

**VILLAGE OF OLD  
BENNINGTON**

**VERMONT**

**PLAN OF**

**DEVELOPMENT 2017**



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# 1. INTRODUCTION AND VILLAGE CHARACTERISTICS

The Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A. Chapter 117, enables municipalities to formulate plans as a basis for land use regulations and development programs. The Act requires that each municipality update its Town/Village plan at five-year intervals.

Old Bennington, an incorporated Village, adopted a plan under the Act in September 1972. The plan has been revised and readopted several times since then. Each section includes a study of past trends and existing conditions, followed by policies setting forth the Planning Commission's recommendations concerning strategies for the future.

In 1968, The Vermont Municipal and Regional Planning and Development Act (24 V.S.A., Chapter 117) authorized municipalities to establish design control districts.

“A design control district can be created for an area containing structures of historical, architectural or cultural merit, and other areas in which there is a concentration of community interest and participation, such as a central business district, civic center or similar grouping or focus of activities. Such areas may include townscape areas which resemble, in important aspects, the earliest permanent settlements, including a concentrated urban settlement with striking vistas, views extending across open fields, and up to the forest edge, a central focal point and town green, and buildings of high architectural quality, including styles of the early nineteenth century.”

In 1973, Old Bennington was one of the first Villages in Vermont to adopt a system for Design Review, and the entire Village was designated a Design Review District.

According to state law, within such a designated design review district, no structure may be erected, reconstructed, substantially altered, restored, moved, demolished, or changed in use or type of occupancy, without approval of the plans therefore by the Planning Commission.

On August 24, 1984, Old Bennington, in its entirety, was made a National Historic District, and every house in the Village has been recorded on the National Register of Historic Places.

Old Bennington Village is fortunate to have not only structures of cultural, architectural and historical merit, but also a pleasing visual character and architectural integrity which extends through most of its dwellings and two hundred acres. The character is comprised of several qualities, which, when taken together, create the pleasing image cherished by Village residents. Compatibility of architectural styles and color, the numerous buildings of architectural merit, the special relationships of land and buildings, the relative lack of commercial elements, and the reminder of life in a by-gone era, are some of the more important factors. Views to the west and south of Mount Anthony, and to the east and north across the Town of Bennington, as well as open meadows and ornamental gardens, are an integral part of the village character.

This Plan inventories existing Village needs and resources, provides goals and policies to guide growth and development in the Village, and provides the rational basis for implementing Village Ordinances, Zoning Bylaws and other appropriate municipal regulations. The planning and zoning tools made available to us by the Legislature should, and indeed must, be used to prevent

development destructive to, and/or inharmonious with the existing character of our village, and adequately regulate development.

Old Bennington represents the original center of Bennington. Samuel Robinson and a band of religious separatists from Connecticut and Massachusetts founded it in 1761. During the past 256 years the focus of industrial, commercial and residential development has shifted to the valley below and Old Bennington has become a small, incorporated Village within the Town of Bennington. Its character has become an historical single family residential rural community.

Old Bennington is situated on a height of land approximately one-half mile west of the center of the Town of Bennington, which lies in the Walloomsac River valley below. Looming over the Village to the southwest is Mount Anthony. A ridge called Monument Hill elevates the northern third of the Village, but along the eastern edge of the Village the land falls sharply away in a steep slope toward the river below. The remainder of the Village is fairly level. Many large, well-spaced houses are surrounded with lawns and gardens. We still enjoy the luxury of some open land with beautiful vistas.

The Village consists of approximately 130 structures of which 100 date from 1763 through the early years of the 20th century. Georgian, Federal, Greek Revival, Shingle and Colonial Revival styles are extensively represented. Focused on a fine tree-lined avenue that ascends a slight hill to a massive obelisk, the 1887-91 Bennington Battle Monument, most of the structures are 2-1/2 story, wood-frame clapboard residences, and rich in historic detail. The well-preserved buildings of the Village constitute one of the oldest and finest collections of historic houses in the State of Vermont.

The Village has a sedate ambiance. Most of the houses are surrounded by large landscaped yards with gardens. Splendid trees line the roads, and scattered throughout the Village are a number of historic site markers, ranging from simple bronze tablets to the 306-foot Bennington Battle Monument that towers above the Village from Monument Hill.

Old Bennington has an axial street configuration, with Monument Avenue bisecting the Village on a north-south axis. Five secondary streets radiate out from this axis and several tertiary streets branch out in turn from them. At the northern terminus of Monument Avenue is Monument Circle, a 5-acre elliptical park on which the Battle Monument stands. Before the Monument's construction in 1887, Monument Avenue (then Main Street) extended through the center of what was Monument Circle and down the hill to the north. Over 20 structures, including a large inn, were razed to make room for the Monument.

A second park area is located almost exactly in the center of the Village at the intersection of Monument Avenue with Route 9. Three islands of grass and trees are the remains of the original Village green, around which the original settlement centered. Fronting on this open space are some of the Village's most significant structures including the Old First Congregational Church (1803-5), the Walloomsac Inn (1764), the Jedediah Dewey House (1764) and the elegant urn-topped white fence, which borders the Old Burying Ground. It was on this green that the original Old First Church Meeting House (1764) stood, in which the wounded of the Battle of Bennington (1777) were cared for and where, in 1791, the Vermont Legislature met to accept the Constitution and join the Union as the 14th state.



**Figure 1: The Village of Old Bennington Green**

Maintaining the historic character of the Village is important because:

- It offers our residents and visitors a strong connection to the origins of our community, state, and nation.
- It attracts visitors who are important to the local and state economy.
- It provides a mutual benefit of increasing property values.
- We share a custodial responsibility with previous Village generations.

The foregoing describes the historical, residential, and land characteristics of Old Bennington. This plan is intended to provide guidelines for the preservation of those characteristics within the framework of appropriate contemporary uses.

## 2. OBJECTIVES

This section contains the objectives for the Village of Old Bennington. Some of the objectives may be realized by continuing to pursue current policies and directions; others may only be attained with new policies, regulations, investments, or other strategies. Subsequent sections will detail specific policies and actions that will facilitate attainment of the objectives.

