Commissioners Present: Dan Monks, Nancy Faesy, John LaVecchia, Megan Randall, Sheilah Printz, Ed Shea, Bill Pennebaker, Bill Deveneau, Phil Chapman, Meg Cottam, Pauline Moore, Judy Boehlert, Suzanne dePeyster, Charlie Edson, Charlie Rockwell, Peter Luca

Others: John Williams, Tyler Resch, Mark Hyde, Judith Fellows-Miller, Don Miller

BCRC Staff: Jim Sullivan, Bill Colvin, Mark Anders, Jim Henderson, Michael Batcher

Chairman Monks welcomed everyone to the meeting and introduced John Williams, Sunderland Select Board member and chair of the building committee, who described the new town hall and the process of seeing it designed and constructed.

I. Minutes of January 22, 2015 Meeting

Motion (Pennebaker): Approve the Minutes of the January 22, 2015 meeting of the BCRC. Second by Deveneau. Passed unanimously.

II. Public Hearing to Consider Adoption of a new Bennington County Regional Plan

Hearing was opened and Jim Sullivan provided a brief overview of the process for preparing and adopting the plan. Noted several public meetings held during preparation and a public hearing in Bennington yesterday. No comments. Hearing closed.

Written ballots were submitted. Results to be announced at the conclusion of the meeting.

III. BCRC Projects

Bennington Housing Study - Bill Colvin

Colvin presented information on a housing plan that was completed by BCRC for the Town of Bennington (presentation attached). Intent of plan was to be forward looking and develop strategies for the
type of housing needed in Bennington. Particular focus on workforce housing. Background data collected and focus group meetings held.

Issues raised during study: lack of quality rentals in Bennington, cost of housing relative to wages, relationship of housing to education and economic vitality.

Strategies for: increasing amount of owned vs rented housing in and around the center of town, working with employers to encourage their employees to live in town, working with local financial institutions to support improved housing conditions, develop set of tools for town. Now working to integrate strategies with town's economic development plan and to create a housing/home ownership committee.

Questions: potential use of VT Veteran's Home for expanded housing, lack of quality jobs to support housing quality.

Wetlands, Floodplains, and River Corridors: An Arlington Case Study - Michael Batcher

Discussed project in Arlington and along the Batten Kill (presentation attached). Reviewed value of floodplain forests and wetlands as well as the function of river corridors. Illustrated floodways, special flood hazard (inundation) areas, and fluvial erosion hazard (river corridor) areas that are subject to erosion by rivers.

Characteristics of wetlands: vegetation types, soil types, and presence of water (permanent or temporary). Batcher delineated wetland extent in area where the watershed alliance was looking to do some work in and along the river to improve habitat. After doing so, relationship between the river, wetlands, and floodplains and river corridors became clear. The project was completed successfully.

Benmont Avenue Corridor Study - Mark Anders

Town of Bennington got a municipal planning grant to do an "active transportation study" to look at improvements along Benmont Avenue (presentation attached). A lot of projects under development in the area that will connect to Benmont Avenue and attract even more pedestrian and bicycle traffic to this road that already sees a lot of use by walkers and bikers. Currently conditions along Benmont to safely accommodate bicycles and walkers is very poor. Another interesting fact about Benmont is that there is a very high incidence of motor vehicle crashes, many with injuries, along the roadway.

Anders presented typical cross-sections of proposed improvements along each section of the road. Suggestion is for 11-foot vehicle travel lanes along the entire road. Marked bike lanes along southernmost section. Next section suggestion is for "sharrows" that alert people to shared use of travel lane by bicyclists. Northern part of corridor: suggestion is for a 9 foot paved bike-ped path separated from vehicle travel lane by a green strip; could do a short-term change by just using paint and bollards.

Walloomsac Headwaters Park and Natural Area - Jim Henderson

Wetlands conservation project near Morgan Street in Bennington (presentation attached) 168 acres - wetlands with Jewett Brook and South Stream, headwaters of the Walloomsac River. Significant amount of conserved land with some existing trails (including an old trolley line) all around this area. Also very close to the center of town. The area provides flood protection, supports valuable ecosystems, and recreational assets. Dan Monks noted that the town is scheduled to close on the property next week!

