

Wilmington Town Plan, 2026

Town of Wilmington, Vermont



Approved by Wilmington Planning Commission:

Adopted by the Wilmington Selectboard:

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CHAPTER 1

INTRODUCTION

1.1 Overview

The Wilmington Town Plan builds on past planning efforts. It is a snap shot in time but also provides a look into the future. It represents hours of discussion, thoughtful deliberation, and interaction between citizens, Selectboard members, the Planning Commission, town staff and local organizations. Municipalities are required to review, update as necessary, and adopt their Town Plans every eight years. The Wilmington Planning Commission applied for and received a Municipal Planning Grant from the Vermont Department of Housing and Community Development to undergo thorough study and community involvement to assist in the rewriting of the Plan. Planning support and technical assistance was provided by the Windham Regional Commission.

1.2 Purpose of the Town Plan

The Wilmington Town Plan is a comprehensive document that provides the community with a framework for achieving its goals. Adoption of the Plan represents a community decision about the future of the Town and priorities for land use, community growth, and conservation of natural resources. The purpose of the Plan is to help the Town achieve its shared vision and values through the development of goals, policies, and priorities. The Plan also directs state agencies to take only those actions in Wilmington that are compatible with the goals and policies of the Town Plan.

The Plan also serves to address future development in Wilmington by:

- The Plan is a commitment by appointed and elected officials to try and resolve issues according to the direction that has been established in the Town Plan by the people of Wilmington.
- Providing a basis for the development and interpretation of Town bylaws, regulations, and ordinances. Future decisions and local laws should be consistent with the direction set forth in the Town Plan.
- Establishing policies that will be considered in regional and state planning efforts, and for the issuance of permits under Vermont's Land Use and Development Act (Act 250) and Certificates of Public Good (Section 248) from the Public Utility Commission.
- Directing the Planning Commission to develop work programs that address the issues, tasks and studies suggested in the Town Plan.
- Serving as a source of information for the Planning Commission, Selectboard, Development Review Board, citizens, and businesses.

1.3 Statewide Goals

The Wilmington Town Plan is consistent with the 15 statewide planning goals listed in 24 V.S.A. §4302. The goals, policies and actions identified in the Plan refine these statewide goals to reflect Wilmington's priorities and allow the Town to make progress on furthering the goals, as outlined in the table below.

Statewide Planning Goal	Relevant Wilmington Town Plan Goals, Policies and Actions
1. To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.	Chapter 5 - Policy 8.3 & Actions Chapter 6 - Policy 11.1 & Actions Chapter 8 – Goal 14, Policies & Actions
2. To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.	Chapter 5 – Goals 8, 9, 10, Policies & Actions
3. To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.	Chapter 3 – Goal 4, Policies & Actions
4. To provide for safe, convenient, economic, and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.	Chapter 9 – Goal 15, Policies & Actions
5. To identify, protect, and preserve important natural and historic features of the Vermont landscape, including: significant natural and fragile areas; outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands; significant scenic roads, waterways, and views; important historic structures, sites, or districts, archeological sites, and archeologically sensitive areas.	Chapter 6 – Goal 11 & 12, Policies & Actions Chapter 8 - Policy 14.1 & 14.2 & Actions
6. To maintain and improve the quality of air, water, wildlife, and land resources.	Chapter 6 – Goal 11 & 12, Policies & Actions
7. To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.	Chapter 10 – Goal 16, Policies & Actions
8. To maintain and enhance recreational opportunities for Vermont residents and visitors.	Chapter 3 – Goal 6, Policies & Actions
9. To encourage and strengthen agricultural and forest industries.	Chapter 5 – Policy 10.2 & Actions Chapter 6 – Policy 11.1 & Actions

10. To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.	Chapter 6 – Policy 11.1 & Actions
11. To ensure the availability of safe and affordable housing for all Vermonters.	Chapter 4 – Goal 7, Policies & Actions
12. To plan for, finance, and provide an efficient system of public facilities and services to meet future needs.	Chapter 3 – Goal 1 & 2, Policies & Actions
13. To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.	Chapter 3 – Policy 4.1 & Actions Chapter 5 – Policy 8.4 & Actions
14. To encourage flood resilient communities.	Chapter 6 – Goal 12, Policies & Actions Chapter 7 – Goal 13, Policies & Actions
15. To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72.	See Goals, Policies & Actions throughout the Plan & the explanation below.

The Town Plan includes goals regarding the equitable distribution of environmental benefits and burdens, as describe in 3 V.S.A. Chapter 72, as noted above. Examples of environmental benefits included in the statute definition are access to a healthy environment and clean natural resources, affordable and clean renewable energy sources, public transportation, healthy homes and buildings, health care, and nutritious food. Potential environmental burdens include air and water pollution, improper handling of solid wastes, excessive noise, reduction in groundwater levels, increased flooding, and home and building health hazards. The Town Plan policies were developed to ensure equity when planning for the housing, transportation, environmental resources, energy, and public investments needs of the community.

1.4 Town Planning Process

State Authority for Planning

The Vermont Municipal and Regional Planning and Development Act (Chapter 117, 24 VSA, as amended by Act 200), enables municipalities to undertake planning for the appropriate development of land in order to "promote the public health and safety against fire, floods, explosions and other dangers; to promote prosperity, comfort, access to adequate light, air, convenience, efficiency, economy, and general welfare; to enable mitigation of the burden of property taxes on agricultural, forest, and other open lands; to encourage appropriate architectural design; to encourage the development of renewable resources; to protect residential, agricultural and other areas from undue concentrations of population and overcrowding of land and buildings, from traffic congestion, from inadequate parking, and the invasion of traffic, and the loss of peace,

quiet, and privacy; to facilitate the growth of villages, towns, and cities and of their communities and neighborhoods so as to create an optimum environment, with good civic design; to encourage development of a rich cultural environment and to foster the arts; and to provide means and methods for the municipalities of this state to plan for the prevention, minimization and future elimination of such land use development problems as may presently exist or which may be foreseen and to implement those plans when and where appropriate." In accordance with statutory regulations, a town plan must be reviewed and revised or readopted every eight (8) years.

Public Planning Process

A variety of outreach efforts were used to gather public input that helped the Planning Commission update the Plan. The Planning Commission developed a community survey that was available online and at the Town Office September through November 2025. The survey included questions on housing and commercial needs and development, public services and facilities, community goals, and asked about general impressions on what is working well in Wilmington and areas where improvements are needed. A total of 107 survey responses were received from both year-round (over 70%) and part-time residents. Some survey highlights include:

- Rate of residential growth and development – 43% about right & 40% too slow
- What should the town do to encourage more housing – 66% encourage more options, including multifamily, ADUs, etc.
- Where should new residential development occur – 58% downtown, 65% existing neighborhoods & 50% rural areas
- Rate of commercial growth – 75% too slow
- Types of businesses and services needed – 1) small retail, 2) health care, 3) restaurants

An analysis of complete survey results is included in Appendix A.

The Planning Commission hosted a Community Meeting on November 1st, 2025 at the Old School Community Center. The meeting drew in a wide array of participants on a Saturday morning, including town residents and employees, boards and committees (Select Board, Planning Commission, Economic Development, Development Review Board, and Wilmington Works) to identify town needs and actions. The meeting began with a kick off presentation which included a summary of the survey and up dated demographic information.



Subject area tables were set up around topics addressed in the Town Plan and participants moved between tables. Facilitators led table discussions and recorded participants concerns and ideas. UMASS students staffed a table addressing flood resiliency. A summary of the meeting is included as Appendix B.

A midway review public meeting was held on May 11th, 2026 to review the new Plan Chapters 1-7. A final public meeting was held on July 27th, 2026. All comments were considered and incorporated, as appropriate, into the Plan.

The Planning Commission also met regularly from the fall of 2025 through the spring of 2026 to review and make updates to each chapter of the Plan. All meetings were open to the public and the Planning Commission welcomed input during this process. We are grateful to the community for their participation, vision, and guidance and have used the information collected during the development of this Town Plan.

In addition, the town drew on a variety of studies addressing specific concerns in Wilmington and completed in the past eight years, including:

- Deerfield Valley Rise, Resilience in Shifting Environments, 2025 – UMASS Landscape Architecture and Regional Planning Graduate Student Studio
- Evolving Together: Dover, Readsboro, Whitingham, & Wilmington, 2025 – UMASS Center for Resilient Metro Regions and Communities by Design/American Institute of Architecture
- Bi-Town Housing Rental Subcommittee Report, 2023
- Local Hazard Mitigation Plan, 2020
- Housing and Market Analysis, Wilmington and Dover, 2019 – Camoin Associates



1.5 How Used & Interpretation

How the Town Plan is Used

The Plan is to be used by town boards, commissions, staff, residents, and businesses in the following ways:

- To provide a framework for planning the future growth of the Town of Wilmington;
- To guide decision making in site development plans and Conditional Use permits;
- To serve as a guide in responding to Act 250 permit application requests;
- To provide a framework for updating Zoning Bylaws;
- To provide a guide for the preparation of subdivision regulations;
- To recommend future planning studies;
- To assist in the development of a capital budget and program;
- To serve as a source of information and guidance to individuals and businesses making decisions regarding their development plans.

- To determine the use of natural resources.

The Town Plan also serves to guide the Windham Regional Commission and state agencies in their planning efforts, assists the District Environmental Commission in judging applications submitted under Act 250, and other state proceedings, such as Section 248. Act 250 requires that development projects are in conformance with the Town Plan. The Town Plan is also used in the Section 248 process, in which the Public Services Board determines if a public utility project is in the public good. The Section 248 process was established via 30 V.S.A. §248 and incorporates most of the review Act 250 criteria.

In addition, any other regulatory provisions or enforceable standards shall be considered applicable to any construction within the Town of Wilmington. Such enforceable standards are to be interpreted broadly and without exception to protect the mountain and valley vistas, wooded hillsides and undeveloped ridgelines in the Town of Wilmington including, Haystack Mountain and ridgelines in the west, Medburyville and Mt. Olga. No mitigation measures or interpretations shall be accepted by any regulatory body to overcome prohibitions in such standards.

Interpretation of the Town Plan

Interpretation of this Town Plan shall be the responsibility of the Planning Commission, the Development Review Board, and the Selectboard, with advice from town counsel if deemed appropriate. Except where specifically defined below in this Plan, all words used in the Town Plan carry customary meanings. “Should” or “may” means is encouraged but not mandatory. “Shall,” “will,” and “must,” is a mandatory requirement. If any portion of this Town Plan is found to be invalid, any such invalidity shall not affect the remaining portions of this Plan.

CHAPTER 2

COMMUNITY PROFILE

2.1 History

The Town's first charter was granted in 1751 by Benning Wentworth, then Governor of New Hampshire (under King George II), and the town was named Wilmington after Spence Compton, the first Earl of Wilmington, a friend of Benning Wentworth. The grant consisted of six (6) square miles and was given to Phineas Lyman and fifty-seven (57) others. In 1763 (under King George III) a second charter was granted for the same six (6) square mile parcel of land. The proprietors were different people, and the town was named Draper.

This double granting created strife among town residents as disputes arose over ownership of land and, of even greater significance, the issue of whether or not the area encompassing the town was a part of the present State of New York or the State of New Hampshire. Issues of ownership between New York and New Hampshire under the original New Hampshire land grants were thought to be resolved in 1777 by Vermont's Declaration of Independence. However, lingering questions over the issues of New York - New Hampshire land claims under the New Hampshire land grants precluded Vermont from entering the Union as the 14th state until 1791. The last remnants of this land conflict were finally resolved by the Supreme Court in 1931.

In 1771 there were fourteen pioneering families living on what is now known as Lisle Hill. This hilltop village settlement contained a store, a meeting house, a tavern, a church, and a number of dwellings, with individual farms scattered about the town. In the early years of the Town, the farmers produced beef, sheep and wool, butter, maple products, eggs, poultry and wood to sell.

During this pioneer period the forest cutting and sheep farming led to soil erosion, and a resulting decline in agricultural production. George Perkins Marsh, a Vermont farmer and leader, wrote in 1864 about the damage sheep were doing to the soil, and about the problems related to the loss of forest. When the farmers could no longer compete with farms in more fertile regions, the exodus from Vermont began. The end of poorly managed sheep farming in the 1850's and the abandonment of the farms allowed the regeneration of the forest. (Marsh, G.P. 1864)

Moving the Town Center

The construction of the Brattleboro-Bennington Turnpike (the current Route 9) in 1828 would signal a change in the economic future of the Town. The crossroads created by this private highway and the local town roads near the junction of Beaver Brook and the Deerfield River would establish a commercial center for the town. 1833 was known as "the year the Village moved to Mill Hollow." All of the Town Hill structures but the meeting house came down to the new town center. By the time of its incorporation in 1855, the Village contained four churches, a school house, 80 dwellings, a town house, a clothing store, a market, a marble works, a carriage shop, a harness shop, two blacksmiths, three lawyers' offices, a savings bank, and daily mail deliveries. (Deerfield Valley Times Reunion Edition, 1900.)

Commerce

After a period of decreasing population, changes began to occur that brought more prosperity to the Town. The number of farms in Wilmington increased and it became known as a cattle center. In 1885 the Deerfield Valley Creamery Association was formed, growing to over 100 farm members, and producing in 1923, its best year, 129,571 pounds of butter. Refrigerated cars brought competition from the west. The building of the Harriman Dam in 1923 flooded many farms, and the remaining farmers turned to fluid milk production.

Maple produce has always been important to the Wilmington farmers, first for home use, and then as marketable products. Many of the wooden tools needed in the process were manufactured in town by Adams and Haynes, who made patent liquid holders, watering troughs, and gathering tubs.

The river system surrounding Wilmington provided for the establishment of many kinds of mills, helping the town become a manufacturing center. There were mills for the manufacture of padded clothing and reclining chairs, lumber, and flour. Harnesses, wagons, sleighs, carriages, cabinets, and tin ware were also produced. Wilmington experienced a resurgence of prosperity that had waned as its residents had moved to the cities, the gold fields, and the more fertile farm land of the Midwest. (Deerfield Valley Times Reunion Edition, 1900)

The Railroad

The Hoosac Tunnel and Wilmington Railroad, the more familiar “Hoot, Toot and Whistle,” would also change the direction of Wilmington’s economy. During the spring thaws, from the middle of March to the middle of May, the Deerfield River was jammed with logs from Searsburg, Somerset, Glastenbury, and West Dover heading for Mountain Mills, where about 100 men were kept employed at the saw mills. The railroad provided a ready means to export these logs and timber products to other areas.

Inevitably, the seemingly endless supply of timber would run out and the principal function of the railroad would shift to local freight and passenger service, including tourist excursion trains. The New England Power Company saw the potential of the river as a source of electric power and quietly began to buy up property rights in the valley where a series of water storage dams could be built. The first of these was in 1912, when the Somerset Reservoir was constructed. Then, in 1924, Harriman Dam flooded the valley of Mountain Mills, inundating all the farms and the little village. At the time it was the world’s largest earthen dam and the second largest lake wholly within Vermont’s borders.

Further lumber production was in the form of veneer, furniture, boxes, and wooden wares. While the railroad came primarily for the lumber and paper pulp generated by the mills at the Mountain Mills Development, its arrival in 1891 signaled the emergence of a new industry in town, tourism.

Tourism

Wilmington’s location, lakes, and serene beauty were a natural lure for summertime visitors. Easy access via the railroad that was extended to the village in 1891, nurtured this flourishing business. Farms still in operation began to take in summer guests, while vacant farm houses became attractive summer homes for well-to-do families from the cities, many drawn to take “the cure” at

the waters of Whitingham. Perhaps most noticeable of the time was the fifty- room hotel constructed on Lake Raponda in 1889, burned in 1896 and re-built built in a different location (“Island Road”) in 1900 which for eight years was a successful destination of considerable elegance.

The tradition of elegance was continued with the construction in the center of town, of the Child’s Tavern in 1900, now known as the Crafts Inn, a destination resort for vacationing guests. Summer tourism served to supplement the area’s faltering economy and became a vital part of Wilmington’s growth.

Wilmington’s winter tourism began with the birth of the ski industry in 1953 at Mt. Snow, formally known as Mt. Pisgah, in Dover. Since 1964 Haystack Mountain, now the location of the Hermitage Club, has also been a significant contributor to the town’s economy. Although Hogback, Dutch Hill, Prospect, and Bromley bounded Wilmington on the east, the southwest, west, and the north respectively, and pre-dated Mt. Snow, they had contributed little to Wilmington’s economic base.

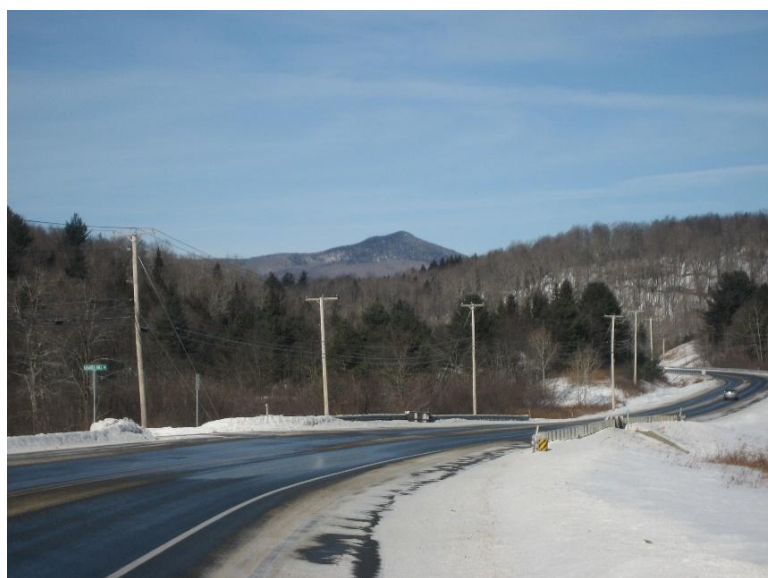
There were few inns or lodges in the Valley during the early years. Many people opened their homes to guests, providing seasonal lodges. As the industry grew, more lodges were built and new retail businesses and restaurants appeared. The Village Center was revitalized by this new industry; craft, gift and antique shops were added. The style of guest housing changed, moving from lodges to planned residential developments of single homes to condominiums, and then to the concept of the destination resort with all housing and recreation interrelated.

2.2 Geography

The Deerfield Valley is located in south central Vermont in the southern Green Mountain National Forest. Nestled between Searsburg Mountain and Mount Olga, the Deerfield Valley is twenty-one miles west of Brattleboro and twenty miles east of Bennington, over mountain roads.

It is a mountainous region with a town center in the base of the river valley. Wilmington is a catch basin for the North Branch Deerfield River and is fed by the Beaver, Meadow, Rose, Haystack, Hall, Ellis, Negus and Wilder Brooks.

This rural area has substantial tourism causing the population to swell from 1,600 to over 10,000 or more on busy weekends. Mount Snow and Haystack Mountains bring skiers and seasonal workers in winter. The mountains, lakes (8-



mile-long Harriman Reservoir and 1-mile-long Lake Raponda) and village bring visitors in summer. A spectacular array of colors from the vibrantly colored sugar maples brings visitors in fall.

Adjoining Towns

Wilmington borders the towns of Whitingham, Marlboro, Dover and Searsburg, as well as a shared border with Readsboro in the Green Mountain National Forest west of Lake Harriman. There is a single point of corner contact to Somerset to the north-west and a short contact of a few short miles to Halifax to the southeast. In many ways we share a common history with these towns. Our livelihood has shifted from a primarily agricultural and lumbering base to a tourism base leveraging the natural scenic beauty of the area and the historic structures remaining from that past.

Wilmington has developed harmoniously with surrounding towns, sharing symbiotic relationships with the core tourism towns of Wilmington and Dover and its outlying neighbors of Whitingham, Readsboro, Searsburg and Marlboro. While Marlboro remains balanced in its influences between Wilmington and Brattleboro, the remaining neighboring towns operate functionally in conjunction with Wilmington and Dover. While each maintains its personal identity and government, they share both jobs and social support from the Wilmington/West Dover valley.

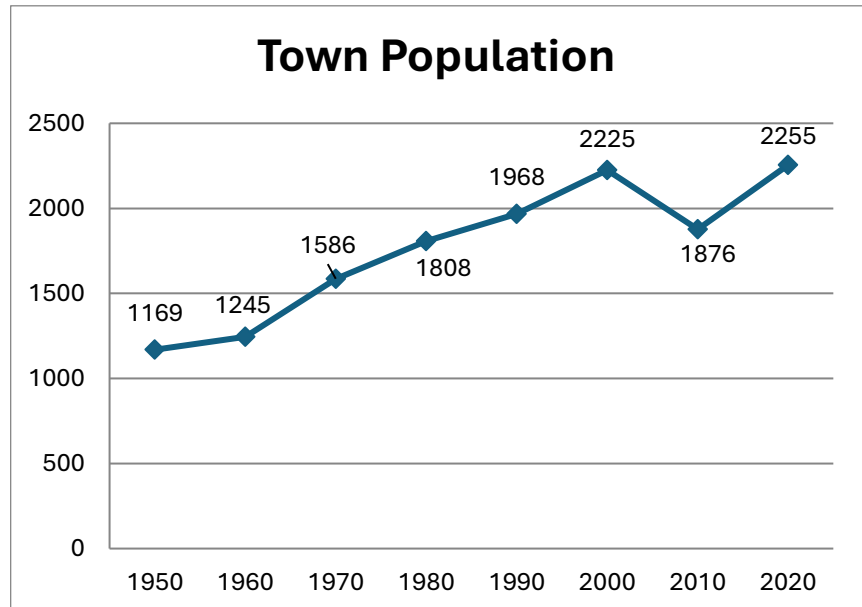
2.3 Demographics

The following section provides information on past and current demographic data. Additional data on housing characteristics can be found in the Housing Chapter and data on economic conditions can be found in the Economic Development Chapter. During the planning process, data trends were analyzed to help inform current condition assessments and recommendations.

Most of the data included in the plan was obtained from the U.S. Census and the American Community Survey. The Census is conducted once every ten years and collects “point-in-time” data. The American Community Survey is conducted year-round to gather “period” data that are five-year rolling average estimates and do not reflect actual counts like population. These estimates are useful when analyzing trends in and telling a general story, but should be used cautiously given the high margin of error.

Population

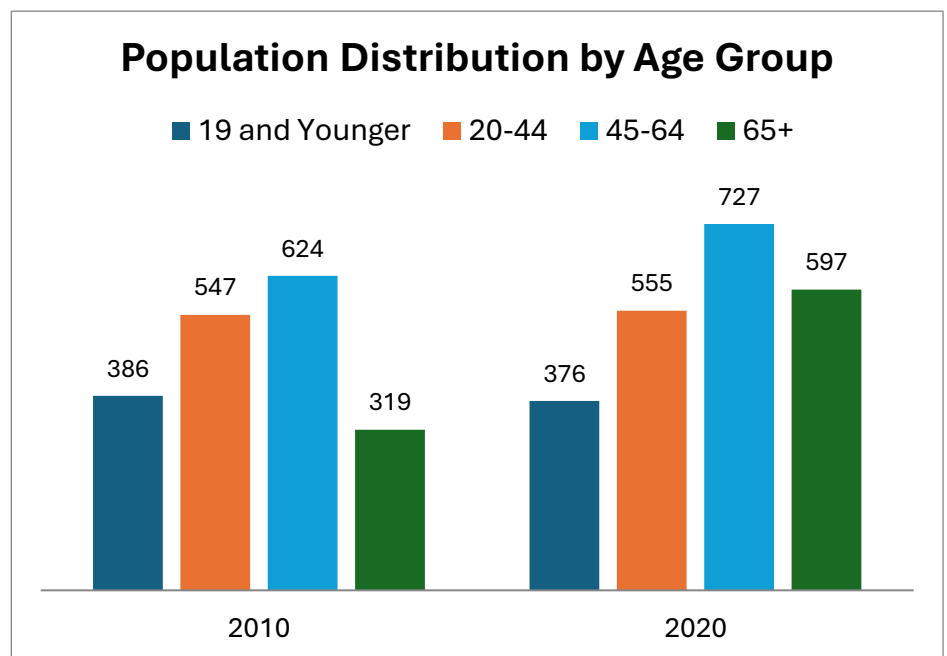
According to the US Census Bureau, Wilmington's population in 2020 increased to 2,255, which is up from the 2010 population of 1,876. This is more in line with the population in 2000, which was 2,225. Out-migration occurred for a multitude of reasons, not the least of which are the absence of well-paying jobs and the presence of mostly seasonal jobs in a weather dependent industry. These



Source: US Census 1950-2020

challenges were further exacerbated by the flood of 2011 that wiped out the downtown. Then in 2020, the COVID pandemic brought more people back to region, permanently or temporarily, who were escaping higher density areas and seeking the relative safety of rural communities. According to the American Community Survey (US Census Bureau 5-year estimates), Wilmington's population in 2024 was back down to 1,747. It is important to remember that census numbers for small rural communities have a large margin of error. However, these numbers give the community a sense of populations trends which are affected by many different factors.

As shown in the figure to the right, Wilmington's population is aging as is the state of Vermont and much of the country. The largest increase in age cohorts between 2010 and 2020 was residents aged 64+ followed by 45-64. This trend is occurring statewide and has significant implications in terms of providing services and housing that meet the needs of aging residents. At the same time there was a decline in school-aged children.

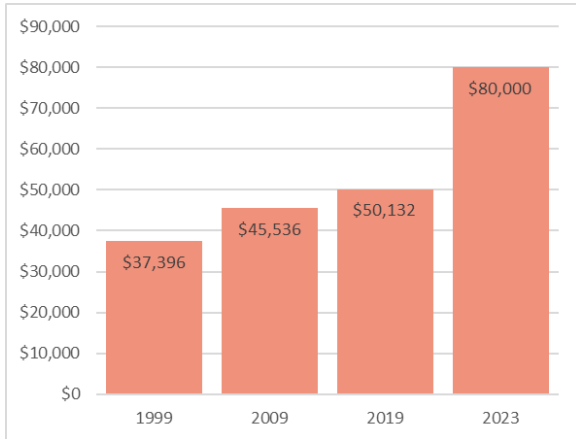


Source: US Census 2010 & 2020

Household Income

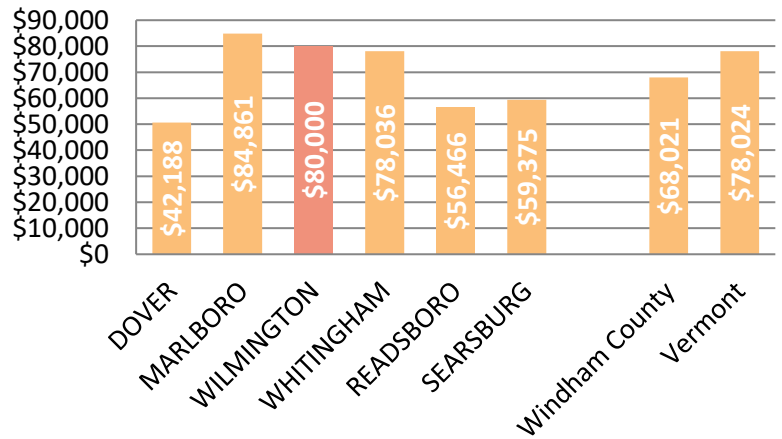
The median income for a household in the town was \$80,000 in 2023, which is up significantly since 2019 when it was \$50,000. This may be for a variety of reasons, including the impacts of the COVID pandemic and new people moving to town or seasonal residents settling here. This income level is in line with the neighboring towns of Marlboro and Whitingham, but significantly higher than Dover and Readsboro. It is also slightly higher than Windham County overall.

Household Income Wilmington



Source: American Community Survey (US Census Bureau 5-year estimates)

Median Household Income Comparison - 2023



CHAPTER 3

COMMUNITY FACILITIES, SERVICES AND RESOURCES

3.1 Community Services

Waste Water Disposal

The Wilmington Wastewater system consists of seven pumping stations and a treatment facility. The original facility was constructed in 1964 as a primary treatment process and served the immediate downtown area. A sewer line extension was completed in 1980 to include the western part of the Town to the area of Haystack Road. In 1988, an upgrade was completed which improved the treatment process to Secondary Treatment. Another sewer line extension was completed in 1989-90 north to the Elementary School, East to the White House, and to the top of the hills of Ray Hill, Lisle Hill and Castle Hill Roads. The last major project was in 2016 when the Treatment Plant Facility was refurbished to include new buildings, a new primary treatment process and upgrades to the electrical, instrumentation, heating and ventilation systems.

The treatment facility is permitted to treat and discharge an annual average of 135,000 gallons per day. The current 5-year average (2021-2025) daily flow is 81,600 gallons per day.

The Town of Wilmington is planning to extend the sewer line along Route 9 East in 2026-2027, 0.7 miles outside the Village on Routes 9E & 100S, named “The Route 9 Infrastructure Expansion Project.” Its overall goal is to retain and create business development, affordable housing, and to provide jobs. This \$5.2M project will be funded by a variety of sources including a grant from the Northern Borders Regional Commission, a Community Recovery and Revitalization grant from the state, as well as a townwide voter approved bond.

If additional wastewater needs arise in the future the town may want to consider other funding source including Tax Increment Financing (TIF) or the state’s new CHIP (Community and Housing Infrastructure Program) program. These programs are designed to finance infrastructure development (wastewater, water, sidewalks, streetscapes, etc.) with future increases in tax revenue resulting from property value increases from new development. CHIP is essentially a project based TIF (instead of district) that is designed primarily to support new housing development. For more information about CHIP see, <https://accd.vermont.gov/economic-development/vepc/chip>.

The Cold Brook Fire District serves the northwestern corner of the Town, including the Haystack development. Areas not served by the treatment facilities utilize individual, on-site septic systems as the principal means of wastewater disposal. The State of Vermont requires permits for on-site septic systems, as well as potable water supplies. These permits are issued by Vermont Department of Environmental Conservation.

In June of 2026, the Wilmington Water and Wastewater Departments will be merged into a new department known as the Public Utilities Department.

Water Districts

The Wilmington Water Department is a public water system providing water to approximately 265 homes and businesses in and around Downtown Wilmington. The water for the system comes from springs on Haystack Mountain and Haystack Pond in the northeastern section of Town, some of them on private property. A new covered storage system was built in 1992 and the distribution system has been upgraded by the previous owner (Wilmington Water District), a separate municipality at the time. Water flow to each building in the system is metered. While under the supervision of the Wilmington Water District, the commissioners allowed for additional users within the district but did not plan for any expansion of the district.

The Wilmington Water District merged with the Town of Wilmington on July 1, 2021, thereby creating the Town of Wilmington Water Department. The Water System Asset Management Plan was prepared in October 2024 to evaluate existing facilities, document existing conditions, identify deficiencies, and outline needed improvements with a schedule that the town can use as guidance moving forward. The Town of Wilmington is planning to extend the water line along Route 9 East in 2026-2027, 1 mile outside the Village on Routes 9E & 100S, named “The Route 9 Infrastructure Expansion Project.” Its overall goal is to retain and create business development, affordable housing, and to provide jobs.

Chimney Hill water system is a privately owned public water system providing water to the Chimney Hill Development.

The Cold Brook Fire District is a privately owned public water system. Their water main extension policy was designed to meet the future expansion plans of the Haystack Development.

In June of 2026, the Wilmington Water and Wastewater Departments will be merged into a new department known as the Public Utilities Department.

Solid Waste Disposal

Wilmington is a member of the Windham Solid Waste Management District. Wilmington’s landfill was closed in the 1990s and the site was converted to a transfer station. The Town operates the transfer station on Miller Road for all Wilmington residents and property owners. The transfer station also has a recycling center and information on what can be recycled is found on the Wilmington website.

Public Safety Services

Fire Department

The Town of Wilmington has one fire station, staffed by a full time Fire Chief and volunteer members. The volunteer base of the fire department has been undermined by an aging and retiring force, with insufficient success in drawing a new volunteer force. The town is developing outreach efforts, including working with Hermitage Corporation, to strengthen the volunteer force. With surrounding towns experiencing similar volunteer shortages, the long term viability of an all-volunteer force and independent divided fire departments seems questionable.

The new Firehouse/Public Safety Building, built in 2022, is located on Beaver Street in Wilmington, close to the former High School building. The Wilmington Fire Department is a member of the Keene Mutual Aid System and approved by the Vermont Fire Underwriters. It houses three fire pumpers, a heavy-duty rescue truck, a forestry/brush truck, boat, snowmobile, and ATV with recovery sled. The fire department handles fire and emergency medical rescue support for Wilmington and Searsburg.

With a growth in solar installations on residential houses, fire-fighting safety on electrically charged roofs and how to keep occupants safe will be a training focus for the Wilmington fire fighters.

Police Department

Police protection is provided by the Wilmington Police Department, which is co-located with the Fires Department in the Public Safety building on Beaver Street. Additional police protection is provided by Vermont State Police.

The Wilmington Police Department is struggling with a lack of qualified applicants for police service. Among factors contributing to this issue is a lack of workforce housing and a lack of young diverse full time community members. An opportunity to stabilize the community might include finding ways to incentivize more full time residents.

The police department is concerned about a recent increase of outdoor recreation users and a corresponding need to review related emergency response and policing capabilities. The Town should position itself to ensure that emergency communications are improved and stabilized, especially as the state shifts its emergency communications systems. The police department also suggests the Town consider an early warning/river monitoring system to reduce damage from future flood events, which are currently warned by WPD officers.

Health and Emergency Services

Most of the health and medical needs of the Town can be met through the Southwestern Vermont Medical Center, Deerfield Valley Campus (formerly known as Deerfield Valley Health Center) which is located in Wilmington and serves towns in western Windham County. More extensive medical services are provided by facilities in Brattleboro, Bennington, Greenfield and North Adams. Residents may travel to Brattleboro Memorial Hospital, Southwestern Vermont Medical Center in Bennington, and Grace Cottage in Townsend. Brattleboro Retreat is available for mental health and substance use recovery. There are a number of other health services, including dentistry and psychiatric and physical therapy services, available in Wilmington to residents and visitors.

Deerfield Valley Rescue, a volunteer non-profit organization, provides 24-hour pre-hospital emergency medical care and transport for Wilmington residents and visitors. New volunteer members are frequently needed.

Education Services

Elementary Education

Elementary education in Wilmington (pre-K through grade 5) is provided at the Twin Valley Elementary School. This school was formed for the school year 2013-2014 with the merging of Whitingham and Wilmington elementary students in a renovated former Deerfield Valley

Elementary School. The Twin Valley Elementary School also hosts the Center Base Program, an initiative to service students with multiple disabilities residing in any of the six towns surrounding Wilmington. The Windham Southwest Supervisory Union provides administrative, curriculum, and personnel support for a number of school districts, including Wilmington.

Comparisons of student numbers are difficult with the combination of schools and increase in functionality, but elementary school enrollment has experienced a steady decline since the peak of 173 students in the 2004-2005 school year. The 2014-2015 school year reflects the combined Twin Valley Elementary enrollment (Wilmington and Whitingham). Student enrollment since that time has decreased again and most recent numbers, 2025-2026 are below numbers prior to the merger.

The Twin Valley Elementary School enrollment K – 5 for the past four years is as follows:

	2008-2009*	2014-2015	2015-2016	2017-2018	2025-2026
Total Enrollment	164	189	183	174	148

Source: Vermont Department of Education School Report and Vermont Education Dashboard, <https://education.vermont.gov/data-and-reporting/vermont-education-dashboard>

**Wilmington only*

The Twin Valley Elementary School is rated as Excellent, according to the Vermont State Report Card for the school year 2024-2025.

Middle and High School Education

In the spring of 2004, the towns of Wilmington and Whitingham made an agreement to merge their middle and high schools. The Twin Valley Middle School, serving students in grades 6 – 8 was located in the same building as the Whitingham Elementary School. The Twin Valley High School, serving students in grades 9 – 12, was located in Wilmington. The education of both was overseen by the Twin Valley School Board, consisting of five school directors, three of which are representatives from Wilmington. Because of declining enrollment since the merger in 2004 and because of the numerous structural limitations of the Wilmington High School building, the school district recommended further consolidation of the schools which was approved by both towns and resulted in the closure of the Wilmington High School facility.

Overall school consolidation has been deemed a success by students and teachers alike. The new Twin Valley Middle/High School is located in the newly renovated former Whitingham Elementary Middle School facility. However, school enrollment numbers continue to decrease.

Enrollment	2008-2009	2014-2015	2015-2016	2017-2018	2025-2026
Middle School	122	104	94	83	82
High School	188	154	139	126	108

Source: Vermont Department of Education School Report and Vermont Education Dashboard, <https://education.vermont.gov/data-and-reporting/vermont-education-dashboard>

The Twin Valley Middle and High School is rated as Approaching (standards) and listed as declining (change in rating from prior years), according to the Vermont State Report Card for the school year 2024-2025. This puts the school at a Priority Level 2 in terms of need for comprehensive support.

Career Education and Lifelong Learning

Career education opportunities are available to Wilmington’s high school students and adults at the Windham Regional Career Center in Brattleboro. The Community College of Vermont, at its learning centers in Brattleboro and Bennington, offers associate degrees, career-related certificates, and credit and non-credit training programs.

Brattleboro Development Credit Corporation (BDCC) also offers a wide variety of education and training programs for high school students and adults. BDCC recently partnered with HatchSpace (a woodworking maker space in Brattleboro) to offer a seven-week training program designed to help adults explore careers in the construction and building trades. BDCC’s Workforce Center of Excellence offers training and career coaching for people of all ages, including a Digital Skills for the Office and Workplace training series.

BDCC’s Pipelines and Pathways Program (P3) provides career readiness programming embedded within every high school in the Windham Region. P3 offers a variety of programs from semester-long job readiness courses, to summer bootcamps, financial literacy and life skill “Reality Fairs” to career and college “Fearless Futures” events.

3.2 Child Care

Child care and early childhood education are important components of the Wilmington community and its future. Ensuring accessible, affordable, quality child care is vital. Availability of child care services can have a direct effect on the vitality of the Town by encouraging young families to locate and remain in Wilmington.

A recent statewide study by First Children’s Finance found that, 40% of infants that are “likely to need care” (LTNC), 70% of LTNC toddlers, and 69% of LTNC preschoolers have access to full-day, full-year child care. By comparison in Windham County, the number of slots available to infants LTNC is closer to 30-35%; LTNC toddlers is closer to 65%; and preschoolers is just over 50%.

Beaver Brook Children’s School, located in the Old School Enrichment Center in Wilmington is a great asset for the Town. Beaver Brook has programs for infants and toddlers, prekindergarten for 3-5-year-olds, as well as a fully outdoor kindergarten program. The Hermitage Club, also in Wilmington, has a child program for its members only. In nearby Dover, Kids in the Country provides childcare services.