### 2.1 **Maintain an Effective Planning Process**

Effective and responsible decision making should be promoted through a coordinated, comprehensive planning process and policy framework. The planning process should be based on the premise that residents of Old Bennington should have the primary responsibility for shaping the Village's future direction. Citizens should be encouraged to serve on Village boards or commissions, attend public meetings and hearings, and otherwise participate in the local planning process.

Old Bennington is a small, autonomous Village with its own regulations surrounded by the Town of Bennington. Cooperation with the Town of Bennington and other municipalities is important to ensure that any inter-municipal and regional issues are effectively addressed.

### 2.2 **Effectively Manage Future Growth and Development**

The Village should direct new development to achieve the following objectives:

- Preserve the village's unique character - a small, historic village with scenic rural landscapes
- Avoid soil erosion, ground water contamination and damage to other important natural resources
- Observe stormwater management; refer to Section 6.2
- Require that future development bear its fair share of municipal capital and maintenance costs
- Prevent incompatible and uncoordinated development that would adversely impact the character of the community and existing property values

### 2.3 **Identify and Protect Important Natural Resources and Historic Features**

Special areas, including significant natural and fragile ecological areas, ridges and other important features of the landscape, scenic roads, views, and historical, educational, cultural, and scientific sites should be identified and measures taken to preserve them for the enjoyment of current and future residents of the Village.

A variety of wetlands, ponds, agricultural soils, and important wildlife habitats are present in Old Bennington, despite its density of development. These areas are so essential to the Village's quality of life, and the maintenance of the natural environment, that they must be protected from incompatible development or use.

Air quality is a natural asset of great value to Old Bennington. Facilities or activities, including excessive commercial motor vehicle traffic, whether local or beyond the Village's boundaries, that would degrade air quality must be discouraged.

#### **2.4 Maintain and Enhance Recreational Opportunities**

Many outdoor, natural-resource-based recreational activities are available in the areas surrounding Old Bennington. Cooperation with other communities will help to provide access to organized recreational facilities and activities that are not available in Old Bennington.

#### **2.5 Support Appropriate Economic Activities in the Region**

Because of its size, historic residential nature, and current development density, there is limited potential for commercial development appropriate within Old Bennington. Small home-based occupations are permitted pursuant to the provisions of the municipal zoning bylaw. For other commercial facilities and development, Old Bennington must rely upon the surrounding municipalities and the region.

#### **2.6 Encourage Efficient Energy Use**

The Village's land use pattern, individual developments, and infrastructure should promote energy efficiency and conservation. In addition, sound proposals to develop renewable energy resources should be pursued, provided they can be integrated into, and are consistent with, the historic context of the Village.

#### **2.7 Plan for Finance and Provide an Efficient System of Public Facilities and Services**

Appropriate public facilities and services must be available for the residents of Old Bennington. Emphasis should be placed on the maintenance of existing roads. Other essential facilities and services require inter-municipal or regional planning and cooperation: schools, communications systems, health care services, fire and police protection and water and sewage.

Public capital investments should be planned to meet significant needs and coordinated so that excessive tax burdens are avoided.

#### **2.8 Ensure Access to Good Educational Opportunities for All Residents**

Although Old Bennington has not operated a local school in many years, children have been able to receive an education by attending schools in the Bennington School District the Mount Anthony Union School District, and private schools. A quality education should be available at a sustainable cost.

## **2.9 Actively Encourage a High Quality of Life for Residents of the Village**

Old Bennington's planning process is an effort to ensure a high quality of life for all residents through economic, environmental, and community planning. Particular emphasis should be placed on the maintenance of a clean, healthy, quiet, safe, and aesthetically pleasing environment, the provision of necessary services, and the preservation of a community that is efficient and economical to operate.

## **3. THE RESIDENT POPULATION**

The U.S. Census 2010 identified 139 Village residents compared to 232 in 2000, a decrease of 40%. The Census Bureau considers the housing stock in its analysis. Since, for the most part, the Village is built-out with existing homes, population change/fluctuations will, essentially, occur within the existing residential infrastructure. According to the Bennington Listers, as shown on Table 5, there are, within the Village, a total of 82 residential parcels with 91 housing units.

### **3.1 Age Composition**

The median age of Village residents in 2010 was 52.8. This is significantly greater than the Town, the County and the State. The Village also has the highest percentage of the age 65+ category (24%) when compared to the town, county, and state. The somewhat older resident with a professional background tends to have been attracted to our well-preserved, historic, village. Interestingly, a younger age population (0-17) constitutes 23% of the total population, and is comparable to the other geographical entities mentioned above.

### **3.2 Population Projections**

The existing housing infrastructure and nearly full build-out of the Village will necessarily constrain any significant population growth. There are some vacant parcels that could support additional units within the minimum zoning standards of 80,000 sq. ft./dwelling unit. Population change is also a function of household size (family/non-family) and the trend appears to be to smaller household sizes – the 2010 Census reported an average of 2.36 for a household and 2.69 for a family. Any changes in land use regulations, new development or proposed projects must be evaluated to determine the overall effect on the village, the stated goals of the plan, and the available supporting infrastructure.

### **3.3 Housing**

The 2010 Census reported 82 housing units compared to 107 in 2000. The Bennington Town Listers' records identify 91 units. Table 5, identifies 82 residential parcels and 91 units. The median housing value in the year 2010 was \$345,100, which is twice that of the county and state. 64.5% of the housing structures were constructed in 1939 or earlier.



### 3.4 **Schools**

The Village does not operate its own schools. The Monument School, an elementary school located within the boundaries of Old Bennington Village, is operated by the Bennington School District. It serves both the Village and the Town of Bennington. Village children also attend the Middle School and High School operated by the Mount Anthony Union School District. Private elementary and high school education for village residents is also available at nearby schools.



**Figure 2: Monument Elementary School**

The Southwest Vermont Career Development Center (CDC) works with local businesses to provide youth and adults with the skills required to meet the local employment market. In addition, the CDC offers specialized training and re-training courses to groups of employees.