Showed a number of photos of the property and described the various natural communities found in the area. Michael Batcher developed a map showing land cover/vegetation types.

Henderson showed maps and described the existing and potential trail connections from the south end to the north end of Bennington.
IV. Other Business

Jim Sullivan announced that the Regional Plan was adopted with 25 votes in favor (19 required); 20 from municipal representatives (17 required). The plan will be sent to all towns and villages in the region and will become effective within 35 days unless vetoed by a majority of those towns and villages.

Annual Meeting of the BCRC: May 21 at Mount Anthony Country Club - to feature a great dinner, presentation of Bongartz Award, and a speech by the Lieutenant Governor. Invitations will be sent out in late April.

Meeting Adjourned.
• Priority Strategy – Bennington Strategic Economic Development Plan

• Report – Quality housing consistent with needs of workforce of Bennington businesses

• Assumption – Lack of quality housing at all levels impacts ability of area businesses to recruit and retain employees

• Forward-looking
• Housing Plans and Best Practices – Similar Communities

• BCRC & Steering Committee:
  • Collected and analyzed economic, demographic and housing data
  • Reviewed existing local and regional planning documents as they pertain to housing policy
  • Hosted focus groups – RE, Finance, HR, Landlords/Developers
  • Conducted Employer Survey
DATA
2010 POPULATION: 15,764
2012 ESTIMATE: 15,702
2020 PROJECTION: 15,644*
2030 PROJECTION: 15,321*

*PROJECTIONS FROM AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

SOURCE: US CENSUS
<table>
<thead>
<tr>
<th>Age Group</th>
<th>Total Population</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>under 5 years</td>
<td>478</td>
<td>427</td>
<td></td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>452</td>
<td>418</td>
<td></td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>413</td>
<td>463</td>
<td></td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>610</td>
<td>691</td>
<td></td>
</tr>
<tr>
<td>20 to 24 years</td>
<td>592</td>
<td>730</td>
<td></td>
</tr>
<tr>
<td>25 to 29 years</td>
<td>411</td>
<td>462</td>
<td></td>
</tr>
<tr>
<td>30 to 34 years</td>
<td>361</td>
<td>407</td>
<td></td>
</tr>
<tr>
<td>35 to 39 years</td>
<td>423</td>
<td>396</td>
<td></td>
</tr>
<tr>
<td>40 to 44 years</td>
<td>455</td>
<td>514</td>
<td></td>
</tr>
<tr>
<td>45 to 49 years</td>
<td>534</td>
<td>555</td>
<td></td>
</tr>
<tr>
<td>50 to 54 years</td>
<td>529</td>
<td>548</td>
<td></td>
</tr>
<tr>
<td>55 to 59 years</td>
<td>486</td>
<td>586</td>
<td></td>
</tr>
<tr>
<td>60 to 64 years</td>
<td>489</td>
<td>494</td>
<td></td>
</tr>
<tr>
<td>65 to 69 years</td>
<td>328</td>
<td>389</td>
<td></td>
</tr>
<tr>
<td>70 to 74 years</td>
<td>228</td>
<td>293</td>
<td></td>
</tr>
<tr>
<td>75 to 79 years</td>
<td>208</td>
<td>311</td>
<td></td>
</tr>
<tr>
<td>80 to 84 years</td>
<td>175</td>
<td>280</td>
<td></td>
</tr>
<tr>
<td>85 years and over</td>
<td>207</td>
<td>421</td>
<td></td>
</tr>
</tbody>
</table>