There are other registered home daycare providers and licensed early education programs in Wilmington as well. Additional information on these child care facilities, as well as information on services for families, providers, employers, and people interested in opening a new facility, can be found through the Child Development Division of the Vermont Department for Children and Families (Agency of Human Services) and the Winston Prouty Center for Child and Family Development in Brattleboro.

3.3 Telecommunications

With new opportunities for remote work and an increase in basic services being accessed online, improving internet access in Wilmington is increasingly important. There are currently about 140 underserved households in Wilmington, which are defined as not having access to service with a capacity of 100Mb/20Mb – up/down. Local internet providers include Fidium Fiber, Consolidated Communications, VTel and Duncan Cable.

Deerfield Valley Fiber (DVFiber), a regional nonprofit fiber service provider, currently does not serve customers in Wilmington, although their office is located in Wilmington. Wilmington is part of DVFiber and the Town hopes to work with them in the future to build new broadband infrastructure.

The Pettee Memorial Library has high speed free Wi-Fi available in the downtown area, and many of the local businesses offer free wireless access to their customers.

Cellular phone services are somewhat limited in the Deerfield Valley, but have improved over recent years. Cell service providers in Wilmington include Verizon, AT&T and T-Mobile.

3.4 Library

The Pettee Memorial Library is in an historic building located on South Main Street in the Village of Wilmington. Patrons come not only from Wilmington, but from nearby towns such as Dover, Whitingham, Jacksonville, Searsburg, and Marlboro. The library also provides temporary memberships to visiting students and tourists. In 2025, over 17,000 people visited the library and over 9,000 books and other materials, such as museum passes, telescopes, sports equipment, and puzzles and games, were checked out.

Pettee provides 24-hour access to free public wi-fi, and there are 3 desktops and 3 laptops available for patron use during library hours. Librarians aid patrons with thousands of technical requests per year in addition to their regular duties, which include administrative tasks such as budget management, circulation, collection curation, developing and providing ongoing as well as event-based programming for all age levels, and answering myriad reference questions. The library has made forging community connections with different local organizations and collaborating on projects with them a priority.

A renovation in 2023 created a beautiful space in the adult library (that could easily be converted into a larger meeting space), and a welcoming area designated for young adults. Hopefully, updating the children's section is not far behind. The librarians take advantage of using the outdoors when needed but have been able to provide programs on a regular basis using the spaces most appropriate for them within the building. The staff is grateful for patron suggestions and enjoys, most of all, being able to provide an enriching, safe, and friendly environment.

3.5 Town Facilities

Wilmington's town owned buildings provide space for municipal services and host community groups offering programs to residents. Town Hall remains in the floodplain and may require relocation to ensure safety, accessibility, and continuity of services. Many buildings also need

upgrades to meet current accessibility standards, building codes, energy efficiency expectations, as well as façade improvements and interior work. The Wilmington Energy Committee was formed to assist with this work.

A community center was identified as a priority by residents and realized through the locally developed Old School Enrichment Center (OSEC), now a non-profit providing programs and services to the community.

Municipal buildings include:

- Wilmington Town Hall (2 East Main Street) - Administrative offices including the Town Clerk, Town Manager, Assessor, Zoning, Finance, Water Department, Economic Development Office, and Wilmington Works. The Meeting Room is home to various boards, committees and commissions including the Selectboard, Development Review Board, Planning Commission, Board of Civil Authority, Trail Committee, and others.
- Public Safety Facility (40 Beaver Street) - Police and Fire Departments
- Town Garage (21 Haystack Road) - Highway Department
- Old Firehouse (18 Beaver Street) - Municipal storage, free meeting space for non-profits, and one bay rented to a local business.
- Memorial Hall (14 West Main Street, c. 1902) - available for public and private events.
- Wastewater Department Building (Fairview Ave.)
- Water Department Building (Church St.)



Cemeteries, managed by the Cemetery Commission, include Riverview (Stowe Hill Road), Intervale/Cuttings (Smith and Davis Roads), Averill (Route 9), and Restland (Beaver Street, behind St. Mary's In-the-Mountains Episcopal Church), where a stone retaining wall is in need of repair or replacement and requires an engineering study. Several smaller private cemeteries are also located throughout the area.

3.6 Community Resources

Recreation Resources

Wilmington prides itself on the numerous opportunities that the community has to offer locals and visitors in the way of public recreation.

Town owned (or town managed) Recreational facilities include:

- Town Common on Lisle Hill Road
- Buzzy Towne Park on South Main Street

- River Bank Park on South Main Street
- Green Mountain Beach on Lake Raponda Road
- Charles Trebbe, Jr. Tennis Courts (and Pickleball), adjacent to OSEC athletic fields.

In addition, the Wilmington Trail Committee maintains an extensive network of hiking trails for a variety of abilities, throughout town. These trails are for non-motorized use, and include the popular downtown Hoot, Toot & Whistle Trail, which recently received upgrades to a portion of the trail (additional upgrades are planned). The Wilmington Trail Committee, dedicated volunteers and contractors, perform routine trail maintenance activities including mowing, clearing vegetation and trees, surface repair, structural upkeep on bridges and boardwalks, water management, adding/replacing signs and trail markings throughout the trail network. The Committee also works with landowners to gain and maintain access for the public, since the majority of the trails cross private land. The Committee also maintains the trail webpage with maps, trail descriptions, donation requests along with additional links and information. The Committee works closely with the local economic development consultant to support linking outdoor recreational activity and the area's economy.

Wilmington has a wealth and variety of private and public recreation trail networks. There are also hiking trails in the Green Mountain National Forest (to Haystack Peak), the Catamount Trail along the west side of Harriman Reservoir, and in the Molly Stark State Forest (to Mount Olga), connecting with the Hogback Conservation Area, and snowmobile trails which exist on mostly private land. Other popular seasonal destinations around Harriman Reservoir (Lake Whitingham), which is owned and operated by Great River Hydro, LLC, include the following:

- Wards Cove - swimming and a picnic area
- Oxbow Boat Launch area - boat launch and picnic area (High Country Marine offers boat rentals in this area)
- Maynard's Cove - swimming and canoe/kayak access
- Mountain Mills East at the end of Fairview Avenue - boat launch, swimming, and picnic area
- Medburyville/Mountain Mills West - picnic area

Scenic Resources

The outstanding scenic quality of the Wilmington area is one of its greatest assets. A previously conducted planning survey, and an ad hoc planning committees show that the protection of the scenic qualities of the Town is an aesthetic concern, as well as an economic one.

These scenic qualities separate Wilmington from other towns and provide an advantage for the Town as it competes with other New England towns in attracting visitors and customers to shops and restaurants. There are four major types of scenic resources in the Town. They are:

- Views from Primary Roads: What is seen on the roadsides as well as views of distant landforms influences the visual quality of the Town.
- Intermediate View Sheds: These are visually significant areas adjacent to primary roads, serving as foreground for views of ridges, hills, and valleys.

- **Back Roads:** The back roads of Wilmington are the connecting links to all parts of Town. These roads provide such important visual features as leaf tunnel effects, hedgerows, stonewalls, fences, orchards, cemeteries, wetlands, ponds, brooks, and lakes.
- **Major Land Forms:** Haystack Mountain is the major landform in Wilmington. It can be viewed from all the major highways leading into the Town and is a significant scenic resource. Lake Whitingham is also a significant scenic resource.

Many of these resources are highly sensitive and because they may be adversely affected by careless development, must be carefully managed.

Historic Resources

Wilmington has a unique heritage and a number of sites which are important to its history. There are approximately 90 historic buildings and sites in Wilmington, over 60 of which have been listed on the state and federal Registers of Historic Places. The Wilmington Village Historic District is listed on the National Register of Historic Places. This listing recognizes the historic importance of the district and assures protective review of federally funded projects that might adversely affect its character.

Because the Village itself was not established at its present site until 1840, much of the architecture is nineteenth century with most buildings clapboarded. Some buildings are especially significant such as the several Greek revival structures and the Crafts Inn, in the shingle style. Among the historic sites is the Old Town Common off Lisle Hill Road. There are several small cemeteries and other markers throughout the Town.

In October 2009 the Selectboard repealed the previously adopted Design Control District Ordinance and adopted a Historic Review District Ordinance for the Village of Wilmington. The Zoning Amendment states the following purpose of the district:

The natural beauty and the visual and historic character of the Village of Wilmington represent an important asset to the community by providing a source of pleasure for both residents and visitors, and also by contributing substantially to the economic base of the community and to its tax base. In order to protect these characteristics, it is necessary to ensure that buildings are properly related to their surroundings, that proper attention is given to the exterior appearances of buildings so as to provide a means by which property values can be stabilized or improved, and to protect and foster the economic well-being of the community.

Arts and Cultural Resources



Wilmington values the arts and cultural resources. We recognize the need to sustain and build on the community's environment of social vitality and artistic endeavors, both for quality of life and as an economic driver.

For the purpose of this plan, the terms "arts and culture" are defined in the broadest context, to include visual, literary, performing (music, dance, and theater), media (film, video, sound recording, animation) and all other arts.

In 2023, Creative Vitality Suite reported that Wilmington has 87 creative professionals, which include graphic designers, librarians, editors, writers, chefs, artists, performers, marketing managers, and public relations. This sector brought a total of \$5.2 million in earnings with \$687,700 of this specifically from artists, writers, and performers.

The Collaborative Cultural Plan for Southeast Vermont was created in collaboration with the Windham Regional Commission, and the Towns of Rockingham, Brattleboro, and Wilmington, between 2024-2025 through a Steering Committee, stakeholder and community input. Cultural Planning Group, a leader in arts and culture planning, organized community engagement meetings throughout the Windham Region and created the Plan with support of a Consortium Municipal Planning Grant. The Plan can be found on Wilmington's website under documents & reports: [Southeast Vermont Arts & Cultural Plan](#).

Historic Character, Downtown Revitalization & Arts and Culture

Wilmington's distinctive sense of place is rooted in its historic village center, which is listed as the Wilmington Village Historic District on the National Register of Historic Places. The district's historic architecture and compact village streetscape provide an important foundation for Wilmington's arts, cultural, and economic identity. Many of the village's historic buildings, originally constructed as residences, inns, stores, and other community buildings, have been thoughtfully adapted over time to accommodate locally owned shops, restaurants, professional businesses, studios, and art galleries. This adaptive reuse allows historic buildings to remain active and economically productive while retaining the architectural details, scale, and character that contribute to Wilmington's quaint New England village atmosphere.

Wilmington's designation as a State Designated Downtown further supports the preservation and revitalization of this historic and cultural resource. Wilmington Works serves as the community's designated downtown organization and works to strengthen the vitality of the village through business support, economic development, historic preservation, design, promotion, public art, and community events. Arts and culture are also brought directly into the public realm through Wilmington Works' programming and partnerships. Village Strolls, the Blueberry Festival Block Party, winter events, holiday programming, public art projects, and other special events transform the historic downtown into a gathering place where residents and visitors experience art, music, food, local businesses, and community traditions together. The Beaver Street Art Project (Photo above), for example, introduced a large-scale public art installation to a prominent gateway into the Village, while local galleries, studios, and artists contribute to an increasingly visible creative economy. These efforts demonstrate that Wilmington's historic character is not simply something to be preserved but is a living cultural asset that continues to evolve. The combination of historic

buildings, adaptive reuse, independent businesses, artists, galleries, restaurants, public art, walkable streets, and community celebrations creates a distinctive environment that supports local economic vitality while reinforcing Wilmington’s identity as a welcoming, creative, and quintessential Vermont village.

Wilmington’s Hidden Creative Community

Beyond Wilmington’s galleries, storefronts, and public events is a largely hidden and highly diverse community of artists, makers, and creative professionals whose work contributes significantly to the Town’s cultural identity. Throughout Wilmington, artists work independently and often out of private studios, homes, barns, and workshops, making their creative contributions easy to overlook. This includes painters, photographers, fiber artists, potters, jewelers, sculptors, woodcarvers, furniture makers, glass artists, and other craftspeople, as well as writers and literary artists. Wilmington is also home to creative activity that extends into the performing and media arts, including musicians, singers, dancers, actors, theater practitioners, sound engineers and recording professionals, and those working in film, video, photography, animation, and other digital media. Some artists create quietly and independently, while others share their work through galleries, workshops, classes, concerts, performances, exhibitions, special events, and community gatherings. The recently established Arthouse, for example, provides a space where more than 50 local artists are represented and where visual art intersects with original music, poetry, storytelling, dance, and creative education.

Wilmington Works also identifies a range of downtown creative businesses and arts destinations, including galleries, woodworking, and public art, demonstrating the breadth of the local creative sector. Together, these individual artists and creative enterprises form an important but sometimes underrecognized cultural asset. Their work reflects the independence, craftsmanship, imagination, and entrepreneurial spirit of Wilmington and provides opportunities to strengthen the Town’s creative economy, attract visitors, support local businesses, engage residents, and encourage the next generation of artists. As Wilmington continues to develop its arts and cultural identity, recognizing, connecting, and creating greater visibility for these “hidden” artists will be an important part of building a stronger and more inclusive creative community.

Memorial Hall

Memorial Hall, located at 14 West Main Street in historic downtown Wilmington, is a striking 1902 Colonial Revival building financed by Civil War hero Major Fredrick Childs. Memorial Hall was designed and built by the renowned New York architectural firm McKim, Mead & White. The firm designed many other famous buildings like the Boston Symphony Hall and Pennsylvania Station in New York City. The interior design has exquisite moldings and a classic proscenium arch over the stage. Portraits of war veterans and other notable residents grace the walls.

Currently, Memorial Hall is operated seasonally from early April through mid-December. It functions as a vibrant community cultural hub for the Deerfield Valley. The Hall is used for hosting the annual Memorial Day service, school and community plays, weddings, and other entertainment events, as well as hosting rainy Village Strolls, etc.

The Hall is available for rent through the Town of Wilmington.

Friends of Memorial Hall have been working diligently to provide programming, special events, and assist with renovations. In 2025, a new Board of Directors was developed and reinvigorated the programming. The Board is partnering with artists and groups to present music, theater, film, and events, ensuring the Hall remains a vibrant, welcoming cultural hub for all.

3.7 Goals, Policies and Actions – Community Facilities, Services and Resources

GOAL 1: Ensure implementation of the Community Facilities and Services Action Plan outlined in this Town Plan.

Policy 1.1: Provide a local Government that is accountable, well managed, financially sound, and open to all residents.

Action 1.1.1: Public information meetings for all major town development initiatives are conducted through regular and special Selectboard meetings.

Action 1.1.2: Promote effective communication among all town boards. Utilize virtual meeting technology, such as Zoom, to simplify access.

Action 1.1.3: Town meetings are held in public to conduct official business, with opportunities for residents to provide input that officials consider to improve decision making.

Action 1.1.4: Review employee compensation and benefits to ensure they are competitive, fair, and reasonable.

Action 1.1.5: Conduct an annual audit of Town finances under Selectboard oversight to ensure compliance with applicable accounting standards and to support strong financial management and internal controls.

Action 1.1.6: Identify major capital project needs and funding options, and annually present a capital plan and budget proposal to the public in advance of Town Meeting, with voter approval of bonding conducted by Australian Ballot when required.

Actions 1.1.7: Use electronic communication tools, such as the town website, Wilmington Weekly Newsletter and Southern Vermont Deerfield Valley Chamber to improve public awareness, accessibility, and participation in town events, meetings, and surveys.

Action 1.1.8: Identify philanthropic funding opportunities for community projects and education.

GOAL 2: Provide accessible and reliable Public Facilities and Services.

Policy 2.1: Town services and facilities shall remain operational at all times. This includes continuous preparedness to respond effectively to emergencies.

Action 2.1.1: Review Local Emergency Management Plans annually.

Action 2.1.2: Conduct ongoing assessments of fire and police services, and coordinate with the private EMS provider to monitor emergency response capabilities. Implement improvements based on identified needs to ensure effective and continuous emergency services for the community.

Action 2.1.3: Designate and maintain an emergency shelter, currently identified as the Old School Enrichment Center (OSEC) on Beaver Street, with Twin Valley Elementary School identified as a secondary shelter location. Ensure that all designated shelters meet ADA accessibility requirements and are equipped to serve residents during emergency events.

Action 2.1.4: Encourage the local library to expand services and programs to meet evolving community needs, possibly including increased hours of operation and expanded program offerings.

Action 2.1.5: Support expanded and diverse programming at Memorial Hall, consistent with available resources, to continue its use as a central community venue for meetings, performances, commemorative events, and cultural activities.

Action 2.1.6: Explore options and consider relocation of town offices outside of the flood hazard areas and river corridors.

GOAL 3: Promote social cohesion and a strong sense of place by strengthening Wilmington’s community identity and culture, consistent with the Town’s Declaration of Inclusion and a shared commitment to mutual support and kindness.

Policy 3.1: Support inclusive community activities and gathering spaces that foster connection, belonging, and a shared sense of place.

Action 3.1.1: Engage the community in shaping a vision for Downtown’s future, including development outside flood hazard areas, design that respects the historic district, coordination with the Old School Enrichment Center (OSEC) for community programs, and the transformation of the green space in front of the Public Safety Facility into a Veterans Park and stormwater treatment area. This central green space will connect key assets such as Buzzy Towne Park, OSEC, the Library, the Public Safety Facility, and nearby sporting areas, while additional green spaces provide recreation, sitting areas, nature walks, connection to the local trail network, and vista walks to strengthen community connection.

Action 3.1.2: Support Downtown activities that promote community engagement and attract visitors, such as festivals, strolls, dances, concerts, fairs, speakers, workshops, trail walks (downtown area) and skills expos, by collaborating with Wilmington Works, the Chamber of Commerce, and other local organizations. Foster a visibly active and vibrant Downtown that serves both residents and visitors.

Policy 3.2: Promote Wilmington’s public image as a forward thinking, change embracing small town with a strong sense of identity by highlighting its unique character through marketing, supporting vibrant Downtown businesses and activities.

Action 3.2.1: Use social media and other communications platforms to highlight Wilmington’s strengths, community events, and quality of life, showcasing why it is a desirable place to live, work, and visit.

Policy 3.3: Build volunteerism as an expectation and a positive experience encouraged for all residents. Engage every resident to invest in the future of the Town.

Action 3.3.1: Encourage a culture of volunteerism and community investment among all residents.

Action 3.3.2: Publicly recognize and celebrate the contributions of residents who support town programs and initiatives.

Action 3.3.3: Develop accessible information, such as a webpage, downloadable materials, or brochures, explaining how volunteerism works in town and other community programs, including those hosted in town facilities to connect residents with opportunities to get involved.

GOAL 4: Foster a strong educational system in Wilmington by exploring opportunities to collaborate with the School Board, other partners and the Town of Wilmington.

Policy 4.1: Encourage opportunities to work with the School Board and other partners to support high-quality child care, educational and career development opportunities for people of all abilities.

Action 4.1.1: Explore ways to collaborate with the School Board and partners, such as BDCC, to expand local access to youth and adult career and technical programs, and adult education programs.

Action 4.1.2: Encourage and support child care programs and extracurricular after-school programs such as Wings Community Programs and Deerfield Valley Community Partnerships, and including sports, arts, and career/technical activities, that promote skill development, recreation, and student engagement.

Action 4.1.3: Foster initiatives with the School Board to promote healthy choices within schools, including healthy eating, non-smoking policies, and substance misuse prevention.

Action 4.1.4: Work with Recreation Commission and Trail Committee to foster healthy outdoor activities.

GOAL 5: Support and enhance local community health by fostering access to services and encouraging collaboration with local and regional providers.

Policy 5.1: Ensure the availability of local health, mental health and substance misuse prevention, treatment and recovery services, and make residents aware of them. Support supplemental programs that improve service availability and access, including partnerships with nonprofit and community organizations.

Action 5.1.1: Encourage mental health and substance use providers to offer services locally, including use of Town facilities such as the Old Fire House for accessible community meetings and programs.

Action 5.1.2: Support availability of services for elderly and disabled residents, including transportation, meal delivery, and health care assistance.

Action 5.1.3: Promote use of ‘211’ and other centralized resources to connect residents with existing services, including DV Community Cares, DV Community Partnership, SASH, Food Pantry, Families First, Habitat for Humanity, Windham/Windsor Housing Trust, churches, medical facilities, mental health providers, substance use programs such as AA, and emergency services.

Action 5.1.4. Support Recreation Commission and Trail Committee work to increase awareness of and options for healthy lifestyle activities, including sports and outdoor, nature-based activities such as organized trail hikes.

GOAL 6: Offer a wide range of local community recreation services to meet the needs of all age groups, ability levels, and interests.

Policy 6.1: Ensure the availability of activities and services for aging residents and those with disabilities.

Action 6.1.1: Arrange for additional adult programs for the aging and disabled, including music, art, crafts, and exercise opportunities.

Action 6.1.2: Encourage a volunteer network to engage older adults through reading, games, transportation, handyman support, and other activities.

Policy 6.2: Provide families, youth and young adults with activities free of alcohol and drugs.

Action 6.2.1: Arrange dances, concerts, outdoor activities, cooking programs, nightlife alternatives, and civic group participation.

Action 6.2.2: Develop community outreach programs with police, fire, and town officials to foster positive relationships between town services and residents, businesses, and schools.

Policy 6.3: Preserve and enhance National, State and Town, utility lands and waterways for recreation and aesthetic value, benefiting residents and visitors.

Action 6.3.1: Expand recreational opportunities that utilize the area's natural resources and local expertise.

Action 6.3.2: Enhance the trail network to provide adequate and safe opportunities for recreation and transportation.

- a. Continue to make connections where possible between the trail network and local outdoor economy.
- b. Continue to improve the Hoot Toot & Whistle multi-use trail to make it more resilient and accessible to a wide variety of users.
- c. Evaluate the feasibility of further improving conditions on sections of the Valley Trail.
- d. Examine opportunities to improve accessibility on all trails and to open up some trails to a variety of users including mountain biking.
- e. Explore options for establishing a connection between the Velomont Trail, currently in development, the Valley Trail and the Village of Wilmington.
- f. Support and advocate for placement of sidewalks and crosswalks that allow safe trail user access along high-volume roadways.
- g. Strengthen communication and partnerships between the Wilmington Trail Committee and other organizations managing, promoting, or using trails in the area, including the Green Mountain Club, US Forest Service, Southern Vermont Trail Association, Vermont Trials & Greenways Council, Catamount Trail Association, Deerfield Valley Stump Jumpers, Velomont Trail, Hogback Mountain Conservation Association, Hoot Toot & Whistle Mountain Bike Club, Adaptive Sprots at Mount Snow, and Vermont Adaptive.
- h. Collaborate with the Town of Dover on promoting recreational trail connections and opportunities in the Deerfield Valley.
- i. Develop a long-term vision and plan for the Wilmington Trail network, including establishing a capital reserve fund to maintain trail infrastructure such as boardwalks and bridges.

Action 6.3.3: Provide clear signage, parking and access information for recreational resources.

Action 6.3.4: Support commercial recreational development that compliments the natural terrain and aesthetic character of the town.

GOAL 7: Provide and support arts and cultural resources and activities for residents and visitors year-round.

Policy 7.1: Promote a strong sense of community through appreciation, participation, dialogue, and support of the arts and culture for residents and visitors, strengthening Wilmington's quality of life, community identity, and economic vitality.

Action 7.1.1: Encourage accessible arts and cultural programming, including reduced or free admission opportunities that allow residents of all ages and income levels to participate.

Action 7.1.2: Support arts and cultural education and programming for youth, underserved and at-risk community members, residents, and visitors.

Action 7.1.3: Continue to support and promote Wilmington's arts and cultural activities, events, festivals, performances, and public art installations.

Action 7.1.4: Encourage opportunities for residents and visitors to participate in and engage with local artists, cultural organizations, and creative activities.

Policy 7.2: Support the development and sustainability of nonprofit organizations, partnerships, and initiatives that strengthen Wilmington's arts, culture, and creative economy.

Action 7.2.1: Participate in and support implementation of the Collaborative Plan for Southeast Vermont – Arts, Culture and Creative Economy.

Action 7.2.2: Support regional efforts to establish or strengthen a nonprofit organization that advances arts, culture, and the creative economy throughout Southeast Vermont.

Action 7.2.3: Assist local arts and cultural organizations in identifying funding, partnerships, technical assistance, and other resources to expand programming and organizational capacity.

Action 7.2.4: Support creative placemaking initiatives that activate vacant and underutilized spaces, particularly within Wilmington's Downtown.

Action 7.2.5: Encourage partnerships among local businesses, artists, cultural organizations, nonprofits, and municipal entities to expand arts and cultural opportunities.

Policy 7.3: Nurture the integration of art, architecture, historic preservation, and landscape to enhance Wilmington's unique sense of place and community identity.

Action 7.3.1: Preserve the historic architectural character and significant interior and exterior features of Memorial Hall while maintaining the building as a community and cultural asset.

Action 7.3.2: Develop and implement a long-term maintenance and preservation plan for Memorial Hall.

Action 7.3.3: Encourage public art, temporary installations, murals, exhibitions, and other creative uses of vacant or underutilized spaces throughout Wilmington.

Action 7.3.4: Encourage the incorporation of public art and creative design into public infrastructure, streetscapes, parks, gateways, and other community improvement projects.

Action 7.3.5: Promote design approaches that complement Wilmington's historic character while providing opportunities for contemporary artistic expression.

Policy 7.4: Create an environment in which artists, makers, performers, and creative entrepreneurs can establish, sustain, and grow their businesses and careers in Wilmington.

Action 7.4.1: Develop and maintain a resource guide connecting artists and creative entrepreneurs with technical assistance, grants, financing, business development, and professional services.

Action 7.4.2: Partner with local and regional economic development organizations to offer workshops and training tailored to the needs of creative businesses and entrepreneurs.

Action 7.4.3: Connect artists and creative entrepreneurs with professional development opportunities addressing topics such as business planning, pricing, marketing, sales, intellectual property, contracts, taxes, and legal considerations.

Action 7.4.4: Encourage networking and collaboration among Wilmington's artists, creative businesses, cultural organizations, and the broader business community.

Action 7.4.5: Explore the development of an Artist-in-Residence program that combines opportunities for artists to create and exhibit their work with educational, community engagement, or mentorship components.

Action 7.4.6: Encourage the use of vacant or underutilized commercial spaces as temporary studios, galleries, performance spaces, workshops, or other creative spaces.

CHAPTER 4

HOUSING

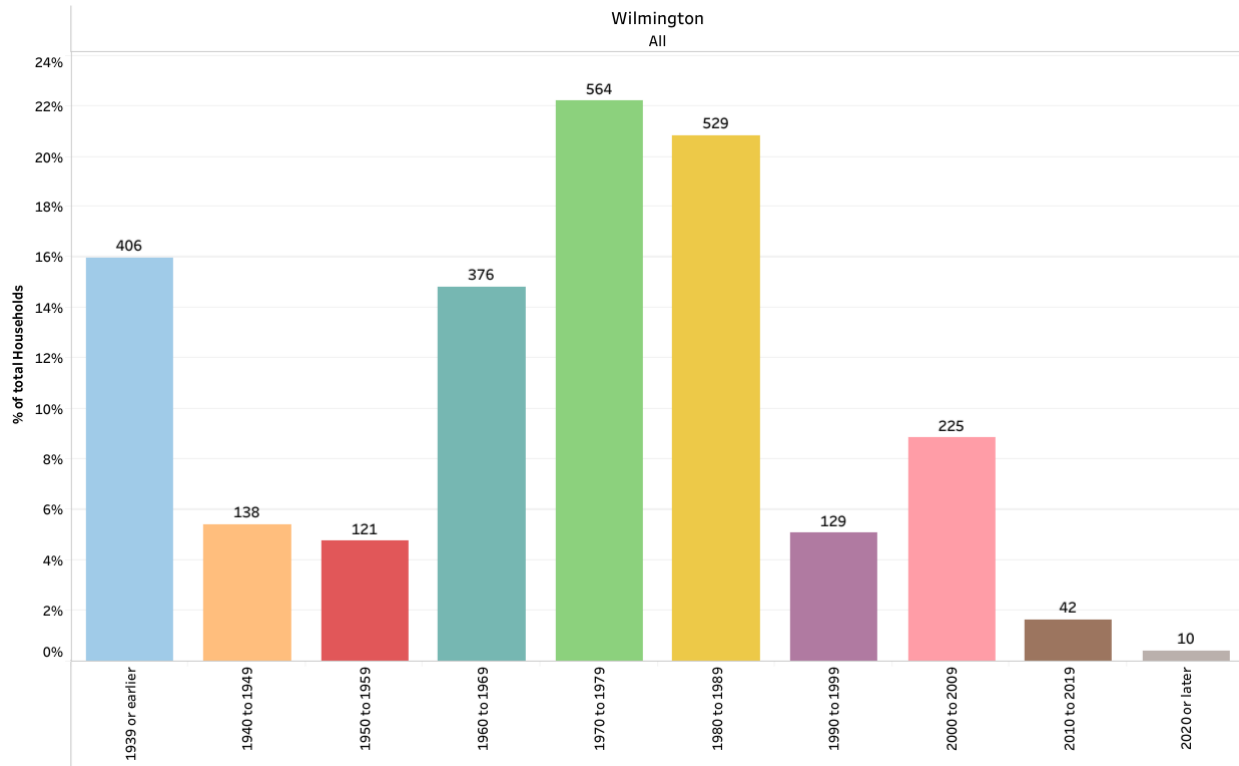
4.1 Existing Housing Conditions

Existing Housing Stock, Age and Type

As of 2023, there were a total of 2,540 housing units in Wilmington (US Census Bureau, American Community Survey/ACS, 2023). 16% of these homes were built prior to 1939, compared to 27% for the Windham Region. The vast majority of homes, 58%, were built between 1960 and 1989. This residential development corresponds with the development of local ski resorts, including Haystack Mountain, now the Hermitage Club, in Wilmington and Mt. Snow in nearby Dover. Residential development has dropped off significantly since 2010, with 42 homes built between 2010 and 2020 and only 10 new homes built since 2020.

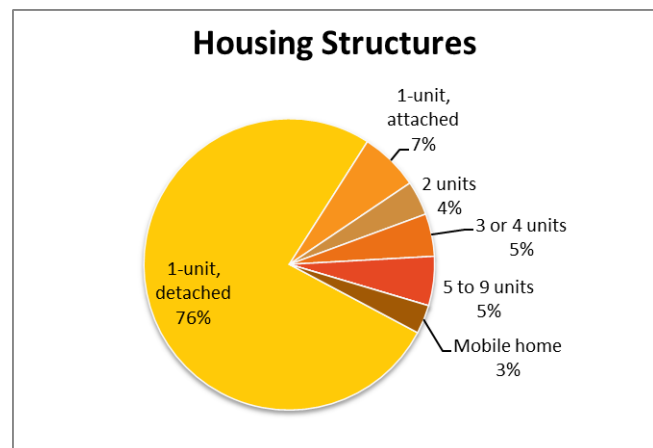


Year Residential Structure Built



Source: US Census Bureau, American Community Survey/ACS, 2023 (housingdata.org)

The majority of residential units in Wilmington, 76%, are single-family detached residential units, which is similar to the state. 7% of residential units are single-family attached units (townhomes), 9% are small multifamily units (2-4 units/building), 5% are mid-sized (5-9 units/building) and 3% are mobile homes (US Census Bureau, ACS 2023).

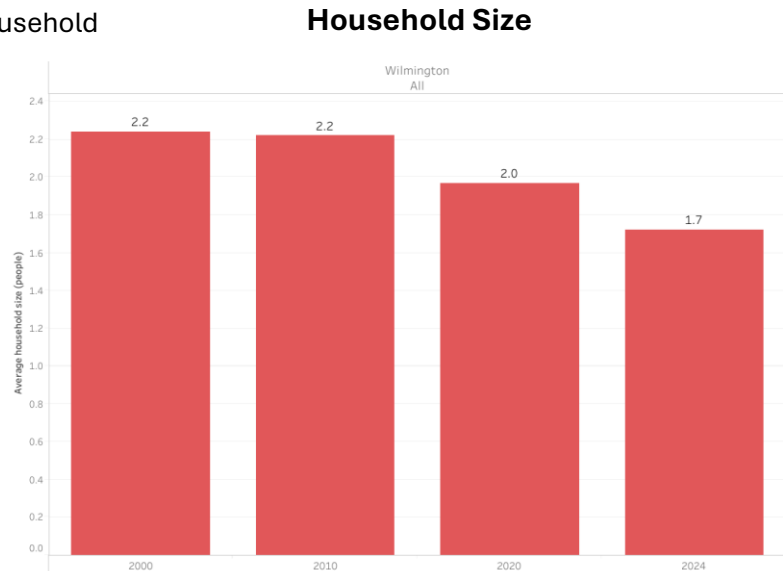


Source: US Census Bureau, ACS, 2023

Household Characteristics

Average household size continues to decrease in Wilmington. In 2024 the average household size was 1.7 persons/household, which is down from 2010 at 2.2 and 2.0 in 2020. This decrease is even more significant than what has occurred in Windham County with an average household size of 2.2 and the state of Vermont of 2.3.

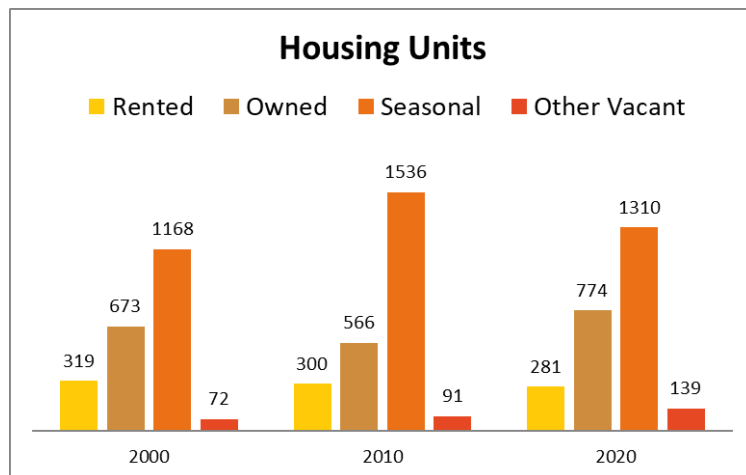
Smaller households need smaller homes. Since the majority of homes in Wilmington are single family detached units, there may now be a mismatch between the types of homes that people need and the types of homes that are available.



Source: US Census Bureau, ACS, 2023

Seasonal Housing and Short-Term Rentals

There are a significant number seasonal or second homes in Wilmington. This is in large part due to the proximity of ski resorts. In 2020, 52% of homes were identified as seasonal use. This is down from 2010 when 62% of homes were identified as seasonal. This may be because some seasonal residents moved to Wilmington permanently during COVID. It is interesting to note that Windham County has the highest percentage of seasonal homes statewide at 29%.



Source: US Census Bureau, ACS, 2023

In 2025, 309 housing units were identified as Short Term Rentals (STRs). This is 12% of the total number of units and compares to Dover's 20%. This is also down from 2023 when 339 units were identified as STRs and up from 2019 with 229 STRs (AirDNA, housing data.org and Camoin Associates, Housing Analysis, 2019).

STRs can put pressure on the housing stock in a community and affect housing costs, especially in resort areas where there are a large number of STRs. However, they can also present benefits such as attracting visitors by offering more and different types of accommodations, providing additional revenue to the town through meal and lodging taxes, and allowing residents to afford homes by providing a supplemental income source. There are concerns, however, around the occupancy levels of STRs and whether buildings meet current health and safety codes. STRs can also generate additional noise, vehicles and garbage, especially when associated with higher occupancy units and can have an impact on existing residential neighborhoods. Finally, there is the question of whether these housing units could otherwise provide long-term housing for rent or ownership.

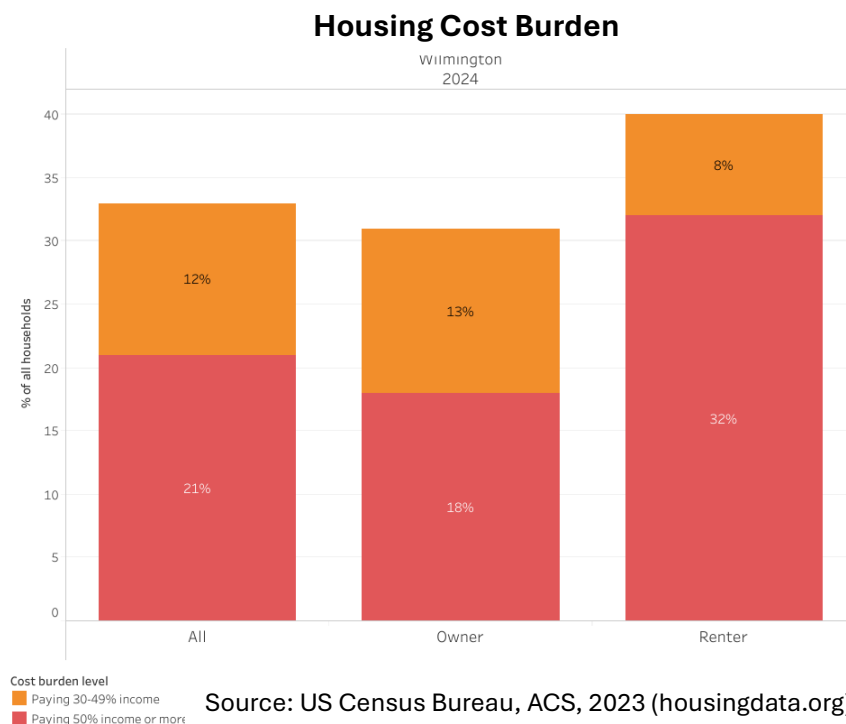
Wilmington and Dover partnered in 2023 and developed a Bi-Town Housing Rental Subcommittee which considered concerns around short term and long term rentals in the Deerfield Valley. The subcommittee developed recommendations for both towns to consider. In Wilmington, STRs are currently regulated through zoning. The Town may want to consider adopting a separate STR Ordinance that could be designed to more comprehensively address STRs, as well as a town STR Registry. The Town may also want to consider capping the number of bedrooms for STRs located in the Residential Zoning District.

The Vermont Department of Taxes, Department of Health, and Department of Public Safety's Division of Fire Safety also play a role in oversight of STRs. Operators are required to complete a Safety, Health, and Financial Obligation Self-Certification form. The checklist includes fire, life, and health safety measures, such as having smoke and carbon monoxide detectors, inspection of heating systems by a certified technician, proper guards and railings for decks and stairs, and adequate refuse containers and collection. The form includes contact information for the individual responsible for the unit. The form does not need to be filed with the State, but needs to be retained on site.

Housing Affordability

In 2025, the median household price in Wilmington was \$480,250, which up 27% from the previous year. This is up significantly from 2019 when the median price was \$185,000 (Property Transfer Tax, housing data.org and Camoin Associates, Housing Analysis, 2019). The median monthly rent in 2024 was \$1,106 per unit, which is up significantly from 2020 when it was \$876 (US Census Bureau, ACS 2023). The good news is that household incomes increased significantly to \$80,000 in 2023, up from \$50,000 in 2019, as noted in the Community Profile Section above.

