



To: Montgomery Planning Commission  
From: Emily Klofft, Regional Planner  
Date: July 9, 2024  
Subject: Development Constraints Analysis Weighting

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## Development Constraints Analysis

- Determines development potential based on natural constraints to development and local preservation goals.
- Provides a general picture of land areas that may have varying degrees of development capacity, which is useful for planning purposes.
- Selected natural features are weighted and layered using a GIS. Scores for land areas are totaled, grouped, and color coded; the result showing four categories for different levels of constraint - None, Slight, Moderate and Severe.
- The weight assigned to each constraint can be adjusted.

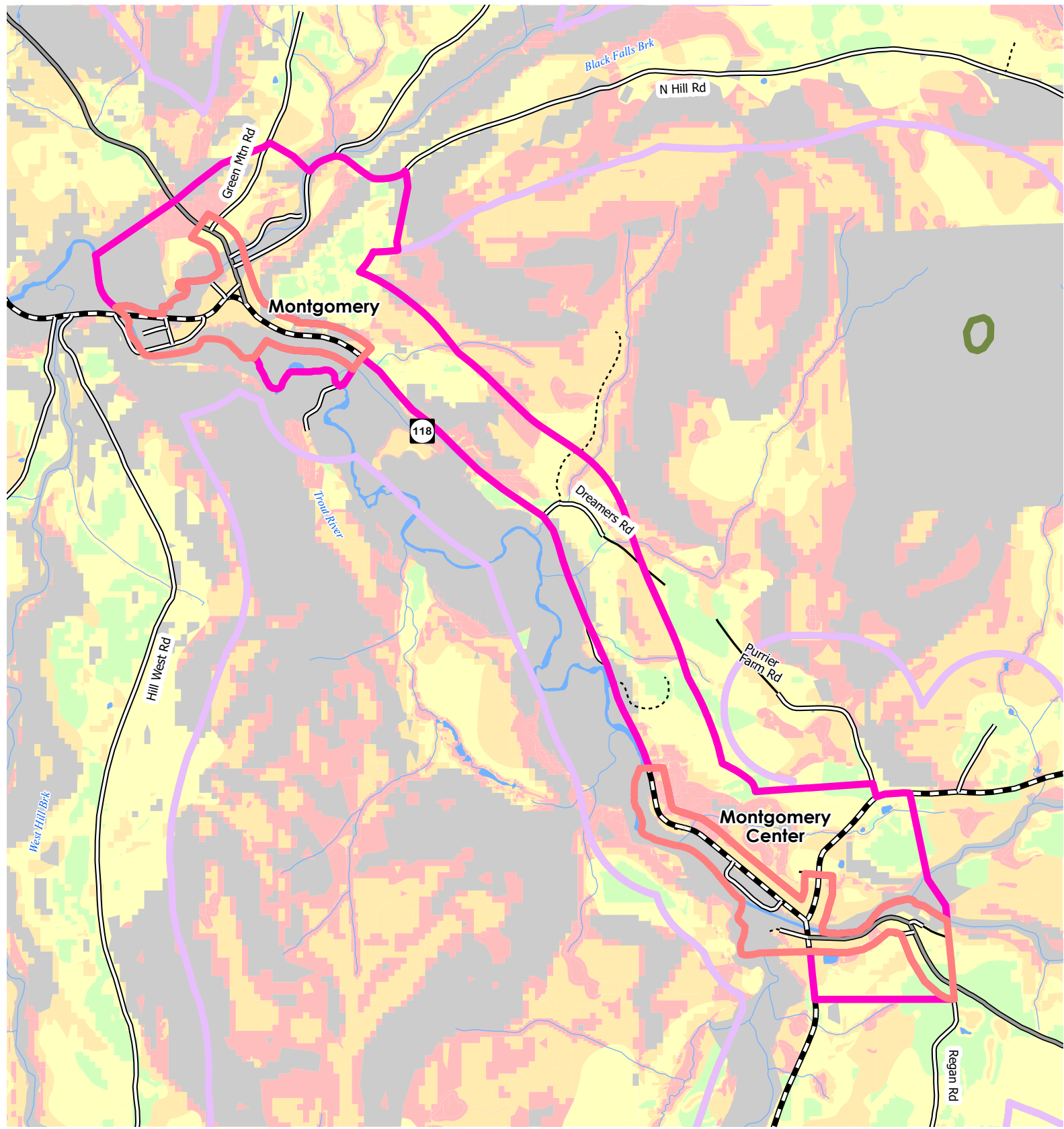
<b>Overall Development Constraints Categories</b>				
	<i>None</i>	<i>Slight</i>	<i>Moderate</i>	<i>Severe</i>
<i>Combined Score</i>	0	1-5	6-9	10+

<b>Development Constraint Category</b>	
<i>Type</i>	<i>Score</i>
Minor/Geographical Constraint- Minor constraints where excessive development could be a concern	1
Moderate Environmental- Constraints which may be mitigated through engineering/design	3
Severe Environmental Constraints- Environmental Constraints which cannot be easily mitigated	6
Absolute Constraints: Areas where no new development should be (or is) allowed	Removed from Analysis

<i>Constraint</i>	<i>Final Score</i>
FEMA 100 year floodplain	Remove
Lake Champlain Basin Lidar-Informed Flood Inundation Layer	500 year floodplain- Severe 2-100 year floodplain- Remove
River Corridors	Remove

Vermont Significant Wetlands Inventory (VSWI) (+50 ft buffer)	VSWI- Severe VSWI Buffer- Moderate Wetlands Advisory- Moderate
Vermont Conservation Design Highest Priority Forest Blocks	Minor
Highest Priority Connectivity Blocks	Minor
Riparian Connectivity	Moderate
Vermont Protected Lands Database	Removed
Wellhead Protection Areas	Moderate
Prime Agricultural Soils	Moderate
Marginally Suited (III) Soil Ratings for Soil-Based Residential Wastewater Disposal	Moderate
Generally Not Suited (IV) Soil Ratings for Soil-Based Residential Wastewater Disposal	Severe
Slopes 15-20%	Minor
Slopes 20-25%	Moderate
Slopes Greater than 25%	Remove

# Constraints Analysis



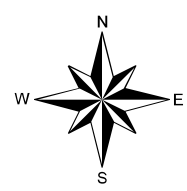
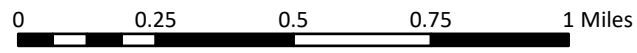
**LEGEND**

**Constraints Analysis**

- No Constraints
- Slight Constraints
- Moderate Constraints
- Severe Constraints
- Absolute Constraints

**Future Land Use Districts**

- Village 1
- Village 2
- Rural/Residential
- Conservation 1
- Conservation 2



Vermont Coordinate System  
 Transverse Mercator, NAD 83.  
 For planning purposes only.

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