**Average Age:** 40.8

**Source:** 2010 US Census
<table>
<thead>
<tr>
<th>Education Level</th>
<th>Bennington</th>
<th>Bennington County</th>
<th>Vermont</th>
</tr>
</thead>
<tbody>
<tr>
<td>No High School Degree</td>
<td>14.2%</td>
<td>10.1%</td>
<td>9.0%</td>
</tr>
<tr>
<td>High School Degree (or Equivalent)</td>
<td>38.8%</td>
<td>31.8%</td>
<td>31.7%</td>
</tr>
<tr>
<td>Some College/No Degree</td>
<td>17.5%</td>
<td>18.4%</td>
<td>17.1%</td>
</tr>
<tr>
<td>Associate’s Degree</td>
<td>6.9%</td>
<td>7.8%</td>
<td>8.4%</td>
</tr>
<tr>
<td>Bachelor’s Degree</td>
<td>12.9%</td>
<td>19.4%</td>
<td>20.5%</td>
</tr>
<tr>
<td>Graduate Degree</td>
<td>9.7%</td>
<td>12.4%</td>
<td>13.3%</td>
</tr>
</tbody>
</table>

SOURCE: US CENSUS, AMERICAN COMMUNITIES SURVEY, 2007 - 2011
**EMPLOYMENT**

### Average Wage 2013

<table>
<thead>
<tr>
<th></th>
<th>BENNINGTON: $37,370</th>
<th>BENNINGTON COUNTY: $37,398</th>
<th>VERMONT: $40,289</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Change in Total Employment, 2003-2013</strong></td>
<td>▼ 4.9%</td>
<td>▼ 5.6%</td>
<td>▲ 2.5%</td>
</tr>
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</table>

### Economic Sector

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Health and Social Services</td>
<td>2,816</td>
<td>2,846</td>
<td>2,660</td>
<td>32,890</td>
<td>41,334</td>
<td>46,485</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1,700</td>
<td>1,835</td>
<td>1,601</td>
<td>36,645</td>
<td>42,162</td>
<td>45,575</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>1,550</td>
<td>1,561</td>
<td>1,521</td>
<td>21,857</td>
<td>24,438</td>
<td>25,867</td>
</tr>
<tr>
<td>Government</td>
<td>1,521</td>
<td>1,454</td>
<td>1,475</td>
<td>35,614</td>
<td>37,218</td>
<td>41,510</td>
</tr>
<tr>
<td>Education</td>
<td>1,232</td>
<td>1,328</td>
<td>1,349</td>
<td>30,071</td>
<td>35,468</td>
<td>39,755</td>
</tr>
<tr>
<td>Leisure, Hospitality</td>
<td>805</td>
<td>812</td>
<td>741</td>
<td>11,872</td>
<td>13,601</td>
<td>16,295</td>
</tr>
<tr>
<td>Professional Services</td>
<td>372</td>
<td>447</td>
<td>581</td>
<td>26,317</td>
<td>35,013</td>
<td>31,234</td>
</tr>
<tr>
<td>Other Services</td>
<td>294</td>
<td>230</td>
<td>246</td>
<td>17,385</td>
<td>19,373</td>
<td>21,825</td>
</tr>
<tr>
<td>Information</td>
<td>264</td>
<td>216</td>
<td>219</td>
<td>30,487</td>
<td>39,868</td>
<td>42,271</td>
</tr>
<tr>
<td>Finance, Insurance, Real Estate</td>
<td>266</td>
<td>240</td>
<td>212</td>
<td>36,796</td>
<td>41,842</td>
<td>48,085</td>
</tr>
<tr>
<td>Construction</td>
<td>250</td>
<td>283</td>
<td>174</td>
<td>27,887</td>
<td>33,907</td>
<td>38,335</td>
</tr>
<tr>
<td>Transportation</td>
<td>148</td>
<td>150</td>
<td>99</td>
<td>27,519</td>
<td>34,018</td>
<td>29,833</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>113</td>
<td>113</td>
<td>54</td>
<td>39,734</td>
<td>46,238</td>
<td>54,746</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>46</td>
<td>15</td>
<td>23</td>
<td>17,024</td>
<td>23,323</td>
<td>29,089</td>
</tr>
</tbody>
</table>

*Source: Vermont Department of Labor*
# Households

Households in Bennington:

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Bennington</th>
<th>Bennington County</th>
<th>Vermont</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person Households</td>
<td>$23,027</td>
<td>$25,625</td>
<td>$26,395</td>
</tr>
<tr>
<td>2 Person Households</td>
<td>$52,292</td>
<td>$59,278</td>
<td>$61,491</td>
</tr>
<tr>
<td>3 Person Households</td>
<td>$55,691</td>
<td>$58,292</td>
<td>$69,535</td>
</tr>
<tr>
<td>4 Person Households</td>
<td>$54,219</td>
<td>$69,633</td>
<td>$79,265</td>
</tr>
<tr>
<td>5 Person Households</td>
<td>$54,292</td>
<td>$58,594</td>
<td>$73,013</td>
</tr>
<tr>
<td>6 or More Person Households</td>
<td>$38,750*</td>
<td>$51,818*</td>
<td>$75,105*</td>
</tr>
</tbody>
</table>

*Income data only includes six person households.

Source: US Census, American Communities Survey, 2008-2012
### Housing Cost & Value

**Renters:** Higher cost relative to income  
**Owners:** Similar cost, lower value

<table>
<thead>
<tr>
<th></th>
<th>Bennington</th>
<th>Bennington County</th>
<th>Vermont</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Median Gross Rent</strong></td>
<td>$745</td>
<td>$760</td>
<td>$843</td>
</tr>
<tr>
<td>(Percent of HH income)</td>
<td>(35.7%)</td>
<td>(31.4%)</td>
<td>(30.9%)</td>
</tr>
<tr>
<td>Renters paying &gt; 30% of income on housing</td>
<td>60.7%</td>
<td>52.2%</td>
<td>51.9%</td>
</tr>
<tr>
<td>Renters paying &gt; 50% of income on housing</td>
<td>27.3%</td>
<td>21.6%</td>
<td>25.4%</td>
</tr>
<tr>
<td><strong>Average value of owner-occupied housing unit</strong></td>
<td>$161,300</td>
<td>$206,300</td>
<td>$215,800</td>
</tr>
<tr>
<td><strong>Average Housing Cost with Mortgage</strong></td>
<td>$1,329</td>
<td>$1,430</td>
<td>$1,544</td>
</tr>
<tr>
<td>(Percent of HH Income)</td>
<td>(22.6%)</td>
<td>(23.1%)</td>
<td>(23.2%)</td>
</tr>
<tr>
<td>Owners paying &gt; 30% of income on housing</td>
<td>31.6%</td>
<td>33.8%</td>
<td>33.1%</td>
</tr>
<tr>
<td>Owners paying &gt; 50% of income on housing</td>
<td>14.6%</td>
<td>15.3%</td>
<td>12.1%</td>
</tr>
<tr>
<td><strong>Average price of Primary Residences sold 01/13 - 04/14</strong></td>
<td>$150,527 (158)</td>
<td>$216,408 (412)</td>
<td>$229,247 (9,242)</td>
</tr>
</tbody>
</table>

**Source:** US Census
<table>
<thead>
<tr>
<th></th>
<th>BENNINGTON</th>
<th>BENNINGTON COUNTY</th>
<th>VERMONT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units:</td>
<td>6,763</td>
<td>20,922</td>
<td>322,539</td>
</tr>
<tr>
<td>Average Size of Renter Household:</td>
<td>2.07 persons</td>
<td>2.06 persons</td>
<td>2.08 persons</td>
</tr>
<tr>
<td>Average Size of Owner Household:</td>
<td>2.44 persons</td>
<td>2.4 persons</td>
<td>2.45 persons</td>
</tr>
<tr>
<td>% of units built before 1940:</td>
<td>38.3%</td>
<td>27.1%</td>
<td>28%</td>
</tr>
<tr>
<td>Median year built:</td>
<td>1956</td>
<td>1970</td>
<td>1972</td>
</tr>
</tbody>
</table>
FOCUS GROUPS

- FINANCIAL SERVICES
- REAL ESTATE
- HUMAN RESOURCE
- LANDLORDS AND DEVELOPERS
RESPONSE THEMES:

- Quality relative to price
- Financing
- Older housing stock
- Little new construction
- Jobs to support home buying
- Lack of quality rentals
- Need to promote community
- Education system
- Transportation
- Economic vibrancy
EMPLOYER SURVEY
EMPLOYER SURVEY

1. Has the status of the Bennington housing market impacted your ability to recruit employees?

YES: 12%
NO: 88%
EMPLOYER SURVEY

2. What are the most frequently cited complaints about the Bennington housing market you hear from your employees?

- Lack of quality rentals: 38%
- None: 38%
- Lack of quality mid-priced housing: 24%
3. If you have employees who have expressed challenges in finding suitable housing in Bennington, are those employees having trouble locating rental housing, housing for purchase, or both?

- 50% RENTAL
- 38% NO PROBLEM
- 12% BOTH
4. What strategies would you recommend for strengthening the housing market in Bennington?

Response generally fell into one of three categories:

A. Study the reasons and attempt to resolve issues surrounding the relative high cost of housing in Bennington when compared to wages.

B. Reform social programs that encourage those from out of state to relocate to Bennington.

C. Develop programs and incentives to renovate existing, low-quality housing stock.
EMPLOYER SURVEY

5. Please rate the following with regard to which strategies, if implemented, would be most beneficial in helping address any employee recruiting or retention issues related to housing in Bennington.

<table>
<thead>
<tr>
<th>RANK</th>
<th>Description</th>
<th>VERY IMPORTANT</th>
<th>SOMEWHAT IMPORTANT</th>
<th>NOT AT ALL IMPORTANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Greater availability of low and moderate income housing for SALE</td>
<td>0%</td>
<td>33%</td>
<td>67%</td>
</tr>
<tr>
<td>1</td>
<td>Greater availability of low and moderate income housing for RENT</td>
<td>50%</td>
<td>33%</td>
<td>17%</td>
</tr>
<tr>
<td>4</td>
<td>Greater availability of moderately-priced ($150-250K) quality housing for SALE</td>
<td>17%</td>
<td>33%</td>
<td>50%</td>
</tr>
<tr>
<td>2</td>
<td>Better quality, scattered site rental housing</td>
<td>42%</td>
<td>29%</td>
<td>29%</td>
</tr>
<tr>
<td>3</td>
<td>Large (25-50 Unit), rental apartment complexes with amenities</td>
<td>14%</td>
<td>43%</td>
<td>43%</td>
</tr>
</tbody>
</table>
Bennington will have a housing market with quality, affordable housing choices suitable for all income ranges.

New housing investment will focus upon the renovation of existing housing stock and new construction which adaptively re-uses existing buildings, or which is located in areas with existing infrastructure.

Home ownership will be encouraged as a means to strengthen and sustain Bennington’s neighborhoods.
THE GOAL

IMPROVE THE QUALITY OF HOUSING IN BENNINGTON

Strategies should focus on:

1. Renovation and improvement of existing residential properties

2. Adaptive re-use of other existing buildings for housing

3. Targeted infill housing development
1. Reverse the trend of renter-occupied housing in and around the central business district.
   • Incentives for buyers
   • Duplex program for first-time home buyers
   • Neighborhood Development Area designation
2. Work with area employers to encourage employees to live in Bennington.
   • Employer-assisted housing incentive program
   • Series of discussions with area employers regarding communications with employees/recruits
   • Adequate supply of rental housing consistent with workforce needs
3. Work with local financial institutions to support improved housing conditions.

- Community Reinvestment Act funds
- Creative financing programs with town support for certain areas of town
- Easier access to capital for property owners to make improvements
4. Establish a set of tools administered by the municipality to encourage the improvement of the housing stock for both rental and ownership at a variety of levels.

- Strengthen and promote Town-wide Housing Loan Program
- Municipal loan guarantee program for pre-identified projects
- Active role in improving and making available tax sale properties
- Ordinance for minimum appearance standards
- Enhance code enforcement activities and fines
- Program to identify and promote opportunities for investors
5. Increase landlord, tenant and buyer education, accountability and financial literacy.

