwater supply.

### Upstream Communities:

Flood resiliency is a major theme of this Plan and is discussed in nearly every section. Jeffersonville has taken a proactive approach to addressing flood hazards, including adopting comprehensive regulations to prohibit development within the 100-year floodplain (as defined on the most recent FIRM map), purchasing flood prone properties, and conducting studies of additional measures to reduce flood risks. However, Jeffersonville is part of a larger watershed. Development in upstream communities which places new structures or fill in the floodplain or increases the amount of runoff entering the Brewster or Lamoille Rivers has the potential to negatively impact Jeffersonville.

### Lamoille County Regional Plan:

The Lamoille County Regional Plan (2006-14), drafted and adopted by the Lamoille County Planning Commission, is based on the principle of local control. As affirmed throughout this Plan, Jeffersonville is actively engaged in a planning process which ensures that local control is exercised in guiding future land use decisions in the Town and Village. Additionally, both this Plan and the Regional Plan provide a framework of goals and policy statements that are aimed at promoting orderly growth and sustainable development. Future compatibility with regional planning efforts will be assured through the work of the Jeffersonville Planning Commission and the Village's representation on the Lamoille County Planning Commission's Board of Directors.

The Regional Plan is guided by three overall objectives: (1) to guide growth into compact settlements; (2) to encourage compact development and protect the working landscapes; and (3) to protect the region's natural systems and valuable agricultural and silvicultural resources. These

Within the Town of Cambridge there are three covered bridges listed on the National Register: Grist Mill Covered Bridge, Poland Covered Bridge, and Gates Farm Covered Bridge (all entered in 1974). The Grist Mill Covered Bridge is the only one within the Village of Jeffersonville. The Grist Mill Covered Bridge was recently restored and placed on new abutments.

National Registry designation does not affect the owner's right to modify or maintain the property. However, projects that involve federal funds or permits must adhere to federal guidelines which do affect structural modifications. There may be tax or grant incentives available to support rehabilitation that preserves existing important historic features.

*Cemeteries.* Although not always considered historic sites, cemeteries offer a personal link to past residents of Jeffersonville. For some families in the Village, these are the final resting places for parents, grandparents, and great-grandparents. There is perhaps no stronger connection to our common past than in the cemetery within Jeffersonville. There is one cemetery located in Jeffersonville, managed by a private, non-profit organization.

#### Historic Structures and Flood Mitigation

Like many villages in Vermont, Jeffersonville is located in close proximity to two water courses - the Brewster and Lamoille Rivers. As a result, areas of the Village are vulnerable to flooding. Portions of the Village were inundated in the spring of 2011. While development of new structures is prohibited in the 100-year floodplain (as defined on the most recent FIRM map) and strongly discouraged in other flood-prone areas, FEMA rules and guidelines allow for "wet flood-proofing" of historic homes and businesses. Wet flood proofing refers to measures such as raising electrical utilities and furnaces above flood levels, installing sewage backflow valves, and installing shields or guards to protect walls and floors from flood water. When done properly, wet flood-proofing can reduce some damages caused by flooding. Wet flood-proofing often results in loss of basement space. This loss of space could potentially be offset by construction or expansion of upper story and attic space, provided the foot print of the building is not increased. Wet flood-proofing shall not be used to allow development of new structures in the 100-year floodplain (as defined on the most recent FIRM map).

#### Village Center Designation

In 2012, at the request of the Village Trustees, the core of Jeffersonville received "Village Center Designation" from the State of Vermont. The Historic Resources Map depicts the designated area. This Designation places no restrictions or obligations on private property. Rather, owners of commercial and multifamily properties within a Designated Village Center are eligible for tax credits to restore or protect historic features of buildings and for code and safety improvements. Property owners who do not have the tax liability to use a tax credit directly may sell the credit to a bank in exchange for cash or for adjustments to a mortgage. In addition to these tax credits, many State funding programs, such as the Transportation Enhancements Program, Municipal Planning Grant Program, and Community Development Block Grant Program, give preference to projects located in Designated Village Centers. Some private entities, such as the Preservation Trust of Vermont, also give preference to projects located in Designated Village Centers.

## Scenic Resources

Scenic views and vistas that provide the backdrop for Villages are a part of a community's identity. They offer aesthetic pleasure to residents and visitors and are a valuable resource as they are linked to the economy of a region and personal well-being of the residents. Scenic resources are also somewhat subjective so protecting them can be difficult. Telecommunication towers, junk cars, and poorly planned or located development all could negatively impact scenic resources in a Village. Each of these uses or structures offers unique challenges to their regulation.

historical value.

Scenic resources

- To protect the scenic resources in Jeffersonville for the enjoyment of the residents and the attraction of tourism related businesses.

Archeological resources

- To preserve Jeffersonville's fragile archeological record.

**POLICIES**

Historic resources

- Applications for grants to compile a history of Jeffersonville, including oral and written histories, are supported.
- Efforts to protect and preserve items and artifacts of historic significance to Jeffersonville are supported.
- Development within any designated historic districts is strongly encouraged to be in character with the surrounding architecture.
- Jeffersonville encourages the restoration and reuse of historic buildings.
- Jeffersonville's unique architectural heritage should be promoted, both for its intrinsic value, and for its potential to attract visitors and foster economic development.
- Flood-proofing improvements to historic structures are strongly supported. Renovations of upper stories for additional storage, living, or work space are supported in order to offset the potential loss of basement/cellar space, provided renovations are generally in keeping with architectural appearance of the structure.
- Jeffersonville will support buy-outs of frequently flooded properties. If a historic structure is bought out, the Village strongly supports relocating rather than demolishing the structure. The Village further recommends that such structures be relocated in such a way that it continues to contribute to the overall historic fabric of the Village.

Scenic resources

- Telecommunications towers, wind turbines, and other large obvious structures shall be carefully sited to minimize impacts on scenic resources.
- Development around the natural scenic resources identified shall be sited and constructed in such a manner as to retain the natural scenic beauty of the areas. Removal of the natural vegetation on the site shall be minimized, and structures shall be screened or hidden from view as best as possible.
- Storage of abandoned vehicles and junk must comply with local and state limitations on such materials.
- Jeffersonville will participate in Public Service Board proceedings related to projects in other jurisdictions, if it is determined that such a project will have an impact on the scenic resources identified in this Plan.

Archeological resources

- Projects occurring in the archeologically sensitive area should consider the potential impact of the project on archeological sites during the early stages of development. This will offer the best opportunity to mitigate potential impact.
- If at any point in the development of a parcel an archeological site is discovered, the state archeologist must be given a reasonable opportunity to investigate and suggest a means to mitigate the impact.