Still, 33% of all households in Wilmington are considered cost burdened, which means that they pay more than 30% of their income on housing. Renters are even more cost burdened than homeowners. 40% of renters are cost burdened, with 32% considered extremely cost burdened, paying over 50% of their income on housing (US Census Bureau: ACS, 2023 (housingdata.org)).



4.2 Housing Needs, Targets & Analysis

It is important to assure that existing and future town residents and the workforce are served by a range of housing opportunities. With a trend over the past few years toward more costly homes, additional second homeowners and smaller household size, the town should play an active role in ensuring that Wilmington maintains a diversity of housing options and social support services for its moderate and lower income residents and its aging population.

In 2019, the Town of Wilmington partnered with Dover and hired Camoin Associates to complete a Housing Analysis and Master Plan for the two communities. The study highlighted the same trends discussed above and identified a specific need for additional year-round rental properties, increasing the quality of the current housing stock, and providing more senior housing. See the table, below.

Total Housing Demand for Dover & Wilmington

	Demand for Home Purchase	Demand for Home Rentals
In-Commuters	44 – 110 units	77 – 193 units
Under-Housed Workforce	3 – 6 units	10 – 21 units
Seniors Living Alone or with Significant Other	-	57 – 143 units

Total Demand	47 – 116 units	144 – 357 units
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Source: Camoin Associates, Housing Analysis & Master Plan Towns of Dover and Wilmington, VT, 2019

Wilmington and Dover have continued to meet as the BiTown Housing Committee since that time to do what they can to implement the Housing Plan. The towns developed a new website, Deerfield Valley Housing, <https://www.deerfieldvalleyhousing.com/> to share information about housing and housing needs.

The Windham Regional Commission developed housing targets for all communities in the region in 2026. The targets were the result of regionwide targets developed by the Vermont Housing Finance Agency and as required by Act 181. These targets are designed as a guide and to serve as a quantifiable goal for communities with the understanding that there is only so much towns can do to promote new housing. Towns can set the stage for housing and provide housing incentives but the state recognizes that towns are not developers.

Upper and lower limit targets have been identified for each town for 2030 and 2050. Wilmington's targets for 2030 range from 182 to 264 new units and 2050 targets range from 566 to 1,107 new units. While these numbers may seem large at first glance, when looking out to 2050 at the lower end, that is only about 22 new housing units/year. To put this in perspective, since January 2025 and up to the time of the development of this plan (summer 2026), the town has issued permits for 16 new housing units.

In summary, Wilmington has taken steps to promote the development of new housing. The Town hired a consultant to develop a needs analysis and master plan with the Town of Dover, and they continue to meet as the BiTown Housing Committee. The Town recently updated its zoning bylaws to make it easier to build housing in and around the Village. There are also constraints to new housing development throughout the Town and the Village. Multiple rivers run through the Town and Village, including but not limited to the North Branch of the Deerfield River and Beaver Brook. There was significant flooding downtown during tropical Storm Irene. See also the Natural Resources and Flood Resilience Chapters of this Plan. Wilmington is lucky to have wastewater treatment and water supply in place for some parts of Town, however there are large areas of the Town that do not have access to these services.

The Town does not control many things that contribute to the pace of new housing development, including the costs of labor and/or materials, which currently drive up costs significantly. Because these costs do not match what the incomes of the region's residents support, it is very difficult to attract developers to the region.

4.3 Housing Strategies

The Town did update their Zoning Bylaws in 2022 with a Bylaw Modernization Grant from the state. The focus of this grant was to make it easier to build housing in and near the Village Center where

sewer and water infrastructure is in place. The Town may now want to consider other ways to make it easier to build housing in areas outside of the Village, especially where infrastructure is in place.

The 2019 Housing Analysis and Master Plan developed by Camoin Associates included a series of Goals and Policies that have been incorporated into the goals of this Plan.

In 2025, the UMASS Center for Resilient Metro Regions, Communities By Design (a program of the American Institute of Architecture) and a UMASS design studio developed a study looking at resilience and flood adaptation in a four town region, including Wilmington, Dover, Readsboro and Whitingham. A component of this study looked at housing needs and made recommendations for each town, including:

- Identify priority sites for housing or mixed-use outside flood zones
- Identify priority zoning and permitting changes to ease pathway to building housing
- Streamline Accessory Dwelling Unit
- Incentives for Flood Resilient Designs
- Tax Incentives for Workforce Housing
- Consider tax relief for owners who make improvements to their property.
- Leverage 1% sales tax for downpayment assistance program in addition to home repair program.

This study also had specific suggestions for Wilmington, some of which the Town may have previously considered when they updated their Zoning Bylaws in 2022. The recommendations are:

- More measurable site plan standards.
- Increase predictability and consistency (e.g., height limitations) and replacing some discretionary approvals.
- Focus on the kind and size of buildings in the Village District, not on the uses
- Remove or reduce frontage requirements in the Village
- Eliminate density limits for affordable housing in the Village District.
- Allow affordable housing with only site plan approval and otherwise allow as-of-right.

The community engagement component of this Town Plan update included a survey, as well as a public meeting in the fall of 2025. Public input has been incorporated into this plan. The survey asked a couple specific questions about residential development, including:

- The rate of residential development – 43% said this has been just about right and 40% feel it's been too slow
- Where should new residential development occur – 65% said existing residential neighborhoods and 58% said downtown
- What should the Town do to encourage new housing – 66% said the town should encourage a variety of housing types and 55% said the town should evaluate town owned properties for potential residential use.

The Town should also explore new statewide programs designed to promote housing development and infrastructure programs that support development. An example is the state's new CHIP program or Community and Housing Infrastructure Program. For more information see, <https://accd.vermont.gov/economic-development/vepc/chip> .

4.4 Regional Housing Programs

Windham Windsor Housing Trust (WWHT) based in Brattleboro creates and manages affordable housing through a variety of programs that serve low and moderate income residents. WWHT can also provide income eligible homebuyers with a grant towards the purchase of a qualifying home. In addition, WWHT offers the following programs to eligible residents and property owners to support the continued availability of safe and affordable housing:

- *Green Mountain Home Repair*: this program provides low cost loans for home owners to complete health and safety improvements and increase energy efficiency if income eligibility criteria are met.
- *Vermont Housing Improvement Program*: this program offers grants from the State of Vermont for up to \$30,000 (efficiency to 2-bedroom units) or \$50,000 (3+ bedroom units) to property owners to complete repairs to vacant rental units to bring them into compliance with the Vermont Rental Housing Health Code guidelines. Units are required to be rented out at Fair Market Rents.

Southeastern Vermont Community Action (SEVCA) provides housing stability services to assist tenants with back rent payment, security deposit assistance, referrals to area shelters, and landlord- tenant mediation. SEVCA also operates weatherization and fuel assistance programs for income- eligible homeowners and renters.

4.5 Goals, Policies and Action - Housing

GOAL 8: Ensure the availability of housing for all residents of Wilmington.
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Policy 8.1: Support efforts to provide and improve housing at varied prices, sizes and locations to meet the needs of all residents including low to moderate income and elderly.

Action 8.1.1: Encourage efforts designed to increase the availability of home ownership and rental opportunities for year-round workers and seniors.

Action 8.1.2: Support activities designed to meet the housing demand created by seasonal workers and improve housing conditions.

Action 8.1.3: Consider the development of a Short-Term Rental registration program and capping the number of bedrooms for STRs located in the Residential Zoning District.

Action 8.1.4: Create a local home improvement program for existing homeowners.

Action 8.1.5: Establish a landlord and tenant education program.

Action 8.1.6: Create a Senior Housing Taskforce to investigate future developments.

Action 8.1.7: Identify sites for development, including town owned parcels.

Action 8.1.8: Maintain partnerships with housing development organizations to facilitate the creation of additional housing.

Action 8.1.9: Explore ways to work with neighboring towns to address housing needs.

Action 8.1.10: Support infrastructure expansion where appropriate to provide increased housing opportunities.

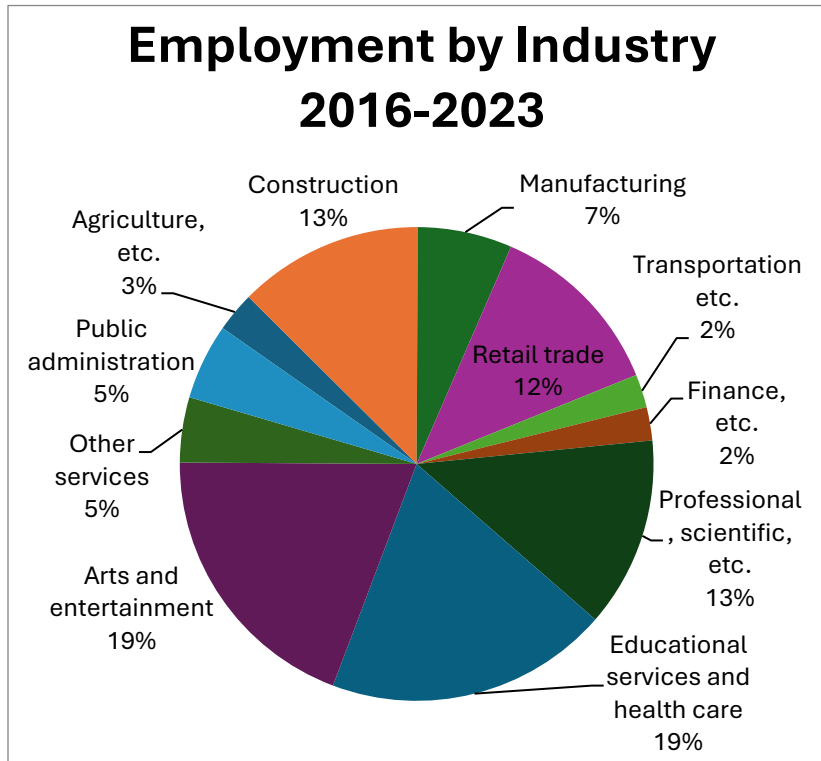
CHAPTER 5

ECONOMICS

5.1 Employment and Workforce

Wilmington's largest sources of employment in 2023 are Education Services and Health Care (19%), and Arts and Entertainment (19%). These are followed by Professional and Scientific (13%), Construction (13%), and Retail (13%). (US Census Bureau, ACS, 2023) See the graph below.

This breakdown has implications from the types of new business that might move here, to the types of people who might be attracted to Wilmington and the income of residents. For example, retail and arts sectors probably do not generate as much income as professional/scientific or even construction, although those sectors may attract people to town.

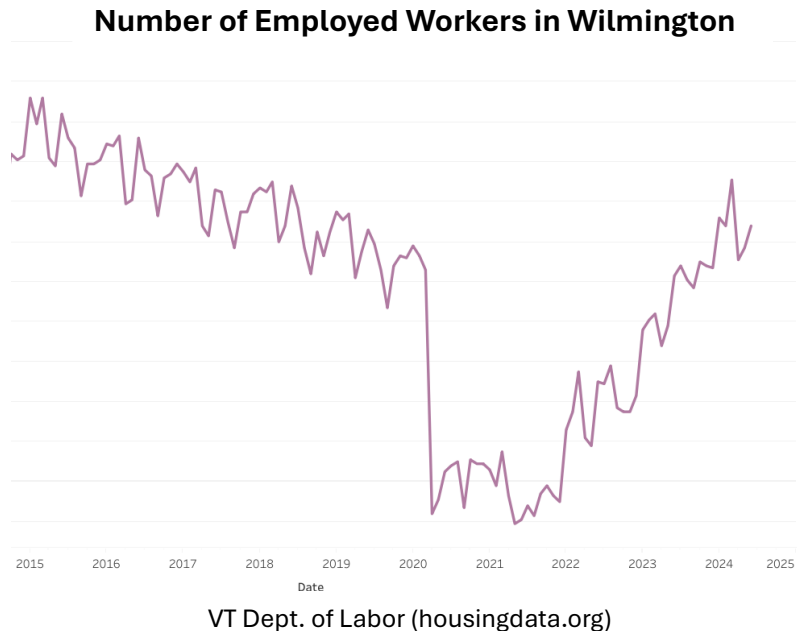


Source: US Census Bureau, ACS, 2023

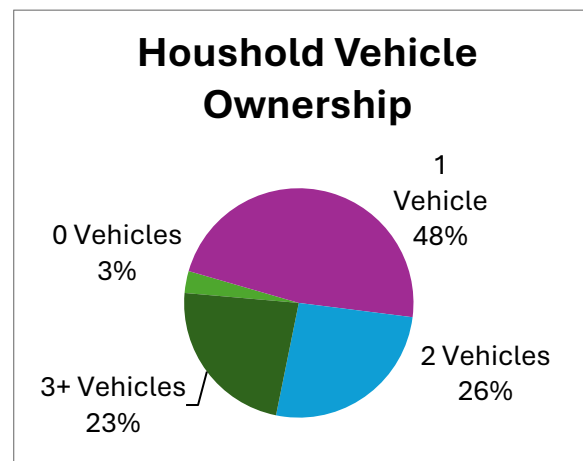
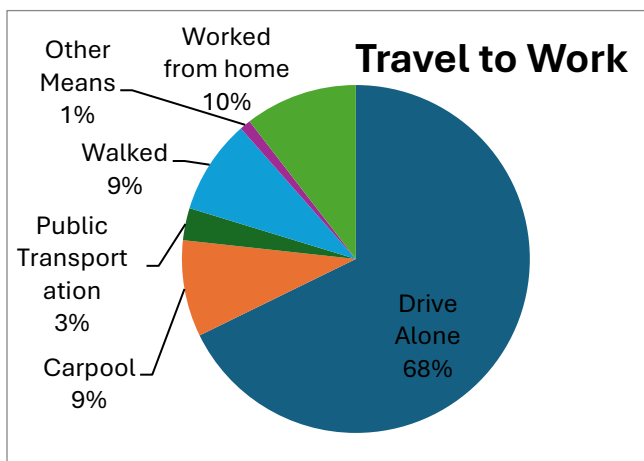
The number of Wilmington residents who are employed fluctuates significantly in part due to the seasonal nature of employment in the region. The number of residents employed in March 2024, 1,071, is back up to the employment numbers from 2018. Of course, this follows a significant drop during COVID (VT Dept. of Labor, housingdata.org).

The unemployment rate in Wilmington in 2025 was very low at 2.2% (US Bureau of Labor Statistics).

In 2024, there were 1,262 jobs in Wilmington and the average wage for jobs was \$44,470. This compares to Wilmington's average household income of \$80,000 (VT Dept of Labor).



It's also worth considering how Wilmington residents get to work in terms of energy costs and affordability. As in many rural places, most people drive to work alone, 68%. A growing number of people, however, are now working at home, 10% and similar numbers are carpooling and walking to work (US Census Bureau, ACS, 2023). The majority of households in Wilmington, 48%, own one vehicle, while 26% own two vehicles.



Source: US Census Bureau, ACS, 2023

5.2 Economic Development

The town's most recent Economic Development Report, December 2025, noted that:

Wilmington's economy is in a period of transition shaped by broader regional and national trends that disproportionately affect tourism-based communities. While meals and room sales declined compared to 2024 and ongoing workforce and housing shortages continue to

constrain growth, Wilmington has also shown signs of resilience. A new generation of entrepreneurs is opening businesses and acquiring long-standing local establishments, and efforts are underway to diversify the local economy through targeted manufacturing recruitment and the redevelopment of vacant commercial properties. Supported by its scenic setting, recreational assets, walkable village, and strong sense of place, Wilmington's long-term economic outlook will depend on how effectively the community responds to these challenges while building on its existing assets. (Gretchen Havreluk, Economic Development Consultant)

This report highlights priority projects underway including wastewater and water infrastructure expansion on Route 9, highspeed fiber, and village sidewalk construction. These projects are key to improving conditions for employers, workers and residents of Wilmington. The Town's Economic Development Consultant also collaborates with regional partners, including Wilmington Works, the Southern Vermont Chamber of Commerce, Brattleboro Development Credit Corporation (BDCC), and Windham Regional Commission (WRC), as needed to promote economic development.

Economic development efforts in Wilmington are supported by BDCC, the Regional Development Corporation that serves the Windham Region. In partnership with the Bennington County Regional Commission, BDCC recently completed the 2024 Southern Vermont Comprehensive Development Strategy (CEDS). The CEDS document makes recommendations for strategies to promote economic growth in the region and is required to be in place for projects to be eligible for certain grants from the US Economic Development Administration. The Town should continue to work with BDCC on its economic development goals and identify projects that are consistent with the 2024 CEDS recommendations. The CEDS primary objectives are:

- Address Critical Population Needs for the Future
- Empower Businesses to Thrive Long-Term
- Foster Resilient, Adaptable Communities
- Promote Greater Regional Economic Development Alignment

Wilmington and the adjacent town of Dover have created a Bi-Town Economic Development Committee that assists the two towns with the implementation of economic development goals and strategies. The Subcommittee for Marketing created a 3-year Strategic Marketing Plan in coordination with the Deerfield Valley Chamber of Commerce. Implementation of the plan will be through both towns 1% Local Option Tax Funds.

The Plan includes a vision statement and guiding principles, with the goal of increasing tourism in the Deerfield Valley, especially in the summer and shoulder seasons. Recommended action steps include:

- Digital Marketing on Meta and additional channel for 6 months per year.
 - Paid search strategy to span entire calendar year.
- Capturing high-quality photography and videography of the area for advertising purposes.
- Maintain consistent presence on social media, including Facebook, Instagram, and Tik Tok.

- Expand Influencer relationships.
 - Develop engaging tourism targeted emails.
 - Stakeholder engagement projects.
 - Track baseline KPI's (Key Performance Indicator) and continue looking for new ways to measure success.
 - Strategic audiences include: Primary Audience - Families and young adult singles, Secondary Audience - for mid-week and off-peak retirees, and Group & Event Audience- weddings, retreats, meetings, small events.

5.3 Wilmington Works and Downtown

Wilmington's Downtown (or Village – these terms are used interchangeably in Wilmington) is the commercial and residential center for the Town and the heart of the community. It has a lively and eclectic mix of uses, including residential, retail, office, governmental, and municipal parking. It is fully serviced by public water and sewer and is a hub for public transportation. The Downtown itself is a tourist draw and contributes to the unique cultural, historic and recreational characteristics that make Vermont a special place.

The broad land use pattern in Downtown is fairly well established, but there are opportunities for redevelopment. To support Downtown's viability and livability, the Town participates in Vermont's Downtown Program. This enables the Town to receive grants for improvements within the designated area, gives priority consideration for some state-funded grants, and allows owners of income-producing buildings to be eligible to receive tax credits for building improvements (historic, façade, code, and technology). Downtown Designation was first received by Wilmington in 2013 as an extension of the post-tropical storm Irene recovery planning process.



The boundaries of the designated downtown are shown on the map that follows.

Wilmington Designated Downtown Boundaries



Downtown designation achieves the following goals:

- Furthering the intent of the Land Use Chapter – Downtown is an important mixed-use district. The Town Plan identifies the need to make public and private physical improvements in this area. Continued designation will focus additional resources to help this area thrive, including priority consideration for several grant programs.
- Preserving significant historic, architectural, and cultural heritage – The access to historic tax credits and code improvement tax credits will support redevelopment of older and historic properties, preserving the historic character of the Designated Downtown district.
- Create safer streets and a more inviting environment for all users - The Town has benefited from improvements in the Downtown and will continue to seek improvements as necessary.

Wilmington Works is the official designated downtown organization for the Town of Wilmington. The organization's mission is as follows: "To build, improve, and support a vital downtown that benefits the entire Wilmington, VT community."

As one of twenty-five designated downtowns in Vermont, Wilmington Works is able to provide access to tax credits, grant opportunities, and technical assistance to help preserve and revitalize downtown Wilmington. Wilmington Works utilizes the National Main Street Program Four Point Approach to downtown revitalization. These four points mirror the standing committees that accomplish much of the work in Wilmington's downtown: Design, Promotions, Organization and Economic Vitality. The focus of Wilmington Work's effort is at the intersections of Routes 9 and 100, using the footprint of the Historic District to describe the downtown district boundary.

Wilmington Works has approximately thirty volunteers that serve on the Board, as part of four major committees, or work on specific projects and events. The organization receives operational and program funds from The Town of Wilmington, and numerous individual donors and partners with various public and private organizations to raise funds for community and economic development. In 2013, the VT Downtown Program chose Wilmington as one of eight communities to receive a grant through the Economic Development Administration to assist towns affected by Tropical Storm Irene.

Since inception, Wilmington Works has focused on improving the organization and its governance structure, expanding capacity by hiring a full time Executive Director, social media and website management, developing a communications strategy and database development. Other efforts include: event planning and execution (including block parties, village strolls, and shop local programs); and capital improvements to the downtown center (including trash cans, banners, sidewalk and streetscape enhancements, crosswalks, façade improvement projects and signage). Wilmington Works supports economic development projects, such as assisting businesses with historic tax credit applications, executing a facade improvement grant for Wilmington buildings, successfully running two business plan competitions (and in the planning stages for a third), conducting shopping and parking surveys, and offering business training in conjunction with regional development partners. Wilmington Works also worked with the Historical Society to create a popular historic village walking tour map. 2017 saw the completion of a major streetscape and sidewalk improvement on West Main Street and the east side of South Main Street sidewalks were reconstructed.

Future projects spanning the timeframe of the current town plan include, but are not limited to: coordinate with the Town on the completion of major streetscape and sidewalk improvements, complete a scoping study for Beaver Street to create a safer connectivity which includes the expanded downtown, assist the Town with expanded use of Memorial Hall by various community groups, execute the third business plan competition titled "Make it on Main Street", and supporting downtown businesses during the bridge 31 construction. Also to be undertaken are reassessment and further development of promotional events and marketing, performing and following up on parking studies, vacant building development, and working to recruit businesses in sectors where market leakage has been identified. For more information see, wilmingtonworksvt.com.

5.4 Goals, Policies and Actions – Economic Development

GOAL 9: Provide the necessary infrastructure to support future economic development.

Policy 9.1: Provide the necessary water/sewer infrastructure to support economic development, including housing.

Action 9.1.1: Continue to update the water/sewer systems and expand capacity and availability, as needed.

Policy 9.2: Encourage state-of-the-art data services to allow development of remote business access.

Action 9.2.1: Review broadband and cell service needs. Work with DVFiber to address gaps in fiber capacity, as needed.

Policy 9.3: Provide safe, effective, and attractive infrastructure in the Downtown District.

Action 9.3.1: Continue to upgrade sidewalks and lighting throughout the downtown, including North, South, West and East Main Streets, for safe, attractive, ADA compliant pedestrian transportation. Expand sidewalks along Beaver Street.

Action 9.3.2: Keep sidewalks and roadways plowed, sanded and salted as needed to maintain continuous safe travel lanes for pedestrians and motorized vehicles.

Action 9.3.3: Keep roadways free of hazards such as potholes, bicycle/motorcycle skidding hazards, oil, and water.

Action 9.3.4: Support town enforcement of the anti-blight/vacant building ordinance. Develop program to support vacant building owners.

Policy 9.4: Attract and retain younger population for an expanded workforce pool of employable residents.

Action 9.4.1: Coordinate with BDCC and other programs like GROW that are helping attract and support families and individuals who are interested in moving to Vermont.

Action 9.4.2: Encourage the development of additional accessible and affordable child care programs for working parents.

Policy 9.5: Explore the availability of programs for new and existing business development.

Action 9.5.1: Promote existing tax incentive and RLF programs for new business development and existing business retention.

Action 9.5.2: Work with regional partners, including SEVCA and BDCC, to diversify business incubator/start-up program.

Action 9.5.3: Diversify the local economy by recruiting mini manufacturing and technology companies and develop incentives to drive these types of businesses.

Action 9.5.4: Create a Co-Working space to support remote work and small businesses.

GOAL 10: Pursue development of a Marketing Plan to guide the town's economic development.

Policy 10.1: Partner with Dover on Marketing Plan development efforts for increased clarity of target market and implementation plans for expanded economic development.

Action 10.1.1: Work with the Chamber of Commerce and Bi-Town Committee to address a development plan focused on Recreational, Resort and Entrepreneurial growth.

Action 10.1.2: Recruit businesses that are needed in Wilmington and identified as important through the consumer survey.

Action 10.1.3: Promote traditional and forward thinking agriculture such as organics and hydroponics through the State of Vermont's expert resource network to assist in agricultural business development and business planning.

Action 10.1.4: Work with Wilmington Works to create media buzz on why to open a business in Wilmington.

GOAL 11: Continue supporting businesses in Wilmington.

Policy 11.1: Continue assisting new and existing businesses in navigating local, state, federal complexities of doing business.

Action 11.1.1: Develop a Town Website section for new, existing, and potential business owners covering what resources are available in town. Connect with Wilmington Works website, <https://www.wilmingtonworksvt.com/start-your-business> .

Policy 11.2: Promote business development opportunities in Wilmington.

Action 11.2.1: Support new businesses and retention of existing businesses in conjunction with Wilmington Works.

Action 11.2.2: Support the continued operation of forest and agricultural industries to protect the agricultural heritage of the town and the availability of local foods and forest products.

Policy 11.3: Support existing businesses during construction periods, such as the upcoming downtown bridge replacement project.

CHAPTER 6

NATURAL RESOURCES

6.1 Topography and Geology

Topography and Slope

The Town of Wilmington is located on the eastern flank of the Green Mountains. The highest and most visible feature of the landscape is the distinctive peak of Haystack Mountain, elevation 3,420 feet above sea level. Conversely, the lowest area is the surface of Lake Whitingham (aka Harriman Reservoir) whose variable level is at about 1,500 feet in elevation. Thus, the local vertical relief is about 1,900 feet, much of which is quite steep with slopes greater than 15%. As slopes increase, the suitability of the land for development decreases. While the development constraints of building on steep slopes can be overcome, the environmental risks remain. In areas of steep slopes, the velocity of runoff and, therefore, the erosion potential, increases. The ability of the soil to filter septic system leachate is decreased.¹

The Town is laced with many streams, each with its own set of lesser tributaries, which divide the Town into a branching group of hills and ridges of considerable relief and separated by narrow, intervening valleys. The Village itself is situated at the confluence of the Beaver Brook valley from the East and the Deerfield River valley from the North. It is the dominance of the Deerfield River, with its adjacent fertile flood plain, that allows the whole region to be known as "The Valley."

Soils

Soils are one of the most important environmental factors that govern the use of land in rural areas. A soil's depth to water table, susceptibility to flooding, depth to bedrock, stone cover, and permeability present potential constraints on the construction of roads, buildings, and septic systems. There are areas in Wilmington which have severe sewage disposal leaching limitations. Careful evaluation of any proposed site is necessary to prevent attempted usage of these soils beyond their capacity.

The soils on the mountains and hills of Wilmington are as varied as the landscape. On steep mountain slopes scraped by the glaciers, soils tend to be shallow to bedrock, while on some of the hills, the glaciers have deposited material. Nearly all of the soils in Wilmington have a glacial origin, whether they are the finely ground silts (rock dust) or the less common gravel deposits which resulted from outwash streams.

¹ According to the U.S. Natural Resources Conservation Service, slopes of less than 8 percent are generally the most suitable for building. The erosion potential of such slightly sloping land is low, their ability to absorb runoff is high, and soils are usually of adequate depth and composition for septic systems. Exceptions are extremely flat areas, some of which may be classified as wetlands, where drainage is poor. In addition to the potential for sedimentation and erosion, development on steep slopes is likely to be more visible from a greater number of locations throughout town.

Minerals

Commercially useful sands and gravels, suitable for road maintenance and construction, have been extracted in years past and are now nearly depleted from any sizeable deposits except stream beds and the Lake Whitingham flood area. The Town must rely on outside sources for a supply to handle municipal needs.

6.2 Water Resources

Surface Waters: Rivers, Streams, Lakes, and Ponds

Wilmington is blessed with rivers, streams, lakes and ponds that provide recreational opportunities that include fishing, swimming, boating, and various winter sports (see also Community Resources section). Maintaining their high water quality is critical for human use (both recreation and drinking) and for fish and wildlife habitat.

Almost all the streams drain into the North Branch of the Deerfield River, which rises not many miles to the north in the Town of Dover. Except for a few small brooks in the very southeastern corner of the Town, all the drainage converges in Lake Whitingham. Most streams have steep gradients and variable flows and their waters are soft and slightly acidic. The North Branch of the Deerfield River's principal tributaries are Bill Brook from the northeastern portion of the Town, Cold Brook from the northwestern part, and Beaver Brook from the eastern part. Rose and Binney Brooks drain the Haystack area, and flow into the upper reaches of Lake Whitingham. See also the Water Resources Map in Chapter 13.



Major surface waters in Wilmington include:

Lake Whitingham (aka Harriman Reservoir)

The second largest body of water wholly within the State of Vermont, with roughly half of its total 2,185 acres of water surface lying within the Town of Wilmington, is currently owned and operated by a utility company (Great River Hydro).² Although the lake serves as an integral component of a utility company's hydroelectric enterprise, it is now a vital part of Wilmington's economy and landscape. The power company has been, and continues to be, attentive to and supportive of collateral use of the lake.

² In 1924 a dam was constructed within the narrows of the Deerfield River valley in Whitingham, and the flooding of the lower portion of the valley signaled a change in the physical, social, and economic status of Wilmington.

The shores of the lake remain undeveloped and are forested to the water's edge, except when the reservoir has been drawn down in the late fall to prepare to receive the spring's snow melt. Nevertheless, the lake is a scenic gem with wildlife sightings including the American Bald Eagle and Common Loon, while being increasingly impacted as a recreational resource.

Lake Raponda

In the eastern part of the Town lies the 116-acre Lake Raponda. It lies at the head of a drainage basin, with a dam at the northern end before leading into Bill Brook. Lake Raponda is regularly monitored for water quality. Parking is limited as is the capacity of the beach area, so use of the beach is limited to use by town residents and their guests. There is also a Vermont Fish and Wildlife access area at the northern end of the lake.

Haystack Pond

Just below the peak of Haystack Mountain, at an elevation of 2,984 feet, lies 36-acre Haystack Pond. Surrounded by wetlands, this pristine pond is accessible only by a hiking trail. Its mountainside location makes it a scenic treasure, whether viewed from the summit or the shore. Nearby is three-acre Crystal Pond, now enclosed by woods and also surrounded by wetlands.

Private Lakes

Mirror Lake lies at the base of Haystack Mountain Ski Area and was constructed as a source of water for snowmaking and fire protection. Spruce Lake, a private twenty-acre pond, is the focus of a small development that was created in the 70's by damming a tributary of Beaver Brook. West Lake on Coldbrook Road, which has an emergency plan developed by Mount Snow and the town.

Priority Rivers and Streams for Restoration - Impaired

Section 305(b) of the Federal Clean Water Act requires states to monitor the quality of surface waters and to publish the results periodically. Vermont issues a Priority Waters List biannually. Impaired waters in (or partially in) Wilmington listed by the state in 2024³ include:

SURFACE WATERS IN NEED OF TMDL				
<i>Name</i>	<i>Pollutant</i>	<i>Problem</i>	<i>Impaired Use</i>	<i>TMDL*</i>
Upper Deerfield River, Below Searsburg Dam	pH, LOW	Atmospheric deposition: critically acidified; chronic acidification	ALS	Needed
Upper Deerfield River, Below Searsburg Dam	MERCURY IN FISH TISSUE	Elevated levels of mercury in all fish	FC***	Completed
Ellis Brook, Mouth to RM 0.5	TEMPERATURE, NUTRIENTS	Possible impacts from NBFD WWTF**,	ALS***	Needed

³ Vermont, Agency of Natural Resources, Deerfield River & Lower Connecticut River Tactical Basin Plan, 2024

		agricultural runoff and channel alterations, lack of riparian buffer; high algal cover		
No. Branch, Deerfield River, Vicinity of West Dover	E. coli BACTERIA	High E. coli levels; cause(s) & source(s) unknown; needs assessment	CR***	Completed

*A Total Maximum Daily Load (TMDL) is a regulatory, science-based "pollution budget" that defines the maximum amount of a specific pollutant a waterbody can receive daily while still meeting water quality standards.

**NBFD WWTF – North Branch Fire District Wastewater Treatment Facility

***ALS – Aquatic Life Support, FC – Fish Consumption, CR – Contact Recreation

Priority Lakes for Restoration - Impaired

COMPLETED TMDL - Lakes		
<i>Name</i>	<i>Pollutant</i>	<i>Problem</i>
Haystack Pond	pH	Atmospheric deposition: critically acidified; chronic acidification
Harriman Reservoir	MERCURY IN FISH TISSUE	Elevated level of mercury in all fish except brown bullhead

Shore Lands and Riparian Areas

Shore lands are lands adjacent to surface waters which are important for maintaining water quality and providing wildlife habitat; valuable in reducing soil erosion and excessive siltation; and tend to be highly vulnerable to excessive and poorly planned development. The resource value of watercourses and shorelines can be diminished or destroyed by improper development activity.

Maintaining undisturbed naturally vegetated buffer strips along streams provides many functions, including: stabilizing streambanks (by reducing erosion), providing food and shelter for fish and wildlife, filtering and absorbing pollutants (such as silt, fertilizers and livestock wastes) prior to reaching surface waters, maintaining cool water temperatures required to support fisheries, reduce flood and ice damage to streambanks and adjacent structures, as well as preserving the natural character of the water.

Wetlands

Wetlands are seasonally or permanently wet areas which have saturated soils at least part of the year, support wetland plants and contain aquatic life. Marshes, swamps, bogs, and seasonally flooded fields are examples. Wetland values include fish and wildlife habitat, flood and erosion protection, nutrient and pollution filtration, ground water recharge, and sites for educational activities and recreational and scenic enjoyment.

Wetlands are regulated under the Vermont DEC Wetlands Program and they are required to review development projects for work that is proposed in a wetland or buffer area. Most wetlands also fall under the jurisdiction of the US Army Corps of Engineers, and are regulated under Section 404 of the federal Clean Water Act. A permit is required to develop property on or near a wetland. Vermont wetland maps are continually being updated and are not comprehensive, therefore it is best to contact the VT DEC Wetlands program or use the wetlands screening tool if there are any questions about wetlands being present on a property being proposed for development.



Source: Vermont ANR Natural Resource Atlas



A significant wetland in the Town is the Lake Raponda balsam swamp, some twenty acres located to the south of the lake. It consists of plants of unusual diversity and productivity. This area is a dense spruce- balsam swamp with boreal plant species and a luxuriant ground cover of mosses and lichens. A wetland of less than ten acres on Meadow Brook provides excellent food and cover, and nesting potential for waterfowl. Aside from the aforementioned sub-alpine wetlands on Haystack, there are several beaver pond areas of five acres or less scattered about the Town. The shorelines of Lake Whitingham are atypical, and consequently, the plant communities there are now characterized by a reduced habitat as a result of seasonal fluctuations in the water level due to power company operations.

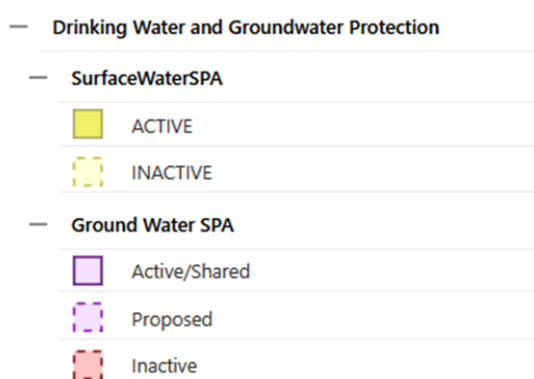
Groundwater

Groundwater occurs in rock openings. In Wilmington, with its high percentage of metamorphic rock, most of these gaps were derived from secondary joints and fractures created after the rock was formed.

Wilmington gneiss, the most weathered metamorphic rock, has the greatest number of fractures. Deep sands and gravel found near recharge sources such as streams, ponds, and bogs are sources of groundwater as well.

Well Head Protection Areas

Public water supplies derived from a groundwater source should be secure. The State of Vermont Agency of Natural Resources has established and mapped Source Protection Areas. Within the Town of Wilmington seventeen springs, seven bedrock wells, and two gravel wells which supply water for the Wilmington Water District, Chimney Hill Owners Association and Coldbrook Fire District have been identified. Please also see the Water Resources Map in Chapter 13.



Source: Vermont ANR Natural Resource Atlas



The springs that supply the Wilmington Water District are located higher upon the slopes of Haystack Mountain. The Coldbrook Fire District wells are all located within the district boundaries, mostly throughout the Haystack Development in the Golf Course Tract, Ski Area Tract and East Tract. Other wells located on private property are not part of the Haystack Development, but still within the district boundaries. Any developments near these wells must consider the potential effect they could have upon these sources (within the Well Head Protection Areas) and account for it in the permitting process.

6.3 Agricultural Resources

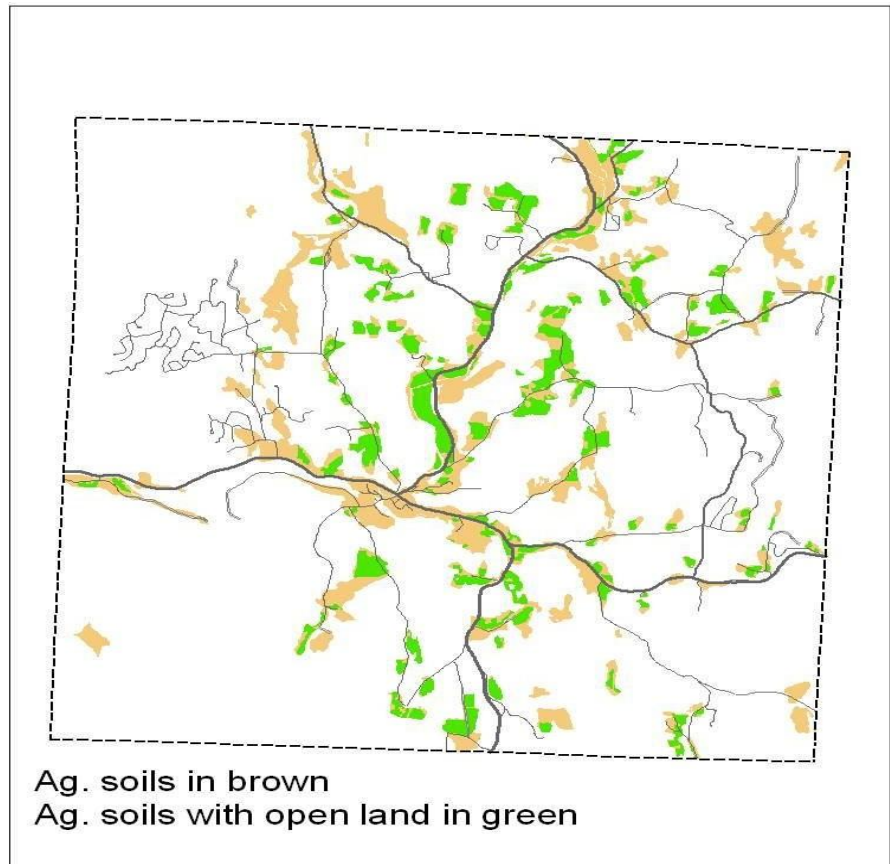
The US Department of Agriculture Natural Resources Conservation Service has identified soil types that are best suited for crop production based on soil quality, growing season and moisture supply. Important Farmland inventories identify soil map units that are Prime Farmland, Unique Farmland,

Additional Farmland of Statewide Importance, and Additional Farmland of Local Importance. The prime agricultural soils are likely to produce the highest crop yields using the least amount of economic resources and causing the least environmental impact. Soils with an Important Farmland rating of 'prime' or 'statewide' have the potential to be Primary Agricultural Soils under Act 250.