The Town of Bennington is home to six colleges: Bennington College, Southern Vermont College, The Community College of Vermont, The Vermont Tech satellite campus, Johnson State College External Degree Program and the Northeast Baptist College. These post-secondary schools provide unique educational, economic and cultural benefits to the Village and efforts to integrate their programs with the community's needs and interests should be pursued.

## **Child Care**

Safe and affordable child care services are important to both local residents and the local economy. Child care facilities serving a limited number of children are allowed in accordance with Vermont state law. There are a number of registered home day care providers and licensed early education services offered in Bennington. Information on these child care facilities as well as information on services for families, providers, employees and people interested in opening a new facility can be found through the Child Development Division of the Vermont Department for Children and Families and the Bennington County Child Care Association.

### **3.5 Population Tables**

**Note:** Demographic data contained herein is taken from the 2010 U.S. Census.

Table 1  
**TOTAL POPULATION**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Old Bennington	353	279	232	139
Bennington Town (includes Old Bennington)	15,815	16,451	15,737	15,764
Bennington County	33,345	35,845	36,994	37,125
State of Vermont	511,456	562,758	608,827	625,741
Old Bennington % of Bennington Town	2.2%	1.7%	1.5%	0.9%

SOURCE: U.S. Census

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Table 2  
**MEDIAN AGE 2010 &  
MEDIAN HOUSING VALUE 2015**

	<u>Median Age</u>	<u>Median Housing Value</u>
Old Bennington	52.8	345,100
Bennington Town	40.8	138,144
Bennington County	40.3	162,920
State of Vermont	37.7	194,000

SOURCE: U.S. Census and Vermont Housing Data Profile

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Table 3  
**2010 POPULATION COMPOSITION (Number)**

	<u>0-17</u>	<u>18-44</u>	<u>45-64</u>	<u>65+</u>
Old Bennington	32	18	55	34
Bennington Town	3,952	4,751	4,221	2,840
Bennington County	7,603	10,896	11,631	6,995
State of Vermont	150,255	191,832	195,576	91,078

SOURCE: U.S. Census

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Table 4  
**EMPLOYMENT – 2010**

Civilian Labor Force	77
Bennington County	50
Outside Bennington County	6
Outside Vermont	20
Unemployed or otherwise classified	1
Unemployment Rate	1.2

SOURCE: U.S. Census 2010

Table 5  
**PARCEL TYPES, OWNERSHIP, HOUSING UNITS**

<u>Parcels</u>		<u>%</u>
# of Parcels	93	100
# Residential Parcels	82	88.2
# Other Parcels *	11	11.8
 <u>Ownership</u>		
Local resident	68	73.1
State Resident	5	5.4
Out of State	7	7.5
Corporation		
Incl. Gov't., Non-profit, etc.	12	12.9
 <u>Housing Units Per Parcel</u>	<u>Units</u>	<u>Tot Units / %</u>
1 Unit Parcels	75	75 82.4%
2 Units Parcels	6	12 13.2%
4 Units Parcels	1	4 4.4%
Total Units		91 100%

SOURCE: Town Listers: 7/16/03

NOTES:

\*Other Parcels = Cemetery, Museum, Elementary School, Monument, Village, Church, etc.

Table 6  
**US CENSUS POPULATION ESTIMATES**

2010	139
2011	138
2012	139
2013	139
2014	138
2015	138

## **4. THE LAND USE PLAN**

### **4.1 Residential Numbers**

Most of the land in Old Bennington is developed with single-family dwellings. There is a total of 91 parcels in the Village as illustrated on Table 5. 82 (88.2%) are residential parcels and 75 (80.6%) are parcels with a single-family unit. 73.1% of all parcels are resident owned. Other parcels include open land without structures, cemetery, church, museum, school, monument, utilities, and the Village common areas. The retention of single-family units is strongly supported. The 2010 Census reports 12 renter occupied units in the Village.

### **4.2 Multi-family Development**

There are no large multi-family developments in the Village of Old Bennington. A small number of rental units are available. These are incorporated into some of the historic homes and out buildings. This allows the Village to maintain the character of all single-family dwellings, while providing a small number of rental options.

### **4.3 Park Property**

Monument Circle Green and Village Greens

### **4.4 Non-Conforming Use**

Four Chimneys Restaurant & Inn (12 overnight rooms)  
Hall House (34 West Road)  
Monument Elementary School  
Monument Gift Shop  
Old First Church (and Barn)  
Summer Sonatina Bennington  
Battle Monument



Figure 3: The Old First Church

#### 4.5 Conditional Use

Bennington Museum  
Apartments in older residences



Figure 4: The Bennington Museum



#### **4.6 Open Land**

Since present zoning laws require at least 80,000 square feet for development, open land is defined as a parcel within Village borders of 160,000 square feet or more with one dwelling, or an undeveloped parcel of 80,000 square feet or more.

Open land is an integral part of the rural and residential character of the Village of Old Bennington and must be protected if the Village is to retain that character. Open land is beautiful. It provides vistas to enjoy, enhances property values of the homes in the area, provides places for people to walk or cross-country ski, and prevents further traffic congestion as a result of non-development. Open land provides habitat for wildlife. Deer, wild turkeys, grouse, foxes, raccoons and marmots all have homes in Old Bennington. It is an essential goal of the Village to preserve existing open land in Old Bennington for present and future generations to enjoy.



**Figure 5: View north from Monument Circle.**

The Village also has a critically important natural resource in its wetlands which are shown on the National Wetlands Inventory Map, produced by the Federal Fish and Wildlife Service, as “significant wetland areas”. These valuable wetlands are breeding grounds for mallards, herons, muskrats, beaver and turtles. A Water Resources Map pertaining to Old Bennington is included as an appendix to this plan.

#### **4.7 Planning and Zoning Bylaws and Other Municipal Ordinances**

The present zoning ordinances requiring at least 80,000 square feet for a building lot must be continued.

The Zoning Bylaws, Subdivision Regulations and Village Ordinances must be periodically reviewed and updated to insure adequate and appropriate implementation of the developmental goals and objectives of the Village.