**ACTIONS & RECOMMENDATIONS FOR IMPLEMENTATION**

Historic resources

- The Cambridge Historical Society should continue efforts to collect, record, and display historical materials.
- The Historical Society should pursue grant funding to collect oral and written histories of our residents.
- The Historical Society should research avenues for historic preservation projects in the Village and assist residents interested in preservation of historic structures.

- Jeffersonville will support applications made by private citizens for Village Center Designation Tax Credits and Historic Preservation Grants.
- The Village should consider creating “Historic Walking Tours” through Jeffersonville, in collaboration with local businesses or the Historical Society.
- Research and, if feasible, implement streetscape improvements for Church Street and Main Street. Streetscape improvements could include additional on-street parking, street trees and other plantings, improved pedestrian infrastructure, and “period” style lighting fixtures.
- Jeffersonville will support Hazard Mitigation Grants and other applications providing funding for property owners to undertake flood-proofing or to buy out flood-prone properties.
- The Trustees and/or Planning Commission should investigate the feasibility of establishing a revolving loan fund to assist owners of historic structures in making flood mitigation improvements.

#### Scenic resources

- The Trustees should follow up with violations of the state abandoned vehicles and junk regulations.
- The Planning Commission should pursue funding to conduct a survey of local opinions on protection of scenic resources, including such topics as telecommunications and wind towers.
- The Planning Commission should pursue funding to conduct an inventory of view corridors.
- The Planning Commission should consider establishing some incentives to maintain open land.

#### Archeological resources

- Where an archeological site is discovered on an undeveloped property or part of a property, the Village supports the purchase of development rights on the effected portion as a means of compensating landowners for the loss of development rights. Purchase of development rights are always on a willing seller basis.

#### Overall

- The Planning Commission shall review all ‘Act 250’ applications for impact on the historic resources of Jeffersonville. Where the application is determined to not conform to this chapter or any goal or policy, the Planning Commission and/or Trustees, with input from the Historical Society, shall participate in the ‘Act 250’ process in order to ensure that the concerns of the Village are addressed.

## D. WATER RESOURCES

### The Importance of Water Resources

Water resources take on a variety of forms and functions. They provide rivers and lakes upon which to recreate or fish for local food. They provide groundwater to drink and bathe in, as well as host wetlands to store floodwaters and filter natural and man-made contaminants. Water resources provide numerous habitats for a variety of aquatic and riparian plant and animal communities. These resources play a key role in boosting the local economy by providing numerous recreation activities such as fishing, boating, ice skating, and swimming.

Water resources also, unfortunately, end up serving as repositories for pollutants including sediment, nutrient-loading, and chemicals such as herbicides and pesticides. These pollutants stem from a variety of sources including agricultural, residential and commercial runoff, leaking storage tanks (above and underground), landfills, and septic systems. These contaminants are harmful to many aquatic species including fish and hydroponic plants. Additionally, such pollutants, when exposed to groundwater and surface water resources, can destroy existing and potential drinking water supplies and preclude recreational activities. Maintaining the integrity of both local and regional water resources is critical to sustaining Jeffersonville's local economy and quality of life for its residents.

### Rivers and Streams

Jeffersonville is fortunate to have abundant riparian resources. Its streams and rivers helped shape the local landscape. All of the rivers and streams in Jeffersonville contribute to the Lamoille Drainage Basin (see Water Resources Map). The two primary river resources located in Jeffersonville are the Lamoille River and the Brewster River. These water bodies provide numerous activities, including boating, swimming, and fishing. They provide residents and visitors an enjoyable, scenic travel connection to various destinations within the Village. These rivers also provide key habitat for local aquatic species including fish, amphibians and wetland plants.

#### Riparian Habitats

Maintaining riparian habitats is very important to both water quality and wildlife habitat. Plant life such as trees, shrubs, grasses, and herbs along stream banks and river corridors serve to provide both food and shelter for a variety of wildlife species. Several of Vermont's wildlife groups, including deer and moose, are highly dependent on riparian areas for their habitat needs. Stream bank vegetation also helps to regulate water temperatures, which is critical for fish species such as trout. Riparian corridors also play a vital role in reducing stream bank erosion and flooding concerns. Plant life and nutrient rich soils found along river banks assist in filtering and absorbing floodwaters.

### Wetlands

The term wetland is used to refer to areas that are inundated with water either seasonally or year-round. They are commonly referred to as swamps, marshes, bogs, fens and vernal pools. Wetlands share three basic characteristics:

1. The presence of water at or near the ground surface.
2. The presence of water dependent plants occurring on site; and
3. Common types of soil (hydric soils) that have formed as a result of the presence of water.

Wetlands serve a number of important functions. In Vermont they are recognized and evaluated for providing ten functions and values which include: water storage for flood water and

storm runoff; surface and groundwater protection; erosion control through binding and stabilizing soil; fish habitat; wildlife habitat; exemplary wetland natural community; rare, threatened, and endangered species habitat; education and research for natural sciences; recreational value and economic benefits; and open space and aesthetics.

The U.S. Fish and Wildlife Service mapped wetlands in Vermont through 1990-1999 and each town has a set of National Wetlands Inventory maps (NWI). The Vermont Significant Wetland Inventory Map (VSWI) was created through 1990-2006 in Vermont. Both maps were made using aerial photos and are useful for assessing the general character of a particular area, but are not accurate enough to determine the nature of a particular property without a site visit from a VT Wetlands District Ecologist or a qualified wetland scientist.

Vermont's wetland regulations were updated in 2010 to include not only mapped wetlands, but those that are connected to mapped wetlands, and those that are over a ½ acre in size and have similar characteristics to mapped wetlands. As a result, regulatory jurisdiction is asserted for wetlands that have significant function and value even if they do not appear on the VSWI map.

All wetlands identified by the inventory maps in Jeffersonville are Class II, and require a 50-foot vegetated buffer between the wetland and any adjacent land development (see Water Resources Map). Any wetland that is found on the ground but is not on the map should be assessed by the VT Wetlands Program. Land owners and developers are encouraged to request a site visit with the VT Wetlands Program to ensure existing wetlands are properly identified and preserved when considering new construction projects, a change in current land use or expansion of current uses such as agricultural fields.

The VT Wetlands Program can be contacted by visiting the VT Wetlands Program website (<http://www.watershedmanagement.vt.gov/wetlands.htm>) or by calling the Montpelier office at 802-490-6110.

## **Floodplains and Flood Hazard Areas**

Floodplains are land areas adjacent to water bodies that are subject to periodic flooding. Floodplains store runoff during heavy rain storms and spring thaws, thus slowing the velocity of water flowing downstream. The gradual release of floodwaters minimizes erosion, streambank scouring, and downstream flooding. Floodplains also provide important recreational, agricultural, aesthetic, drainage, and wildlife functions. The continuation of each of these functions requires consideration of the water courses and their associated shorelines when designing for construction in their vicinity.