Wilmington has scattered pockets of agricultural soils that could be classified as either prime (390 acres or 1.5 % of town) or of statewide importance (3,185 acres or 12.6 % of town). The majority of the prime agricultural soils are found along the Deerfield River or Beaver Brook. Currently, the Primary Agricultural Soils (prime and statewide) found in Wilmington consists of 31% open land (not forested or residential).

Although agriculture is not extensive in Wilmington, agricultural lands are an important resource that serves many functions including: providing local seasonal produce and planting materials; serving as an educational resource; and contributing to the rural character of the Town.

In 2026 Wilmington had a total of 737 acres classified as Agricultural land enrolled in the Use Value Appraisal Program (also known as Current Use). For Agricultural land to be eligible, participating owners must have a minimum of 25 contiguous acres (not counting the 2 acres surrounding any dwelling) to enroll in the program; the land must be land actively used for farming.



6.4 Forest and Wildlife Resources

Forests in Wilmington serve many functions including timber production, wildlife habitat, and recreation. Woodlands of the Town are comprised of both the northern hardwood and boreal forests. The hardwood forest is comprised of American beech, yellow birch, and sugar maple, in association with eastern hemlock, white birch, red maple, and white ash. Pioneer species after cutting or fire include aspen, birch, spruce, white pine or fir, depending upon site conditions. The

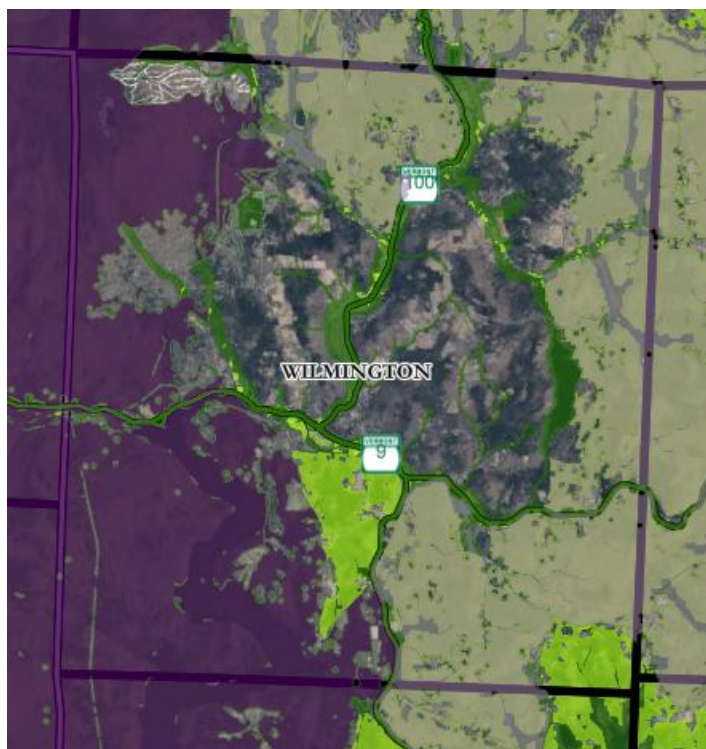
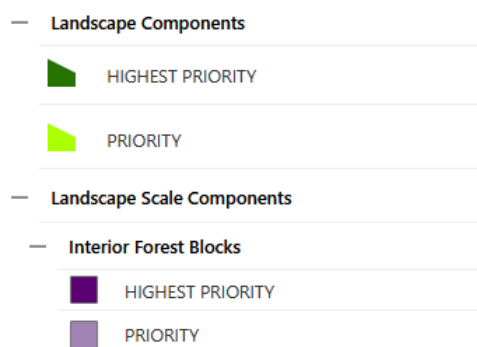
spruce-fir forest is comprised of red, white, and black spruces, and balsam fir. Pioneer associations after fire or cutting may include those same species of hardwoods, depending upon site conditions.

The climate and soils of the Town have supported forests that have played a major role in the Town's economy, so that woodlands are now third and fourth growth forests. The timber industry plays a lesser but still important part of the economy. The trees and wooded hills, which dominate the landscape and provide contrast with open fields and pasture land, serve as an important visual resource for the Town. The spruce-fir forest west of Lake Raponda is a special natural area.

In 2026, Wilmington had a total of 4,608 acres classified as productive forest land and enrolled in the Use Value Appraisal Program. For forest land to be eligible, participating owners must have a minimum of 25 contiguous acres to enroll in the program (not counting the 2 acres surrounding any dwelling) and must manage the forest land according to the provisions of a 10-year forest management plan approved by the County Forester.

Forest Blocks, Wildlife Habitat and Endangered Species

Large tracts of forest land have habitat potential for large mammals (bear, moose, deer, bobcat, fisher, and coyote) and many songbirds. Deer wintering areas have been identified by the state. See also the Natural Resources map in Chapter 13. These large habitat areas are further enhanced when interconnected by wooded stream corridors. Wilmington has large tracts of forest that support these and other wildlife species, especially on the western side of the Town. The map to the left, from Vermont ANR's BioFinder Tool, shows "highest priority" forest blocks in dark purple and "priority" forest blocks in light purple.



Source: Vermont ANR Natural Resource Atlas

Sustaining forested tracts in healthy forest cover is important for wildlife, as well as numerous other values such as water quality/quantity. Poorly planned development could, however, unnecessarily dissect these habitats, diminishing their wildlife value.

Priority Forest Blocks and Wildlife Connectors

Vermont Conservation Design (VCD) is a science-based framework that identifies the most ecologically significant lands and waters necessary to maintain a functional, connected, and biodiverse landscape. Results of VCD can be found in the Vermont Natural Resource Agency's BioFinder Tool.

— Connectivity Blocks

- HIGHEST PRIORITY
- PRIORITY

Source: Vermont ANR Natural Resource Atlas



Within VCD, Connectivity Forest Blocks are areas of land and water identified to maintain ecological integrity and functional habitat connectivity across the state. These blocks (covering forests, wetlands, and water) are critical for biodiversity, climate resilience, and wildlife movement. The map above, from VT Biofinder, shows the “highest priority” forest blocks in orange and “priority” forest blocks in tan. The forested portions of western Wilmington are particularly important as a forested corridor between the Berkshire Mountains in Massachusetts and the Green Mountains in Vermont.

The lands that provide connections that link larger patches of forest blocks within a landscape, allowing the movement, migration, and dispersal of animals and plants in a larger region, are also important. New uses that are proposed within the Town should respect the sensitive nature of forest blocks and connecting links and should be designed to preserve, or enhance, the values of these areas.

Natural Communities & Rare, Threatened and Endangered Species

Several locations in Wilmington have been identified in Vermont’s Natural Heritage Inventory, maintained by the Vermont Fish and Wildlife Department. The Inventory is a database of rare,

threatened, and endangered plant and animal species, and significant natural communities. See also the Natural Resources Map in Chapter 13.

The Inventory identifies a large area of significant natural communities in the very northwestern corner of Wilmington. Much of this area is above 2,500 feet in elevation. Note that occurrences of common and very common natural communities can be considered significant because they are excellent examples of such communities.

The Vermont Natural Resource Atlas also shows areas in Wilmington where rare, threatened or endangered (RTE) have been found. Some of these areas coincide with the significant natural communities noted above and others are located in the vicinity of water courses and lakes. RTE animal species are noted in areas marked red and RTE plant species are noted in green.

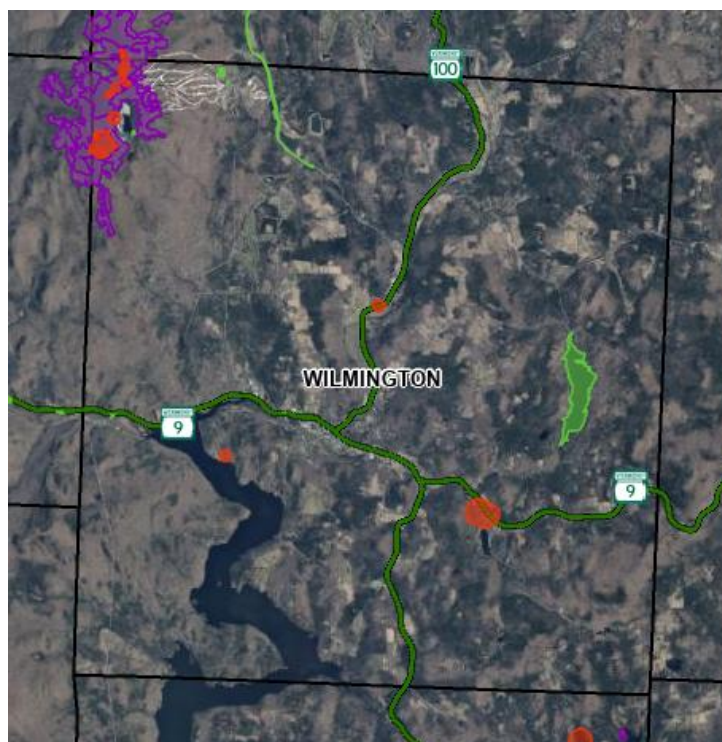
— VT Rare, Threatened and Endangered Species

 RTE Animal

 RTE Plant

— VT Significant Natural Communities

 Significant Natural Communities



Source: Vermont ANR Natural Resource Atlas

While the Natural Resources Inventory documents where rare, threatened, and endangered species and significant natural communities have been found, no comprehensive survey, except for state lands, has been conducted to find such occurrences. The absence of a record in the inventory at a specific location area does not mean there are no occurrences of species or communities at that location.

6.5 Invasive Species

Invasive Plants

Invasive plants pose a risk to Wilmington's natural resources because these species can out-compete native species and result in diminished habitat quality for wildlife. Invasive plants tend to be most common in disturbed areas and along heavily travelled highway corridors, like Routes 9 and 100. As the climate changes and warms, invasive plants are expected to increase in prevalence as well. According to Wilmington's Local Hazard Mitigation Plan (2020), the following terrestrial

invasive plants pose the highest risk to native species: wild parsnip, giant hogweed, Japanese knotweed and purple loosestrife.

Aquatic invasive species are spread by overland transport of watercraft, trailers, and fishing and recreational equipment. Wilmington has particular concern about aquatic invasive species in Lake Raponda and Harriman Reservoir. Both of these spots are popular tourist and recreational destinations for boating, swimming and water sports. The most effective way to prevent spread is through education and equipment inspections designed to catch invasive species "hitching a ride" from one waterbody to another. Preventing the spread aquatic invasive species is far more effective and economically sensible than eradicating invasive species once they are established. The most common invasive found by the state's greeter program is Eurasian milfoil, which is also a top aquatic invasive concern in Wilmington.

Invasive Insects

The biggest threat associated with invasive insects is their impact on native tree species, leading to reduced and diminished habitats for wildlife. Non-native invasive species can cause irreversible impacts on tree health, forest composition, and biodiversity. Three non-native insects which currently threaten Vermont are the emerald ash borer (EAB), Asian longhorned beetle (ALB) and hemlock wooly adelgid (HWA).

The Hemlock wooly adelgid, currently present throughout the state, feeds on Hemlock Trees and can weaken trees so they are more vulnerable to secondary stresses. The Emerald Ash Borer (EAB), which feeds on and kills Ash Trees, is also of concern. The biggest challenge of EAB for towns is managing dying or dead ash trees in public right of ways. As ash trees decline, they become very brittle and are difficult to take down. Wilmington should consider inventorying and monitoring Ash Trees in the right of ways so that the trees don't become hazards. The Asian longhorned beetle (ALB) is another invasive insect that feeds on certain species of hardwood trees, eventually killing them.

6.6 Goals, Policies and Actions – Natural Resources

GOAL 12: Preserve natural resources and features important to the Town.
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Policy 12.1: Ensure adequate protection of important natural resources and features.

Action 12.1.1: Continue to identify and update inventories of important resources and features including:

Vistas/viewsheds	Lands over 2500 feet
Ridgelines	Large tracts of forest or agricultural land
Scenic Areas	Wildlife/waterfowl habitats & migration corridors
Deer wintering & bear scratch areas	Endangered plants & animals

Areas of recreational value	Significant natural communities; plants, animals
Unstable, steep slope areas	Areas of educational, research, or science value
Erosion or slide risks - earthquake risks	Productive forests
Groundwater/aquifer recharge areas	Wetlands, streams, rivers, lakes, ponds, open waters
Dark night sky	Agricultural lands
Sand, gravel & mineral deposits	

* Wilmington has no areas defined by the ANR to be state protected “Natural” or “Fragile” areas.

Action 12.1.2: Develop standards to be applied to land development to preserve and conserve important natural resources and features including:

- Conservation of productive forests and agricultural lands
- Prevention of fragmentation of tracts of forest, agricultural or other natural resource lands
- Retention of wetlands, swamps, bogs, fens, marshes & open water in their natural state
- Recommend buffer strips on all riparian areas and river and stream corridors
- Preservation of valuable natural resources.

Action 12.1.3: Prevent or reduce negative impacts on air quality.

Action 12.1.4: Protect groundwater sources and aquifer recharge sources, i.e. wells, ponds, lakes, streams.

Action 12.1.5: Regulate land alteration that interferes with natural water flow and absorption or creates erosion. Prohibit development that will compromise water quality.

Action 12.1.6: Conserve valuable agricultural lands.

Action 12.1.7: Identify opportunities for long term resource protection through purchase of land and conservation easements by nonprofits or conservation and community land trusts, including land protection for flood resiliency.

Action 12.1.8: Encourage landowner participation to protect and conserve important natural resources (e.g., restrictive covenants, conservation groups and land trusts).

Action 12.1.9: Identify, protect and enhance recreational opportunities for town residents and visitors utilizing the Town’s natural resources.

Action 12.1.10: Provide land owners with information on the benefits of forest management and agricultural management plans.

Action 12.1.11: Provide information about the state’s Current Use Program (tax credits) to protect forested, agricultural and open lands.

GOAL 13: Manage rivers, streams and waters in conformity with state and federal guidelines.

Policy 13.1: Promote state and federal guidelines designed to protect rivers, streams, lakes, ponds, and wetlands.

Action 13.1.1: Maintain the natural course, condition, or function of watercourses and shore lands except for necessary crossings for adequate bridges or culverts.

Action 13.1.2: Maintain or establish buffers of native vegetation along streambanks and shorelands.

Action 13.1.3: Maintain and utilize land use and development controls to ensure that development along stream banks and shore lands is controlled to prevent point and nonpoint pollution, minimize adverse aesthetic impacts, and to protect riparian habitats.

Action 13.1.4: Explore the adoption of River Corridor Regulations.

Action 13.1.5: Conform to the Vermont Shoreland Protection Act as it relates to Lake Raponda.

Action 13.1.6: Foster the protection and restoration of river corridors, floodplains, wetlands, and upland forested areas that attenuate and moderate flooding and fluvial erosion.

CHAPTER 7

FLOOD RESILIENCE

Wilmington has land, homes, businesses, public infrastructure, and municipal services that are susceptible to impacts from flooding. Flooding, or water inundation, occurs during high water on extensive acreage along the Deerfield River. Both river erosion (when river or stream jumps its bank and rips through an area) and flooding are potential along the Upper Deerfield River, the North Branch of the Deerfield River, and Beaver Brook, as well as along the streams that drain watersheds extending to the Town's borders, particularly those with Dover and Marlboro.

In 2013 Vermont enacted Act 16, an act relating to municipal and regional planning and flood resilience, which requires that all municipal and regional plans effective after July 1, 2014 include a "flood resilience element" pursuant to the purpose and goals of 24 V.S.A. §4302 - Purpose; Goals - subsection (c)(14):

To encourage flood resilient communities.

(A) New development in identified flood hazard, fluvial erosion, and

river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

Act 16 also amended 24 V.S.A. § 4382 - The plan for a municipality - adding a twelfth element to the requirements for a municipal plan, specifically to include a flood resilience plan.

(a) A plan for a municipality . . . shall include the following:

(12) (A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and



- (ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12) (A) (i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.
- (12) (B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

7.1 Fluvial Erosion

By statutory definition, “fluvial erosion” means the erosion or scouring of riverbeds and banks during high flow conditions of a river. Most of the flooding damage experienced in Vermont is from the power of moving water and the sudden destruction of under-sized culverts and erosion of stream banks supporting roads and buildings. Providing a river the room it needs to slow the flow, over time can allow it to function as a responsive system and avoid repeated losses to public infrastructure and investments.

Erosion (and deposition) along a stream or river is natural. Sometimes, efforts to stop this process in one place can make it worse in others. Rivers, streams, and their channels are changing constantly in response to the inputs of water, energy, sediment, and debris that pass along them. Every few years a stream fills to bankfull and the shape of the channel responds to this force by cutting deeper into some streambanks and also by depositing sediments in the quiet inside bends. This process is visible as an “S” shaped form that changes position over time.

If the stream cannot spill out of its banks, the power of the trapped water increases and the channel either digs down or cuts out further to the sides. Where the roads and buildings are nearby, these adjustments to the channel’s shape can become dramatic and costly.

A river is in geomorphic equilibrium when it is in balance with its water, energy, sediment, and debris. In this condition a river is neither building up sediment in the channel nor losing sediment from its bed.

Importantly, a river in equilibrium has not become overly deep and can continue to overflow onto its floodplains. The water that spills onto the floodplain slows down, and the velocity of the water still in the channel does not become excessively powerful.

To protect roads and buildings the river should be able to function as well as possible upstream and downstream. Functional streams and rivers need room to adjust (River Corridors) and intact floodplains (Special Flood Hazard Areas) to moderate the impact of high-water events.

7.2 River Corridors and Floodplains

River Corridors and Special Flood Hazard Areas or “floodplains” are unique but closely related. The River Corridor is the flood hazard area that provides the space that the river needs to express its energy and meander without causing it to dig down. In statute, River Corridor is defined as: “... the land area adjacent to a river that is required to accommodate the dimensions, slope, planform, and buffer of the naturally stable channel and that is necessary for the natural maintenance or natural

restoration of a dynamic equilibrium condition and for minimization of fluvial erosion hazards, as delineated by the Agency of Natural Resources in accordance with river corridor protection procedures.”

A floodplain is the area where rising flood waters can spread out along or around a waterbody to both infiltrate and slow down. See the Water Resources Map in Chapter 13 for more information.

7.3 Regulatory Flood Hazard Areas

There are two types of regulatory flood hazard areas and two sets of official maps that identify and designate those flood hazard areas in Vermont: inundation hazard areas are designated by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRMs) and fluvial erosion hazard areas, or River Corridors, are designated by the VT Agency of Natural Resources (ANR) and shown on the Natural Resources Atlas online mapping.

Special Flood Hazard Areas

Towns participating in the National Flood Insurance Program (NFIP) must regulate development in the inundation areas designated on the FIRMs. This area of inundation is called the Special Flood Hazard Area or SFHA. FIRMs may also show expected base flood elevations (BFEs) and floodways (SFHA areas that carry current). The Town of Wilmington has mapped SFHA. Property owners holding a mortgage on a building in the SFHA are required to purchase and carry flood insurance.

Fluvial Erosion Hazard Areas

A significant portion of flood damage in Vermont occurs due to the erosive power of rivers and streams. Since FEMA FIRMS only map inundation areas, Vermont ANR developed and mapped River Corridors in 2015 to show and allow regulation of areas at risk of fluvial erosion. Flash flooding in these areas can be extremely erosive, causing damage to involved infrastructure, development and topographic features including stream beds and the sides of hills and mountains, in some cases leading to landslides. There is no insurance requirement for properties or development in the River Corridor but it is encouraged for self-protection.

Vermont ANR’s river corridor maps show the area needed to address the fluvial erosion hazards, which may lie in FEMA-mapped areas, but also can extend outside of those areas. Elevation or flood proofing alone may not be protective of structures in these areas, as erosion can undermine such measures. The Town of Wilmington has areas of River Corridor mapped by ANR, but does not currently have regulations in place to regulate development in River Corridors. Beginning in 2028, the state will mandate regulation of the mapped river corridor. Towns will not be mandated to regulate small stream setbacks (streams with a watershed size between .5 and 2 square miles) but that regulation is encouraged.

Flood Hazard Area Regulation

Inundation

To enable property owners to be eligible to purchase flood insurance through the National Flood Insurance Program (NFIP), a municipality must adopt and administer flood hazard area regulations

that meet the standards set by both FEMA and the state. These standards can be within local zoning regulations or adopted as a free-standing bylaw. A community's flood hazard regulations apply to the Special Flood Hazard Area. They regulate new development and place restrictions on some types of activities, such as fill within the floodplain. Among other things, they specify requirements to be adhered to when development is allowed within the SFHA.

Erosion

To protect citizens, infrastructure, and the environment, as well as to qualify for maximum Emergency Relief Assistance Fund match from the state in the event of a declared disaster, a town must adopt and administer protection of River Corridors in its flood hazard area regulations. These can be within local zoning regulations or adopted as a free-standing bylaw.

7.4 Addressing Flood Resilience

This plan identifies as flood hazard areas the Special Flood Hazard Areas (SFHAs) shown on the FIRMs and identifies fluvial erosion hazard areas as those shown on the Agency of Natural Resources River Corridor mapping on the ANR Atlas. Further, this plan designates both those identified areas as areas to be protected, including floodplains, river corridors, and land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property. In addition, this Plan incorporates by reference the Town's Local Hazard Mitigation Plan approved under 44 C.F.R. § 201.6. Finally, this Plan recommends the policies and strategies to protect the designated areas to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

The Town is also working with stakeholders to evaluate the potential for floodplain restoration projects along the North Branch of the Deerfield River as one strategy for mitigating long-term flood risks. The Selectboard's goal is to preserve and, where feasible, restore floodplain lands through a combination of voluntary property acquisition, conservation easements, and other measures developed in cooperation with willing landowners. As part of this effort, the Town is exploring preliminary hydraulic modeling by a qualified hydrogeologist to estimate the potential benefits of floodplain restoration on identified properties. This information will help the Town, residents, and businesses in flood-prone areas understand the potential benefits of restoring natural floodplain functions and inform future decisions regarding flood mitigation, land use, and community resilience.

Maps referenced in this section are included in Chapter 13. Some named maps have not yet been provided to the Town by the Vermont Agency of Natural Resources. Additional information is available at <http://floodready.vermont.gov/>.

7.5 Goals, Policies and Actions – Flood Resilience

Goal 14: Make Wilmington a flood resilient community.
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Policy 14.1: Protect river corridors, floodplains, wetlands, and upland forested areas to moderate flooding and fluvial erosion.

Action 14.1.1: Update the Flood Hazard regulations to include River Corridor regulations and enhance standards within the Flood Hazard regulations. This will better protect development from future flood damage and align with state goals to ensure maximum funding availability in the event of a flood. Work with the Agency of Natural Resources to provide an updated and accurate River Corridor map.

Action 14.1.2: Work with the Agency of Natural Resources and Army Corp of Engineers on stream and river management.

Policy 14.2: Support strong flood emergency preparedness and response planning.

Action 14.2.1: Annually update the Local Emergency Management Plan and encourage engagement with stakeholders and the public.

Action 14.2.2: Maintain an Updated Local Hazard Mitigation Plan to comply with FEMA requirements needed for seeking mitigation grants.

Action 14.2.3: Advertise and engage with the public about resources available following hazard events so that residents have an accurate expectation of what the town can provide and where to get it.

Policy 14.3: Protect town infrastructure from flood damage to ensure uninterrupted commerce during a flood.

Action 14.3.1: Continue replacing, installing and upsizing all infrastructure (culverts, bridges, etc.) to meet current state standards.

Action 14.3.2: Support moving municipal offices and services out of flood hazard and river corridor areas.

Action 14.3.3: Assess opportunities for reducing flood obstructions at the West Main Street Bridge.

Action 14.3.4: Continue working with Agency of Natural Resources (ANR) to refine River Corridor mapping.

CHAPTER 8

LAND USE

8.1 Existing Land Use

The Town of Wilmington is located at the southern end of the Green Mountains with a town center located at the base of the Deerfield River Valley. It is a rural area that supports substantial tourism due to the proximity of Mount Snow and Haystack Mountain but also the beautiful rivers and streams and Harriman Reservoir for all season outdoor recreation. The historic Downtown attracts tourists to its many restaurants and shops. The Downtown is also the heart of the community and provides year-round services for residents.

Land use and settlement patterns have been influenced by the local ski industry including much of the residential development that has occurred over the last 50+ years. Commercial development in the Village, along Route 100 north of the Village, and Route 9 east and west of the Village is service based and supports tourists and year-round residents alike.

The Existing Land Use Map shows individual parcels and how they're used in Wilmington in 2026. This map is different from the Future Land Use Map, which shows a vision of generalized land use of areas across the town, to be achieved through the Town's Zoning Bylaw and other means. Using a parcel map, the existing land use categories were initially derived from land use categories used by the assessors, then refined using additional GIS-based information. Additional information regarding public ownership and conservation easements are also included on the map. See both the Existing Land Use Map and the Future Land Use Map in Chapter 13. A more detailed description of the existing land uses is as follows below.

Village

Wilmington's Village or Downtown functions as the center for Town government, public services, and community affairs. The Village is an area of clustered mixed land use containing residential, commercial, professional, institutional, municipal, recreational, and cultural uses. The Village sits at the crossroad of Routes 9 and 100. A greater density of dwellings (including multifamily dwellings) is found in Wilmington Village than in outlying areas.

There have been a number of significant changes in the Village in recent years. One is reuse and redevelopment of the old Wilmington High School into a vibrant community center. Now called the Old School Community Center, the building houses a day care center, a fitness and therapy center, a bakery and other for-profit and nonprofit uses, including the Windham Southwest Supervisory Union. This building also has a community space that is available for public meetings, events and gatherings.

Another major change in the Village is the development of a new town owned public safety building, which houses the Police and Fire Departments. Besides offering a more modern, energy efficient building, a major impetus for this change was to locate the building outside of flood hazard areas.

Flooding is a significant concern in many parts of the Village and any efforts to relocate facilities out of harm's way or to flood proof buildings should be pursued.

The Village is also the historic heart of the community with many recognized historic structures. The Town has attempted to protect the integrity of the Village in many ways, including a Historic Design Review Overlay District and a Design Review District. These district boundaries overlap, although the Design Review District is much larger. Both districts require Development Review Board approval for changes of any significance.

Residential Neighborhoods

Residential land use occupies the majority of the Town, is random in its settlement pattern, and consists of predominantly single-family dwellings. Outside of the Village, residential uses occur at a variety of densities with higher densities closer to the resort areas in the northwestern part of Town and scattered in smaller pockets throughout. Many home occupations and cottage industries are associated with permanent residences. Vacation homes and camps account for a significant amount of the total housing stock. Although many vacation homes are concentrated at or near the ski area, others are located along the shores of Lake Raponda, near Lake Whitingham, at Chimney Hill vacation community or dispersed throughout the Town.

Commercial Areas

Commercial and industrial land uses are primarily located in the Village and along Routes 9 and Route 100 approaching the Village, as well as the Hermitage Club resort area. A higher density of commercial properties is located in the Village and along Route 9 adjacent to the Village where access to water/wastewater infrastructure is available. A large concentration of lower density commercial development is located along Route 100, including both sides of Route 100 from the intersection of Higley Hill Road north to the intersection of East Dover Road. A smaller concentration is located along Route 100 near the Twin Valley Elementary School. Scattered commercial developments are also found along Coldbrook Road on the way to the Hermitage Club. Institutional land uses outside of the Village are the health center on Route 100 South, Twin Valley Elementary School on Route 100 North and the dental facility on Coldbrook Road.

Rural and Open Lands

Wilmington's heritage in the mid-1800s was one of sheep farming and lumbering. The deforestation of the area resulted in what some estimate to be up to 80% open lands. In the mid-1800s there was a movement to preserve and re-forest some of the cleared lands. This has resulted in a well-balanced mix of forested mountains and a wealth of cleared open lands in the plains. With a decrease in small farms, active agricultural land use comprises only a small percentage of the acreage of Wilmington lands. Open meadows are maintained by mowing throughout the Town. Forest-related land use is significant and includes private, non-industrial lands which provide for wildlife, recreation, and forest products. Wilmington seeks to preserve and expand on open lands, consistent with the Town's heritage and in support of preserving and growing the economic base dependent upon these open lands and forested mountains.

Conservation Areas

Lands in public ownership consist of the Green Mountain National Forest, Molly Stark State Park, Wilmington School Forest, and Glebe land. Most of the privately-owned power company land around Lake Whitingham is protected under a conservation easement held by the Vermont Land Trust. Much of the remaining land provides important recreational and scenic resources in the Town, as it is commonly used for hunting and fishing, cross country skiing, snowmobiling, hiking, snow shoeing and other outdoor activities. The mountainous area separating the towns of Marlboro and Wilmington provides scenic vistas, however, very little of this land is conserved.

Scenic Vistas

Wilmington is rich in natural resources and scenic vistas, especially the mountainous areas along the western and eastern sides of the Town and the Herriman Reservoir. These scenic vistas play an important role supporting the tourism industry, the primary economic resource of the Town. Scenic vistas can be protected and preserved through land use zoning, conservation easements, and “current use” designations for forestry management/silviculture and agricultural lands.

The mountain vistas with the open fields of grass and flowers has created a much sought after tourist destination which is the economic backbone of the Town. The presence of the quintessential “Vermont Village” with the historic Downtown, surrounded by fields and forested mountains has great economic value for the Town. Preserving these features is a key economic interest for the Town.

Zoning Updates

In 1968 Wilmington adopted its first zoning regulations. The Wilmington Zoning Regulations have undergone significant revision in the past few years, with a complete reorganization of the zoning bylaws and re-adoption in August 2016.

In 2024, the Town again re-adopted updated zoning bylaws that resulted from a Bylaw Modernization Grant from the State. This update was focused on making it easier to build new housing, to rehabilitate older homes and to split larger homes into multifamily units. The focus of these updates was the Village area and along Route 9 where water and wastewater infrastructure are in place.

Specific changes in the most recent zoning update included increasing density limits in the Village District to 12 units/acre and in the Commercial/Residential District to 8 units/acre for properties served by municipal water and wastewater. Off-street parking requirements for multi-family residential uses were decreased to 1 space/unit. The project also increased allowed housing types in the Village District and Commercial/Residential District by classifying three-unit and four-unit multi-family dwelling units as permitted uses. The project made changes to the bylaw provisions on Accessory Dwelling Units or ADUs to increase opportunities for developing this type of infill housing. The project also made changes to the zoning bylaws so that the land use regulations are more consistent with existing development patterns.

8.2 Future Land Use

Future land use is largely determined by the pattern of existing land uses, as well as any human or physical constraints that make development environmentally or economically prohibitive. To encourage a pattern of residential, commercial, industrial and recreational development that conforms to the goals and policies outlined in the Town Plan, the following land use classifications have been developed to help guide growth and development in Wilmington.

The following land use classifications are shown on the Future Land Use Map in Chapter 13:

- Conservation
- Rural Residential
- Residential
- Resort – Residential
- Village
- Commercial/Residential
- Resort – Commercial/Residential

A brief explanation of purposes, description, and suggested land use guidelines for each land use district follows.

Conservation Areas

These areas are primarily undeveloped forest lands that provide scenic and recreational opportunities, public water supply, watershed protection, flood storage, fish and wildlife habitat, and timber production. Conservation Areas include publicly-owned lands, such as the Green Mountain National Forest, Town of Wilmington land, Molly Stark State Park, and private utility lands. Lands are characterized by extensive forests with few roads and dwellings.

These lands are important as upland watershed and aquifer recharge areas, as essential habitat for fish and wildlife, and as an outdoor recreational resource. Lake Whitingham/Herriman Reservoir is a 2,000+ acre reservoir created for hydroelectric power generation, providing other valuable assets including recreation, fish and wildlife habitat, and flood storage. Ultimate land use management of the lands in this area is under the auspices of these public and private entities.

Conservation Areas should be used primarily for outdoor recreation, education, commercial forestry, and public water supply. Any structures built should be limited to those in direct support of these activities. Residential uses may be allowed at very low densities. The Conservation Zoning District currently allows a density of one and two dwellings/25 acres.

Residential Areas

Residential Areas are primarily for dwellings and other small-scale rural uses including home occupations with consideration being given to historic settlement patterns, aesthetics, natural resource protection, and economic vitality.

These areas are scattered throughout the Town and include lands already committed to residential development or that appear to be capable of accommodating a significant proportion of the

expected residential growth of the Town, including year-round residences and vacation homes and associated uses. Commercial forestry, agriculture, earth and mineral extraction, and recreational uses that utilize appropriate management practices as established by the Town are also typical for this area. The Residential Zoning District currently allows one and two dwelling units/acre. Three and four unit buildings/acre are allowed where sewer and water infrastructure is available.

Rural Residential Areas

The Future Land Use map also identifies large blocks throughout the community as Rural Residential. These more rural areas could benefit from larger acreage requirements, potentially limiting development to one and two dwelling units per 3-5 acre minimum. This approach could help protect natural features and rural areas.

The neighboring towns of Whitingham, Dover, and Marlboro each provide for increased acreage requirements in their rural areas, including: Dover – Productive Residential 5 acre minimum; Whitingham – Rural and Rural Residential 3 acre minimum; and Marlboro – Rural Residential 2 acre minimum.

Resort Residential Area

These areas are similar to the residential areas, except that they are associated with resort and recreational development. The Future Land Use Map, in Chapter 13, identifies two resort residential areas in the northern part of Town in close proximity to ski resorts, including the Hermitage Club in Wilmington and Mount Snow in Dover. The Resort Residential Zoning District allows one and two dwelling units/acre.

Other neighborhoods located in close proximity of the ski resorts might also benefit from inclusion in the Resort Residential Area. Of particular note is the Chimney Hill neighborhood. The benefits of this option should be explored in the future.

Village Area

The Village of Wilmington is an area of higher density and mixed land use that is in scale with the historic and desired character of the Village. The Village provides residential and commercial uses that serve residents and visitors to Wilmington. It is also the location of municipal uses including the town hall, public safety building, Memorial Hall and the Old School Community Center.

Small, light industrial uses may be accommodated in the village area as well, but they should be carefully planned to minimize undesirable impact on village character. The goal is to encourage a compact pattern of development in the Village reflecting a vibrant community.

This area also includes the Wilmington Village Historic District (a National Register designation) for which design control regulations were adopted in 1984. In October 2009, the Select Board repealed the previously adopted Design Control District and adopted a Historic Review District for the Village of Wilmington.

The Village Zoning District was recently updated to allow for higher density limits and to promote additional housing development at a density of up to 12 units/acre. There is no density limit within

the Historic Review District, which is located within the Village District.

There is general overlap between the Village future land use area and Wilmington’s Designated Downtown. The Town received Designated Downtown approval from the Department of Housing and Community Development in 2013. This designation provides incentives and technical assistance to encourage new development and redevelopment in compact centers. Act 181, passed in 2024, made changes to the State Designation Program so eligibility is now based on Regional Future Land Use mapping completed by the Windham Regional Commission. Areas mapped as Downtown or Village Centers will automatically become designated “Centers” following approval of the Regional Future Land Use map by the Land Use Review Board. As of the writing of this Town Plan, WRC is in the process of updating its Regional Plan. The draft Regional Future Land Use map shows the Village as a Downtown Center consistent with the current Designated Downtown boundaries, but with some expansion areas. As the Village continues to grow and develop, the Town will work with the WRC to make updates to the Regional Future Land Use map for this area.

Commercial/Residential Areas

These areas provide for a mix of residential and commercial uses in nodes and should limit sprawling roadside strip development. Commercial/Residential areas are primarily located along Routes 9 and 100 in the vicinity of the Village and to the north and along Higley Hill Road.

Higher density development should be allowed as appropriate where sewer and water infrastructure are available. The Commercial/Residential Zoning District allows for residential development at a density of 8 units/acre where sewer and water are available and one or two units/acre without infrastructure in place. The Town may want to consider creating two separate zoning districts in the future to accommodate lower and higher density development as appropriate.

Resort – Commercial/Residential

One area in Wilmington is identified specifically for a resort and its associated commercial and residential uses. This area is associated with the Hermitage Club. The area should encourage clustered economic development while preserving designated open spaces and historic village settlement patterns thus preventing sprawl and roadside strip development. This area has been expanded on the Future Land Use Map to include a small residential area across Coldbrook Road just south of the Resort Residential area.

The Resort Commercial/Residential Zoning District allows for residential development at a density of one and two units/acre.

8.3 Goals, Policies and Actions – Land Use

GOAL 15: Maintain Wilmington’s historic settlement patterns of a compact village center surround by rural countryside.

Policy 15.1: Encourage the Village to continue its role as a viable, friendly, attractive, commercial center with a mix of high-density residential and commercial uses that are compatible with historic character.

Action 15.1.1: Work with existing community services and economic development organizations on Village improvements such as streetscape improvements, wayfinding, placemaking, parking and restrooms.

Action 15.1.2: Work with Windham Regional Commission to understand changes to the State Designation Program under Act 181 and evaluate opportunities to expand the Center Designation for the Village where appropriate.

Action 15.1.3: Work with the Windham Regional Commission to understand changes to Act 250 jurisdiction under Act 181 and pursue Tier 1A or Tier 1B exemption for the Village District.

Action 15.1.4: Support uses and new mixed use development that is consistent with the historic character of the village by adherence to the Historic Review Zoning District and other opportunities to support reuse of historic structures.

Policy 15.2: Maintain the rural character and scenic quality of the Residential District by supporting the continued existence of cropland, meadows, pasturelands, forested hillsides and mountains, and by requiring the careful siting of development to minimize impact on open fields, productive farmland, and scenic areas.

Action 15.2.1: Use existing standards and consider developing new standards to protect resources and town features identified by the Planning Commission.

Action 15.2.2: Consider developing and adopting subdivision regulations to ensure orderly development.

Action 15.2.3: Promote the use of conservation easements, non-profits, conservation or community land-trusts and purchasing land to protect valuable resources and for flood resiliency.