## **5. NATURAL RESOURCES**

Due to its elevation, there are no Special Flood Hazard Areas mapped in Old Bennington. The Village has no rivers or significant streams, and no significant upland forests or river corridors. There have been no reports of flooding within the Village or in neighboring communities even during Hurricane Irene.

The Village is covered by the Town of Bennington Local Emergency Operation Plan by a Memorandum of Understanding with the Town of Bennington. This arrangement should be continued.

The Village of Old Bennington should regularly review water runoff from roads, etc. to insure adequate flow and prudent diversion. Inadequate culverts, etc. should be reconstructed or replaced wherever feasible.

Any alteration of vegetation on open lands should require a zoning permit.

The Village does contain an important natural resource in its wetlands which are shown on the National Wetlands Inventory Map, produced by the U.S. Fish and Wildlife Service, as “significant wetland areas.” Wetlands are defined as those areas that are inundated by surface or groundwater with a frequency sufficient to support vegetation or aquatic life that depend on saturated or seasonally saturated soil conditions for growth and reproduction. Such areas include but are not limited to marshes, swamps, sloughs, potholes, fens, river and lake overflows, mud flats, bogs and ponds, but excluding such areas that grow food or crops in connection with farming activities. These valuable wetlands may serve as breeding grounds for various wildlife. A Water Resources Map pertaining to Old Bennington is included as an appendix to this plan. A Village zoning permit will be required prior to any intrusion or alteration of wetlands.

## **6. UTILITIES AND SECURITY**

### **6.1 Water**

The Bennington Water Department now serves Old Bennington. The Commission believes it is important that water pressure be maintained at its present level.

### **6.2 Sanitary Sewers**

The Town of Bennington provides the sanitary sewer system for Old Bennington and bills residents directly for this service. Within the Village, the sewer system should eventually be extended until it reaches those residents now dependent upon private septic systems. Anyone building new housing in the Village is required to tie into the sewer system at his or her own expense. Any builder of more than one house in an area not on an existing sewer line is required, as part of development costs, to extend the existing line, if

necessary, with the permission of the Town. The size of all new sewer lines laid should be based on the long-range needs of the whole area to be served.

### **6.3 Sanitary Code**

The Village shall follow the Vermont Agency of Natural Resources Environmental Protection Rules, Chapter One, for wastewater systems and potable water supplies.

### **6.4 Utility Lines**

The placement of all new utility lines underground is required. Whenever and wherever possible, existing utility lines shall be placed underground.

The local electric utility owns most of the streetlights within the Village, for which the Village pays the cost of the electricity. However, the ornamental “Vintage” streetlights in the Village are owned by the Village, and the Village pays the local electric utility the cost of the electricity to light them. The ornamental, “Vintage” streetlights should replace the standard lights whenever possible.

### **6.5 Security**

Old Bennington is served primarily by the Bennington Police Department. In addition, the Village retains its own police constable to provide additional hours of police patrolling.

A Village police car is provided for the constable’s use. It is paid for with Village funds. The Village Police Commissioner also works with the Bennington Police Department to further the interests of the Village.

### **6.6 Telecommunications**

Old Bennington has no Telecommunication facilities or related infrastructure and only minimal, suitable, open land. The Village relies on facilities located in neighboring communities.

Telecommunication facilities and related infrastructure require careful consideration. These structures tend to be located in highly visible locations. The Village of Old Bennington must act to protect its historic character, rural nature, and aesthetic beauty. Toward that end, the zoning bylaw should incorporate provisions to guide and govern the placement of antennas and tower structures.

## **7. TRANSPORTATION**

The Village of Old Bennington is totally dependent upon private vehicles for local transportation. Other forms of transit other than private vehicles available in the Bennington area are taxicabs, school buses, the Red Cross transportation system, and senior citizen van service. Buses and small aircraft have intercity rather than local routes.



## 7.1 **Road Inventory**

The main arteries of the Village consist of the following roadways:

Town Hill Road/West Road - (VT Route 9) runs in an east-west direction past the Walloomsac Inn and the Old First Church, through the center of the Village and past the Monument Elementary School and the Bennington Museum. This road serves as a main access route for traffic from New York State to Bennington and other locations in Vermont, and is a major highway for through traffic from the east. Because of its central location in Old Bennington, this road has a profound impact upon the Village.

Monument Avenue - is a main north-south road that also runs through the center of the Village and contains many, but not all, of the historic homes of the Village. It is heavily used by tourist traffic and also by local traffic using it to connect U.S. Route 7 to the south with North Bennington to the north, as a shortcut to avoid the downtown Bennington traffic. It is also used by persons traveling to the Southwest Vermont Medical Center and Southern Vermont College, which are accessed from Monument Avenue Extension.

Walloomsac Road - is an east-west road, which serves to connect Monument Avenue to Fairview Street, and thus continue the shortcut to North Bennington and New York State.

Bank Street - is an east-west road connecting Benmont Avenue to Monument Avenue. It is used as a shortcut from U.S. 7 via Benmont Avenue to Monument Avenue, and on to New York State or North Bennington.

Elm Street - is an east-west road leading from lower Monument Avenue to downtown Bennington and U.S. Route 7.

Fairview Street - is a north-south road that connects the Village to the Silk Road, which leads to North Bennington.

Other roads in the Village would be considered local secondary roads or dead-ends, which serve the residents of those roads.

## 7.2 **Village Highway Maintenance**

Our roads require maintenance to ensure public safety and effective stormwater management. The Village uses private contractors to maintain the Village highway system. This method of maintenance has been satisfactory and economical, and it is anticipated that this arrangement will continue for the foreseeable future.

## 7.3 **Traffic Impact**

Almost nothing can adversely impact the quality of life in a residential village like Old Bennington more than excessive traffic. Heavy traffic creates a hazard to residents, pedestrians and pets, increases noise and air pollution, and detracts from the quiet, peaceful and historical ambiance sought by the village.