Floodplains can be measured by different intervals (100 year, 500 year, etc.) based on how much rain falls during a given storm event. A "100-year floodplain" is the flooding which results from a storm that has a 1% chance of occurring in any given year. A "500-year floodplain" is the flooding which results from a storm that has a 0.2% chance of occurring in any given year. A 500-year flood is larger than a 100-year flood. The 100-year floodplain is also referred to as the "flood hazard area." Floodplains are identified on maps prepared by the Federal Emergency Management Agency (FEMA). The most recent maps shall be used when determining the location, boundary, and elevation of the floodplain.

Flood Hazard Areas (the 100-year floodplain) are unsuitable for development for several reasons: potential danger to life and property, loss of flood water storage, effects on channel capacity and downstream communities, and improper functioning of subsurface sewage disposal systems when there are high water tables. Under Jeffersonville's 2011 Flood Hazard Bylaws, development of new

structures and use of fill is prohibited in the 100-year flood plain. Owners of existing structures located within the 100-year floodplain are encouraged to flood proof or elevate their structures to at least one foot above the 100-year flood elevation. Under Jeffersonville's Flood Hazard Bylaws, existing structures within the 100-year floodplain must be flood proofed when they are "substantially improved." (A substantial improvement is cumulative renovation greater than or equal to fifty percent of the listed value of the structure).

Pending remapping of the floodplain by FEMA, development within the 500-year flood plain shall only be undertaken with extreme caution. At minimum, new structures shall be elevated to at least one foot above the 100 year flood elevation, or the the 500-year flood elevation (whichever is greater). Use of structural techniques that allow floodwaters to flow beneath a structure is preferred over use of fill, which displaces floodwaters onto other properties.

Jeffersonville's Flood Hazard Regulations also enable property owners in Jeffersonville to purchase flood insurance through the National Flood Insurance Program (NFIP). It is important to note that the NFIP program is structured to minimize risk to life and property but is not necessarily intended to provide water quality benefits. In addition, minimum NFIP standards do not necessarily consider potential adverse impacts of development on downstream properties and communities. Minimum NFIP standards also do not address upstream impacts that may increase a community's vulnerability.

Flood hazard areas in Jeffersonville have been identified along the Lamoille River and the Brewster River. The flood hazard areas are shown on the Water Resources Map and are based on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) which can be found in the Village Clerk's office. Unfortunately, these maps have not been updated since 1983 and may no longer provide the most accurate information. For example, the floodplain boundaries depicted on the FIRM do not account for flooding caused by ice damming, debris within the waterway, or constrictions caused by structures such as bridge abutments within the floodplain.

In recognition of the inherent limitations of existing flood hazard maps, the Village contracted with the engineering firm Milone and MacBroom to develop an electronic model of flooding hazards within the Village. In addition, the model tested potential "alternatives" to reduce flood levels and flood damages within the Village. The model determined that there are a number of variables exacerbating flooding in the Village, primarily past development and fill within the floodplain (including fill related to the transportation network.) The study recommended several actions to reduce flooding in the Village, including replacing the railroad bridge (now part of the Cambridge Greenway Trail) with a wider, higher bridge, placing several large culverts under Route 15 in the vicinity of the new roundabout, adding "overflow culverts" under the approaches of the Route 108 Bridge, and "reconnecting" the Brewster River to its floodplain downstream of Cambridge Elementary by lowering the ground elevation.

The preceding discussion largely addresses inundation from long, extended periods of rain. However, flash floods, which can occur following short bursts of rainfall, are particularly dangerous. While flash floods are most typically associated with steep slopes and higher elevations, the "flood chute," which is formed as floodwaters from the Brewster River flow through the Village along the Route 15 embankment, has many characteristics of a flash flood. According to the study discussed above, this chute forms during storms as small as the 10-year storm, meaning in any year, there is a 10% chance that the chute will occur.

To prevent flash flood situations, developments shall not increase the volume or velocity of streams. Channelizing and straightening streams increases stream velocity and increases the risk of

flash floods. Many times roads and driveways up steep hills create perfect conditions for flash floods because they are designed to rapidly drain water from the surface and send it downhill in a straight steep ditch. The Vermont Better Backroads Program has developed road standards to avoid erosion and flashfloods resulting from road design and construction. The Town of Cambridge is responsible for maintaining the road network through the Village, excluding State Highways.

## River Corridors and Fluvial Erosion Hazards

In Vermont, most flood damage is the result of fluvial erosion rather than inundation. The FEMA maps may not adequately identify areas at risk of erosion. Rivers and streams are not static and meander across the landscape over time. Fluvial erosion occurs as rivers and streams modify their bank locations and can range from gradual bank erosion to catastrophic changes in river channel location and dimensions during a large flood event. As the bank erodes, sediment is transported downstream.

Due to observable erosion along the banks of the Brewster River, the Vermont Department of Environmental Conservation and the Lamoille County Planning Commission completed a “Geomorphic Assessment” of the lower Brewster River in 2013. This assessment identified and prioritized restoration projects aimed at reducing sediment and nutrient loading to downstream waters such as the Lamoille River, reducing the risk of property damage from flooding and erosion, and enhancing the quality of in-stream habitat. Many of these projects involve conservation and re-vegetation of riparian areas. Since many of these areas are privately owned property, coordination and collaboration with property owners will be especially important to implement these projects.

In the winter of 2013, the Town of Cambridge received approval from the State to remove a downed tree as well as to reduce the size of the gravel bar in the Brewster River and install rip rap along its banks near the Route 15 Bridge. While this temporarily addressed the immediate situation, the underlying problem of upstream erosion remains, as does the likely potential for redeposition of sediment near the Bridge. Reestablishment of vegetative buffers and stream bank stabilization upstream is needed to reduce the amount of sediment entering the Brewster River. In addition, the floodplain reconnection identified in the modeling project discussed above would allow the Brewster to deposit much of the sediment it is carrying before reaching the Route 15/Brewster River Bridge.

## Groundwater Resources

Groundwater is the source for over 90% of the drinking water for rural communities in Vermont. It is replenished through rain and surface waters which percolate through the soil. Any activity which introduces contaminants directly into the ground (such as underground storage tanks, septic disposal fields, and agricultural activities) can affect groundwater quality. Since surface waters may also travel underground, surface water quality may affect groundwater quality as well.

Although most residents receive their water through the Village water system, some residents outside of the service area still have private wells and springs. It is important to protect the quality of well water through appropriate separation between wellheads and septic disposal fields. This is addressed at the state level through the issuance of water and wastewater disposal permits. Private septic owners within the Village are encouraged to have their septic systems serviced regularly to avoid leakage into nearby surface or groundwater sources.