Policy 15.3: Encourage higher density commercial and mixed-use growth in the Commercial/Residential District and discourage “strip development” by encouraging clustered development that is consistent with a traditional village pattern.

Action 15.3.1: Explore and consider adopting two distinct Commercial/Residential (C/R) Districts. Consider maintaining a lower density C/R District in areas not served with sewer and water infrastructure and developing a moderate density C/R District where there is sewer and water infrastructure in place, especially where new infrastructure will be extended on Route 9 east.

Policy 15.4: Provide zoning aligned with the policies of the Town Plan to achieve compact village development and retention of countryside outside of the Village.

Action 15.4.1: Consider developing a Rural Residential Zoning District to ensure lower density development in rural areas.

Action 15.4.2: Support the continued vitality of the Resort area while protecting natural resources and ensuring adequate community facilities and services to support resort activity.

Action 15.4.3: Maintain the Conservation District as an area primarily for wildlife habitat, forestry, recreation, and very low-density residential development.

Action 15.4.4: Ensure that development is compatible with other land uses and consider additional building and site design standards to enhance aesthetic appeal of development and improve pedestrian and vehicular safety.

Action 15.4.5: Direct new housing growth primarily to the Village and Commercial/Residential Districts to take advantage of existing and planned infrastructure.

CHAPTER 9

TRANSPORTATION

9.1 Existing Transportation Systems

Early settlers in Wilmington traveled by foot, horse, and ox cart and for many years animals were used to draw wagons, stage coaches, and buggies. Most homes had a barn that accommodated horses and horse drawn vehicles. Averill Stand (1787) was one of the major Inns on the Windham County Turnpike. There was a livery stable in the Village (located at the present Family Dollar store on Rte. 9) for boarding horses and housing vehicles. However, since the arrival of the automobile, people have depended upon it for transportation, hauling, and delivery. More recently the MOOVer/Southeastern Vermont Transit has been added to the town's transportation and is very successful.

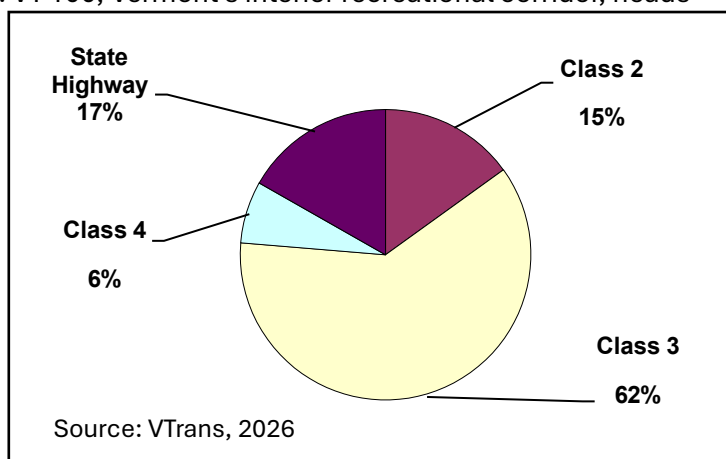
There are many road issues to be addressed in Town to ensure not only sound maintenance but flood resiliency. Though a project funded by the Better Backroads program, Wilmington completed a "Town of Wilmington Municipal Road Erosion and Capital Budget (2015 -2019)". This study will allow Wilmington to better plan for the many road development needs and to ensure a flood resilient and effective transportation system.

Roads

Residents have expressed interest in the scenic value of town roads and the need to preserve their natural beauty. Concerns over town road standards in relation to scenic quality are one aspect of this issue. There is a general recognition that safe, well-maintained roads with scenic attractive road sides represent a valuable economic asset.

Wilmington's network of roads includes town roads and state highways. Wilmington is a crossroads town with Vermont Routes 9, east-west, and Route 100 (formerly 8), north - south, meeting at the traffic lights in the Village. The closest federal highway is Interstate 91, which passes through Brattleboro approximately 20 miles to the east. Vermont Route 9, a national highway system road, runs west from Brattleboro to Bennington. VT 100, Vermont's interior recreational corridor, heads south into Whitingham and Readsboro and travels north almost to the Canadian Border.

In Wilmington VT Routes 9 and 100 are 14.5 miles of state-maintained roads that provide regional access to the Town's network of 68.3 miles of Class 2 and 3 town-maintained roads. See the Transportation System maps in Chapter 13.



Approximately 5.3 miles of roads in the Town are classified as Class 4. The Town has no maintenance responsibility for and no state appropriation is made for Class 4 town highways. State law requires that Class 4 Town Highways be accessible for non-motorized transportation users (i.e. walkers and bikers), however the Town may regulate vehicle and other motorized transportation on Class 4 roads. These roads are privately maintained for normal vehicular traffic and have a gravel surface.

Of the town-maintained roads, 26.5 miles are paved. The surface of the remaining 41.3 miles is a mix of gravel and dirt (WRC & VTrans GIS data). Unpaved roads are a part of the scenic, rural character the community and limit the amount of traffic, thereby promoting vehicle and pedestrian safety.

In 2023, the state of Vermont readopted the ‘Municipal Roads General Permit’ regulating drainage and construction standards on all Vermont roadways in order to reduce erosion, improve resiliency and limit the impacts of pollution from roadway run off on Vermont’s rivers and streams. The updated standards require improvements to road surfaces, ditching, and drainage infrastructure to any roadway within 100 feet of water features or those deemed ‘hydraulically connected’. All improvements must be completed by 2036. This is a major change to roadway standards in Vermont and has had a substantial impact on towns’ roadway construction and maintenance burden. More information on the permit is available here:

<https://dec.vermont.gov/watershed/stormwater/contacts/permit-information-applications-and-fees/municipal-roads-program> .

Proper roadway construction is important to both improving resiliency and limiting the impact of future major storms as well as to more regular seasonal impacts, like mud season. Proper roadway crown, properly constructed ditches and adequate culverts will reduce roadway damage during future disasters, limiting emergency expenses as well as ensuring roads are accessible for residents and first responders.

Wilmington completed a Road Erosion Inventory to assess erosion on all town highways and identify ‘high priority’ road segments to be upgraded, in particular roads with a steep grade of more than 5%. This inventory must be updated periodically, the next update to be completed by October 31st, 2027. Wilmington had completed all required upgrades on segments identified as ‘Very High Priority’ by the original 2025 deadline, however there are still more than 180 road segments in Wilmington considered non-compliant that must be improved by the 2036 deadline. This is a large responsibility for the town highway staff that will guide a large percentage of road maintenance and improvement work over the next decade.

Bridges

Bridges in Vermont are classified according to length and by whether the ownership and maintenance responsibility lies with the Town or the State. “Long structures” are those over 20 feet in length, and “short structures” are 6 to 20 feet in length. Structures shorter than six feet are classified as culverts, regardless of design.

Wilmington contains 34 bridges over 20' feet in length, 19 owned and maintained by VTrans and 15 which are the responsibility of the Town. All bridges, state and local, are inspected by VTrans once every two years. Bridge inspection reports are available from VTrans website:

<https://vtrans.vermont.gov/docs/bridge-inspections>. Maintenance of local bridges is a critical part of the overall transportation infrastructure network. It is vital that bridges be kept open and in good enough condition to meet the needs of roadway users. Bridges are a major piece of the Town's overall resiliency to floods and other natural disasters. All structures should be designed to meet the standards of the VTrans Hydraulics Manual. This will help to ensure that they can withstand future major stormwater events and maintain transportation access for all residents and first responders during emergency situations.

Culverts

Culverts are inventoried periodically for size and condition by the Windham Regional Commission and Town Highway staff. All data collected on culverts is available online at <https://www.vtculverts.org/>. This includes detailed information on material, size, condition and stream connectivity. The VTCulverts webtool is intended to help towns in managing and maintaining culvert infrastructure, by providing clear information on the age, condition, material and size of a structure.

Culverts are a critical piece of the resiliency of transportation infrastructure for flooding and other disaster impacts. Properly sized, well maintained culverts are substantially less likely to fail during flood events, preventing wash outs that severely damage infrastructure, isolate residents from first responders and incur large short-term repair costs. The Vermont Hydraulics Manual sets standards for stream culvert design, dictating that all structures meet minimum size requirements to ensure that those structures can accommodate large stormwater events.

Improving Wilmington's culverts is a crucial piece of overall flood resiliency. Undersized structures should be identified and plans should be developed to replace them. Upsizing all town structures to meet state standards will greatly reduce damages during future emergency events, preventing road washouts, reducing repair costs and also ensuring roads stay open for residents and first responders. Large stream culverts are a major expense, costs for replacing such structures often in the range of \$500,000+. Financing such projects will require long term capital planning, as well as outside grant funding when possible.

Wilmington's inventory contains detailed information on 878 culverts (VT Culverts). Culvert upgrades will better protect the residents of Wilmington in the event of another 100 year flood, which is considered likely given the increase in severe weather patterns and increase in precipitation, particularly in the northeast corridor of the country.

Main Street Bridge

Work is ongoing by VTrans to replace the Route 9 bridge #31, Dot's Bridge, in Downtown Wilmington. This is a major project that will significantly impact Downtown Wilmington both during and after construction. As of the writing of this plan, the bridge replacement project is in the

preliminary design process, with construction expected to begin in the Summer of 2028. Downtown Wilmington will be severely disrupted during construction, since the project will effectively cut the Downtown in half, as well as rerouting a large number of vehicles around the Village. It is important that the Town engage with VTrans during the project development process to ensure disruptions to local life and downtown businesses are minimized, as well as ensuring that the new bridge is consistent with the historic character of the Village. Wilmington Works and the Town's Economic Development Department will work with businesses and residents to address concerns. More information is available on the project website:

<https://resources.vtrans.vermont.gov/FactSheet/default.aspx?pin=22B394>

State Highways

Wilmington is significantly impacted by the two state highways that run through the Downtown, Route 9 and Route 100. These are state roads, owned and maintained by the Agency of Transportation. The Town of Wilmington has a limited ability to change or improve conditions on the state highways to address local concerns. Vermont does have a process for towns to take over local control of state highways in downtowns and village centers, known as a Class 1 Town Highway. There are both benefits and drawbacks to local control of state roads. While taking over control of the state highway would greatly increase the town's ability to implement traffic calming, pedestrian infrastructure and other streetscape improvements, it would also greatly increase local maintenance costs and demands on town highway staff. The potential for local ownership of state highways should be carefully considered, with benefits carefully weighed against costs.

Without reclassifying Routes 9 and 100, there are still opportunities for the Town to make improvements and address local concerns. In 2022, VTrans completed the Route 9 Corridor Plan which identified state and local concerns, goals and priorities for the Route 9 corridor, including through Wilmington's Village. The Corridor Plan encourages Wilmington to explore Streetscape Master Planning for the Village, working with VTrans to identify potential improvements to pedestrian and bicycle infrastructure, traffic calming, landscaping and gateway treatments. Through such a planning process, Wilmington could work with VTrans to identify improvements acceptable to the state. Without such a plan, the Town is still able to pursue opportunities to improve infrastructure in the Village, such as extending the sidewalk network on E. and W. Main Street or installing improved gateway signage at either end of the Village.

Route 100 presents many of the same opportunities and challenges as Route 9. Although less of the Village is located on Route 100, this is the primary connection between Downtown Wilmington and the Dover Resort area to the north. This corridor is a major economic corridor within the Deerfield Valley and is the connection between the region's largest service center and single largest employment center. There are opportunities for improved multimodal connectivity in the Route 100 Corridor, including improved bicycle and pedestrian infrastructure. Wilmington and Dover should collaborate on planning efforts to improve Route 100.

Traffic Volume Management

Traffic congestion at the junction of Routes 9 and 100 North, as well as concern over the heavy through traffic in the commercial center, remains a concern for the Town of Wilmington. The intersection of VT Route 100 and VT Route 9 is often backed up during peak travel hours, causing substantial travel delays. The most recent data from VTrans shows that between 7,000-8,000 vehicles pass through the intersection of VT Route 9 and VT Route 100 per day. The Town should continue to work with VTrans on opportunities to address congestion concerns and reduce travel delays.

Public Transportation

Southeast Vermont Transit (SEVT), also known as the MOOver, provides public transportation service to Wilmington. Downtown Wilmington serves as a major hub for SEVT, including the intersection between the north-south service on Route 100 and the east-west service on Route 9. Ridership numbers are especially strong in the Wilmington area, with more than 207,000 rides recorded in the Deerfield Valley during SEVT's FY25. SEVT provides critical access to grocery shopping, medical care and other vital services for those who may not otherwise easily access them. Furthermore, SEVT provides bus service to the Mt. Snow Resort during the winter season, helping reduce congestion and emissions during this busy tourist season. Continuing to expand on the success of this public transit system will serve the energy, traffic congestion management and economic development goals of the Town.

Current MOOver routes include the VT Route 100 corridor from West Dover to Readsboro, by way of Downtown Wilmington. SEVT also provides service east along VT Route 9 from Wilmington to Brattleboro. Formerly, westbound service to Bennington was included in the Route 9 transit service, however that route was suspended for 2026. For elderly or disabled riders, SEVT provides both an on demand van service and volunteer drivers for medical appointments.

Low or no Emissions Vehicles

Wilmington has added electric vehicle charging capacity through the 'Blink' charging stations at the S. Main Street Municipal Lot. EV charging capacity is important to encourage the adoption of low or no emissions vehicles in Vermont. Charging infrastructure is critical to making electric vehicles viable, ensuring that EV drivers can travel freely without concerns about charging availability. The Town should continue to work to add additional charging capacity where feasible.

Bicycle and Pedestrian

At present, there are limited sidewalks and crosswalks in Wilmington Village and no bike paths in the Town. However, through the acquisition of grants and town matching funds Wilmington is in the process of expanding and improving the sidewalk network. Work is underway for a major extension of the sidewalk along East Main Street, rebuilding the existing sidewalk and expanding it east to Shaw's and Walgreens. The pharmacy and the grocery store are important amenities in the Village, Shaw's also serves as the hub for the MOOver bus in the Deerfield Valley. Expanding the sidewalk

network to provide safe, adequate pedestrian access is a major improvement to the overall connectivity and walkability of the Village network.

Improved bicycle connections are also important to improving the multimodal network in Town. Route 100 has been identified by the State as a priority bicycle corridor and there is potential for improved connections between Wilmington and Dover. Bike Lanes on Route 100 should be explored as part of future planning efforts, in order to connect Downtown Wilmington with resort center in West Dover.

Broader long-term sidewalk extension goals, beyond those mentioned above, will better serve the flow of pedestrian traffic throughout the entire Village. The Town will continue to work toward improved Town walkability and bicycle pathways in the following areas:

- 1) To the east on the Route 9 beyond the end of the ongoing extension to the intersection with Route 100, continuing south on Route 100 to the health center.
- 2) West Main Street past Reardon's Bridge, past the Valley Trail to the last of the stores located on West Main Street. With the hiking trail and several business, stores and hotels on that end of Town, there are frequent tourist walkers. The absence of a sidewalk or other safe walking area forces hikers and tourists alike to skirt the side of this major thoroughfare. The Town may want to consider extending the sidewalk all the way to Haystack Road to connect with Chimney Hill, a very large residential development with potential for improved connectivity.
- 3) North on Route 100 past Lisle Hill Rd, up to the bowling alley; with particular focus on the curve by Fat City motor which lacks sidewalks or curbs through a very narrow blind turn.
- 4) Beaver Street, connecting S. and E. Main Street.
- 5) Shaffer Street to Reardon's Bridge to complete the loop.

Parking

The need for additional parking in the Village continues to be a concern for the Town. Several efforts to improve parking have been made since the devastation of Tropical Storm Irene in 2011.

- The former South Main Street lot was improved and established as a Park & Ride Lot.
- The Church Street Lot originally used for parking for town officials has been opened up as a public parking lot.
- The town leased the area behind several West Main Street merchants and created a public parking lot with 40 spaces and a walkway out to West Main Street.

Windham Regional Commission's GIS staff is in the process of re-inventing all parking spaces in the Downtown area of Wilmington. This was originally completed in 2016 and the data update is ongoing in 2026. This newly updated parking data will be used to help inform decisions about parking needs in the Downtown.

Available public parking:

- 138 public parking spaces (all within the Downtown District)

- 54 public spaces are on-street parking, while 84 are off-street parking
- 5 spaces are restricted to handicap parking
- 5 spaces are restricted to commuter parking

9.2 Future Transportation Systems

Wilmington as a rural town will continue to rely on motor vehicles as the predominant form of transportation. Existing roads in the Town will continue to be maintained as they are currently and no new town roads are planned.

Bicycling and walking as forms of transportation must be enhanced in Wilmington where feasible, along VT Routes 9 and 100; and the road shoulders should be expanded to accommodate bicycling. In Wilmington, where appropriate and feasible, sidewalks, crosswalks, parking and traffic calming treatments should be added. The Village's contribution to the local economy can be enhanced if people are encouraged to stop and visit. This could be accomplished by increasing parking availability and signage as well as concentrating on the aesthetic quality of being "in the Village."

Public transportation will continue to be provided to and from Wilmington along VT Routes 100 and 9. Transportation for the elderly and disabled will continue to be enhanced. Carpooling as a possible alternative to driving alone should be promoted.

9.3 Goals, Policies and Actions – Community Facilities, Services and Resources

GOAL 16: Provide for safe, convenient, economical and energy efficient transportation systems.

Policy 16.1: Maintain roads in good and safe condition, in accordance with the Town's adopted Road and Bridge Standards. Periodically review and update the Road and Bridge standards as necessary to meet VTrans guidance.

Action 16.1.1: Identify and prioritize maintenance and improvement to highway infrastructure, including the development of and/or periodic updates to the existing Town Highway Capital Improvement Plan, Pavement Management Plan and Local Hazard Mitigation Plan. Effectively use Town resources to maintain an adequate level of service on all Town highways.

Action 16.1.2: As necessary, improve transportation infrastructure to meet the requirements of the Vermont Municipal Roads General Permit in order to improve flood resiliency, mitigate the impact of future major flood events and reduce associated future maintenance costs.

Action 16.1.3: Upsize all bridges and stream culverts to meet the standards of the VTrans Hydraulics Manual and State stream equilibrium standards for bank full width, as time and funding allow in order to improve flood resiliency and mitigate impacts of future flood events

Include flood resiliency and disaster mitigation as part of the criteria during decision making process on prioritizing structure replacement.

Action 16.1.4 Replace drainage culverts as necessary to meet statewide 18” diameter minimum standard. *(note: Drainage culverts are regulated separately from stream culverts and are not included in Hydraulics manual standards)*

Action 16.1.5: When possible, seek available grant funding from Vermont Agency of Transportation, Agency of Natural Resources or other agencies to support efforts to replace culverts to meet standards of the VTrans Hydraulics Manual.

Action 16.1.6: Continue to support the ongoing VTrans project to replace West Main Street Bridge #31. As necessary, provide local input on design plans and construction impacts to best maintain historic village character and reduce impact of construction on downtown economy.

Policy 16.2: Maintain and improve the safety and efficiency of the multimodal transportation network, considering and incorporating the needs of all users; drivers, bicyclists, pedestrians and public transit, in particular within the Designated Downtown area.

Action 16.2.1: Develop greater off-street parking capacity in the Downtown.

Action 16.2.2: Improve multimodal connectivity through collaboration with Southeast Vermont Transit (aka: Moover) and local ride-share services to meet the needs of all users including; commuters, students, elderly, and persons with disabilities as well as the local business community. Recognize Wilmington’s role as a public transit hub for the Deerfield Valley.

Action 16.2.3: Include Southeast Vermont Transit in the project development process where relevant to ensure new projects consider needs of public transit users.

Action 16.2.4: Promote pedestrian use of Shafter St. to Reardon’s Bridge and around Beaver St. to create safe alternate pedestrian patterns and improve multimodal access to important amenities, including the construction of new sidewalks and crosswalks where appropriate.

Action 16.2.5: Provide safe and ADA accessible sidewalks, crosswalks, and walkways connecting the services and facilities of the Town, including during winter months. Continue to improve lighting and sidewalk infrastructure where necessary to address pedestrian access and safety concerns. Seek grant funding for pedestrian infrastructure improvements.

Action 16.2.6: Collaborate with VTrans to identify and address local concerns related to Routes 9 and 100, including gateway concerns, traffic volumes, vehicle speeds, pedestrian safety, in order to promote safe and convenient access to downtown businesses and services for all users, consistent with goals identified in the 2022 Route 9 Corridor Plan. Plan and advocate for improvements consistent with the updated VTrans Multimodal Roadway Design Guidance.

Action 16.2.7: Consider Master Planning for Streetscape Design and Corridor Planning on Routes 9 and 100, including collaboration with Dover on plans for Route 100 to improve multimodal connectivity between Downtown Wilmington and Dover resort area.

Action 16.2.8: Provide safe and accessible bicycle and pedestrian infrastructure and facilities in the Downtown area and along the major transportation corridors of Routes 9 and 100. Explore options and funding opportunities to extend sidewalk network north on Route 100.

Action 16.2.9: Improve multimodal connectivity between the Downtown pedestrian network and adjacent recreational trails, including the Hoot, Toot & Whistle and Haystack Trails to improve connectivity and increase access to outdoor recreation.

Policy 16.3: Promote electric or other non-fossil fuel transportation options to reduce carbon emissions from the transportation sector in order to meet the goals and objectives identified in the Vermont Climate Action Plan.

Action 16.3.1: Continue to expand access to electric charging station infrastructure in the Downtown area.

Action 16.3.2: Promote conversion of municipal vehicles to alternative fuel sources by 2050.

CHAPTER 10

ENERGY

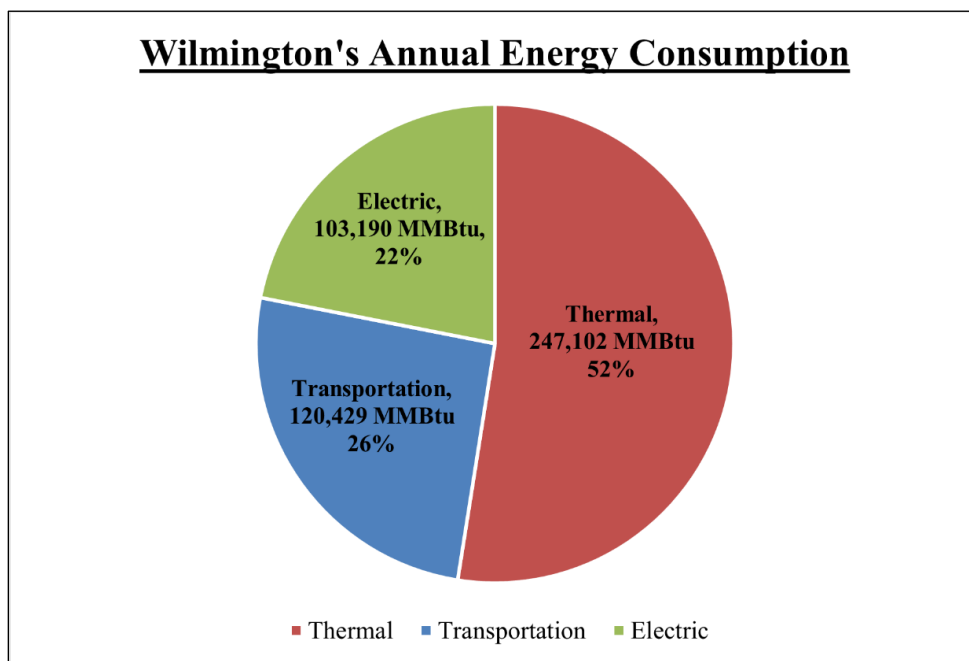
10.1 Enhanced Energy Element

Executive Summary

The following section is a summary of the Enhanced Energy Plan of Wilmington's Town Plan, which is included as Appendix C. The Enhanced Energy Plan will be used as a tool to advance the economic and environmental well-being of Wilmington, thereby improving the quality of life for its residents. Furthermore, the energy goals will reduce Wilmington's vulnerability to energy related economic pressures and, in the long-term, climate change-related natural disasters, and promote long-term community resiliency in a variety of contexts.

This Enhanced Energy Plan, a first for the Town of Wilmington, is a step above the town's previously approved energy plan. Enhanced Energy Plans in Vermont, established under Act 174, are optional and voluntary plans and allow towns to gain "substantial deference" in state-level energy siting proceedings (Section 248). They also provide additional analysis of a Town's energy consumption and generation. The plan first looks at energy demand for commercial, residential and municipal uses in Town. It then considers energy sources including wood, solar, wind and hydro. The plan also identifies siting standards for new energy installations. Finally, the plan lays out targets for energy efficiency and renewables. As a result of this work the Town will have a better sense of its energy needs in the future and how to meet them.

An overview of the Town of Wilmington's Energy Consumption is laid out in the graph below:



For the electric sector, the provided figures are *measured*, while for the thermal and transportation sectors, they are detailed energy use *estimates*. Unless otherwise noted, all data is from 2023.

The plan also includes an analysis of energy costs and notes that the Town pays a significant amount in energy across the three use sectors. The total estimated cost to the Town’s residents for electricity, heating, and transportation is roughly \$11.96 million dollars each year. This estimate does not include heating costs for commercial and industrial buildings, so the figure is likely even higher. There are financial incentives for the municipality, its residents, and businesses to improve energy efficiency, conservation, and cross-sector electrification.

Energy sources located within Wilmington are all renewable, and include wood, solar, hydro and wind power. The cost, availability, and environmental impact of conventional energy sources is outside of the Town’s control. As a result, the plan encourages the use and generation of locally-sourced alternative energy sources.

By adopting a local Enhanced Energy Plan, Wilmington can identify specific preferred sites that receive deferential status with the PUC. This plan recommends the adoption of the State’s Preferred Sites, State and Regional Constraints, and relies on the Town’s Siting Standards to identify the best sites for energy generation.

This plan also identifies energy targets for Wilmington. Meeting these specific goals will make the Town’s energy use compliant with Act 174 and Vermont’s Comprehensive Energy Plan. This Plan commits Wilmington to meeting the goals assigned to it within the constraints imposed by the pace of introduction of enabling technologies and cost effectiveness. They are summarized in the table below.

Efficiency and Conservation Targets for Wilmington			
Use/Sector	2025	2035	2050
Residential thermal: number of households to be weatherized by year.	223	482	782
Residential thermal: percentage of primary households weatherized by year.	22%	46%	69%
Commercial thermal: number of businesses to be weatherized by year.	11	20	37
Residential electric: total kWh to be conserved by year.	313,396 kWh	1,798,453 kWh	3,317,715 kWh
Residential electric: percentage of current electricity consumption (2023).	1.6%	9%	17%
Commercial electric: total kWh to be conserved by year.	563,492 kWh	2,830,131 kWh	2,552,039 kWh

Commercial electric: percentage of current electricity consumption (2023).	5%	26%	23%
Fuel-switching Targets for Wilmington			
Use/Sector	2025	2035	2050
Residential thermal fuel: total number of heat pumps installed in homes by year (total number in units).	237	638	940
Residential thermal fuel: total number of wood heat systems installed in homes by year (cord + wood pellets).	210	127	65
Transportation: total number of all electric vehicles by year.	40	415	978
Transportation: total number of plug-in hybrid vehicles by year.	8	6	1
Targets for the Use of Renewables			
Use/Sector	2025	2035	2050
Heating (percentage of heat energy from renewables)	48%	79%	94%
Transportation (percentage of transportation energy from renewables)	9%	33%	84%
Electricity Generation (MWh/year to be generated)	8,039 MWh/year	11,905 MWh/year	15,532 MWh/year

This Plan also considers conservation measures which are the quickest route to effectively manage energy production and consumption. Preventing increases in energy demand through effective conservation is a far superior solution to developing new energy sources.

Finally, Wilmington strives to incorporate energy equity and environmental justice principles into the Town's efforts to decarbonize and conserve energy. The Town's total energy burden is 12.1%, which is considered high for Vermont. Energy burden is the percentage of a household's gross annual income spent on home energy bills, including home heating, transportation fuel and electricity. The thermal and transportation sectors contribute significantly to this energy burden status. Wilmington will continue to support programs and organizations that provide incentives, rebates, and other awards to income-eligible residents who are a part of the Town's environmental justice community. The highest-priority measures from an energy burden perspective include fuel assistance programs, discounted rates for income eligible households, disconnection protections, and other fiscal policies.

10.2 Goals, Policies and Actions – Energy

GOAL 17: Encourage the efficient use of energy and the development of renewable energy resources through execution of action plans.

Policy 17.1: Promote alternative energy sources such as solar, wind, and hydropower while minimizing impact on the landscape, agricultural lands, and forests.

Action 17.1.1: Identify and promote solar solutions utilizing the latest technology. Provide natural buffering to screen solar arrays from public view as needed.

Action 17.1.2: Identify and promote small local wind generation solutions utilizing the latest technology.

Action 17.1.3: Promote the continuing use of Harriman Reservoir for hydropower while maximizing recreational access and opportunities for residents and visitors on the lake.

Policy 17.2: Provide safe energy generation and consumption.

Action 17.2.1: Continue to provide fire fighter training on structures with roof-top solar installations, ground mounted solar and battery storage systems.

Action 17.2.2: Provide available information on roof-top solar, ground mounted solar and individual wind installation safety and hazards such as central shut-off switches and rooftop pathways for firefighting and roof access purposes.

Action 17.2.3: Encourage solar development opportunities in conformity with Energy Siting Standards and Preferred Solar Locations included in the energy provisions of this Plan.

Action 17.2.4: Encourage wind development in conformity with Energy Siting Standards and Preferred Wind Locations included in the energy provisions of this Plan.

Action 17.2.5: Promote renewable energy generation to reduce dependence on fossil fuels for sustainable economic and recreational development while preserving the character of the community through providing municipal endorsement of renewable energy opportunities aligned with the Energy Siting Standards and Preferred Solar/Wind Locations of this Plan.

Action 17.2.6: Evaluate the feasibility of developing energy generation facilities on municipal properties.

Action 17.2.7: Promote residential battery storage systems to reduce peak grid demand, increase solar capacity and increase residential resiliency during power outages.

Policy 17.3: Reduce energy consumption, increase energy efficiency, and reduce air pollution.

Action 17.3.1: Support downtown infill development to connect residents with localized and easily accessible services and job opportunities while reducing reliance on automobile travel.

Action 17.3.2: Refer residents to the Efficiency Vermont website for information and resources available to assist homeowners in energy audits (efficiencyvermont.com).

Action 17.3.3: Implement inspections, monitor and upgrade all municipal buildings. Consider utilizing the EPA Energy Star Portfolio Manager or similar tracking system. Track usage and savings from alternative energy sources such as wind and solar, including the resulting reductions of greenhouse gas emissions. Periodically review the data to determine future opportunities and savings. Include best energy efficiency practices for new building construction or modifications of structures.

Action 17.3.4: Encourage use of the Southeast Vermont Transit (MOOVer) system. Provide accommodation for accessible bus stops, interconnection with bicycle usage pathways, alternative fuel projects, and support for grant funding.

Action 17.3.5: Maintain and create adequate Park-and-Ride spaces and electric vehicle charging stations.

Action 17.3.6: Provide safe sidewalks, walkways and bike trails to encourage pedestrian transportation.

Action 17.3.7: Encourage the switching of heating fuels to wood, heat pumps, liquid biofuels, biogas, and geothermal.

Action 17.3.8: Consider the purchase of energy efficient vehicles for municipal operations when practicable.

Policy 17.4: Continue to support relocating distribution lines out of sight when feasible and possible.

Action 17.4.1: For new, updated or replaced distribution (electrical) and communication (telephone, DSL, Broadband, Cable) lines, place underground in the road right-of-way whenever feasible and possible. When not feasible and possible, place within or adjacent to existing utilities.

CHAPTER 11

IMPLEMENTATION PROGRAM

The Implementation Program Table is included as Appendix D and summarizes the recommended action steps from each chapter of this Plan. The actions are intended to implement the goals and policies identified in the plan. The Implementation Program identifies who in the Town will lead each effort, and notes partners when relevant. The anticipated timeline for the action steps is categorized as Short Term (completed within 1 – 4 years), Long Term (completed within 5 – 8 years), Annual or Ongoing for activities that are part of normal Town operations. The estimated cost column is a comparative estimate categorized as Low, Medium, High or somewhere in between (Low/Medium, etc.).

It is recommended that the Town regularly review the Implementation Program and coordinate efforts between different Town Boards, Commissions, and staff. Over the course of the next eight years, local priorities may change and certain actions may need to be completed sooner. Many of the action steps are also dependent on receiving grants or other funding sources.

CHAPTER 12

COMPLATIBILITY WITH OTHER PLANS

When Vermont's Growth Management Law (Act 200) was passed in 1988, Vermont set up a system for communities to work in concert with their neighbors, and with agencies of state government, to shape the future. As envisioned, decisions on local growth issues are to be made by the local communities; decisions of regional significance are to be made by the region's communities acting in consort. Town Plans are to be compatible with the regional plan and compatible with approved plans of other municipalities in the region.

12.1 Compatibility with Adopted Town Plans

Wilmington has a single point of corner contact to the Towns of Halifax, and Somerset. While Somerset has no Land Use Plan, Halifax has identified this area as Rural Residents, similar to Wilmington for the adjoining area.

Wilmington borders the Towns of Whitingham, Marlboro, Dover, Readsboro and Searsburg.

The Town of Searsburg has no land use plan for comparison; however, a vast amount of the bordering lands are national forest, effectively treated as conservation lands by both Wilmington and Searsburg.

Land Use Plans for the bordering Towns of Whitingham, Readsboro, Marlboro and Dover are highly consistent and aligned with land use plans across their borders. Conservation areas across town lines are contiguous, preserving large tracks of land for natural areas and preservation of wildlife corridors and habitats. Developed areas, with little or no conservation priority reflect a consistent approach to land use for residential and commercial development across town lines.

Land Use Plans for the border Town of Marlboro reflect a minor inconsistency along Route 9, which is designated as commercial in Marlboro and Residential in Wilmington. The commercial area in Marlboro is a tourist destination with incredible open views of the mountains to the south and east. The area includes a brewery, distillery and gift shop. It is logical for Wilmington to maintain residential use in this area and not to support a sprawling commercial land use pattern.

The rest of Marlboro's border lands with Wilmington are identified as Conservation on their Future Land Use Map, however the zoning is Rural Residential, similar to Wilmington's Future Land Use Map for this area (although the zoning is Residential).

12.2 Compatibility with the Regional Plan

The Windham Regional Plan was adopted 2025. The proposed land use designations and policies in the Wilmington Town Plan are consistent with the Windham Regional Plan. The Windham Regional Plan calls for encouraging growth and development within existing settlement areas, such as the Village of Wilmington where infrastructure is in place. The Regional Plan also encourages the redevelopment of commercial strip development, like the Route 9 and 100 corridors, for more

productive mixed commercial and residential uses. The Wilmington Plan is consistent with these goals for development. Important forestland areas and agricultural lands are protected and maintained in the Wilmington Plan consistent with the Regional Plan's goals and policies.

CHAPTER 13

TOWN PLAN MAPS

A series of maps have been prepared to assist planners, public officials and citizens better understand Wilmington and to assist in the planning process and governmental and business decisions. These maps are for planning purposes only. The policies and actions and associated narrative discussions in the body of the Town Plan prevail as the guidelines for the Town's future growth. The following maps are included in this Plan:

- 1) Community Facilities and Utilities
- 2) Existing Land Use
- 3) Energy Infrastructure and Generation
- 4) Ground-Mounted Solar Potential
- 5) Wind Potential
- 6) Future Land Use
- 7) Natural Resources
- 8) Special Resource Areas
- 9) Transportation System – Townwide
- 10) Transportation System – Insets
- 11) Water Resources

Community Facilities and Utilities

Town of Wilmington, Vt. 2026 Town Plan

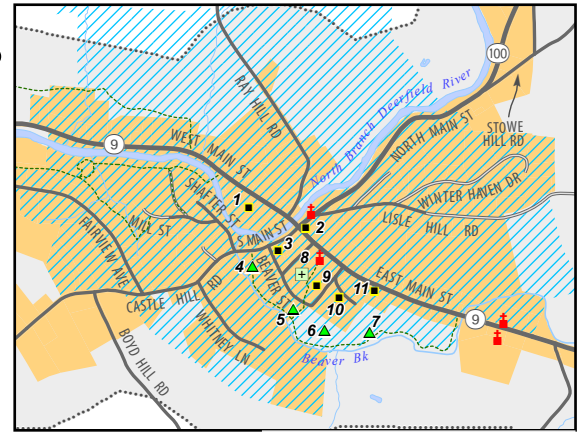


Map by Windham Regional Commission, 6/2026

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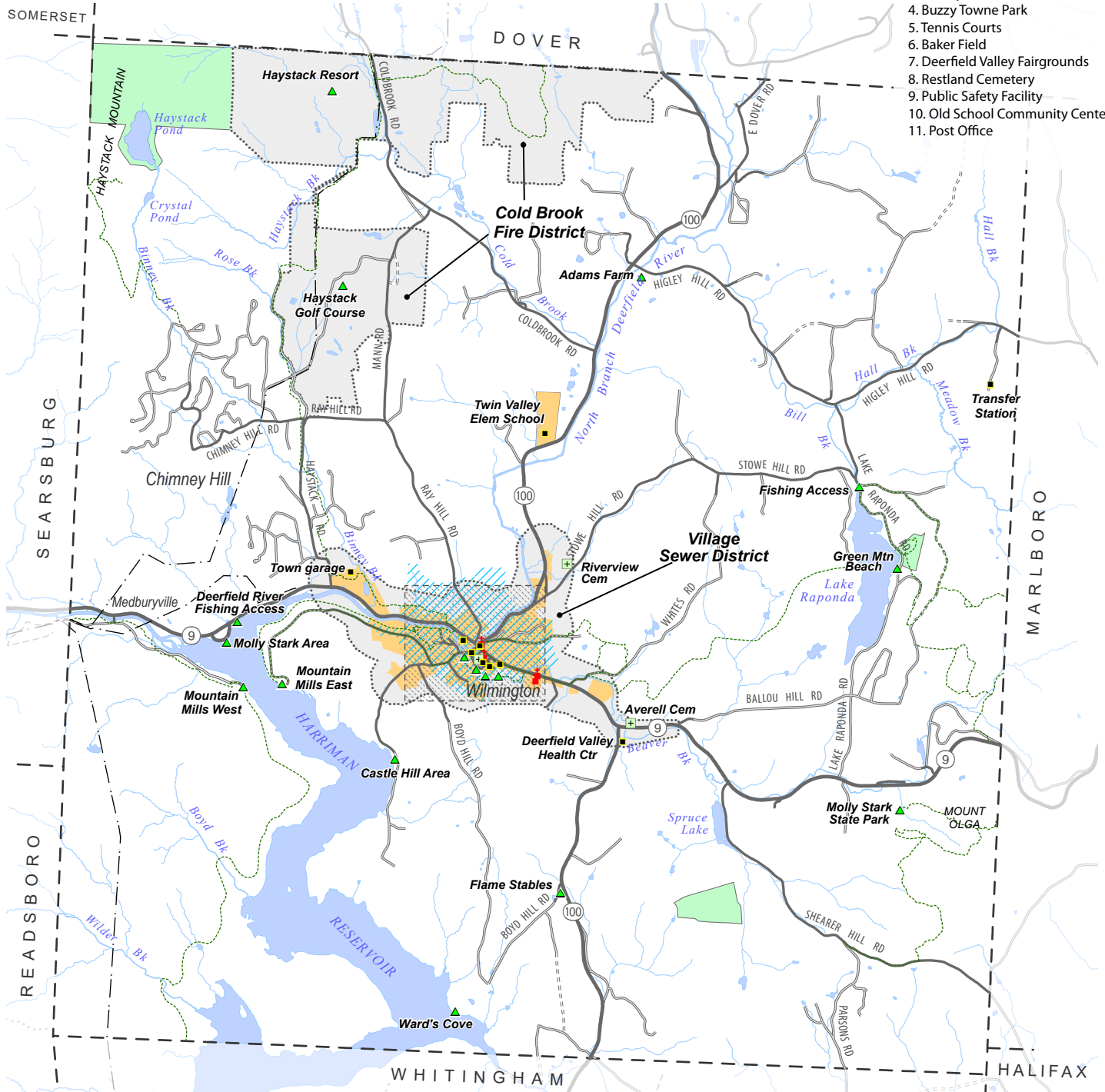
Data sources: Village sewer and water service area boundaries developed with the assistance of town office staff in 2003; village sewer district boundary from town information, 2010; Cold Brook Fire District boundary and sewer service area developed from parcel data and information from Fire District employees; community facilities, cemeteries, churches, and recreation sites identified by the Wilmington Planning Commission; trails data are from WRC and Trails Committee data.