- Landlord support, training and assistance
- Tenant education referral network
- Overall financial literacy
IMPLEMENTATION & NEXT STEPS

- Link recommendations in this report with the *Bennington Strategic Economic Development Plan, Bennington Town Plan* and BEDP

- Prioritize recommendations and develop action plans with measures

- Housing or Home Ownership Committee
Wetlands, Floodplains and River Corridors: a case study in Arlington

Michael S. Batcher
Bennington County Regional Commission
Themes

- Rivers like the Batten Kill form floodplain forests maintained by periodic flooding. These forests provide flood storage and reduce the velocity of moving water during floods.

- Wetlands are formed where moisture and disturbance support hydrophytic vegetation and hydric soils. Wetlands provide wildlife habitat as well as recharge of groundwater.

- Movement of the river within the river corridor will shift the location of these natural communities.
Getting to the River
McCabe Site Showing Special Flood Hazard Areas
River Corridor and Mapped Cover Types
Flood Hazard Zones and River Corridors

Characteristics of a Floodplain

- Floodplain
- Flood Fringe
- Floodway
- Base Flood Elevation (BFE)
- Normal Channel

Riparian Buffer Component extending off the Meander Belt
Buffer Component extends beyond the Toe of the Valley Wall
Buffer Component does not extend beyond federal aid highway
Flooding

Inundation from water rising beyond the river banks

Floodplains and wetlands provide storage

Erosion

May occur beyond the special flood hazard zone

Results from the velocity of water moving through valleys

Floodplains and wetlands reduce velocity
Finding the Boundary
Characteristics of Jurisdictional Wetlands

Hydrophytic Vegetation

Hydric Soils

Hydrology
Hydrophytic Vegetation

**Obligate**: nearly always found in wetlands

**Facultative Wetland**: usually found in wetlands, but can be found in uplands

**Facultative**: occurs in both

**Facultative Upland**: usually in uplands but may be found in wetlands

**Upland**: nearly always found in uplands
Transitions from Upland to Deep Water

Zones of a Vegetated Freshwater Shoreline:
- Upland
- Riparian
- Emergent
- Littoral

- Indian Grass
- Goldenseal
- Red Maple
- False Blue Indigo
- Elderberry
- Virginia Sweetspire
- Switch Grass
- Swamp Sunflower
- Lizard's Tail
- Cardinal Flower
- Turtle Head
- Blue Daisies
- Pickerel Weed
Hydric Soils

**Organic soil or “histosol”**
- Dark, even black
- Odor of hydrogen sulfide (rotten eggs)

**Mineral Soil**
- May show “redox” features
- Often grey in color
Soil Colors

Wetland soils here tended to be greyish, dark, with low value and chroma.

Upland soils were not very different but were a bit lighter and brighter indicating more oxygen in the root zone.
Evidence of Hydrology

- Saturated or flooded during the growing season
- Water stained leaves
- Shallow root systems
- Drift lines
- Debris
McCabe Site Showing VT ANR Wetlands vs. Mapped Cover Types

McCabe Wetlands
Types
- Mowed opening
- Reed canary grass old field
- Shrub swamp/flood chute
- Successional floodplain forest
- Sugar maple-ostrich fern floodplain forest

VT ANR Mapped Wetlands

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
Looking West Across Fields
Successional Floodplain Forest
Flood Chute/Shrub Swamp
Flood Hazard Zones and River Corridors

Characteristics of a Floodplain

- Floodplain
- Flood Fringe
- Floodway
- Base Flood Elevation (BFE)
- Normal Channel

Riparian Buffer Component extending off the Meander Belt

Buffer Component extends beyond the Toe of the Valley Wall

Buffer Component does not extend beyond federal aid highway
McCabe Site Cross Section

Flood Hazard Zones
- AE, FLOODWAY
- AE
- 0.2 % Chance
- River Corridor (FEH)
Summary

• Special Flood Hazard Areas and River Corridors have some areas of overlap.