Public groundwater sources in Vermont are assigned Public Water Source Protection Areas (SPA). An SPA is defined as an area around a ground or surface water supply in which contaminants are reasonably likely to move. The State Agency of Natural Resources (ANR) is responsible for the Vermont

Source Protection Program which is in effect to protect Vermont's public water sources. A public water supply is defined as any water supply system with fifteen or more connections or that serves at least 25 individuals daily at least 60 days per year. While there are no SPAs in Jeffersonville, the SPA for the Village water system is located off Edwards Road and 101 Road in the Town of Cambridge.

### Water Quality

Two issues have been in the press over the past few years with regards to water quality - agricultural runoff and stormwater runoff from impervious surfaces such as roads, parking lots, and roofs. Both of these sources of pollution impact our streams and rivers, although stormwater runoff is a bigger factor in Jeffersonville.

The Department of Agriculture has produced 'Accepted Agricultural Practices' (AAPs) and 'Best Management Practices' (BMPs) for farms and similar standards for silvicultural operations (AAPs and BMPs are also discussed in the Land Resources Chapter). Where farms are believed to be having an impact on water quality, BMPs and other measures can be used to help prevent the runoff from entering the streams. Farmers shall meet minimum standards required by state and/or federal law and are strongly encouraged to work with organizations such as the NRCS to implement Best Management Practices.

Stormwater has the potential to carry pollutants from impervious surfaces into rivers and streams. New changes in state regulation aimed at improving water quality in Lake Champlain may require tighter regulation of stormwater. Taking some precautions now may prevent problems in the future. For instance, parking areas can be set back from streams and wetlands; runoff from rooftops can be directed to rain gardens and other vegetated areas rather than parking areas; landscaping can be designed to retain stormwater as opposed to channeling it into streams; and storage and fuel tanks shall be anchored to prevent leaks. These steps will help prevent the waterways in Jeffersonville from being contaminated. Addressing the stormwater issue now is far easier than trying to go back and retrofit old developments, as is being proposed in other communities.

### Goals, Policies, & Recommendations

#### GOALS

<p><u>Rivers and Streams</u></p> <ul style="list-style-type: none"> <li>To ensure Jeffersonville's rivers and streams contain clean water, a healthy riparian habitat, and stable stream banks.</li> </ul> <p><u>Wetlands</u></p> <ul style="list-style-type: none"> <li>To preserve and protect wetlands from pollution, filling, and any other uses or activities that will result in their degradation or a reduction in their capacity to provide wildlife habitat, flood control, and water storage.</li> </ul> <p><u>Flood Hazard Areas</u></p> <ul style="list-style-type: none"> <li>To protect the health, safety, and welfare of the residents of Jeffersonville by restricting use in flood hazard areas to agriculture, recreation, and open space.</li> </ul> <p><u>Groundwater</u></p> <ul style="list-style-type: none"> <li>To maintain the quality and quantity of local groundwater supplies, especially the wells serving the Village water supply.</li> </ul> <p><u>Water Quality</u></p> <ul style="list-style-type: none"> <li>To maintain and, where degraded, improve the water quality across the Village.</li> </ul>
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#### POLICIES

<p><u>Rivers and Streams</u></p>
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- Development within or proximate to designated rivers and streams shall take place in such a way as to avoid crossing the stream and to protect and maintain a natural vegetative buffer.
- Provide sufficient setbacks and vegetative buffers to prevent erosion along streambanks and to retain visual and physical access to water bodies.

#### Wetlands

- All Class II wetlands are required to have a 50-foot buffer. Any work in a designated Class III wetland should be validated by the Army Corps of Engineers. No filling, dredging, draining, clearing of vegetation, or grading of wetlands is allowed without a permit.

#### Flood Hazard Areas

- Development is prohibited within the 100-year floodplain, as defined on the most recent FEMA maps. Existing structures should be flood proofed to at least one foot above the 100-year flood elevation, and shall be flood proofed whenever they are “substantially improved.”
- Agriculture, recreation fields, parks, and open space are all appropriate uses of flood hazard areas, provided no new structures are constructed and no fill is introduced.

#### Groundwater

- Withdrawal of groundwater shall not exceed the recharge rate over a reasonable period of time.
- No form of land waste disposal or storage of possible contaminants shall be permitted in high water table and ground water recharge areas.

#### Water Quality

- All construction where soil is to be disturbed shall provide adequate erosion control so that no soil moves off site or into surface waters or wetlands.
- Agriculture and forestry must abide by AAPs and AMPs. Where an activity may have a negative impact on water quality, BMPs are recommended.
- The total impervious surface of any watershed shall not exceed 10%. While higher percentages of impervious surface may occur within the Village Core and Village Residential areas, this should be offset elsewhere. Where appropriate, stormwater technologies or techniques shall be used to prevent runoff from directly entering any surface water.

### **ACTIONS & RECOMMENDATIONS FOR IMPLEMENTATION**

#### Wetlands

- The Planning Commission should consider acquiring funds to have a wetland inventory of the Village conducted.

#### Flood Hazard Areas

- The Village should consider enrollment in the “Community Rating System” as a tool to reduce flood insurance premiums. The Village should also consider adopting the measures required for more favorable reimbursement under the Vermont Emergency Relief and Assistance Fund (ERAF).
- The Village should consider purchasing properties or development rights of properties within the floodplain to permanently prevent development in those areas.
- The Planning Commission should consider creating a plan for the flood hazard area to address recreational opportunities, flood hazard protection, and the potential for implementation of water quality measures.
- Work with willing property owners to “reconnect” the Brewster River floodplain between Cambridge Elementary School and the Route 15 Bridge.
- Develop and utilize Fluvial Erosion Hazard Maps to minimize losses from flooding and erosion.

#### Groundwater

- The Planning Commission should identify potential threats to the source protection area for the Village water supply.
- The Village should work with the Town of Cambridge to ensure protection of the source protection area for the Village water supply.

#### Water Quality

- The Village should ensure that all homeowners understand the importance of the proper disposal of household hazardous waste. The pickup of such materials should be inexpensive and easy in order to encourage compliance.
- Require sufficient setbacks to prevent erosion along streambanks.

- Encourage use of permeable pavements, rain gardens, and other “low impact development” technologies to manage stormwater.
- Explore potential land use regulations and other tools to protect water quality.

Overall

- The Planning Commission shall review all ‘Act 250’ applications for their impacts on the land and water resources of Jeffersonville. Where an application is determined to not conform to this chapter or any goal or policy, the Planning Commission and/or Trustees shall participate in the ‘Act 250’ process in order to ensure that the concerns of the Village are addressed.

A municipality has fair housing responsibilities regardless of whether or not the federal or state government has funded the activity that is a basis for a complaint. A fair housing violation does not require intent -- a violation can be found even if only a discriminatory impact or burden results. For this reason, Jeffersonville must take care in establishing processes and procedures, provide education and training to employees, and reviewing any regulations that are developed in the future to ensure protected groups are not directly or indirectly discriminated against.