- Electric transmission line
- Community facility
- ▲ Recreation site
- + Cemetery
- ✙ Church
- Public walking/skiing trail
- Water service area (village)
- Sewer service area (village)
- Sewer district
- Town-owned conservation/open space



Facilities in village inset:

1. Memorial Hall
2. Town Office
3. Library
4. Buzzy Towne Park
5. Tennis Courts
6. Baker Field
7. Deerfield Valley Fairgrounds
8. Restland Cemetery
9. Public Safety Facility
10. Old School Community Center
11. Post Office



Existing Land Use

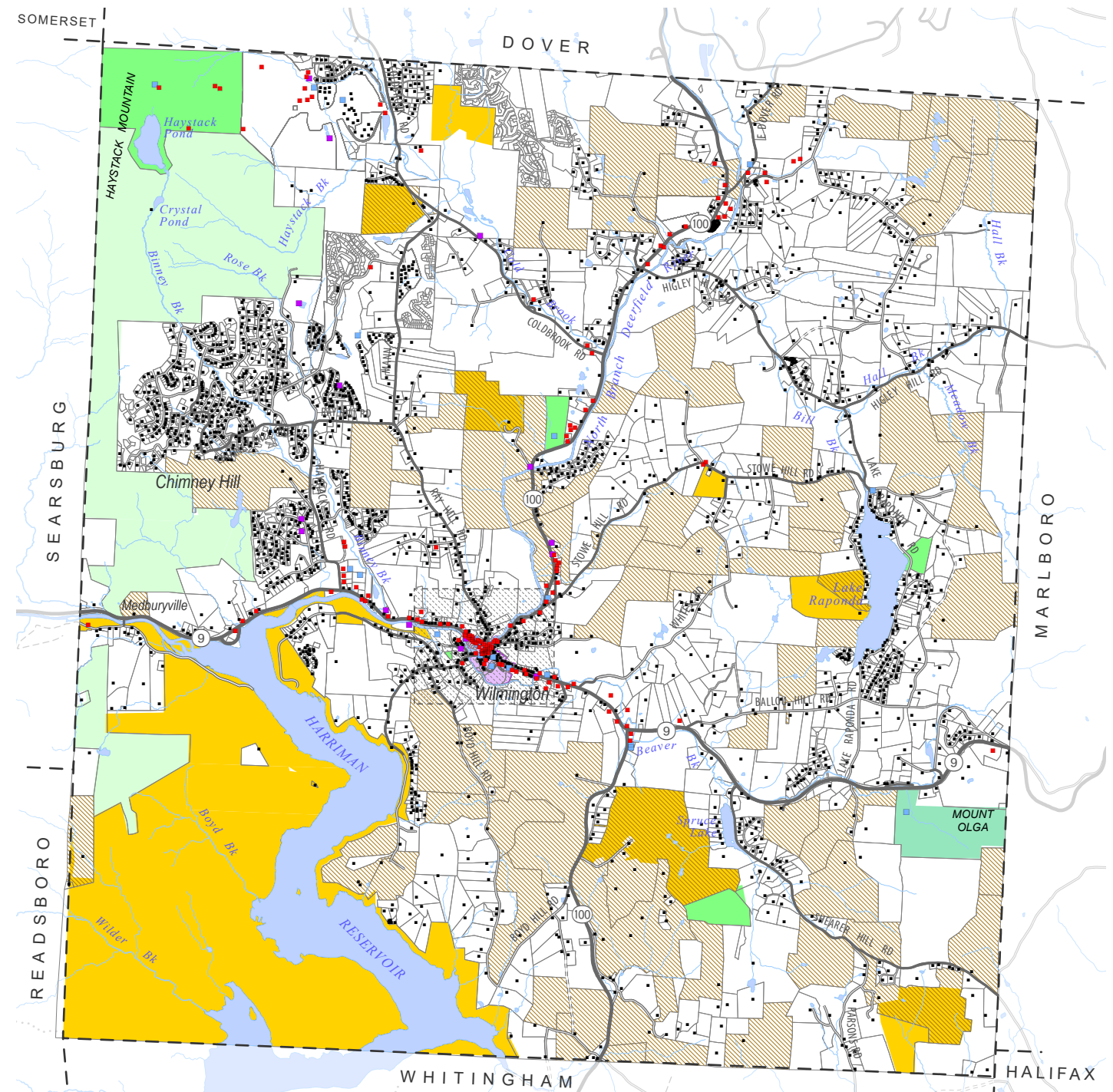
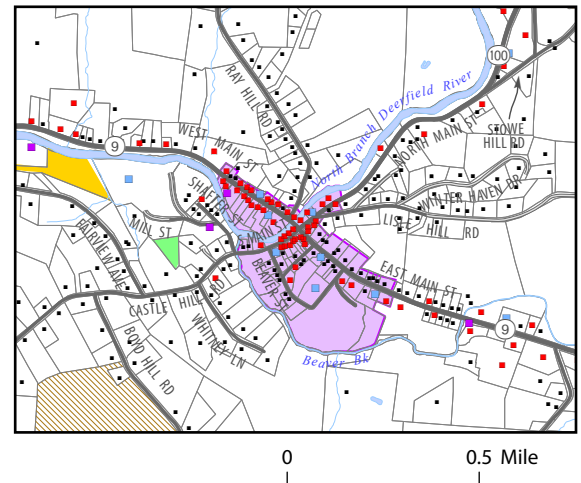
Town of Wilmington, Vt. 2026 Town Plan



Map by Windham Regional Commission, 5/2026
U:\GIS\Towns\Wilmngtn\Maps\TownPlanMaps_2026.aprx:
L, ELU

Data sources: buildings from Vermont E911 Board ESITE data; parcel boundaries from Wilmington parcel data, current to 2025, parcels enrolled in Use Value Appraisal from Vermont Department of Taxes, current to 2025; conservation easements and public land from Vermont Protected Lands Database, 2026, extracted from Wilmington parcel data by WRC.

- Commercial building
- Public/Institutional building
- Residential building
- Industrial building
- Parcels
- Downtown district
- Conservation easement
- Federal land
- State land
- Town land (larger, open)
- Parcel enrolled in Use Value Appraisal



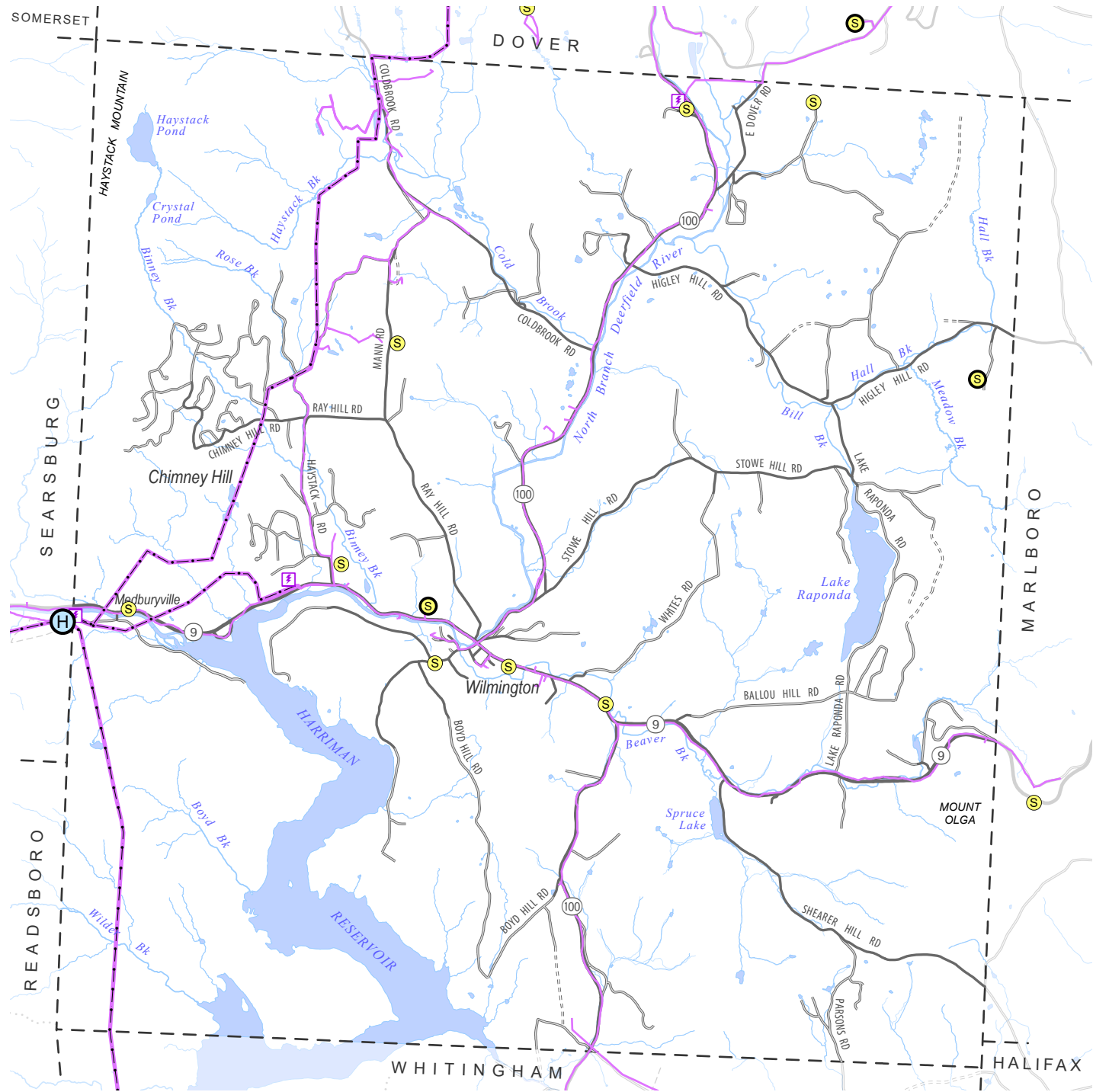
Energy Infrastructure and Generation

Town of Wilmington, Vt.
2026 Town Plan



Map by Windham Regional Commission, 6/2026
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L, Energy, Infrastructure

- Hydro generation site
- Solar generation site, > 100 Kilowatts
- Solar generation site, 15 Kilowatts to 100 Kilowatts
- Transmission line
- Distribution line, 3 phase power
- Substation



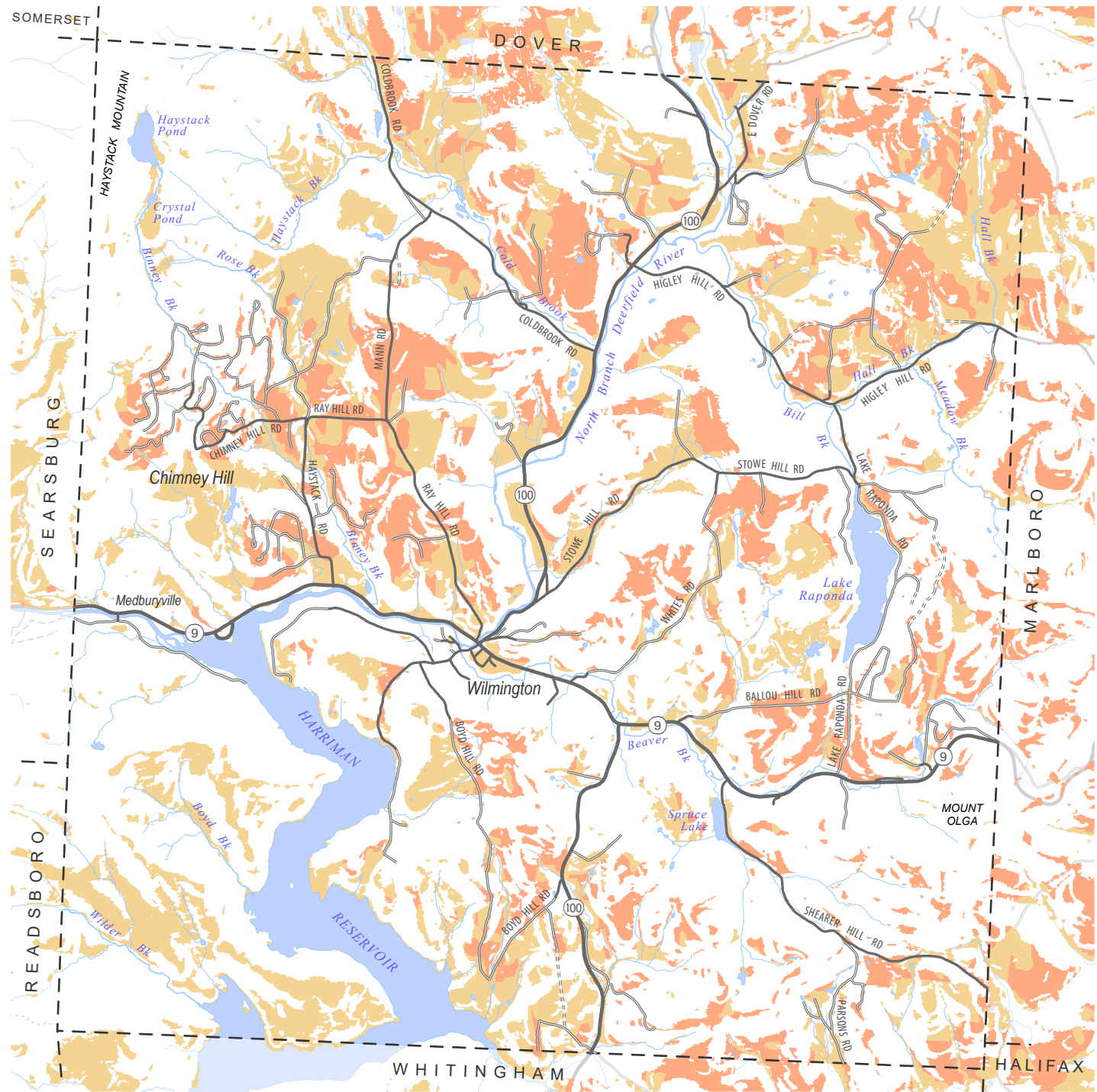
Ground-Mounted Solar Potential

Town of Wilmington, Vt.
2026 Town Plan



- Ground mounted solar potential: no state level constraints
- Ground mounted solar potential: possible state level constraints

Map by Windham Regional Commission, 6/2026
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L, Energy, Solar



Wind Energy Potential

Town of Wilmington, Vt.
2026 Town Plan



Map by Windham Regional Commission, 6/2026
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L, Energy, Wind

Wind Potential, 30m hub height

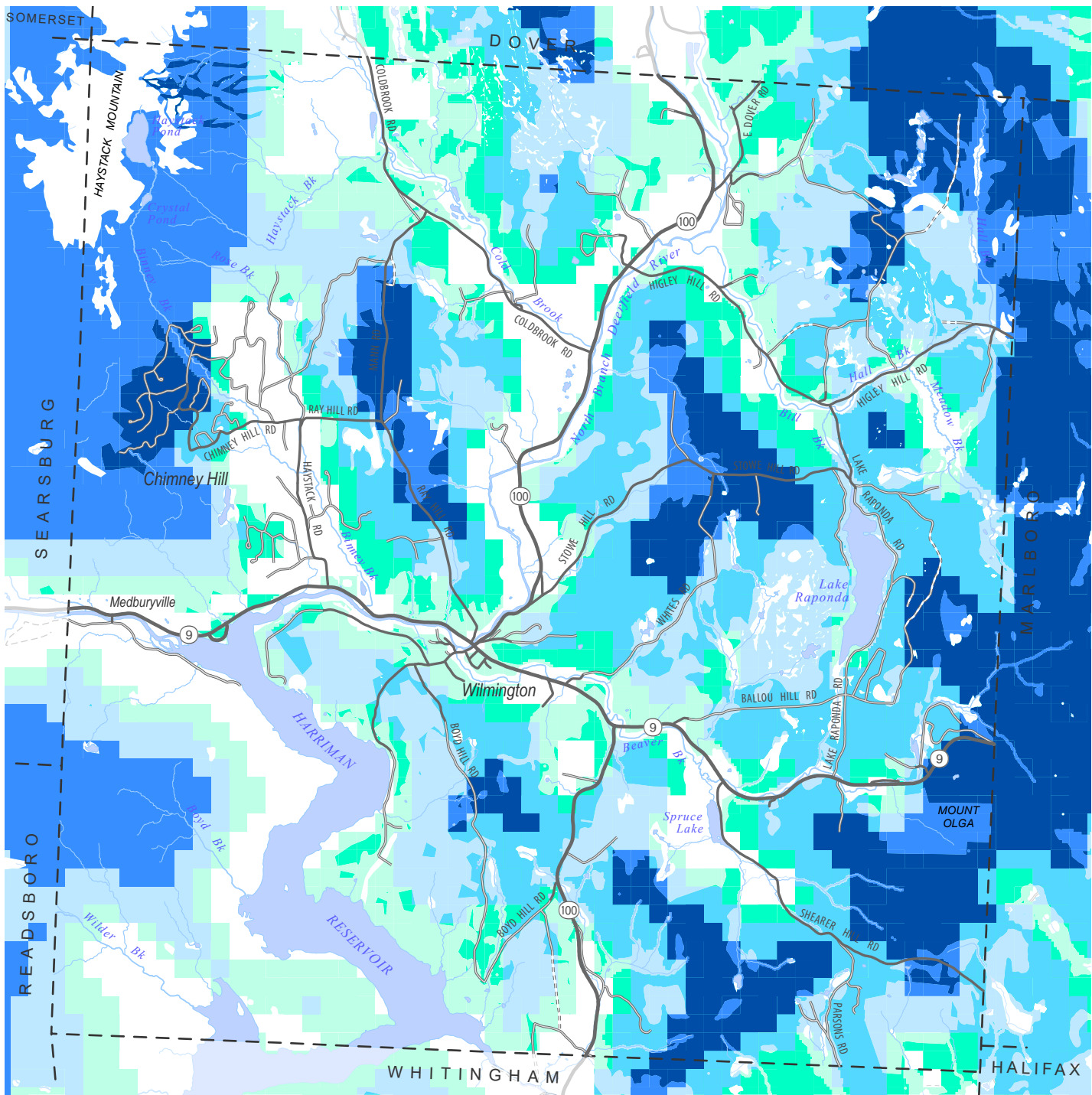
- No Constraint
- Possible Constraints

Wind Potential, 30m and 50m hub height

- No Constraint
- Possible Constraints

Wind Potential, 30m, 50m and 70m hub height

- No Constraint
- Possible Constraints



Future Land Use

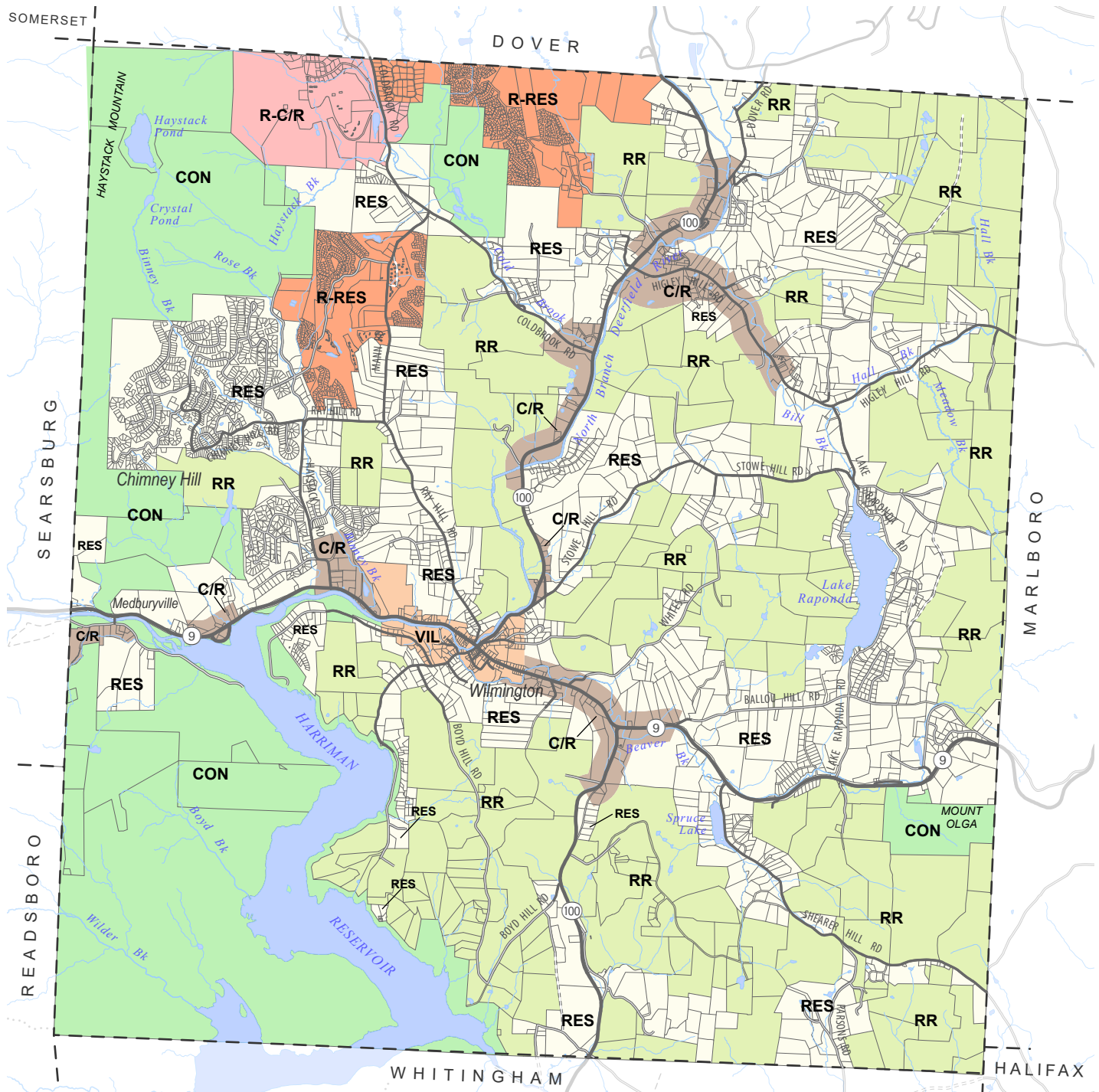
Town of Wilmington, Vt. 2026 Town Plan



Map by Windham Regional Commission, 6/2026
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Data sources: Future land use district boundaries were delineated by the Wilmington Planning Commission and digitized by WRC, updated 2026; parcel boundaries from Wilmington parcel data, current to 2025.

C/R		Commercial/Residential
R-C/R		Resort-Commercial/Residential
R-RES		Resort-Residential
CON		Conservation
RR		Rural Residential
RES		Residential
VIL		Village



Natural Resources

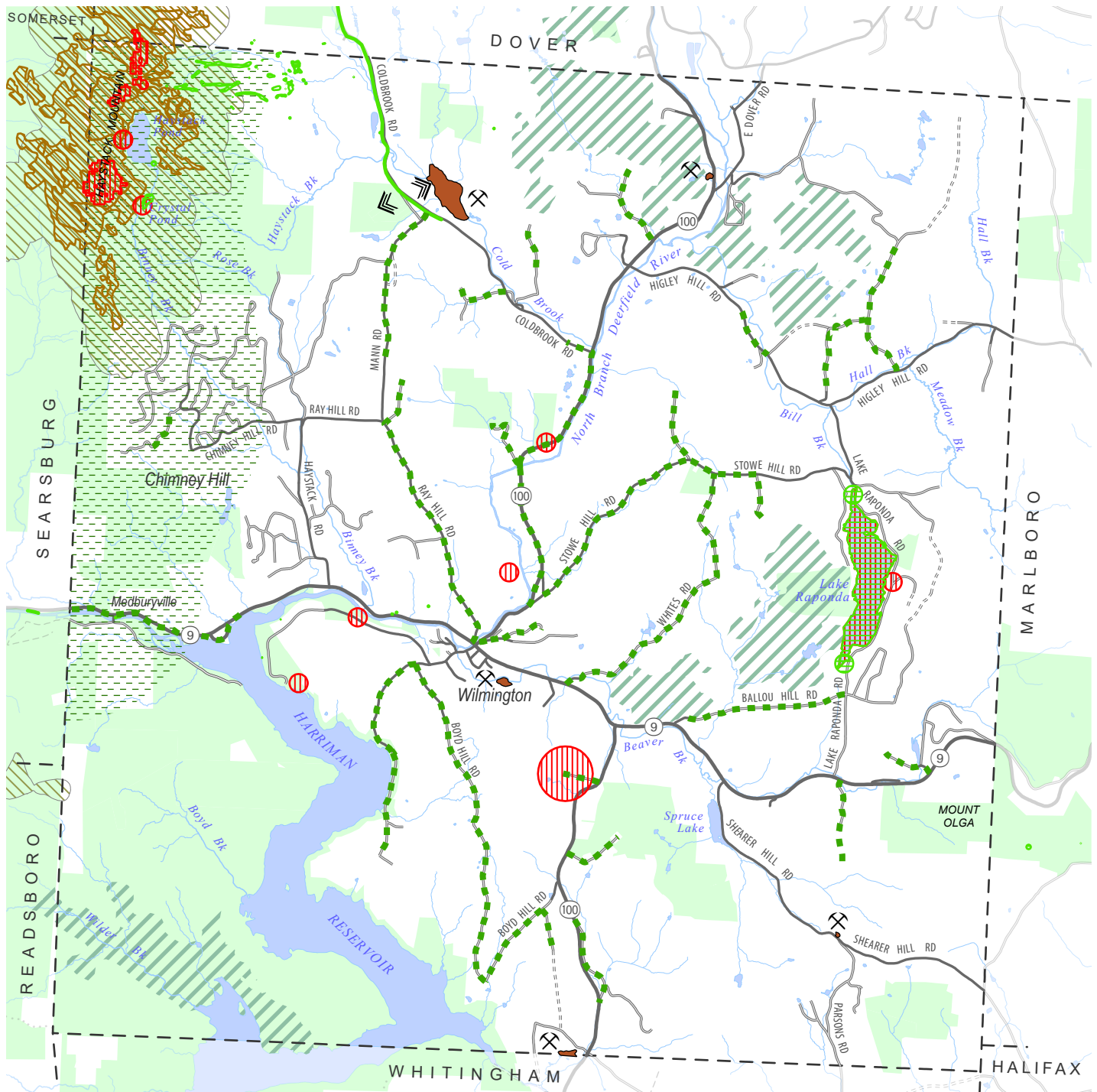
Town of Wilmington, Vt. 2026 Town Plan



Map by Windham Regional Commission, 4/2026
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Data sources: deer wintering areas from Vermont Dept. of Fish and Wildlife, updated through December 2024; Natural Heritage data from VT Dept. of Fish and Wildlife, Natural Heritage Inventory Database, current to February 2026; gravel pits, important wildlife crossings, scenic roads and areas identified by the Wilmington Planning Commission; lands above 2500 feet from ANR mapping;; public and conserved lands from Vermont Protected Lands Database and WRC.

- Natural Heritage occurrence, plant
- Natural Heritage occurrence, animal
- Significant Natural Community
- Deer wintering area
- Lands above 2500 feet
- Scenic road
- Gravel pits, active and inactive
- Scenic area
- Public and conserved lands
- Important Wildlife Crossing (not all are mapped)



Special Resource Areas

Town of Wilmington, Vt.
2026 Town Plan



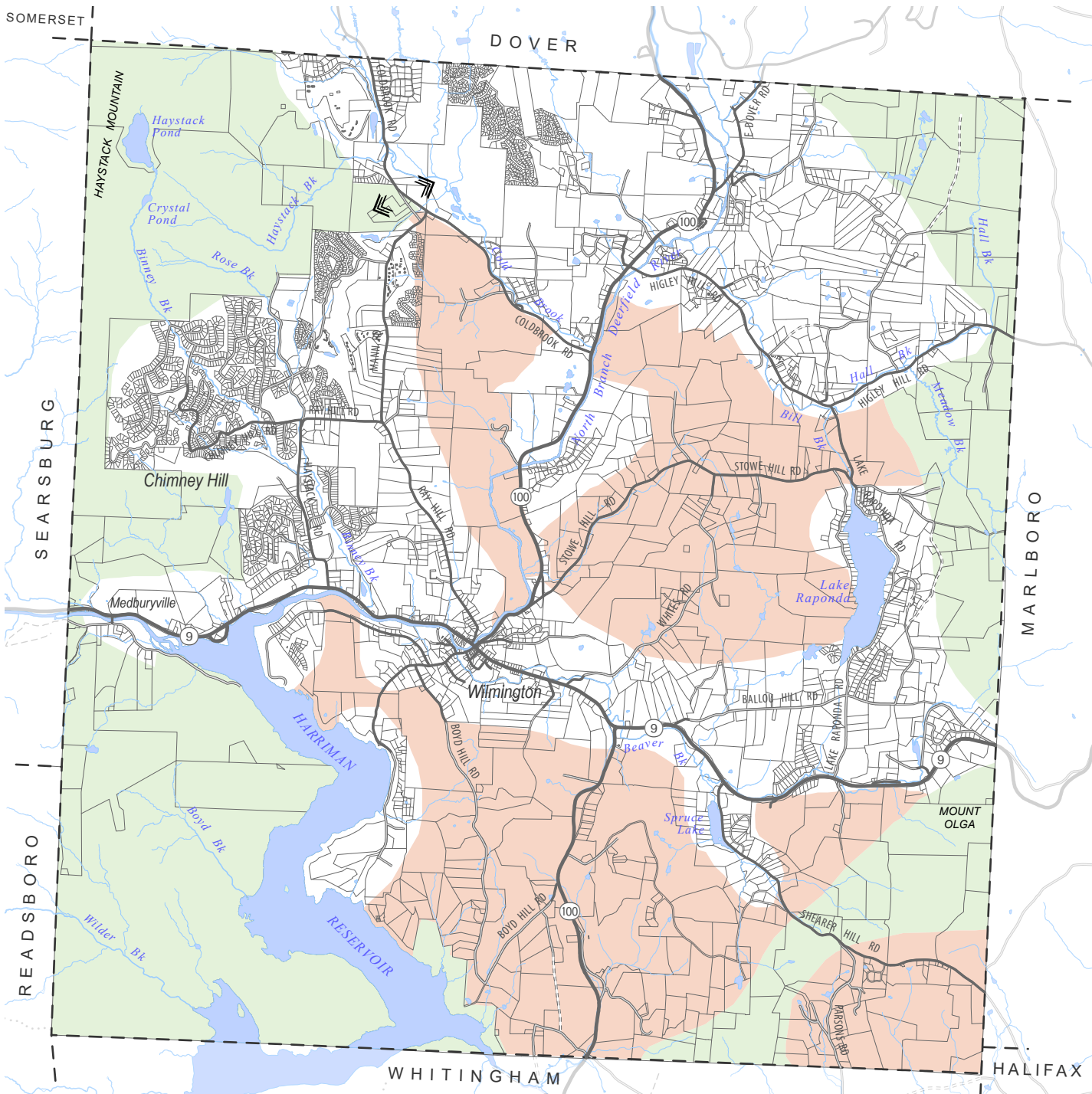
Map by Windham Regional Commission, 4/2026
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Data sources: Special Resource Areas were delineated by the Wilmington Planning Commission and digitized by WRC; parcel boundaries from Wilmington parcel data, current to 2025.

High Natural Resource Value

Productive Rural Lands

Important Wildlife Crossing
(not all are mapped)



Transportation System - townwide

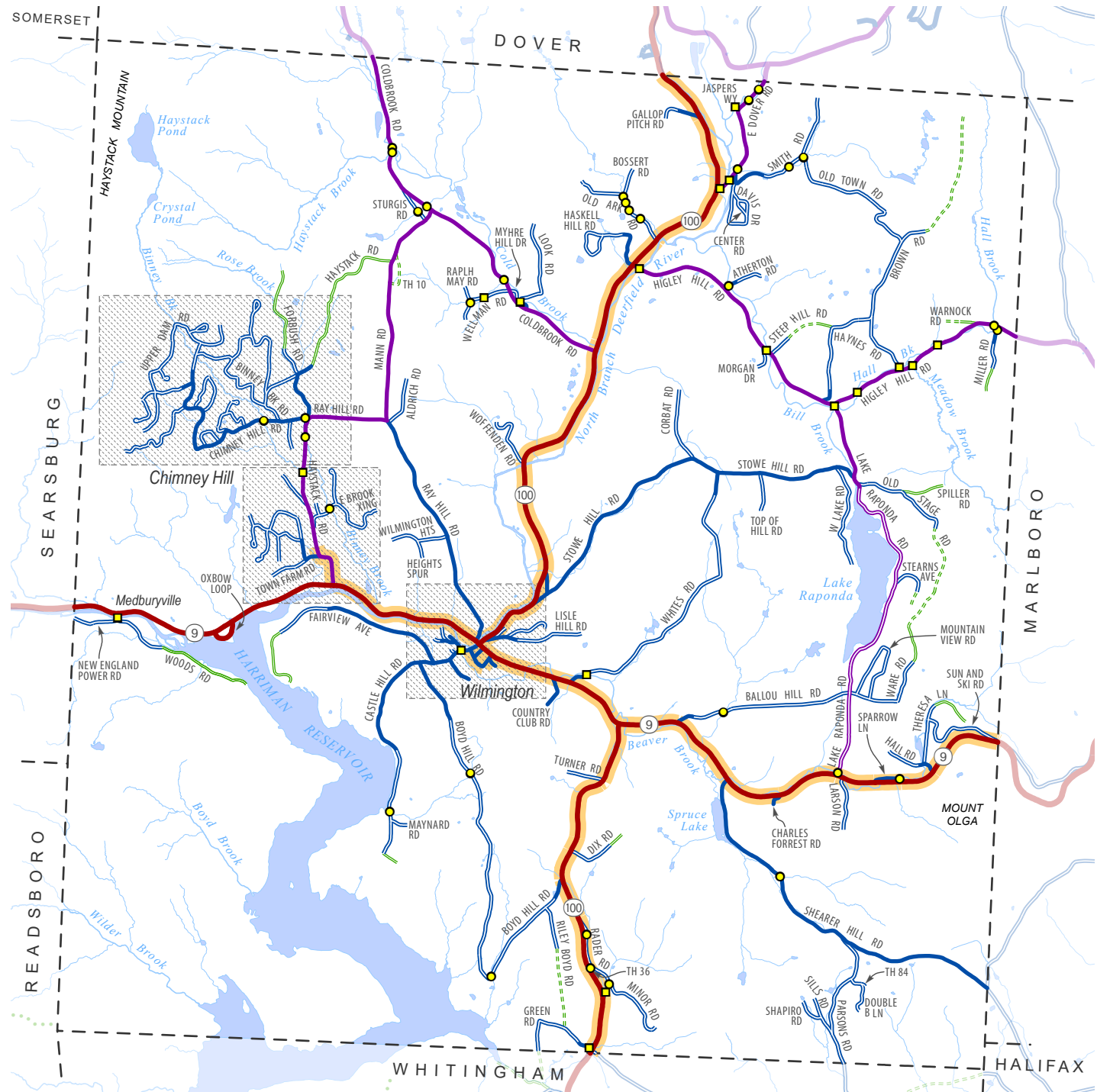
Town of Wilmington, Vt.
2026 Town Plan



Map by Windham Regional Commission, 2/2026
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Data sources: roads data from VTrans, updated by WRC in 2026;
bridge and culvert data from VT Culverts and VTrans.

- State Highway
- Class 2 town highway, paved
- Class 3 town highway, paved
- Class 2 town highway, unpaved
- Class 3 town highway, unpaved
- Class 4 town highway, paved
- Class 4 town highway, unpaved
- Class 4 town highway, unpaved, impassable
- Town culvert, 6 feet or greater width
- Town bridge, 6 feet or greater length
- Bus route



A detailed map of the Chimney Hill area. The map shows a network of roads including Upper Dam Rd, Chimney Hill Rd, Scattered Timber Rd, Three Streams Wy, Howes Loop, Rock Spillwy, Splatter Foot Close, Fox Mountain Rd, Upper Dam Rd, Splat, Bear Lair Ln, Spruce Grove Rd, Chimney Hill Rd, Big Bend Loop, Bullet Hole Rd, K Loop, Pond Loop, Arctic Cir, Chimney Hill Rd, Howes Loop, Poplar Rd, Haystack Rd, Ray Hill Rd, Haystack Rd, Rose Rd, Twin Brook Rd, and Haystack Rd. Landmarks include Chimney Hill, Binney Brook, and various loops. The map also shows the location of the Chimney Hill area relative to the surrounding region.