• The river may meander beyond where it floods OR it may flood beyond where it is likely to meander.

• Wetlands and floodplain forests are dependent on long-term hydrologic conditions AND disturbance from flooding events.

• They provide for storage of flood waters, reduction in flood water velocity and room for the river to meander.
Questions?
Benmont Ave. Active Transportation Corridor
Section A
Total Number of Crashes: 9
Total Number of Injuries: 3
Total Percentage of Crashes: 9.64%
Total Percentage of Injuries: 10.3%

Section B
Total Number of Crashes: 13
Total Number of Injuries: 2
Total Percentage of Crashes: 14.28%
Total Percentage of Injuries: 6.89%

Section C
Total Number of Crashes: 20
Total Number of Injuries: 9
Total Percentage of Crashes: 21.97%
Total Percentage of Injuries: 31.0%

Section D
Total Number of Crashes: 22
Total Number of Injuries: 6
Total Percentage of Crashes: 23.07%
Total Percentage of Injuries: 20.6%

Section E
Total Number of Crashes: 10
Total Number of Injuries: 2
Total Percentage of Crashes: 9.69%
Total Percentage of Injuries: 6.89%

Section F
Total Number of Crashes: 6
Total Number of Injuries: 3
Total Percentage of Crashes: 6.52%
Total Percentage of Injuries: 10.3%
Four Types of Transportation Cyclists in Portland
By Proportion of Population

- Interested but Concerned: 60%
- No Way No How: 33%
- Strong & Fearless: <1%
- Enthused & Confident: 7%
Benmont Avenue
SEGMENT #4
Existing

Benmont Avenue
SEGMENT #4
Alternative B

Uses existing pavement. Centerline moves 2' to east. No paving required.

49.5' Right of Way

49.5' Right of Way
Walloomsac Headwaters Park and Natural Area

Michael S. Batcher
And
Jim Henderson
Bennington County Regional Commission
Partners Included
Town of Bennington
Bennington County Regional Commission
Bennington County Conservation District
One World Conservation Center
Vermont Land Trust
The Greenberg Family
Funding

• Project costs: $222,000 (168 Acres)

• Project Funding:
  – The Vermont Housing and Conservation Board granted $122,000
  – Donations by other conservation organizations and local citizens filled the gap!!!
  – Watershed Grant awarded to Bennington County Conservation District funded wetland mapping and site inventory by Michael Batcher.
Why Is This Wetland Important?

Flood Protection

Ecosystem Services

Recreation
Transitions from Upland to Deep Water
Deep Emergent Marsh
Shallow Emergent Marsh
Shallow Emergent Marsh transitioning to Alluvial Shrub Swamp

Vary with flooding frequency

Beaver influenced
Alluvial Shrub Swamp
Riparian Communities – Alluvial Shrub Swamp and Floodplain Forest
Transition to Floodplain Forest
Floodplain Forest
Southern Forest
Invasive Species

Non-native species that adversely affect habitats and native species and the economy and human well-being.
2014 Summer Outings

- Walloomsac Headwaters Bird Walk
- The Fishes of South Stream
- Bike Ride: Bennington Recreation Center to Natural Area and back
- Bennington Rugby Club Clean-up of the Walloomsac Headwaters
Next Steps
Management Planning
Community Outreach
Interpretation

Providing Access
The Norman and Selma Greenberg Conservation Reserve Trail Map

Help us maintain and improve this land.

VOLUNTEER! OWCC needs help tending trails and plantings, building new trails and seasonal clean-up.

BECOME A MEMBER OF THE ONE WORLD CONSERVATION CENTER to receive discounts on classes, lectures, and special programs. Call us at 802-447-7419 or visit www.oneworldconservationcenter.org and go to the "Get Involved" page.
The Walloomsac Headwaters Park and Natural Area

SCALE 1:12,000
1 Inch = 1,000 Feet

Map produced October 15, 2014 by BCRC.
Questions?
(Old Trolley Line Bridge)