## Goals, Policies, & Recommendations

### OVERALL GOAL

- For Jeffersonville to have safe and affordable housing available in a variety of types for all incomes and ages and for those with special needs.

### GOALS

#### Safe housing

- All housing should be safe for the occupants and shall not present a hazard for the public at large.

#### Variety of types

- Jeffersonville should have a variety of housing to meet the various needs of the residents of the Village including vacation homes, multifamily housing, single family, two family, mobile homes, and accessory apartments.

#### Affordable housing

- For residents of Jeffersonville to have the opportunity to find housing, for purchase or rent, which is affordable.

#### Specialized housing

- To ensure that households and individuals with special housing needs, including the elderly, handicapped, and low-income households are able to attain suitable and affordable housing.

#### Fair housing

- That housing in Jeffersonville is available to all individuals and families regardless of race, gender, sexual orientation, age, marital status, religion, color, national origin, disability, having children, or receiving public assistance.

### POLICIES

#### Safe housing

- New residential development shall follow rules and guidelines in the Jeffersonville Flood Hazard bylaws.
- Existing housing in the floodplain should be flood-proofed for the safety of the residents and the Village as a whole.
- Additions to existing dwellings in the floodplain are permitted, provided the addition does not increase the footprint of building. (Adding living space to an attic by installing dormers is an example of a permitted addition.) If the addition results in a "substantial improvement," the structure shall be flood proofed in accordance with the Jeffersonville Flood Hazard Regulations and pertinent FEMA guidance.
- All rental housing must meet state fire codes as appropriate.

#### Variety of types

- Vacation homes are encouraged.
- Accessory apartments are encouraged, as they provide needed income for the homeowner and needed small apartments for residents living alone.
- Multifamily housing is allowed in locations similar to those generally used for single-family conventional dwellings.
- Maintenance of structures as single-family homes contributes greatly to the social fabric of the community and is also encouraged, including in areas such as the Village Core.

- Given the high percentage of rental housing located within Jeffersonville, efforts to create additional affordable and market rate entry-level owner-occupied housing are encouraged.

#### Affordable housing

- Sites for manufactured homes are allowed in locations similar to those generally used for single-family conventional dwellings.
- Affordable housing should minimize long-term living costs through high quality design, efficient construction, energy efficiency, and proximity to employment.
- Jeffersonville encourages land use patterns which are inherently more affordable by nature of cost of efficiencies associated with construction (e.g. shorter access roads, smaller lots, proximity to utilities).

#### Specialized housing

- Jeffersonville supports efforts to assist elderly and disabled residents who wish to remain in their homes, and to community based health care systems that enable elderly and disabled people to remain in the community.

### **ACTIONS & RECOMMENDATIONS FOR IMPLEMENTATION**

#### Safe housing

- Jeffersonville will support Hazard Mitigation Grants and other applications providing funding for property owners to undertake flood-proofing, or to buyout flood-prone properties.
- Jeffersonville will support efforts to educate homeowners and renters about flood mitigation and flood safety.

#### Variety of Housing Types

- The Village should support efforts by the Lamoille Housing Partnership, other housing agencies, and private developers to create additional affordable and market rate owner-occupied entry-level housing.
- If housing units are lost as a result of flood hazard mitigation buyouts, Jeffersonville should work with the Lamoille Housing Partnership, other housing agencies, and private developers, to develop replacement units at other locations within or in proximity to the Village but outside of the 100-year and 500-year floodplains, as defined on the most recent FEMA maps.

#### Affordable housing

- The Planning Commission should work with regional agencies to find ways to ensure working residents have housing they can afford.

#### Specialized housing

- The Village should work with Lamoille Housing Partnership and others to investigate the development of senior housing near the village center. Both Level III and Level IV facilities are needed and would be appropriate for Jeffersonville.
- The proportion of affordable housing in Jeffersonville currently exceeds county and statewide averages, thus, the Village should work with Lamoille Housing Partnership to maintain but not necessarily increase current levels of low-income family housing near the village center.

#### Overall

- The Planning Commission shall review all 'Act 250' applications for its impact on housing in the Village. Where the application is determined to not conform to this chapter or any goal or policy, the Planning Commission and/or Trustees shall participate in the 'Act 250' process in order to ensure the concerns of the Village are addressed.

publishing company with several dozen employees. Locating additional firms in Jeffersonville, particularly in the Village Core, represents an opportunity to create an “economic anchor” for other businesses that rely on a local customer base (such as local retailers and restaurants). Larger creative economy firms (and other professional offices) may be able to locate in larger Victorian homes located in the Village, providing property-owners with an alternative to conversion of these properties to multi-unit rental housing.

## **Economic Development and Flood Mitigation**

Much of Jeffersonville lies within the 100-year flood zones. This poses a constraint/challenge on potential economic development in the Village. The Village has experienced flooding over the years that has flooded homes and businesses and resulted in noticeable economic impacts. According to FEMA, nearly 60% of businesses close within a year of experiencing a significant flood. New commercial and residential structures shall not be built within the 100-year floodplain, as defined on the most recent FEMA maps. Development of new structures introduces impervious surfaces and displaces floodwaters, increasing potential flood damage to existing structures and infrastructure. However, renovations and additions to existing structures that do not increase the ground level footprint of the building, such as creation or expansion of upper stories, are permitted.

Conversion of some existing residential structures to commercial uses also offers the opportunity to enhance economic development within the Village, provided appropriate flood mitigation measures are employed. FEMA rules and guidelines allow for “wet flood-proofing” of commercial structures but does not allow these measures to be employed in residential structures (unless the home is considered historic). Wet flood-proofing refers to measures such as raising electrical utilities and furnaces above flood levels, installing sewage backflow valves, and installing shields or guards to protect walls and floors from flood water. When done properly, wet flood-proofing can reduce some damage caused by flooding. Wet flood-proofing is preferred to “dry flood-proofing” and use of fill to raise structures above flood levels, since these techniques may displace floodwaters and damage neighboring properties. Wet flood-proofing shall not be used to allow development of new structures in the 100-year floodplain, as defined on the most recent FEMA maps.

The preservation of open spaces along river banks is an important component of flood mitigation. Both within and outside the Village, such undeveloped open spaces not only draw visitors to stimulate Jeffersonville’s local economy, but also help to prevent downstream flooding by allowing floodwaters to dissipate in the floodplain. As of the drafting of this Plan, the Village is in the process of purchasing a portion of the former Bell-Gates property. In addition to mitigating against future flooding, this property will create a new green space located at the gateway to the Village, similar to “village greens” in other Vermont villages. Village greens often become important community gathering places. As a result, properties located along greens are often prime locations for local businesses. Although the loss of the lumber industry was a blow to the local economy, the Bell-Gates property now provides a unique opportunity for Jeffersonville to increase the overall resiliency as well as the vibrancy of the community.