Keeping these factors in mind, the Planning Commission strongly makes the following recommendations to minimize the impact of excessive traffic:

- Any projects to improve or rebuild Village roads should not widen the roadways beyond the existing paved portion of the road, since to do so would only increase the capacity of the road for additional undesirable traffic, and would detract from the historical nature of the roads, and would harm many mature trees.
- Speed limits and stop sign regulations now existing, or which may be enacted in the future should be strictly enforced. This action should help to lower the incidence of motorists using Village roads for shortcuts.
- The Board of Trustees should review, or cause to be reviewed, the Town of Bennington Noise Control ordinance (Article 24) to determine whether the Village would be well served by adopting all or part of it.
- The impact on traffic from special events should be given consideration as cited in Section 50 of the Old Bennington Village bylaws.

## **8. ENERGY**

### **8.1 Issues**

Energy is a scarce resource that should be considered in any comprehensive land use planning process. Energy conservation can be facilitated through effective land use planning, building standards and design, and improved transportation efficiency.

### **8.2 Residential Building Energy Standards**

Effective July 1, 1998, the State of Vermont adopted Residential Building Energy Standards applying to “the new construction of residential buildings, and the construction of residential additions that create 500 square feet, or more, of new floor space”. The specific energy criteria are contained in the Model Energy Code prepared by the Council of American Building Officials (CABO). Compliance with the state Residential Building Energy Standards is the responsibility of the property owner. The issuance of a Certificate of Use, by the Administrative Officer, requires the owner’s certification that all work complies with the applicable state regulations.

### **8.3 Efficiency Vermont**

Efficiency Vermont was created in 2000 by the Vermont legislature and the Vermont Public Service Board to help all Vermonters save energy, reduce energy costs and protect Vermont’s environment. Efficiency Vermont provides technical advice, financial assistance and design guidance to help make Vermont homes, farms and businesses energy efficient. Efficiency Vermont is funded by an energy efficiency charge on your electric bill, and operated by an independent, non-profit organization under contract to the Vermont Public

Service Board. Property owners are encouraged to use the services of Efficiency Vermont. Detailed information about it is available at their web site: [www.encyvermont.com](http://www.encyvermont.com).

#### **8.4 Renewable Energy**

Renewable energy resources offer long-term advantages over non-renewable resources. Solar, wind, hydro, and wood or wood/gas resources are all potential energy sources in this area. The scale and siting of some proposed and/or existing solar installations in some communities have raised concerns about the impacts that such facilities can have on the town's residential neighborhoods and its scenic, natural, agricultural, and historic resources. As a result, the Village of Old Bennington Planning Commission has proposed bylaw standards that are intended to avoid and mitigate potential impacts of solar facility development, while promoting new installations in appropriate locations, and achieving proportionality in the Village of Old Bennington's contribution to renewable energy solutions.

#### **8.5 Municipal Energy Policy**

- The Village should make an effort to minimize its own energy consumption by using appropriate energy conservation and efficiency practices, and should support programs that are designed to increase public awareness of energy issues and to encourage homeowners to conserve energy.
- Major development proposals should fully and effectively address energy conservation and efficiency concerns.
- Land use planning should be consistent with the objective of encouraging energy efficiency and development wherever compatible with the historic nature of the Village, its quiet ambiance, and its prized scenic attributes.
- Renewable energy resources should be protected.

### **9. RELATIONSHIP TO REGION**

The Village of Old Bennington lies totally within the Town of Bennington. This plan and the accompanying Zoning bylaws are compatible with the Town of Bennington Plan of Development. Indeed, the area of the Town adjacent to the Village is almost entirely residential in nature.

The densities and pattern of development deemed appropriate in this plan are also entirely consistent with the Bennington Regional Plan adopted by the Bennington County Regional Commission. The Village's commitment to retain its historic nature and pattern of settlement is consistent both with the Town and the Regional plans, as well as state policy.

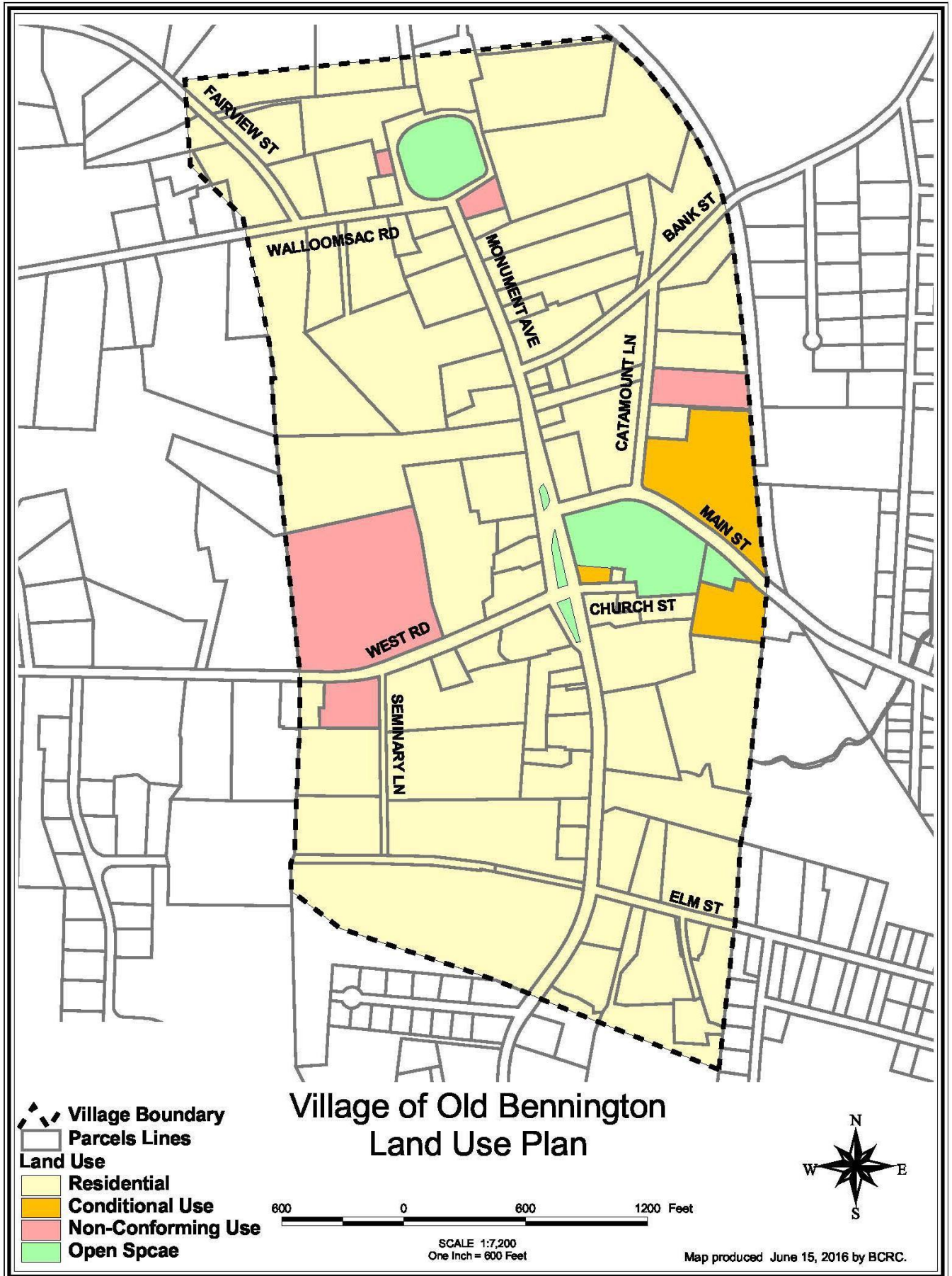
The pattern and density of any future development envisioned by this plan will have virtually no impact upon adjoining municipalities, or upon the educational system, since it is the Village's policy to maintain existing open space in the Village.