Water Resources

Town of Wilmington, Vt. 2026 Town Plan



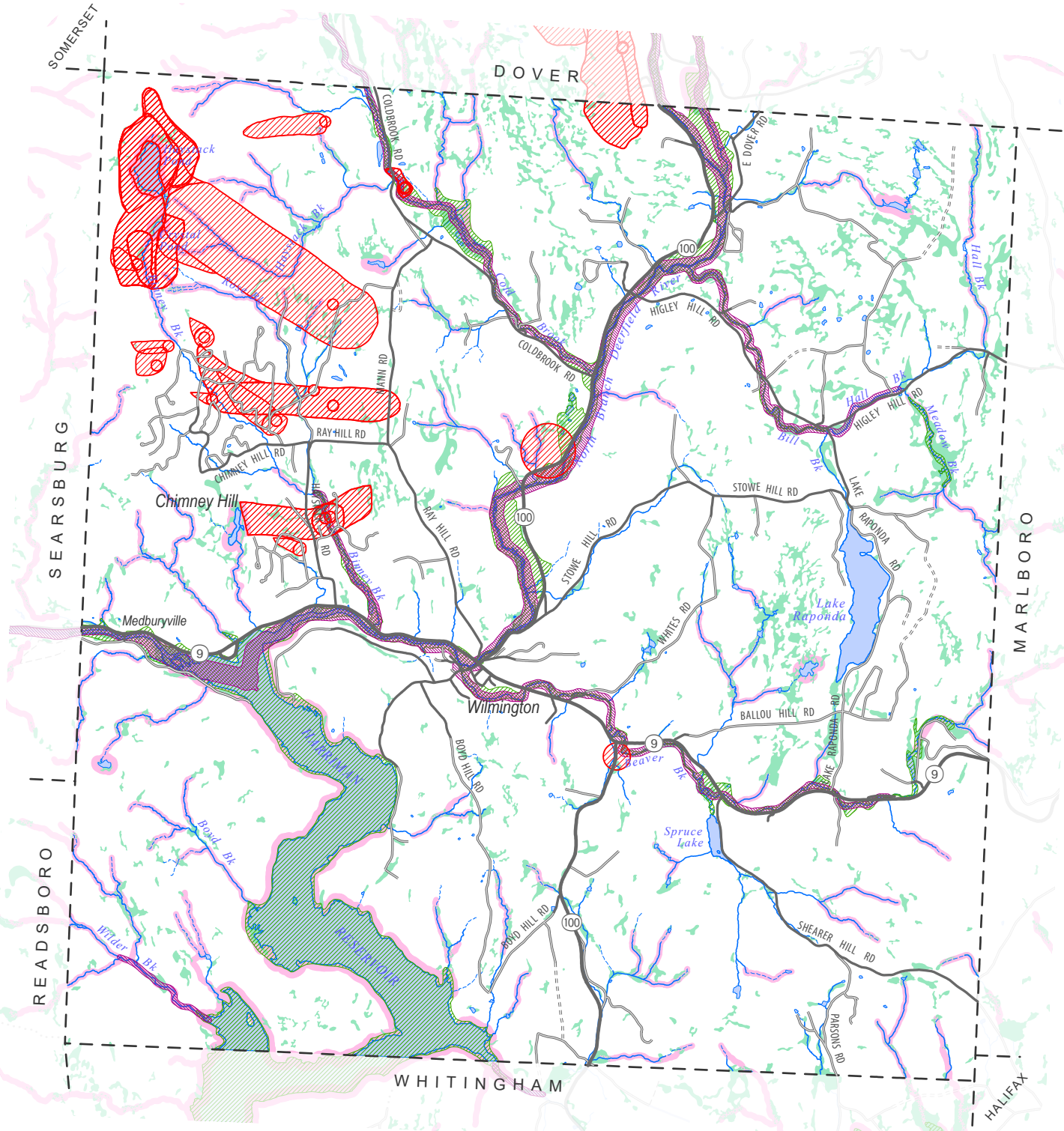
Map by Windham Regional Commission, 6/2026
U:\GIS\Towns\Wilmngtn\Maps\TownPlanMaps_2026.aprx: L, WaterRes

- Source Protection Area
- River Corridor*
- Special Flood Hazard Area
- River, lake, pond
- Undeveloped stream, xhatch over wetlands
- Undeveloped stream > 1/4 mile
- Undeveloped shoreland > 1/4 mile

Data sources: streams, rivers, and ponds from Vermont Hydrography Dataset, edited by WRC; Source Protection Areas from ANR; wetlands from Vermont Significant Wetlands Inventory, updated April 2026; Special Flood Hazard Area from FEMA Digital Flood Insurance Rate Maps, effective December 2, 2015' Statewide River Corridors are from VT ANR Rivers Program 2019 data; undeveloped streams and shorelands from WRC analysis performed 2013-2015 (at least 250 feet from mapped roads and buildings).

*River Corridor data provided by the Secretary of Natural Resources pursuant to 10 V.S.A. Sec. 1428(a). Official source of River Corridor data is tinyurl.com/floodreadyatlas. Where rivers are not mapped, the corridor is taken to be the area within 50 feet of a perennial stream.

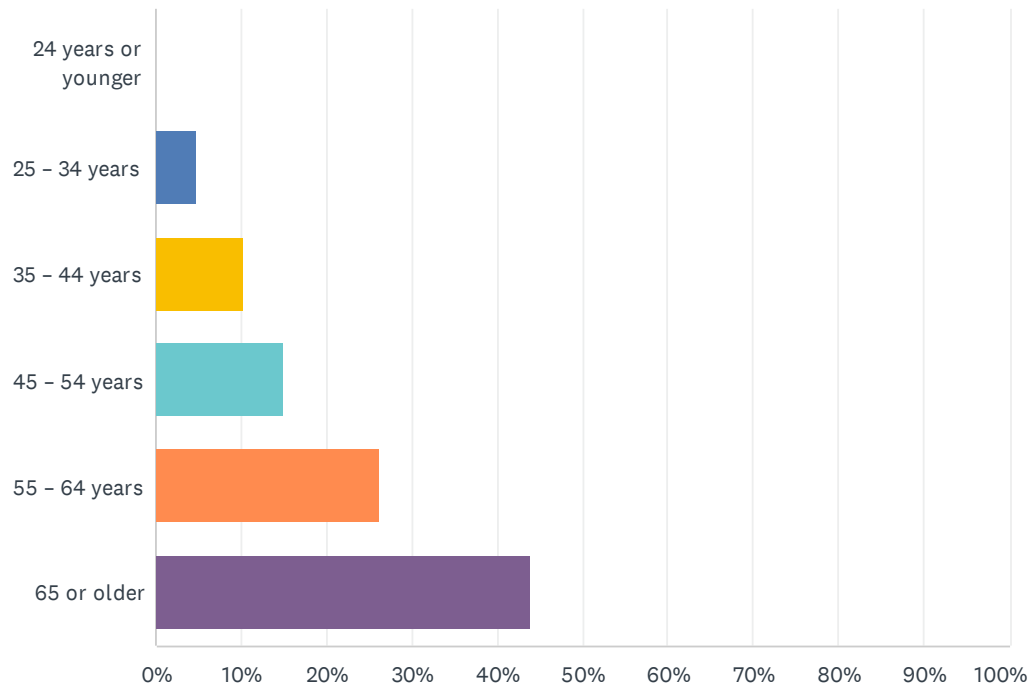
The Town of Wilmington does not regulate river corridors.



APPENDIX A – COMMUNITY SURVEY

Q1 What is your age?

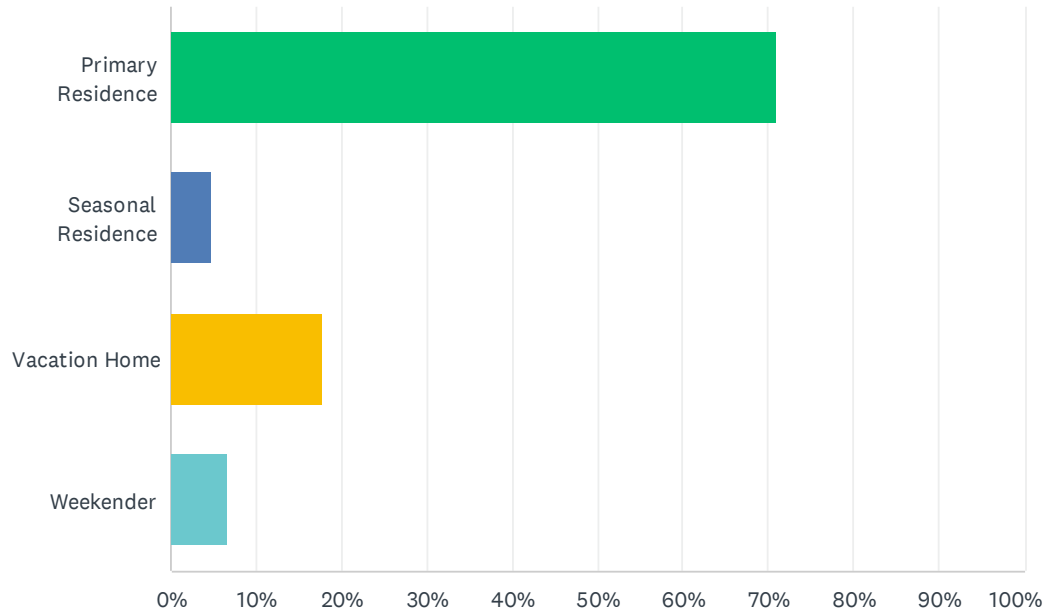
Answered: 107 Skipped: 0



ANSWER CHOICES	RESPONSES	
24 years or younger	0.00%	0
25 – 34 years	4.67%	5
35 – 44 years	10.28%	11
45 – 54 years	14.95%	16
55 – 64 years	26.17%	28
65 or older	43.93%	47
TOTAL		107

Q2 Which of the following best describes your residential status in Wilmington?

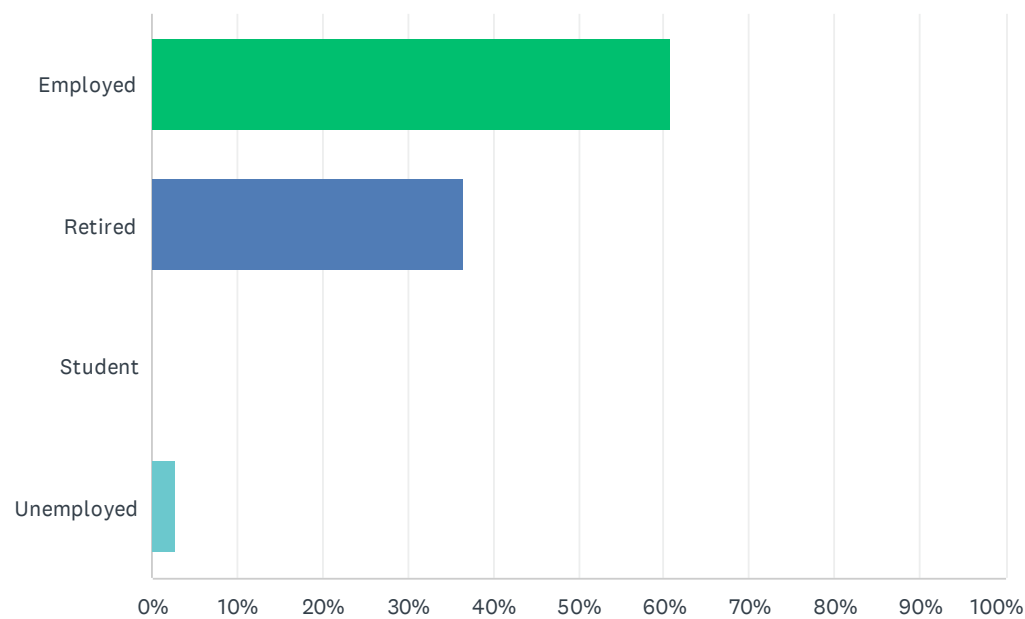
Answered: 107 Skipped: 0



ANSWER CHOICES	RESPONSES	
Primary Residence	71.03%	76
Seasonal Residence	4.67%	5
Vacation Home	17.76%	19
Weekender	6.54%	7
TOTAL		107

Q3 What is your employment status?

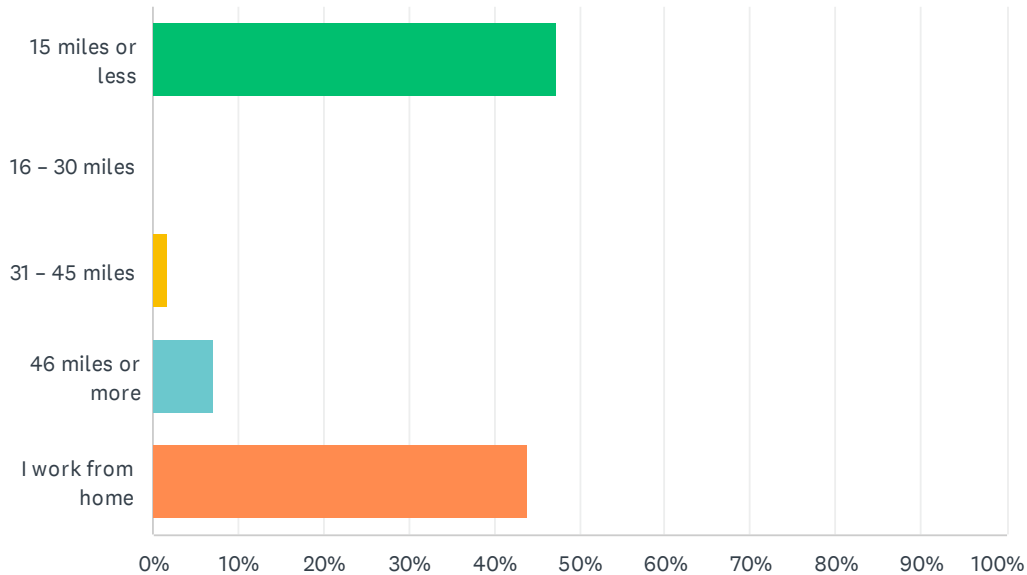
Answered: 107 Skipped: 0



ANSWER CHOICES	RESPONSES	
Employed	60.75%	65
Retired	36.45%	39
Student	0.00%	0
Unemployed	2.80%	3
TOTAL		107

Q4 If you live full-time in Wilmington and are currently employed, what is the distance of your commute to work?

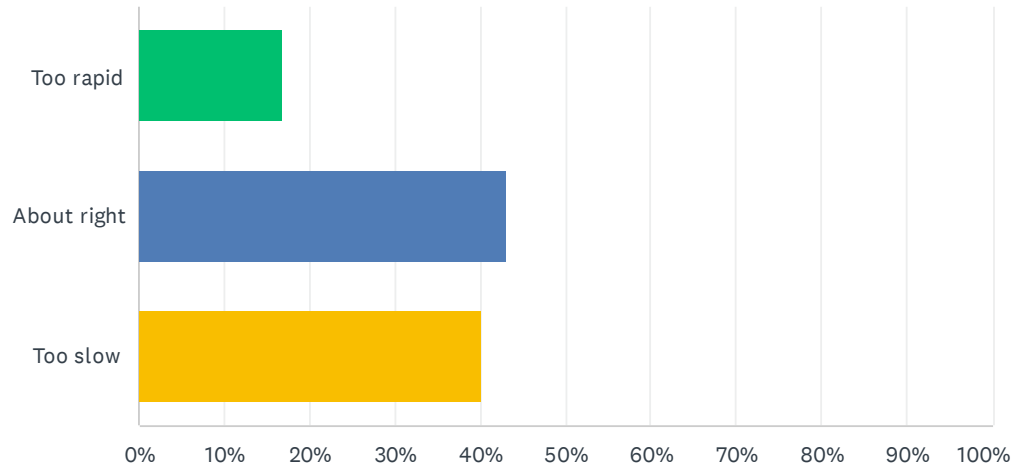
Answered: 57 Skipped: 50



ANSWER CHOICES	RESPONSES	
15 miles or less	47.37%	27
16 – 30 miles	0.00%	0
31 – 45 miles	1.75%	1
46 miles or more	7.02%	4
I work from home	43.86%	25
TOTAL		57

Q5 In your opinion, has the rate of residential growth and development in Wilmington been:

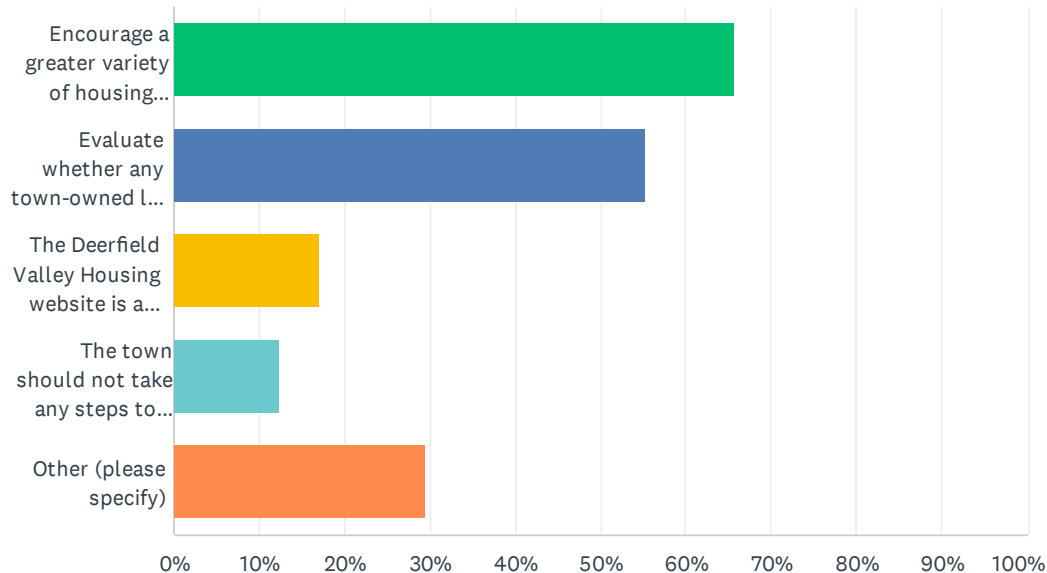
Answered: 107 Skipped: 0



ANSWER CHOICES		RESPONSES	
Too rapid		16.82%	18
About right		42.99%	46
Too slow		40.19%	43
TOTAL			107

Q6 What steps should the town take relative to encouraging more housing? (check all that apply)

Answered: 105 Skipped: 2



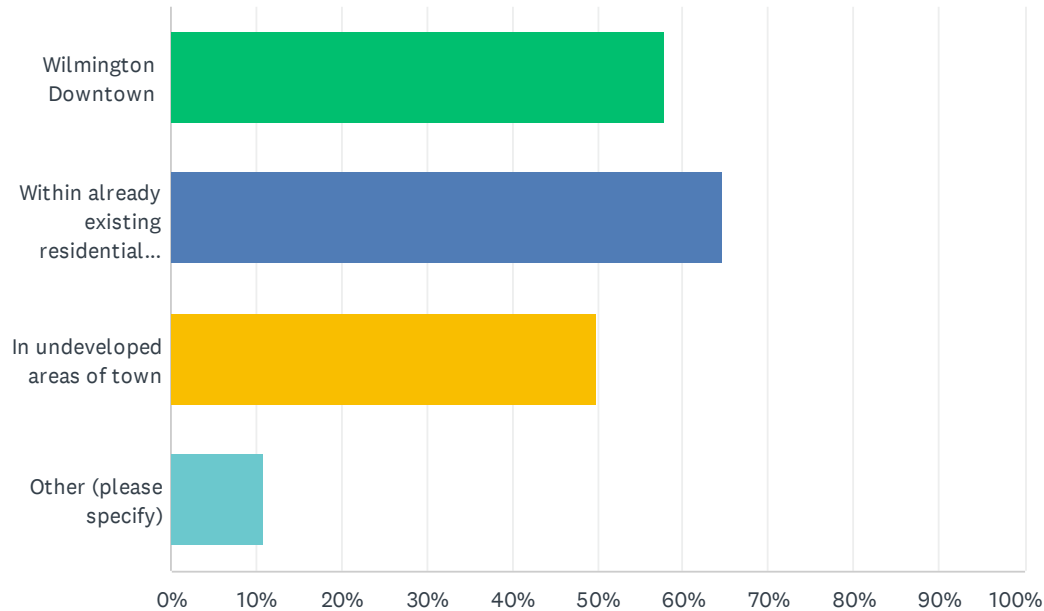
ANSWER CHOICES	RESPONSES	
Encourage a greater variety of housing options, including two-family dwellings, small multi-family buildings, and accessory dwelling units.	65.71%	69
Evaluate whether any town-owned land would be appropriate for housing.	55.24%	58
The Deerfield Valley Housing website is a useful resource but is there a need for more information and/or tools?	17.14%	18
The town should not take any steps to promote the development of more housing.	12.38%	13
Other (please specify)	29.52%	31
Total Respondents: 105		

#	OTHER (PLEASE SPECIFY)	DATE
1	Renovate abandoned downtown buildings into housing. This would provide more units for people seeking lodging as well update and make our town center more aesthetically pleasing.	11/21/2025 9:45 AM
2	Especially downtown and where the movers / public transportation can facilitate	11/20/2025 12:59 PM
3	Tax the shit outta short-term rentals	11/11/2025 7:32 PM
4	Housing is one thing. Quality of life is another. There is so much focus on economic development. Make this a place young families want to move to and can afford to move to.	11/10/2025 1:39 AM
5	Affordable homes for young families to stay in town	11/7/2025 7:44 AM
6	Apartment Buildings on Land with dilapidated structures	11/6/2025 11:11 AM
7	Not qualified to answer	11/2/2025 6:58 PM
8	Lower taxes	10/31/2025 3:27 PM

9	Lower tax rates	10/31/2025 11:19 AM
10	Fix/renovate current empty buildings for housing	10/31/2025 10:03 AM
11	Limit STRs	10/29/2025 6:59 PM
12	The problem is more that housing is owned by too many multi home owners and we can't get young families to move and stay here. And wages are so low here relative to neighboring towns so it's another thing pulling families elsewhere where they can thrive more financially and maybe start to have a healthy start in life. And the cost of a first home is overpriced and not realistic for anyone coming out of school/college unless they have the privilege of being born from generational wealth, which nobody has control over because people can't choose their parents.	10/29/2025 8:41 AM
13	Affordable housing not more	10/28/2025 5:05 PM
14	Loosen zoning regulations to promote more affordable housing for residents, young and old.	10/26/2025 10:45 PM
15	The town should be encouraging the associations to relax their restrictions on renting housing in these associations.	10/24/2025 9:56 PM
16	Higher fees for short term rentals	10/24/2025 5:34 PM
17	The Town should be very actively seeking any available State and/or Federal monies, as well as Grant money to assist in the acceleration of getting 'Low to Lower Middle income' housing. We must seek to have housing options for those that work in the area!	10/24/2025 2:10 PM
18	You are taxing locals out. Locals cannot afford to buy. The service industry in town is struggling as prices go up.	10/23/2025 9:27 AM
19	Employee housing is essential to maintain the services that our visitors expect from us. This housing should be created with care and integrity as most of it looks like crack houses	10/22/2025 4:46 PM
20	Affordable housing/apartments are needed for local residents and seasonal workers	10/22/2025 2:24 PM
21	"Affordable Housing!!!"	10/22/2025 10:13 AM
22	center of town looks depressed with all the empty buildings. turn those buildings into nice looing residential units so the town looks appealing when people drive thru.	10/21/2025 8:00 PM
23	Too much development and WAY too many AirBNBs	10/20/2025 2:56 PM
24	Property taxes are too high	10/20/2025 9:42 AM
25	make the permit process easier	10/20/2025 9:07 AM
26	We need the types of housing that attracts young families. There's too many people like me here - old and white.	10/19/2025 7:00 PM
27	Think they should leave it to personal properties. Not really a town thing.	10/18/2025 10:25 AM
28	I would NOT like to see the character of our downtown historic district changed. Specifically, I do NOT think we should be tearing down any historic buildings for any purpose.	10/17/2025 4:58 PM
29	Find a way to preserve single family homes from becoming STRs - encourage only purchasers who are employed locally	10/14/2025 3:39 PM
30	Pocket communities would be great, maybe on some town owned land. Also possibly looking at empty buildings in Wilmington and how to turn them into family housing. Also, potentially consider mixed income housing. For any future 'luxury apartments' ensure that there is a portion of those put aside for middle income.	10/10/2025 5:48 PM
31	Recognize and support the need for all types of housing for full-time residents.	10/3/2025 7:21 PM

Q7 Where would you like to see future residential growth occur in Wilmington? (check all that apply)

Answered: 102 Skipped: 5



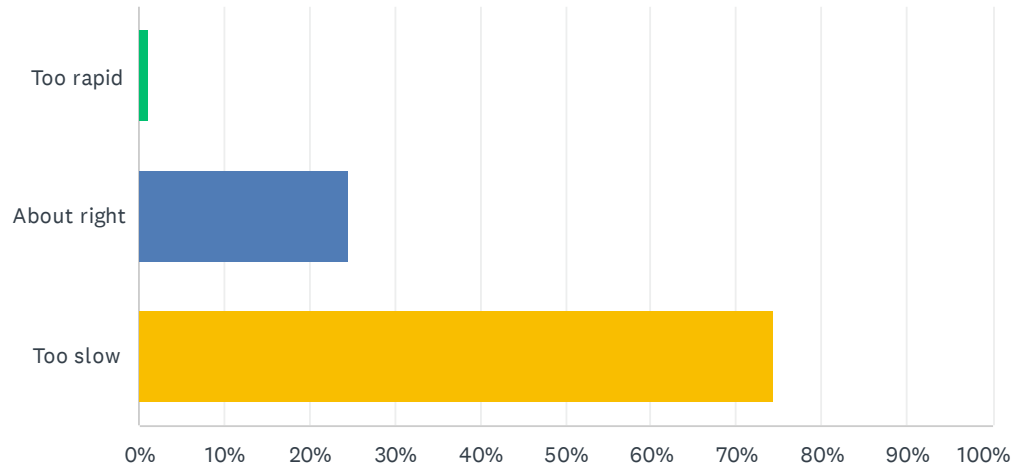
ANSWER CHOICES	RESPONSES	
Wilmington Downtown	57.84%	59
Within already existing residential areas and neighborhoods	64.71%	66
In undeveloped areas of town	50.00%	51
Other (please specify)	10.78%	11
Total Respondents: 102		

#	OTHER (PLEASE SPECIFY)	DATE
1	Empty buildings	11/27/2025 10:08 AM
2	town is already overpopulated for its size. should focus on ecotourism not housing	11/1/2025 8:35 AM
3	only low-cost housing for residents. Not Air B&B	10/30/2025 10:28 AM
4	On Moover routes. Make the housing affordable so people can live and work here.	10/28/2025 2:15 PM
5	development close to public transportation (bus) / pocket developments in residential or other zones	10/26/2025 9:11 AM
6	Some of the associations have lager house lots but the association won't let the owners split them.	10/24/2025 9:56 PM
7	find a way to make use of existing buidings in downtown area and upgrade them	10/21/2025 8:00 PM
8	Too many empty buildings in town not being used	10/20/2025 9:42 AM
9	No need to encourage more housing	10/19/2025 10:23 AM

10	Primary residential growth seems it should be a priority. I think a majority of the undeveloped areas should remain undeveloped, unless it's repurposing a space (like the Old Deerfield Valley Supply).	10/10/2025 5:48 PM
11	Please don't take away from downtown Wilmington with houses. It's so special as it is	10/6/2025 7:07 AM

Q8 In your opinion, has the rate of commercial growth (stores, offices, services) been:

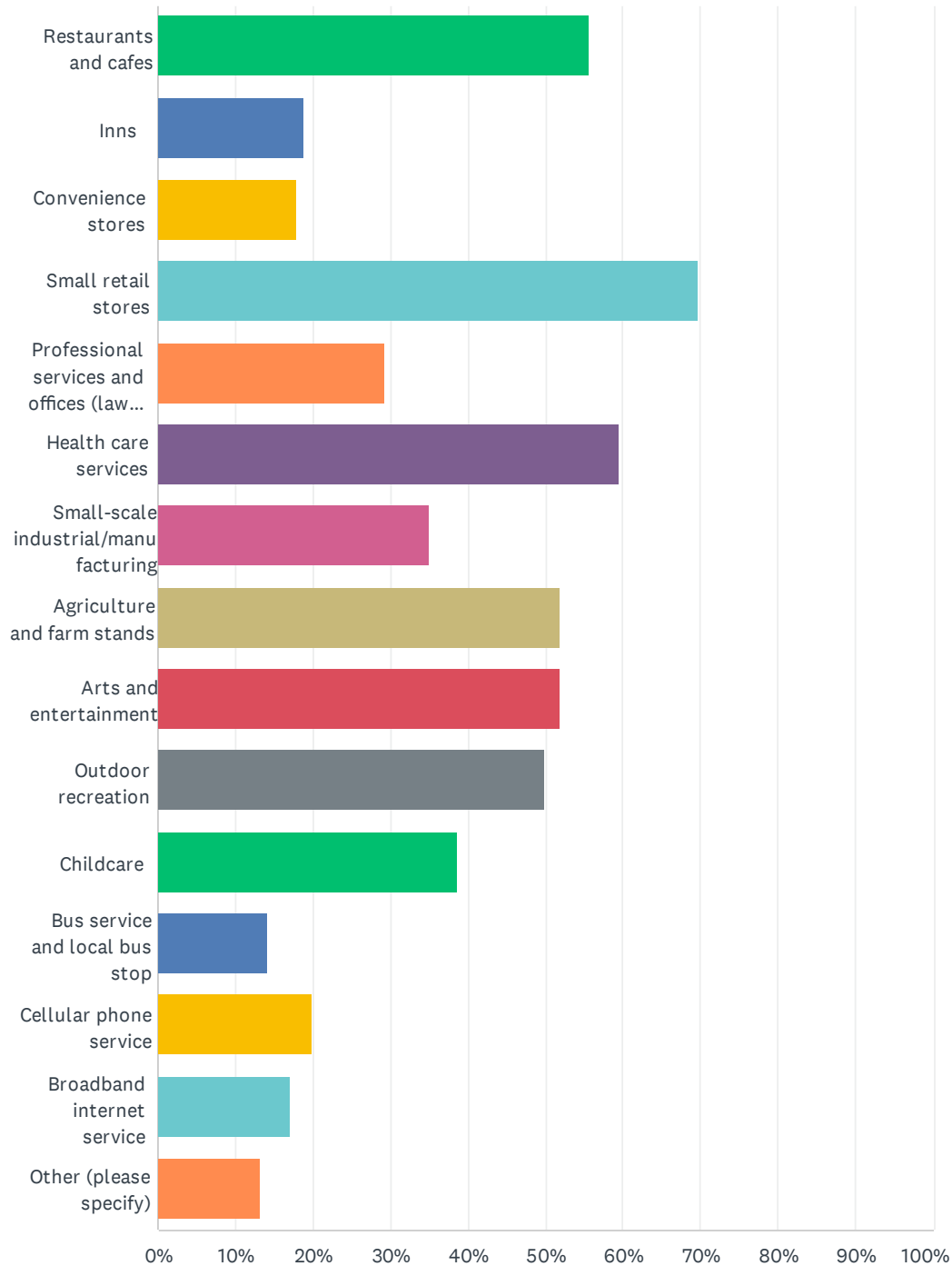
Answered: 102 Skipped: 5



ANSWER CHOICES		RESPONSES	
Too rapid		0.98%	1
About right		24.51%	25
Too slow		74.51%	76
TOTAL			102

Q9 What types of businesses and services would you like to see more of in Wilmington? (check all that apply)

Answered: 106 Skipped: 1

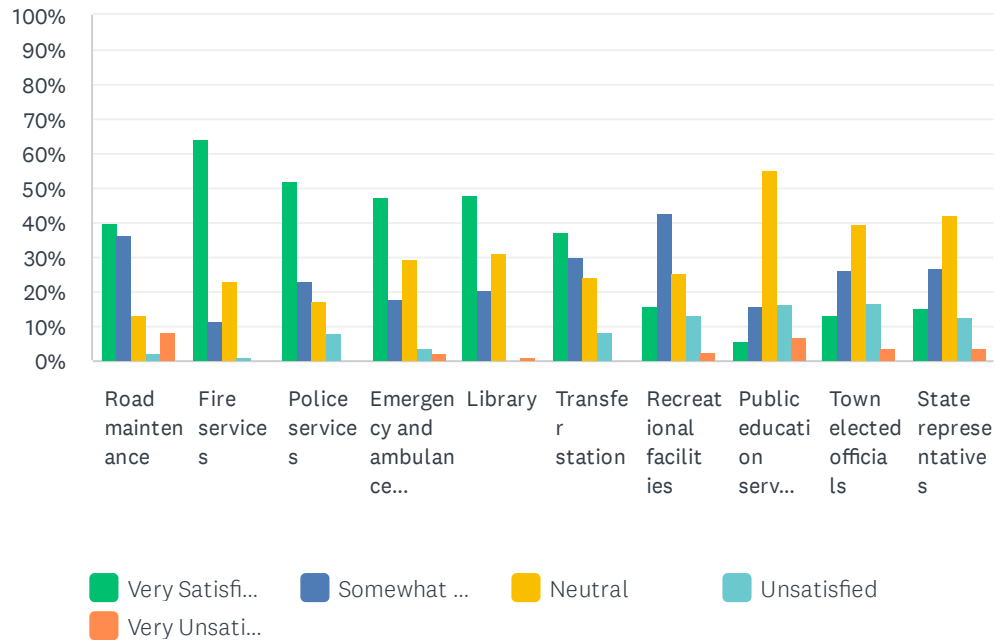


ANSWER CHOICES	RESPONSES	
Restaurants and cafes	55.66%	59
Inns	18.87%	20
Convenience stores	17.92%	19
Small retail stores	69.81%	74
Professional services and offices (law office, accountant, bank branch)	29.25%	31
Health care services	59.43%	63
Small-scale industrial/manufacturing	34.91%	37
Agriculture and farm stands	51.89%	55
Arts and entertainment	51.89%	55
Outdoor recreation	50.00%	53
Childcare	38.68%	41
Bus service and local bus stop	14.15%	15
Cellular phone service	19.81%	21
Broadband internet service	16.98%	18
Other (please specify)	13.21%	14
Total Respondents: 106		

#	OTHER (PLEASE SPECIFY)	DATE
1	Affordable Fitness center/gym	11/8/2025 10:08 AM
2	Like a labcorp or emergency walk in health clinic Also a gym would be amazing.	11/6/2025 11:29 AM
3	more reclamation and reuse of historic buildings preserving historic architectural elements	11/1/2025 8:35 AM
4	A fitness center	10/31/2025 10:03 AM
5	More childcare	10/30/2025 10:28 AM
6	Childcare is a huge problem in this area. The lack of options is going to drive people out and make it not so attractive for young families.	10/29/2025 6:00 PM
7	A full scale gym and indoor/outdoor pool	10/28/2025 9:01 AM
8	Should try and encourage larger businesses to move into Wilmington this would provide better paying jobs and help the tax base.	10/24/2025 9:56 PM
9	Get rid of the cannabis stores! We're not a pothead town	10/20/2025 2:56 PM
10	Property taxes are too high you can't even fix a pot hole in the center of town	10/20/2025 9:42 AM
11	lets get those current empty buildings occupied	10/20/2025 9:07 AM
12	Indoor recreation	10/18/2025 10:25 AM
13	outdoor supplies (like a Sam's style in Brattleboro).	10/10/2025 5:48 PM
14	businesses that take into consideration of needs of locals	10/3/2025 7:21 PM

Q10 Please indicate your level of satisfaction with the following governmental services and facilities:

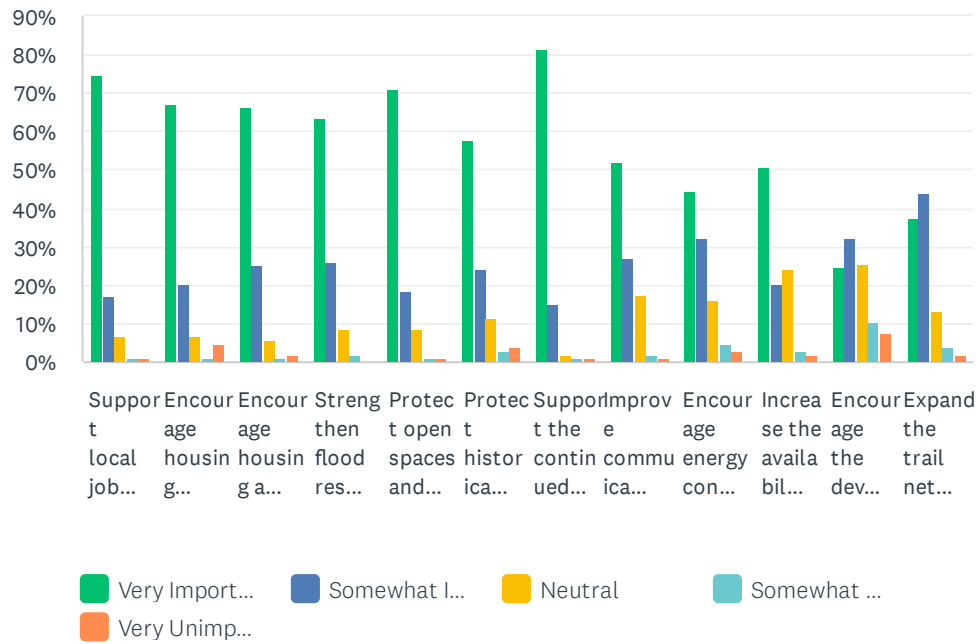
Answered: 107 Skipped: 0



	VERY SATISFIED	SOMEWHAT SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	TOTAL
Road maintenance	40.19% 43	36.45% 39	13.08% 14	1.87% 2	8.41% 9	107
Fire services	64.08% 66	11.65% 12	23.30% 24	0.97% 1	0.00% 0	103
Police services	51.92% 54	23.08% 24	17.31% 18	7.69% 8	0.00% 0	104
Emergency and ambulance services	47.17% 50	17.92% 19	29.25% 31	3.77% 4	1.89% 2	106
Library	47.66% 51	20.56% 22	30.84% 33	0.00% 0	0.93% 1	107
Transfer station	37.50% 39	29.81% 31	24.04% 25	8.65% 9	0.00% 0	104
Recreational facilities	16.04% 17	42.45% 45	25.47% 27	13.21% 14	2.83% 3	106
Public education services	5.83% 6	15.53% 16	55.34% 57	16.50% 17	6.80% 7	103
Town elected officials	13.21% 14	26.42% 28	39.62% 42	16.98% 18	3.77% 4	106
State representatives	15.24% 16	26.67% 28	41.90% 44	12.38% 13	3.81% 4	105

Q11 Importance of the following actions:

Answered: 107 Skipped: 0



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	TOTAL
Support local job growth through business development	74.77% 80	16.82% 18	6.54% 7	0.93% 1	0.93% 1	107
Encourage housing opportunities that are affordable for all income levels	67.29% 72	20.56% 22	6.54% 7	0.93% 1	4.67% 5	107
Encourage housing and support services that allow older residents to remain in the community	66.36% 71	25.23% 27	5.61% 6	0.93% 1	1.87% 2	107
Strengthen flood resiliency by preparing for, responding to, and recovering from flood events	63.55% 68	26.17% 28	8.41% 9	1.87% 2	0.00% 0	107
Protect open spaces and natural resources	71.03% 76	18.69% 20	8.41% 9	0.93% 1	0.93% 1	107
Protect historical resources and the character of the town	57.94% 62	24.30% 26	11.21% 12	2.80% 3	3.74% 4	107
Support the continued vitality of Wilmington's Downtown	81.31% 87	14.95% 16	1.87% 2	0.93% 1	0.93% 1	107
Improve communication infrastructure (high speed internet, cellphone service)	52.34% 56	27.10% 29	17.76% 19	1.87% 2	0.93% 1	107
Encourage energy conservation and renewable energy resources	44.34% 47	32.08% 34	16.04% 17	4.72% 5	2.83% 3	106
Increase the availability of childcare options that meet the needs of all families	50.47% 54	20.56% 22	24.30% 26	2.80% 3	1.87% 2	107
Encourage the development of solar energy facilities	24.53% 26	32.08% 34	25.47% 27	10.38% 11	7.55% 8	106
Expand the trail network, including mountain bike trails, and related support businesses	37.38% 40	43.93% 47	13.08% 14	3.74% 4	1.87% 2	107

Q12 What are your 3 most favorite things about living in Wilmington?