## **Goals, Policies, and Recommendations**

Economic development is vital to the future of Jeffersonville. We have, so far, avoided the fate of some villages which have lost their historic feel and character. This will help the Village take advantage of its opportunities in the tourism sector of the economy. Jeffersonville also needs to work to improve the diversity of businesses and employment to ensure residents have good jobs close to

home. Increasing local employment opportunities will create an environment where residents can work, play, and shop locally, further supporting Jeffersonville’s local economy.

#### GOALS

- For Jeffersonville to have a diverse and resilient economy based on small businesses that are compatible with Jeffersonville’s historic center and that will raise income levels and provide employment for Jeffersonville residents.
- For Jeffersonville to be a small regional center for commercial activity and employment.

The Village has developed the following policies in order to encourage and support local economic development.

#### POLICIES

- The Village encourages the development of recreationally based businesses to bring visitors to Jeffersonville. The Village also supports development of infrastructure and amenities.
- The Village shall seek to take full advantage of its existing assets (open areas of Special Flood Hazard Area, Village Center Designation, Historic District, trail system etc.) to optimize its ability to serve as a “hub” for nearby cultural and recreational amenities.
- Jeffersonville supports the efforts of the Smuggler’s Notch Area Chamber of Commerce, Cambridge Artists and Entrepreneurs, and other organizations to market and promote area businesses.
- The development of appropriate industries and businesses which utilize the skills of the local labor force are encouraged.
- The Village supports efforts to grow the area’s creative and arts-based economy.
- The Village supports proposals which will provide workforce training to improve opportunities for residents in new and existing businesses.
- Economic development at the expense of the environment is not encouraged. Businesses and industries shall not degrade or endanger air and water resources or public safety.
- Jeffersonville should work to accommodate parking needs of businesses located in the Village Core in a way that is compatible with the character of the Village.
- Additions to existing businesses in the floodplains are permitted, provided the addition does not increase the footprint of building. (Adding space to an attic by installing dormers is an example of a permitted addition.) If the addition results in a “substantial improvement,” the structure shall be flood proofed in accordance with the Jeffersonville Flood Hazard Regulations and pertinent FEMA guidelines.
- The Village should work to preserve existing green space in the 100-year floodplain, such as the Bell Gates property, and investigate ways to utilize such green space to provide additional flood protection for developed properties. The Village should also investigate low impact uses of preserved green spaces that draw people into the Village.

The following actions and recommendations are intended to provide opportunities for economic development.

#### ACTIONS & RECOMMENDATIONS FOR IMPLEMENTATION

- The Planning Commission should pursue funding, perhaps through the municipal planning grant program, to conduct an economic assessment of Jeffersonville and to develop a strategy for moving forward to enhance the local tourism, recreation, service-based, and creative economy. This economic assessment should identify strategies for increasing the flow of recreation users to local businesses and services within the Village Core.
- The Village should work with the Town of Cambridge and Cambridge Greenway Council to connect the Cambridge Greenway to the Lamoille Valley Rail Trail and to create public trailhead parking and boat-launches in proximity to the Village.

- As needed, the Village of Jeffersonville should consider implementing infrastructure upgrades as recommended in the 2012 Jeffersonville Infrastructure Assessment conducted by the Lamoille County Planning Commission.
- The Village should work with businesses and civic and non-profit organizations located within the Village Core to determine if a public “WiFi” district would support economic development and the other goals of this Plan.
- The Village should work with these and other groups to encourage connections with other trail networks to enhance Recreation & Wellness, Transportation (i.e. a Jeffersonville Village to Cambridge Village Trail) as well as Economic Development.
- The Planning Commission and Village Trustees should work with other village and town officials, business owners, and private property owners to ensure existing town-wide scenic and recreational resources are preserved.
- The Trustees and Planning Commission should investigate ways to encourage better utilization of existing on-street parking located within the Village Core. This could involve better definition of parking stalls and improvements to pedestrian infrastructure and streetscapes so that customers are more likely to walk from parking to their primary destination. If such measures are insufficient to meet the needs of current and new businesses, the Village may need to investigate creation of a public lot serving the Village Core.
- The Village should study where new development or redevelopment can occur in light of flooding hazards and other environmental constraints. Such areas with appropriate infrastructure should be identified.
- The Village should work with Lamoille Economic Development Corporation (LEDC) to host small business development workshops in the Village.
- The Planning Commission shall review all ‘Act 250’ applications for their impact on the economic development of the Village. Where the application is determined to not conform to this chapter or any goal or policy, the Planning Commission and/or Trustees shall participate in the ‘Act 250’ process in order to ensure the concerns of the Village are addressed. Where an application conforms to this chapter, the Planning Commission and/or Trustees shall participate in the ‘Act 250’ process to attempt to ensure the process is as smooth as possible for the applicant.

The Worksite Wellness Resource provides employers with the steps and supporting information to aid in planning, developing, implementing, and evaluating a worksite wellness program. The Resource focuses on the major risk factors related to chronic disease -- poor nutrition, physical inactivity, and substance abuse. The Resource Kit includes healthy eating guidelines for work sites and the Vermont Worksite Healthy Eating Pledge. It is available online at [http://healthvermont.gov/family/fit/documents/WorksiteWellness\\_Resource.pdf](http://healthvermont.gov/family/fit/documents/WorksiteWellness_Resource.pdf).

## Land Use Decisions

There is much potential for land use planning to increase opportunities for health and wellness in Jeffersonville. Some opportunities include:

- The protection of natural scenic and recreational areas so that they may be maintained as destinations for hiking, biking, and other physical activities;
- Encouraging mixed-use development (for example ground floor retail with apartments and offices above) and siting new development near existing stores, restaurants, and workplaces, (excluding new structures in the 100-year floodplain - as defined on the most recent FEMA maps), to increase availability of walking and biking;
- Providing public access to hunting and fishing and other outdoor recreation activities;
- Ensuring that roads have adequate shoulders for recreational biking and walking;
- Encouraging sidewalks and other pedestrian amenities in new developments and existing streets; and
- Encouraging community garden space.

These points are more fully developed in the Natural and Scenic Resources, Transportation, and Economic Development sections of this Village Plan.

## Wellness and Flood Resiliency

Maintaining existing green space is an integral part of promoting both wellness and flood resiliency in the Village. Many recreational resources situated in the heart of the Village not only provide physical activity opportunities, but also mitigate flooding impacts throughout the area. Outdoor recreation fields, trailways, agricultural fields, and community gardens can provide flood storage during major flood events, reducing both the volume and velocity of floodwaters up and downstream. The Village of Jeffersonville should continue to explore ways to utilize existing green space located within the flood prone areas that do not introduce new structures and to minimize new impervious surfaces, (such as parking lots). Utilization of these areas for passive recreation, trails, and community garden space will allow these areas to remain undeveloped, while still contributing to the well-being and local economy of Jeffersonville.