The Village is encouraged, whenever necessary, to participate in joint meetings with neighboring municipalities when issues of common concern arise, and to participate actively in the Bennington County Regional Commission.

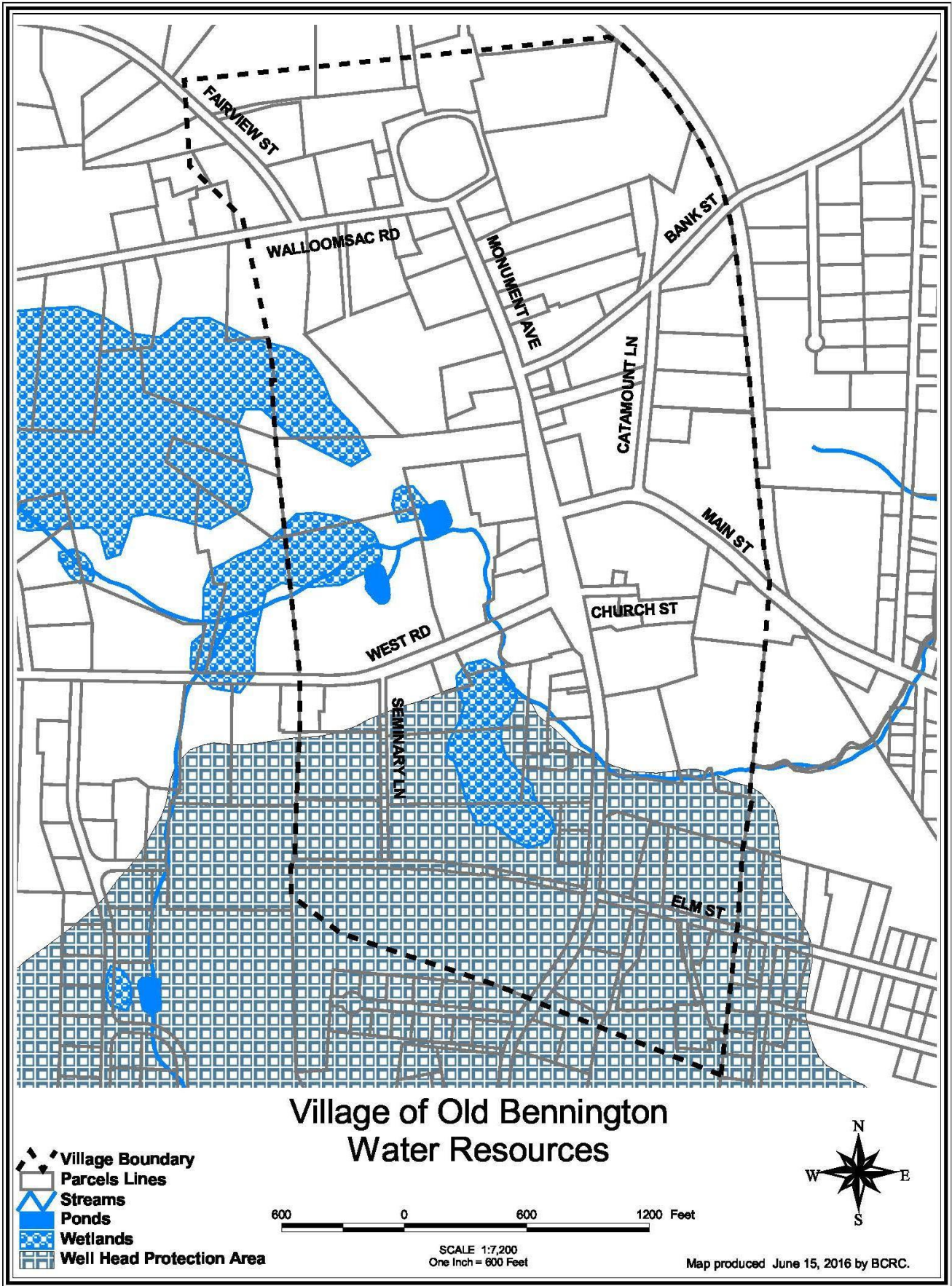


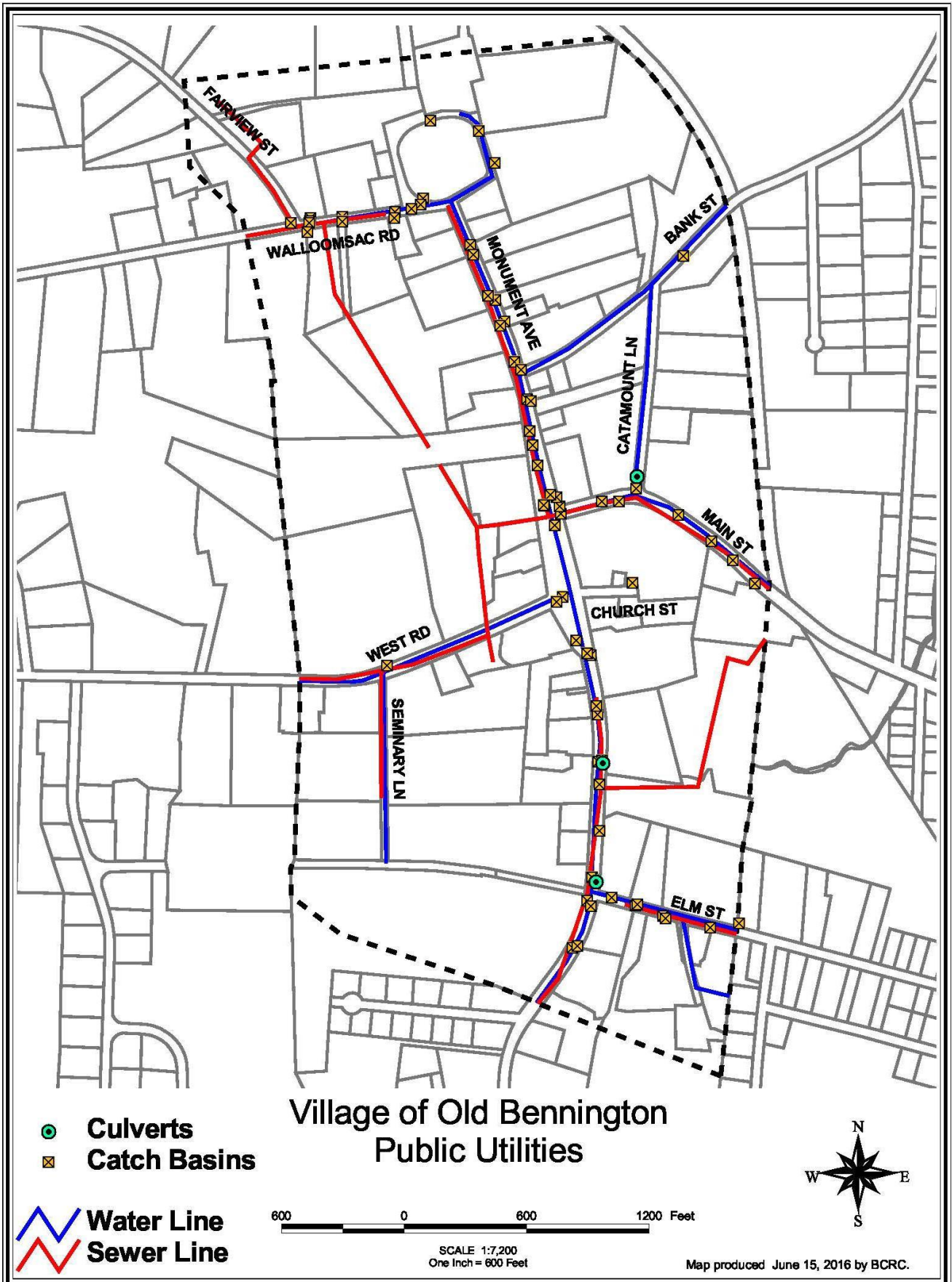
**Figure 6: Bennington Battle Monument**