## Goals, Policies and Recommendations

### GOALS

#### Wellness

- To provide ample opportunities for the health and wellness of Jeffersonville residents.
- To have the local data necessary to provide a baseline for measuring health and wellness in Jeffersonville.

#### Recreation facilities

- To maintain, develop, expand, and enhance recreational facilities and opportunities.

Food Access and Security

- To provide access to healthy, affordable locally grown food.

Health facilities

- For Jeffersonville to expand quality affordable healthcare options available to the local community.

Land Use

- To encourage more physical activity through land use plans and policies.
- For suitable amounts and types of land to be set aside in Jeffersonville for public use and enjoyment.

**POLICIES**

Recreation Facilities

- Jeffersonville recognizes the value of the planned Lamoille Valley Rail Trail, Cambridge Greenway, and other trail networks. Jeffersonville supports infrastructure investments that will allow businesses and community members to take full advantage of this opportunity.
- Jeffersonville supports responsible development of additional indoor and outdoor recreational facilities within the Village. Passive recreation such as trails is an acceptable use of areas within the 100-year floodplain (as defined on the most recent FEMA maps), provided no new structures are created.

Food Access and Security

- The availability and affordability of locally grown foods to residents of all income levels should be increased.
- Gardening, including private and community gardens, is strongly encouraged and supported.
- Jeffersonville should plan for the development of future community gardens.

Health facilities

- Jeffersonville supports any reasonable proposal to locate a community health, dental, assisted living, or skilled nursing facility in the Village.
- New health facilities are encouraged in the Village Core, provided no new structures are created within the 100-year floodplain (as defined on the most recent FEMA maps). If such facilities are located within existing structures located within the floodplain, the structure shall be flood proofed in accordance with most recent FEMA guidelines. Given the vulnerable populations served by such facilities, measures should be taken to protect them during larger flood-events, including, but not limited to, elevating utilities to at least the 500-year flood elevation.

Land Use

- Natural, scenic, and recreational areas should be protected so that they may be maintained as destinations for hiking, biking, and other physical activities.
- Public access to a wide variety of outdoor recreation activities should be preserved.

Transportation

- All public roads in Jeffersonville should provide for safe walking and biking.

Education

- Jeffersonville's youth should be provided with opportunities to walk or bike to school, sound nutrition, and information pertinent to healthy living.

**ACTIONS & RECOMMENDATIONS FOR IMPLEMENTATION**

Overall

- Jeffersonville should work in partnership with other local, regional, and state agencies to begin measuring more local health and wellness indicators.

Recreation Facilities

- Jeffersonville should identify and fill gaps in the existing recreation trail network and establish itself as a "hub" for local and regional recreation amenities.

The watershed, wellhead protection areas, and location of the springs are not in public ownership; however, there are right-of-way agreements providing the Village with access to the springs. Even so, lack of ownership of the land surrounding the springs creates the potential for development that could potentially undermine the quality of the springs and local water supply.

Both springs are located at about 1,180 feet in elevation, allowing the entire distribution system to be gravity fed. No connections to the system are permitted above the elevation of the reservoirs. Although the distribution system went through major upgrading in 1984, some of the original transmission lines are still in use, which makes annual maintenance expensive. The distribution system consists of a variety of pipe types and sizes, ranging from 4 to 12 inches in diameter. The older system primarily consists of 8, 6, and 4 inch mains. Newer portions of the system installed in 1984 or later consist of 12, 8, 6, and 4 inch mains. The State of Vermont now mandates use of 8 inch mains when serving fire hydrants. The highest concentration of older, smaller diameter mains is found in the Village Core and Jeffersonville Heights. As a result, to date, the Village's priority has been to upgrade the existing distribution system prior to expanding lines.

Exact spring yields are difficult to assess under the current system design. Upgrades to the old lines and the addition of a pump station would improve the system and enable the calculation of accurate spring yields. Spring yield information is necessary to assess reserve capacity for future growth.

In addition, the Village of Cambridge own rights to two springs located on private property in South Cambridge. These springs once supplied water for Cambridge Village. Legal deed restrictions regarding use of these springs remain. However, the surrounding land remains in private ownership. In the future, these springs could be used to increase the supply of water available in Jeffersonville, provided permission is granted by the Cambridge Village Trustees. The Jeffersonville Trustees should also investigate other options for increasing the public water supply as they become available.

Water quality is considered to be very good, but the Village voluntarily treats with caustic and chlorine.

## **Storm Drainage and Stormwater Management**

Portions of Jeffersonville are serviced by storm drains. Most appear to be functioning adequately. However, the capacity of the existing storm drains has not been evaluated. While maintenance of the storm drainage system is largely the responsibility of the Town of Cambridge, as operator of a wastewater treatment system, Jeffersonville is responsible for ensuring that "cross connections" of storm drainage into the wastewater system do not occur. A cross connection refers to an illicit connection of storm drainage, such as from a curtain drain or rooftop gutter, into the wastewater system. Recent inspections of the system have found no cross connections.

Sound stormwater management involves more than moving runoff off of a site. It involves ensuring that the volume/velocity of runoff does not damage neighboring properties and infrastructure. It also involves removing sediment and other contaminants that could damage water quality. Traditional approaches to stormwater management often involve creating large treatment facilities such as storage ponds which can be difficult to accomplish on small sites found in the Village. "Green Infrastructure" or "Low Impact Development" are alternative approaches to storm water treatment which address storm water as close to the source as possible by linking together small-scale practices to maintain or replicate natural water flows. Reducing impervious areas, use of pervious pavers, rain gardens, and use of rain barrels are all examples of Green Infrastructure and Low Impact Development. While these measures may not reduce flooding in major storm events, such as a 100-year storm, they may help to reduce sediment loading and runoff into the Brewster and Lamoille Rivers during smaller, more regular storm events.

and hazmat response. It also provides valuable assistance during flooding, search and rescue, and when there is extensive storm damage. A new state-of-the-art facility was built in Jeffersonville in 2012. This facility should fill the Department's needs for many years.

#### Library

The Varnum Memorial Library was initially established in 1898 and is administered by the private, non-profit organization, the Crescendo Club Library Association. The Library is funded through fund raising activities, some endowments, and Town of Cambridge support. The Library is located within an one-story structure constructed in 1938 on Main Street in Jeffersonville. An addition was added to the rear of the building in 2006. The Library's collection includes about 5,500 items, including books, audio books, DVDs, etc. In addition to holding and distributing books, the Library hosts community events such as authors' visits and workshops. About 7,500 patrons visit the Library each year. In addition to serving Jeffersonville and Cambridge, the Library also has patrons from surrounding communities such as Waterville, Belvidere, and Fletcher. The Library is equipped with several public computers and is a WiFi "hotspot" that provides free internet access to the public.