APPENDIX AND MAPS

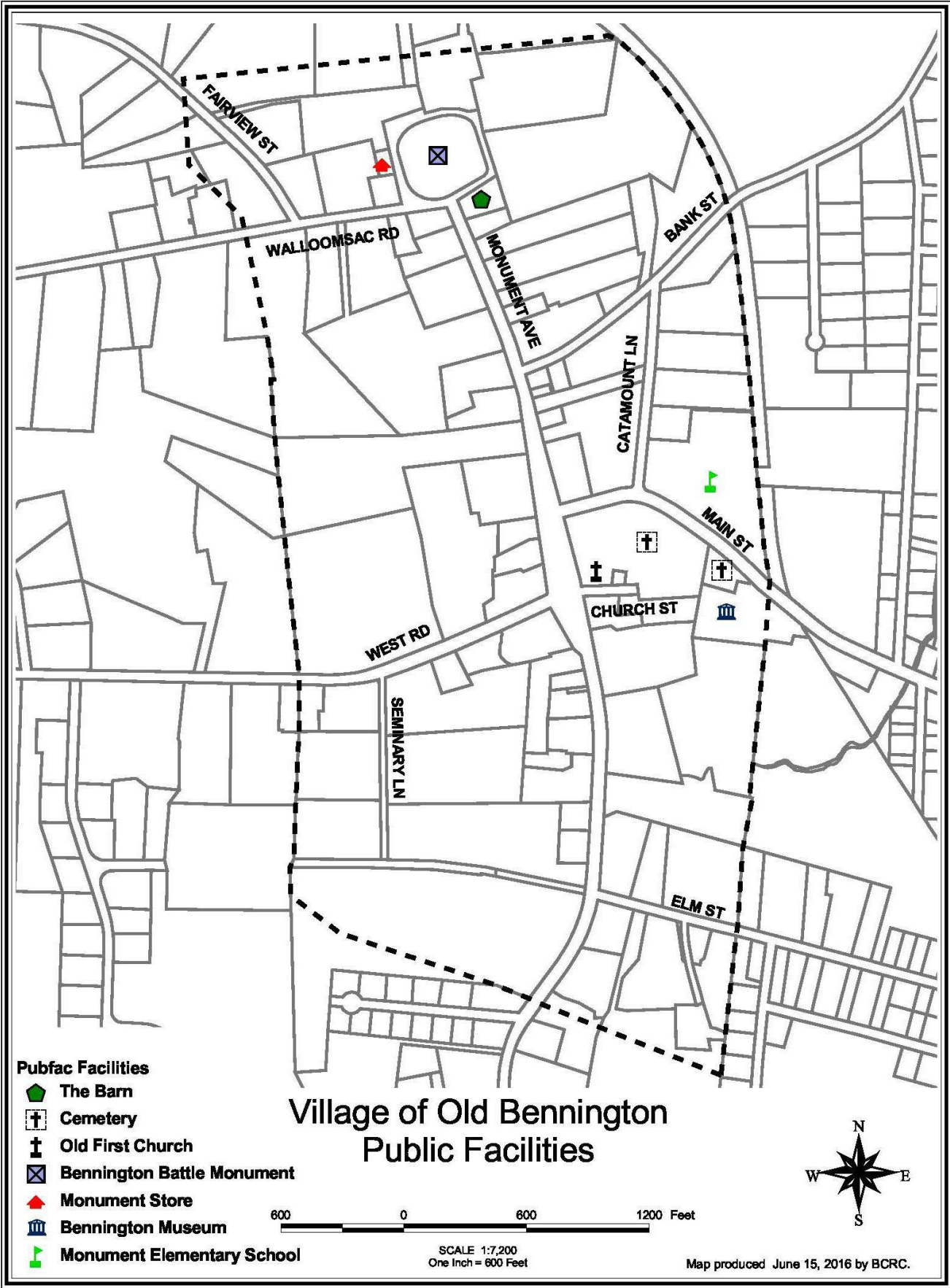












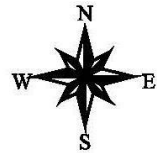
**Pubfac Facilities**

-  The Barn
-  Cemetery
-  Old First Church
-  Bennington Battle Monument
-  Monument Store
-  Bennington Museum
-  Monument Elementary School

**Village of Old Bennington  
Public Facilities**

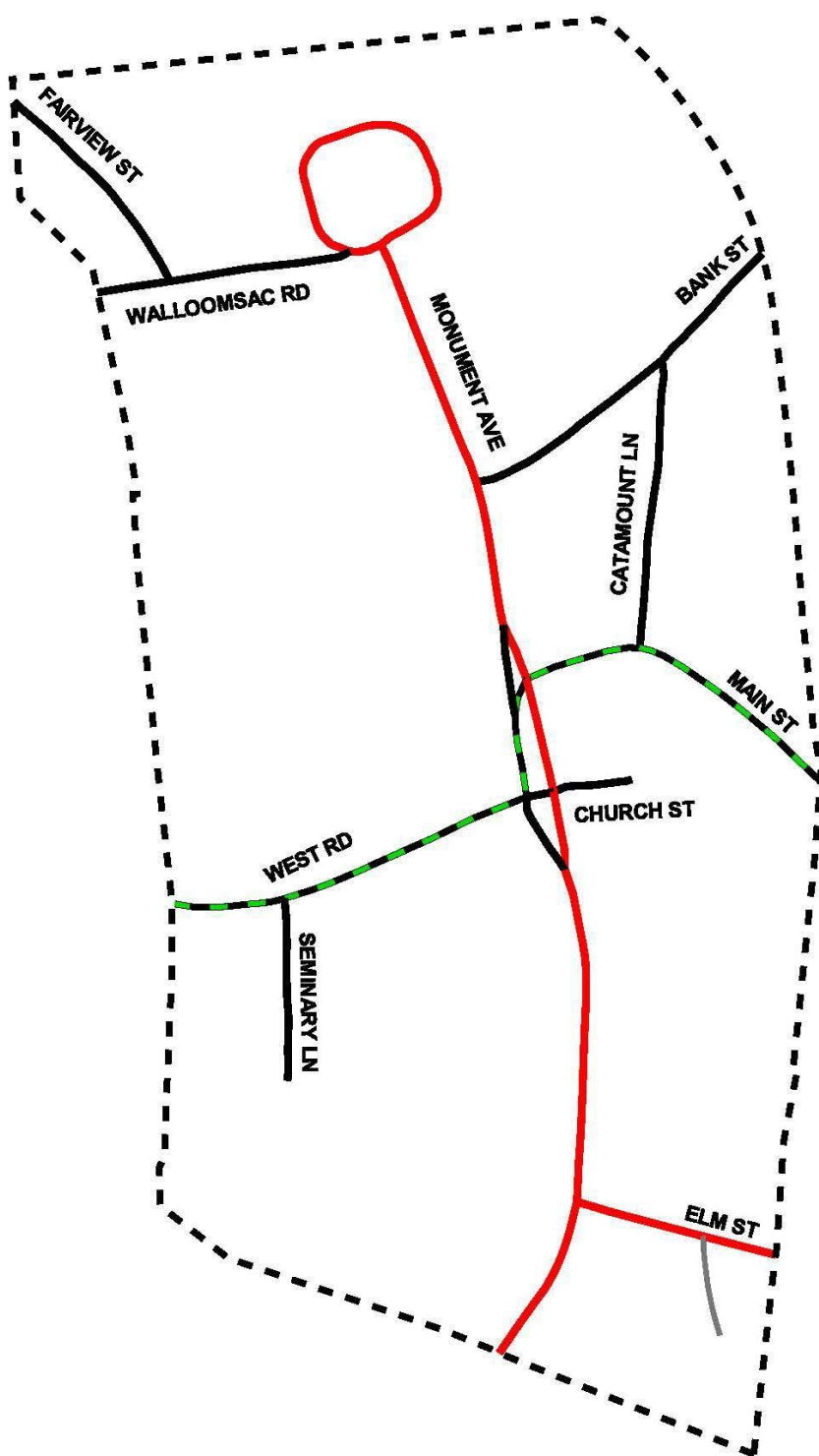
600 0 600 1200 Feet

SCALE 1:7,200  
One Inch = 600 Feet



Map produced June 15, 2016 by BCRC.



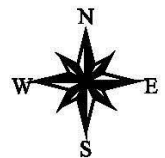


# Village of Old Bennington Transportation Plan

- Roads**
-  Class 1 Town Highway
  -  Class 2 Town Highway
  -  Class 3 Town Highway
  -  Private Road



SCALE 1:7,200  
One Inch = 600 Feet



Map produced June 15, 2016 by BCRC.