#### Cambridge Highway Garage

The Cambridge Town Garage is located at 173 Mill Street. The Garage houses all vehicles used by the Cambridge Highway Department. The main garage building is a 7,280 square foot (52'x140') structure with a six bay garage. The building also contains a small office and kitchen/break room. There are two other buildings on site -- a 1,200 square foot salt shed and a 1,840 square foot storage shed. The garage facilities were substantially upgraded in 2009. No major repairs are anticipated in the next 5 to 10 years. However, barriers or an enclosed structure may be needed to prevent sand from running onto neighbors' property or into the Brewster River which is located behind the highway garage.

#### Cambridge Town Office and Jeffersonville Post Office

The Cambridge Town Office and Jeffersonville Post Office are located in a renovated mid-19th century building at 85 Church Street in Jeffersonville. The building underwent a series of renovations. The Post Office is located on the first floor, and the Cambridge Town Office is located on the second floor. Both floors are fully accessible with a 1,000 pound, two person elevator in the front of the building. The building contains 6,684 square feet of floor area, divided between two stories. The Cambridge Town Office on the second floor contains three large rooms and one small room. A vault containing the Town Land Records and other vital documents is also located on the second floor of the building. The Clerk has indicated the vault is currently sufficient for the communities' needs. The Post Office on the first floor is divided into two large rooms -- a lobby and a mail sorting area. A bank of mail boxes also serves as a partition between the lobby area and counter area.

### **Community Services/Facilities and Flood Resiliency**

During a disaster public services and facilities become even more critical. While some services, such as fire and rescue, have obvious roles, many other services also become important. Town officials such as Clerks, Emergency Management Directors, and Trustee/Selectboard members would play a critical role in organizing the relief effort and gathering/distributing information. Public buildings often serve an important role following a disaster. Many communities set up emergency shelters and relief centers in schools, town offices, and libraries. Cambridge Elementary School is currently designated as an Emergency Shelter.

Given the important role that community facilities may play in a natural disaster, public infrastructure and buildings housing public services should be protected against flooding to a greater degree than private structures. To this end, at minimum, utilities and HVAC systems serving these buildings should be elevated above the 500-year flood elevation. Additions to public buildings should be elevated to at least one foot above the 100-year flood-elevation and, where feasible, above the 500-year flood elevation. Efforts should also be made to ensure that servers and other telecommunications infrastructure are located above the base-flood-elevation to ensure that electronic

information is not lost in the event of a major flood event.

Continuity of public services is important following a disaster. Portions of the Jeffersonville sewer and water distribution system, including three pump stations, are located in areas vulnerable to flooding and erosion. In order to ensure that the system remains operational during a major flood event, either relocation or flood proofing of these structures may be necessary.

Given Jeffersonville's location at the intersection of several regionally important State routes, the area has been identified as a potential location for a Commodity Point of Distribution (C-POD). A C-POD is a location where life-sustaining commodities (such as food) are distributed to members of the public following a natural disaster. C-POD's are generally established immediately following a disaster and serve multiple communities. A C-POD must be reasonably safe from flooding (i.e. not located within the 100-year floodplain) and accessible during a flood emergency. A suitable site for a C-POD service in the Jeffersonville/Cambridge area has yet to be identified.

## Goals, Policies, & Recommendations

### OVERALL GOALS

- To efficiently provide high quality, environmentally sound and affordable public services and facilities.
- To plan local investments in infrastructure at the appropriate location and pace to support the local economy while mitigating physical and social impacts.

The overall goal of any community facility or service is to protect public health and safety and to enhance the quality of life of the community.

### GOALS

#### Sewer and Water

- All wastewater in Jeffersonville shall be appropriately treated so as to protect public health.
- All household water supplies shall be clean and be of an adequate supply.

#### Public safety

- To provide a safe environment in which to work, live, and play.

#### Stormwater management

- To provide storm drainage facilities as needed for the proper treatment of storm runoff.

### POLICIES

#### Sewer and Water

- Treatment systems must be compliant with State wastewater and water supply rules.
- Development shall not place an undue burden upon the Village wastewater treatment plant or water system.
- New sewer allocations and water system hookups, as well as those associated with changes or expansions of use, must be approved by the Village Trustees.
- New water system hookups above the elevation of the reservoir shall be prohibited.
- In general, priority should be given to upgrading the existing sewer and water distribution system over service area expansions.

#### Public safety

- All residential development shall be accessible to emergency vehicles.
- Jeffersonville residents should be secure in their homes and businesses from crime and natural disasters

#### Storm Water Management

- Stormwater runoff should be managed to maintain water quality in Jeffersonville’s rivers and streams. Use of Green Infrastructure and Low Impact Development techniques to manage storm water is encouraged.

## **ACTIONS AND RECOMMENDATIONS FOR IMPLEMENTATION**

### Sewer and Water

- Any regulations developed by the Planning Commission should require the applicant to demonstrate compliance with State wastewater and water supply regulations.
- The Trustees should investigate options to reduce the risk of flooding damage to the sewer/water distribution network.
- The Village should continue to upgrade all existing undersized water mains. Priority should be given to undersized mains serving fire hydrants with the highest existing population density.
- The Village should consider public purchase or easement over land in the wellhead protection area of the two wells providing water for the Village System.
- In cooperation with the Cambridge Village Trustees, the Village should investigate whether the two springs owned by Cambridge Village in South Cambridge could be leased to provide additional water in the future. The Village should also investigate any options to increase system capacity that become available.

### Public Safety

- The Village should consider working with law enforcement agencies to distribute informational resources to residents interested in forming a neighborhood watch.
- The Village should work with owners of existing buildings housing community services to elevate important utilities, HVAC systems, telecommunications systems, and computer servers above the 500-year flood elevation. When new community facilities are constructed, they should be elevated above the 500-year flood elevation.
- Work with State and regional emergency management organizations to identify a Commodity Point of Distribution in or near Jeffersonville.

### Storm Water Management

- The Planning Commission should consider requiring developers to demonstrate compliance with State stormwater rules as well as general storm drainage standards.
- Identify potential sites on public land, or land belonging to willing property owners, to increase flood storage capacity and reduce potential flood risks in the Village.

### Overall

- The Planning Commission and Trustees shall review all ‘Act 250’ applications for their impact on community facilities and services in the Village. Where the application is determined to not conform to this chapter or any goal or policy, the Planning Commission and/or Trustees shall participate in the ‘Act 250’ process in order to ensure the concerns of the Village are addressed.