Answered: 88 Skipped: 19

#	RESPONSES	DATE
1	The people, historic village and overall sense of community	12/18/2025 11:31 AM
2	Quiet, friendly, low key.	12/4/2025 3:21 PM
3	The people; the beauty of the area; Lake Raponda	12/2/2025 4:46 PM
4	Sense of community; Live town meeting; Very competent support services	12/2/2025 3:46 PM
5	Quiet Peaceful Nature	11/27/2025 10:08 AM
6	Downtown, Trails, Lake	11/22/2025 1:32 AM
7	1. We love the small town feel of Wilmington 2. Access to the beautiful lake 3. Hiking trail access	11/21/2025 9:45 AM
8	Mt Snow Location Beauty	11/20/2025 12:59 PM
9	- The close-knit community - The natural beauty - Accessibility to outdoor recreation	11/16/2025 4:43 PM
10	The community supporting each other. The lake, golf courses & hiking. It's location in southern VT	11/15/2025 6:09 PM
11	Safety Availability of land Fire department	11/15/2025 12:10 AM
12	Small town charm, restaurant options, little shops	11/14/2025 11:23 PM
13	Ease of accessibility from NYC and Albany, outdoor activities, restaurants and stores.	11/13/2025 2:17 PM
14	Small town vibe and proximity to summer and winter activities. I like that new small businesses can have a huge impact on the town and a lot of potential for new businesses coming in. Feels generally safe, low crime.	11/13/2025 10:33 AM
15	Nature, trails, lake	11/11/2025 7:32 PM
16	I own my house, family been in area for decades, nobody bothers me.	11/10/2025 1:14 PM
17	Rural living, close to mount snow	11/10/2025 1:39 AM
18	It's Home for 40+ years. It's rural, and quietness is good. Seems to be a healthy place to live. Community friendliness.	11/9/2025 3:54 PM
19	1/ community, 2/ the outdoor recreation, 3/ local businesses	11/9/2025 8:36 AM
20	Respectful residents, small town, sense of community	11/8/2025 10:08 AM
21	Small rural town feel. Friendly people	11/7/2025 8:41 PM
22	Peace good community. Kind people. Like my home town was	11/7/2025 7:44 AM
23	Small town feel, welcoming residents and a sense of pride	11/6/2025 5:00 PM
24	The community events, the businesses, the access to great outdoor activities all year long	11/6/2025 11:29 AM
25	Events, businesses, outdoor activity	11/6/2025 11:11 AM
26	Community	11/4/2025 11:08 AM
27	Quintessential VT Town with walkable downtown Accessibility to ski and other recreation areas Mix of businesses	11/2/2025 6:58 PM
28	Sense of community, elected officials are approachable, respect by the majority of the citizens regarding hot issues	11/1/2025 4:03 PM

29	1. It's a safe place 2. The downtown area although filling the empty buildings would be even better 3. Events	11/1/2025 8:40 AM
30	trails, rural undeveloped land, historic downtown	11/1/2025 8:35 AM
31	Natural beauty Quiet proximity to rest of VT	10/31/2025 9:38 PM
32	Rural living with the potential of a vibrant downtown. It presently looks very sad with closed or boarded up buildings.	10/31/2025 7:01 PM
33	People, recreation, restaurants	10/31/2025 5:00 PM
34	Small town charm Beautiful scenery Friendly neighbors	10/31/2025 3:27 PM
35	The mountains, the small town, the people.	10/31/2025 12:44 PM
36	Access to ski areas Friendly people Clean and refreshing air	10/31/2025 11:19 AM
37	-Being in nature and its resources (lake, pond, mountains) -The locals & the community - Slower paced life	10/31/2025 10:03 AM
38	Downtown- Restaurants Outdoor recreation	10/30/2025 1:36 PM
39	Charm People Shops	10/30/2025 1:16 PM
40	Bartleby's, PO (you see your neighbors), Protests	10/30/2025 10:28 AM
41	the natural beauty of the countryside (hike, kayak, Ledges) it's safe and quiet the Flea Market	10/29/2025 8:52 PM
42	Knowing most everybody. Enjoying community events. Visiting the lake.	10/29/2025 6:59 PM
43	Safe space to raise a family, hiking trails and nature, community	10/29/2025 6:00 PM
44	Sense of community, beauty of the area, wildlife.	10/29/2025 3:31 PM
45	The conserved and natural spaces, the village, and community	10/29/2025 12:27 PM
46	The community of families. The rural aspect allowing for space and quiet nature. Our views everyday.	10/29/2025 8:41 AM
47	Rural area Neighbors are helpful View coming out of town to Wheeler flat	10/28/2025 5:05 PM
48	Balance of rural space with available stores and businesses. Dirt roads Feeling of community	10/28/2025 2:15 PM
49	1. small town charm, easy to walk around 2. small community 3. its beautiful	10/28/2025 10:57 AM
50	Community events such as the strolls and Events at Memorial Hall. Walking trails. The beautiful flowers all around town and local roads and businesses.	10/28/2025 9:01 AM
51	Community	10/27/2025 7:34 PM
52	Family a community that comes together in times of need	10/27/2025 7:04 PM
53	The character, the locals/those who love it and the outdoor recreation.	10/27/2025 6:48 PM
54	Fishing, quite boating	10/27/2025 6:19 PM
55	The quaint downtown ,community, open space	10/27/2025 9:23 AM
56	Cup and saucer, DVJSJ, people are friendly and caring community	10/26/2025 10:45 PM
57	The community The climate The peace	10/26/2025 3:23 PM
58	1. The Lake (proximity to town and that there is no development/houses on lake edges, truly a gift) 2. Rural Character / Open Spaces 3. Natural beauty	10/26/2025 9:11 AM
59	Lake Raponda Being close to Mt Snow Herriman reservoir	10/24/2025 9:56 PM
60	Access to lake, access to trails, access to mountain.	10/24/2025 5:34 PM
61	Town Trails Lake	10/24/2025 2:00 PM
62	It's natural beauty. The variety of outdoor activities due to its proximity to lakes, mountains, trails The family and close knit feeling of living in a smaller community	10/22/2025 4:46 PM

63	Shops & restaurants Activities People	10/22/2025 2:24 PM
64	1. It's Public Safety Services Other than that, things have gone downhill.	10/22/2025 10:13 AM
65	Size of the community The natural beauty of the area Friendliness of the residents	10/21/2025 3:02 PM
66	Natural beauty, recreation, shops and restaurants	10/21/2025 12:38 PM
67	The atmosphere, scenery, and pace of life.	10/21/2025 12:24 PM
68	recreation, people	10/20/2025 4:04 PM
69	Rustic village appearance, preserved space and views, community	10/20/2025 2:56 PM
70	Recreation - People - Scenery	10/20/2025 9:07 AM
71	It is peaceful, beautiful, and I love that there is heavy traffic only on the weekends.	10/19/2025 7:00 PM
72	Close to ski areas	10/19/2025 10:23 AM
73	Outdoor recreation opportunities Friendly people Beautiful scenery	10/18/2025 12:58 PM
74	The remaining woods mostly. Sometimes animals and people lol	10/18/2025 10:25 AM
75	1) Mix of historic buildings and necessary shopping options (Shaw's, Walgreens, etc. 2) The countryside/open spaces 3) Hiking/walking trails and lake	10/17/2025 4:58 PM
76	Location, small town atmosphere & property ownership	10/17/2025 8:49 AM
77	1. The value many of us put on being active members of our town 2. The outdoor space we are able to access such as woods and lakes 3. The familiarity of faces that gives me a sense of community/family.	10/15/2025 12:13 PM
78	Natural areas & lakes Small town feel Historic preservation	10/14/2025 3:39 PM
79	The beauty of the area and natural surroundings, proximity to ski/lake areas, slower pace of life	10/14/2025 8:37 AM
80	Community, recreation, safety	10/13/2025 7:23 AM
81	Harriman . Mt snow , national forest land/ hiking / biking	10/12/2025 12:15 PM
82	Access to fishing, hiking, skiing and restaurants	10/11/2025 4:01 PM
83	Food, Walkable downtown, Nice people	10/10/2025 7:27 PM
84	Historic, walkable downtown, the lake.	10/10/2025 7:05 PM
85	The natural beauty, the sense of community, the outdoor recreation.	10/10/2025 5:48 PM
86	I love the small town feel. I love the downtown. It's quaint. I've been here for 38 years and while little changes and businesses have grown it's culture, it's feeling, its hominess , stayed the same. We love the natural resources and trails! And the open space!	10/6/2025 7:07 AM
87	Harriman Reservoir Beautification Committee Change of Seasons	10/3/2025 8:17 PM
88	The access to nature. The sense of community. The sense of continuity and history.	10/3/2025 7:21 PM

Q13 What are the 3 things most in need of improvement in Wilmington?

Answered: 94 Skipped: 13

#	RESPONSES	DATE
1	historic resources, downtown local job growth	12/18/2025 11:31 AM
2	Traffic flow, taxes, vacant buildings	12/4/2025 3:21 PM
3	More young families, more opportunity for adult education	12/2/2025 4:46 PM
4	Affordable housing for all income levels. Job growth or opportunities. Child care options.	12/2/2025 3:46 PM
5	Empty buildings	11/27/2025 10:08 AM
6	Roads, Development of empty buildings, Dog park	11/22/2025 1:32 AM
7	1. Opportunities to bring in visitors during the summer. A bike trail (like in Stowe) would bring families to the town in the warmer months 2. I recognize that there have been some updates in the downtown area to the defunct buildings. This needs to continue so the town can draw visitors to the shops and restaurants in order to support the local businesses. There should not be boarded up buildings on Main Street in Wilmington. 3. Outside of ski season, there needs to be more reasons to draw visitors to the area. As previously mentioned, a bike trail would be a wonderful compliment to the summer activities. I recognize that there are mountain biking trails but these are only appropriate for certain individuals. A paved bike path would allow access to outdoor activities for young, old, and physically challenged.	11/21/2025 9:45 AM
8	Y'all are doing pretty good. Just keeping the taxes and utilities down	11/20/2025 12:59 PM
9	- working class housing - support for small businesses - public transportation	11/16/2025 4:43 PM
10	More public parking Fix the pothole in the center of town More parking for the Post office	11/15/2025 6:09 PM
11	make entire downtown walkable (full sidewalk from walgreens to ratus)	11/15/2025 12:57 PM
12	Housing Food costs Taxes too high	11/15/2025 12:10 AM
13	a lounge-type bar open later, an activity-based store that keeps people in town longer, a draw for more employees	11/14/2025 11:23 PM
14	Fill vacant retail spaces (old Cask & Kiln, empty buildings on corner of 9 and 100), provide local healthcare, provide affordable housing for people who live here full time, as well for seasonal employees.	11/13/2025 2:17 PM
15	Downtown development of buildings that have been sitting empty for decades. More affordable housing for the permanent residents that work in all service industries, that support the influx of more affluent tourists. Develop river access, promenade.	11/13/2025 10:33 AM
16	More stores, trail maintenance, ambulance response time	11/11/2025 7:32 PM
17	Taxes, we the working class cannot compete with the rich out of staters. Free loaders on Welfare, Building and rental inspections.	11/10/2025 1:14 PM
18	Route 9 just gets busier and busier. Not enough focus on quality of life for the locals creating jobs and housing affordability is one thing. Improve education, recreation, social services etc. The tennis courts and the improvements to the town park are a good example of those initiatives Why can't the police department keep employees. The churn rate is too high for such a well paid department.	11/10/2025 1:39 AM
19	More diverse, healthier food option type restaurants. Entertainment. More, better , and fixed sidewalks, (Top of the list).	11/9/2025 3:54 PM
20	1/ dog park, 2/ outdoor hang outs (like wahoos w fire pits, lights, casual bites and drinks), 3/ volunteer opportunities	11/9/2025 8:36 AM
21	less large homes being built and used for STR. provide affordable housing, healthcare	11/8/2025 10:08 AM

22	Traffic thru town center especially on weekends and holidays	11/7/2025 8:41 PM
23	Down town. And promotion of the town	11/7/2025 7:44 AM
24	Roads, police presence in town to enforce traffic for pedestrians and more public options	11/6/2025 5:00 PM
25	1) Vacant buildings and crumbling/rundown buildings are eye sores to are charming community. There needs to be actions take to loosen planning and zoning regulations in historic areas or provide financial support to those for upkeep and keep businesses going and fill the buildings. 2) see above. It's so important I'll say it again 3)Employee housing to support the community. Allow for apartment buildings (not just 2 family homes or secondary dwellings) to be built to house the essential works that our local businesses need year-round.	11/6/2025 11:29 AM
26	Vacant buildings, employee housing, flexible planning and zoning guidelines that encourage building and business (not historical character)	11/6/2025 11:11 AM
27	Education	11/4/2025 11:08 AM
28	Addressing flooding Filling vacant space Continuing sidewalk/riverwalk to chimney hill to encourage more walking	11/2/2025 6:58 PM
29	Workforce housing, volunteer recruitment, enticements to encourage the youth to return after college or tech training	11/1/2025 4:03 PM
30	1. Upkeep of private homes and demolition of condemned buildings 2. Roads 3. Lower retail prices	11/1/2025 8:40 AM
31	traffic thru town, remove dollar store, move post office	11/1/2025 8:35 AM
32	Traffic flow Post office parking lot- parking too tight more small businesses cafes restaurants and shops	10/31/2025 9:38 PM
33	The vacant buildings on both sides and corners at the light are a pathetic entrance to town. Press the owners of these buildings (Heritage and Home store) to amend their original plans and try to bring the 2 bldgs back to life. It's a terrible first impression.	10/31/2025 7:01 PM
34	Main street commerce	10/31/2025 5:00 PM
35	Remove town obstacles preventing abandoned buildings to move forward and develop, bring memorial hall to life ! (There is no entertainment!)	10/31/2025 4:41 PM
36	Houses on rt. 9 near bank need fixing Number of abandoned buildings Town looks dumpy	10/31/2025 3:27 PM
37	Childcare, childcare, childcare	10/31/2025 12:44 PM
38	Internet and phone service Less dirt roads Ugly and vacant building in the center	10/31/2025 11:19 AM
39	-Having ALL property Water septic plans for proper & safe STR -Childcare for the young parents who will help the towns future prosper -Benefits for locals as costs are too high at restaurants and stores that are catering to tourists.	10/31/2025 10:03 AM
40	More restaurants More music venues	10/30/2025 1:36 PM
41	-Restaurants -Developing buildings across street from police station -getting new business in cask & kiln building	10/30/2025 1:16 PM
42	The dead buildings in the town center should be fixed and used. More daycare because MT Snow daycare is closed to locals More low cost housing in town with GOOD buildings.	10/30/2025 10:28 AM
43	The entire downtown need events (music/theater/activities) for locals and visitors less restrictive zoning and committee mandates	10/29/2025 8:52 PM
44	A bigger post office with ample parking. The transfer station should be open more, especially on Fridays for us locals going away for the weekend, and have an up for grabs pile.	10/29/2025 6:59 PM
45	CHILDCARE Mt. Snow closing to the public has caused a lot of stress in the valley. Families are scrambling to find options, and I don't think it should fall on working families that have been displaced.	10/29/2025 6:00 PM
46	Jobs for young adults, housing for young families, & affordability for young families.	10/29/2025 3:31 PM
47	Workforce housing, bike trails, economic diversification	10/29/2025 12:27 PM

48	Affordability for young families. Stores. Not Dollar stores. Just general business.	10/29/2025 8:41 AM
49	Town government Childcare Affordability for seniors. TAXBurden	10/28/2025 5:05 PM
50	Affordable, quality housing (the rentals here are either dumps or geared toward tourists making them unaffordable to locals). The public schools are abysmal. You cannot attract young families with bottom of the barrel education. They need a complete overhaul and someone should demand they provide a quality education. More extensive public transit.	10/28/2025 2:15 PM
51	1. town park 2. state road through the middle of town, the large trucks driving through and causing road damage 3. Not easy to walk past center of town, the sidewalk (safe space to walk) ends before the town does	10/28/2025 10:57 AM
52	A gym and pool. Road servicing in the winter	10/28/2025 9:01 AM
53	Traffic	10/27/2025 7:34 PM
54	Affordable housing Put locals first	10/27/2025 7:04 PM
55	Remove the blight, more small businesses...lean into nature - host more outdoor events - road 5ks, half marathons, triathlons, gravel rides.	10/27/2025 6:48 PM
56	Traffic, stores and real beach	10/27/2025 6:19 PM
57	short-term rental restrictions, restricting short-term rentals is hurting local businesses	10/27/2025 9:23 AM
58	Relaxation of zoning to encourage more economic growth to have opportunities for the younger residents so they can afford to live where they were raised, more affordable resident housing, lower taxes	10/26/2025 10:45 PM
59	Housing Use of memorial hall	10/26/2025 3:23 PM
60	1. Housing for workers and elderly 2. The amount of empty buildings and blight downtown 3. Regulations and caps on short-term rentals	10/26/2025 9:11 AM
61	Jobs, housing. Police force	10/25/2025 6:08 AM
62	Public restrooms in the downtown area.	10/24/2025 9:56 PM
63	Family activities, incentives for locals, transparency of local expenditure	10/24/2025 5:34 PM
64	Childcare Roads Fill all the empty storefronts in town	10/24/2025 2:00 PM
65	You do not cater to the people living here full time.	10/23/2025 9:27 AM
66	The corner of route 9 and route 100 downtown is embarrassing. It's where the red light allows people to look left and right and see nothing but boarded up, empty buildings that are dilapidated and ugly. The town has allowed this and it negatively impacts our town's image. The playground by the tennis courts is another embarrassment- a series of ugly metal swing, and hanging structures that were bent when they were moved- why don't we put in a nice wooden structure that has a plethora of ripe swings and bridges maybe a sandbox and tree houses and climbing stations- something that integrates with the natural surroundings All sidewalks could use some improvement and more trash receptacles should be available the existing ones are always overflowing and create yet another sore sight in town.	10/22/2025 4:46 PM
67	Too many empty buildings	10/22/2025 2:24 PM
68	More permanent employment opportunities. More Affordable Housing. Better Health Care Services	10/22/2025 10:13 AM
69	Too many expensive studies on what to do th make life better here - then none of the suggestions are followed. Also a number of regulations concerning building could be loosened to encourage better building maintenance and omre building.	10/21/2025 8:00 PM
70	Affordable housing Affordable childcare Livable wage employment opportunities	10/21/2025 3:02 PM
71	Find productive uses for empty buildings, housing for service workers, bringing in more businesses	10/21/2025 12:38 PM
72	More support for short-term rentals, including favorable policies that protect owner rights and provide high-quality lodging opportunities for visitors.	10/21/2025 12:24 PM

73	Cell service, fill the empty buildings at the traffic lights	10/20/2025 4:04 PM
74	Stop over-development, get rid of cannabis, address crowding at Vail hurting Wilmington	10/20/2025 2:56 PM
75	Lower property taxes Fix pot hole in town center Do something about all the empty buildings in town	10/20/2025 9:42 AM
76	Permit process - Affordable Housing - Bring in New Businesses	10/20/2025 9:07 AM
77	1. Sidewalks on rte 100. 2. Alternatives to Shaws and Walgreens. 3. More/Affordable housing and diversity of community - why are there so many unused AirBNB units?	10/19/2025 7:00 PM
78	Plowing during evenings - it use to be fantastic. It has gotten bad. As a seasonal owner it's only thing important to me as a tax payer. The road work although is great during mud season.	10/19/2025 10:23 AM
79	Empty, ugly, vacant buildings in the Village. Permitting that discourages development, Seasonal variations in the local economy	10/18/2025 12:58 PM
80	Less sprawl. More recreation, Jobs	10/18/2025 10:25 AM
81	1) Spruce up existing downtown historic buildings 2) Encourage business to occupy downtown buildings 3) More local help for people with mental health issues/addiction problems	10/17/2025 4:58 PM
82	Property taxes, Fixing village buildings & Maintaining affordability.	10/17/2025 8:49 AM
83	How to increase the availability of good paying jobs, affordable housing and childcare so that young working people and families will be able to afford living here. I hear of people WANTING to live here, but those 3 aspects have been barriers.	10/15/2025 12:13 PM
84	Available housing to attract workers State still needs to fix the expense of education Livable wages	10/14/2025 3:39 PM
85	1. The downtown areas has multiple buildings particularly 3 east main and adjacent structures that are a blight to the downtown areas - they have been sitting this way for many years and the town is being ridiculous about allowing development of housing options for the community - slow moving is an understatement. 2. What is being done with the old jezebel restaurant? Another empty store that removed tenants with a business to just sit there. 3. Memorial Hall events should be more frequent to attract visitors and provide cultural and entertainment options in the community.	10/14/2025 8:37 AM
86	Traffic, empty buildings, cost of living	10/13/2025 7:23 AM
87	Revitalize downtown , cell Service south of town around ft 100 from Rt9 to whittingham	10/12/2025 12:15 PM
88	Early morning coffee Cell service Fresh foods/butcher	10/11/2025 4:01 PM
89	Fill the empty buildings Fill vacant space Affordable Housing	10/10/2025 7:27 PM
90	Housing, education/childcare, business development.	10/10/2025 7:05 PM
91	downtown vitality (and I know many people are working to make this happen), primarily addressing empty buildings (again I know many people are working on this). Housing for the middle income earners. It's almost impossible to buy as a middle class person. Maintaining the charm and 'undeveloped' feel. I'm glad there's a stop on new cannabis buildings, the vibe on north main isn't what it was.	10/10/2025 5:48 PM
92	A bakery in downtown Wilmington with all the shops!	10/6/2025 7:07 AM
93	Bridge downtown in front of Dots Huge pot holes on Route 100 turning NORTH off of Route 9 Snow Removal	10/3/2025 8:17 PM
94	The tone and responsiveness of some town officials (both elected & appointed). The attention by town gov't and others to the needs and input of permanent residents, not just second home owners and visitors. Attention to and ideas for keeping our schools open and vibrant.	10/3/2025 7:21 PM

Q14 Please provide any additional comments to help the Planning Commission guide their work on the Town Plan update.

Answered: 54 Skipped: 53

#	RESPONSES	DATE
1	Listen to the community! You are asking us. Try not to dictate. Thanks for your time and effort.	12/18/2025 11:31 AM
2	Let's get the vacant buildings used.	12/4/2025 3:21 PM
3	The property taxes are rising to such a high level that people may have to move away esp. seniors.	12/2/2025 4:46 PM
4	Dover has the ski mountain but Wilmington has ALL the charm of a typical Vermont village. In my opinion, this needs to be capitalized on to draw in visitors to spend money and support the local shop and restaurant owners (not just during ski season). This town has so much potential and is driven by the tax base of second home owners. There is a lot that can be added to make Wilmington more of a year round destination but this needs to involve forward thinking individuals that desire to support the existing and future businesses. Thank you for allowing me to provide feedback.	11/21/2025 9:45 AM
5	Keep up the good work. Don't drive the middle class out. Keep it affordable and amazing and beautiful	11/20/2025 12:59 PM
6	Get rid of some of the parking spots right in the center of town & make right turns lanes.	11/15/2025 6:09 PM
7	Taxes need to go down for people on fixed income Transfer station fees need to decrease for same reason	11/15/2025 12:10 AM
8	With the closure of Mountain Medical Services at Mount Snow, there is a lack of urgent medical care services in the area. The Deerfield Valley Campus of SVMC is appointment only and is often understaffed.	11/13/2025 2:17 PM
9	I think we are generally on the right track. Things are moving and understanding that everything costs money.	11/13/2025 10:33 AM
10	Too many short term rentals	11/11/2025 7:32 PM
11	More sidewalks, it's a safety no brainer.	11/9/2025 3:54 PM
12	There are too many large homes being built in this town!	11/8/2025 10:08 AM
13	Happy to see this survey. It's a great start to engaging the conversation	11/6/2025 5:00 PM
14	First off- we are grateful for your service and shared love for Wilmington...but...there are definitely things that can be done to make our town prettier, more functional, more economically profitable, and more desirable. There are many charming things about Wilmington but there are also many town planning and zoning issues that need to be fixed to stop strangling businesses as evidenced by the two buildings across from City hall which are disgusting eye sores and the lack of employee housing that causes so much strain on our local business owners who are killing themselves to keep up with customer demand. This needs to be fixed or you will lose valuable community members, future residents, and most importantly economic revenue for our town.	11/6/2025 11:29 AM
15	Vacant buildings MUST NOT be left vacant. Ease up on difficult planning and zoning guidelines so as to allow for businesses to utilize vacant buildings	11/6/2025 11:11 AM
16	Need to encourage more businesses downtown through land use decisions Need to ensure local residents have more housing option	11/2/2025 6:58 PM
17	Wilmington is a great place to live and raise a family. Do not succumb to individual(s) pressure that promotes agendas that are not inclusive for all. In short, you are all doing well!!	11/1/2025 4:03 PM
18	More affordable housing and rentals for locals who live and work in Wilmington.	11/1/2025 8:40 AM

19	improve historic preservation and use the downtown buildings for tourist services.improve the parking along the river.move rt 9 to bypass town. Business supply trucks either need to be reduced in size or have a drop area with shared warehouse outside of town.keep allowing certain small businesses should be able to locate outside of downton zoned commercial strip such as veterinary, hair salons, galleries,etc	11/1/2025 8:35 AM
20	Please, no more cannabis stores.	10/31/2025 7:01 PM
21	Keep up the good work!	10/31/2025 5:00 PM
22	We have been impacted by the recent issues with childcare and it is an obviously huge issue for families to survivor and grow in these small communities. Without childcare we will likely have to move from the area as a few other families in Wilmington have said as well.	10/31/2025 12:44 PM
23	Do a study on the expected growth of school age children in the next 5-10 years and if declining reduce amount spent on education	10/31/2025 11:19 AM
24	I feel that the office is very overwhelmed and is dropping the ball a lot on serious matters such as water planning, updated septic system plans from all residential homes, and proper permitting after proper inspections are carried by a licensed state official. Young families are threatening to move due to lack of school and childcare. If these families move, and the elderly pass on, the town will crumble. Locals cannot support the businesses, especially on off seasons because the costs are too high to be afforded by us. Locals should be given a discount at all restaurants and retail and the business owners should receive a tax write off from the town for providing said discount loyalty program.	10/31/2025 10:03 AM
25	You guys are great. Keep up the good work on a thankless job.	10/30/2025 10:28 AM
26	Perhaps the town should buy the empty and crumbling downtown properties, lease (to buy) to serious entrepreneurs who will actually work them. Maybe encourage immigrants.	10/29/2025 8:52 PM
27	Do something with those vacant buildings at the intersection of downtown.	10/29/2025 6:59 PM
28	The town should immediately assist in starting another childcare facility. Without a workforce, the local community would start to fall apart. We need more childcare options and this area is lacking activities for children such as gymnastics, dance, children's museums, etc.	10/29/2025 6:00 PM
29	Keep communicating, learning and growing. Everyone has the same goal of improving our community	10/29/2025 8:41 AM
30	Common sense so seniors can live affordably in town	10/28/2025 5:05 PM
31	Require larger property sizes for new homesites. Build affordable housing for single people and for young families. And build it on public transit routes. Demand slum lords here to offer decent housing at fair prices. Stop the development of second homes and more expensive rentals. People need to afford to live here. There must be a way to have a better and more beneficial balance.	10/28/2025 2:15 PM
32	This is Wilmington's moment in time to do it right, thoughtfully. It's got it all — proximity, character, and natural resources.	10/27/2025 6:48 PM
33	Keep the town small	10/27/2025 6:19 PM
34	Stop restricting short-term rentals local businesses need the tourism	10/27/2025 9:23 AM
35	Pave the parking lot behind the stores on Route 9....when it rains and snows, it is messy and muddy	10/26/2025 10:45 PM
36	Why award \$50,000 to a bakery no one sees while Leaving the four comers of 9 and 100 vacant. Really dumb.	10/25/2025 6:08 AM
37	Focus more on full time residents and practical offering and less on tourism and the the historic appearance of unused and abandoned buildings	10/24/2025 5:34 PM
38	Need additional day care options!	10/24/2025 2:00 PM
39	You do not cater to the people living here full time.	10/23/2025 9:27 AM
40	If there was a mandate that didn't allow home owners or businesses to keep their possessions trashed around their front lawns. With a town beautification effort we could all be so much more	10/22/2025 4:46 PM

proud of this special place. Cleaning up, painting, removing miscellaneous furniture and trash will be a constructive step in gaining more visitors which helps our economy and our tourism.

41	Lighten up on restrictions that are holding back people from opening businesses in available buildings	10/22/2025 2:24 PM
42	In my opinion, the Town needs to decide whether it wants to "Grow Up" or Stay in the Past. It is impossible to constantly try to stay in-between. Perhaps its time to totally seperate the "Historic district" and make it "Historic" and move businesses out to a more viable area. Small shops and Restaurants can remain but trying to develop "modern" things within a "Historic Area" just is not going to work. We need other employment much like GS Precision, BarnBoard, Linc Haynes Construction, and others provided. "FULL TIME type of employment. We have fought forever with all of the seasonal part time stuff. Affordable housing is also a HIGH priority. Gosh, no one can even rent seasonally any more. Health Care since the Drs. all left the Health Center has suffed greatly. The people that do work there now, providing care, are doing their absolute best but, with more people than ever in the valley permantly, it is highly inadequate. We used to have ONE doctor that served the whole valley! Took x-rays, set bones, diagnosed deseases, did minor surgeries, And now look....Bennington or Brattleboro do do any of that. Not a good system for over 5000 people on a regular basis and 15,000 on busy times. Why can't we have a 24hr Clinic like have been popping up everywhere? So...in a nushell 1. We have little to no full time employment in the Valley. 2. We basically have NO affordable places to rent or buy for "normal" income type people. 3. Our health care is struggling at best. 4. Our school is stuck in the woods in the middle of nowhere. (not a good draw for families) And, it does not offer many opportunities for kids. There's my 2 cents.	10/22/2025 10:13 AM
43	stop thinking about building expensive new administrative buildings - fix the existing structures in town - even if you have to buy them from lax owners - and make the town look attractive and vital..	10/21/2025 8:00 PM
44	Allow more participation in large decisions vs deciding things that may directly or accidentally hurt others or lose our rustic lifestyle	10/20/2025 2:56 PM
45	Fix the hours of the Transfer Station - horrible hours - make more convenient for all residents, especially on weekends, add Friday or Saturday.	10/20/2025 9:07 AM
46	The post office needs a larger space for parking.	10/19/2025 7:00 PM
47	Town needs to be more aggressive to make things happen, e.g. exercise eminent domain on unmaintained or seemingly abandoned properties.	10/18/2025 12:58 PM
48	Again, we should improve and utilize existing (particularly historic district) buildings without destroying their character, and encourage business and residential use therein. No tear-downs! Right now there are too many buildings in disrepair. Town should encourage and assist property owners with that. Also, I am NOT in favor of moving the town offices. We should invest in improving the existing building, and moving records, computers, etc. to upper floors. Lower level can be used for meetings and other community activities. Town offices should reman in the center of town.	10/17/2025 4:58 PM
49	Be willing to continually consider decisions made in the Town Plan.	10/17/2025 8:49 AM
50	Parking is needed Fix the District Review Board	10/14/2025 3:39 PM
51	The town planning commission has a responsibility to foster a thriving community that is attentive to resident and visitor wants and needs. This said, they need to be focused on improvements and plans to move the town ahead, not mired in the past. A balance needs to be struck to maintain history, but continue to continuously progress the downtown and surrounding area.	10/14/2025 8:37 AM
52	Thank you for doing this	10/12/2025 12:15 PM
53	Thanks for offering this and for all of your work on behalf of the future of this town. Wilmington is the sweetest little spot and in large part due to the hard work of folks like yourselves. I would urge us to consider buying land (such as the Wheeler farm land, or the Sitzmark) that could serve as flood mitigation, recreational, and would allow us to maintain undeveloped land.	10/10/2025 5:48 PM
54	Keep the culture of Wilmington and its quaintness alive! Please don't be like other towns and build up with housing and cell phone towers. Our open space is special	10/6/2025 7:07 AM

APPENDIX B – NOVEMBER PUBLIC MEETING SUMMARY

Wilmington Public Meeting Summary

Old School Community Center

11/1/2025

Traffic & Transportation

- Heavy truck traffic through town; need strategies to divert trucks. Consider a truck route or bypass.
- High volume of regular vehicle traffic.
- Pedestrian safety concerns.
- Need sidewalk expansion, especially Beaver St., Castle Hill and Shaft St.
- Need more parking, especially in town for businesses. Need better signage and maintenance for parking.
- W. Main St. – bridge replacement? Flooding addressed?
- Winter maintenance issues and slow response.
- Local Highway dept. – staffing and equipment is good.
- Public Transportation – continue this important service but is funding adequate?

Local Government & Administration

- Need more public input before finalizing plans/attendance at public meetings.
- Professional sign study and database needed; outside firm could conduct it.
- Zoning administration should provide consistent enforcement.
- Post survey results online for transparency.
- Reasonable barriers not over restrictions on development.
- All town staffing should be competitive, salaries and benefits and offer professional training.

Housing & Development

- Need more housing for local families — not more short-term rentals or Airbnbs. Connect supply with demand.
- Explore tiny homes and other affordable housing options.
- Explore developability before expanding infrastructure further.
- Expand commercial zoning along Route 9W, where there currently is a break in the commercial zone.

Historic District & Preservation

- Concern about maintaining the historic district.
- Need more actionable control over the Historic District.
- Address vacant or underused buildings in the village/historic areas, including penalties for leaving buildings vacant.

Recreation

- Improve signage and connections for trails (e.g., to Buzzy's Base).
- Explore skate rink or recreational programs for youth and families.
- Collaborate between towns on shared trail systems.
- Expand lake and bike access; add turnaround spaces at trailheads.
- Encourage family recreation (running, walking, biking – flat path).
- Wheeler Farm – purchase for recreation and flood resiliency.

Business & Economy

- Vacant buildings should be prioritized for redevelopment. See Portland, Maine regulations for empty commercial space.
- Encourage businesses that focus on locals.
- Outdoor or general stores could meet community needs.
- Attract and retain young families to support schools and housing demand.
- Develop small commercial or open-air markets.

- Support a mix of homes, small homes, and senior housing options.
- Incentivize employees and survey students to assess needs.

Infrastructure & Utilities

- Need more trash receptacles throughout town. Solid waste dept. is overwhelmed.
- Explore underground utilities.
- Need more EV charging stations.
- Potential need for new water source?
- Feasibility study on return on investment for future utility expansion projects needed.

Regional Cooperation

- Strengthen cooperation between towns for planning and development.
- Explore shared municipal services.

Natural Resources

- Protect water quality and nesting loon on Lake Raponda.
- Greeting Program to protect against invasive @ Raponda and Herriman.
- Maintain ridgelines and tree-lined roads.

Community Misc.

- Younger involvement and visions needed. Need to attract young families – schools/child care.
- Fire – Staffing issues. Need false alarm policy. Increased call log/nuisance calls.
- Police – Staffing concerns, affordable housing limitations. Aging equipment. Need traffic and flood/weather data.
- Rescue – Staffing issues. Equipment costs. Aging population.

APPENDIX C – ENHANCED ENERGY ELEMENT

Enhanced Energy Plan

Introduction

This Enhanced Energy Plan is a first for the Town of Wilmington. It is a step above the town's previously approved energy plan. Enhanced Energy Plans in Vermont, established under Act 174, are optional and voluntary plans and allow towns to gain "substantial deference" in state-level energy siting proceedings (Section 248). They also provide additional analysis of a town's energy consumption and generation. The plan first looks at energy demand for commercial, residential and municipal uses in town. It then considers energy sources including wood, solar, wind and hydro. The plan also identifies siting standards for new energy installations. Finally, the plan lays out targets for energy efficiency and renewables. As a result of this work the town will have a better sense of its energy needs in the future and how to meet them.

Coordination with Green Mountain Power

No Town Energy Plan can be complete without close coordination and discussion with Green Mountain Power (GMP). The Town should be fully knowledgeable of GMP's energy strategies, specific plans to reach their goals and engages in regular discussions to identify partnering opportunities that may present themselves. Such opportunities for leveraging resources will result in better and more efficient results for both parties and can reduce implementation costs for the Town.

GMP serves more than 275,000 customers in 202 municipalities in Vermont with electricity that is 100% carbon free and more than 80% renewable on an annual basis. Their energy strategies and plans are included in the latest 3-year Integrated Resource Plans (IRP) that is mandated, reviewed and approved by the Vermont Public Utility Commission. Individual program initiatives in the plan still require a separate approval before actual investments are made. The plan focused heavily on Load Management and specifically Energy Storage as a significant resource going forward and one that can replace the need for fossil fueled peaker plants, buying spot market energy and building infrastructure – all of which reduce costs.

GMP's load management strategy can be described as:

- Shifting load – through time-of-use rates
- Controlling load – through smart devices (thermostats), home batteries, EV charging and other load controls
- Supplying Peak Demand Locally – primarily batteries and Distributed Energy Resource (DER) applications

GMP also offers a Flexible Load management Pilot Program to qualified commercial and industrial customers who can shift large electric loads to optimize energy use. The program utilizes Time-Of-Use (TOU) base electric rates that higher during peak electric use periods and lower off peak. This helps reduce system peak electric demand, supports renewable integration and can lower customer energy costs.

GMP has one of the most well-known battery storage suites of programs in the U.S. , utilizing customer batteries (behind the meter) as a “virtual power plant” Customers can opt for:

- Lease Program (most popular) - GMP installs a whole house battery system (Tesla or Enphase units): for either \$5500 upfront or \$55/month for 10 Years. GMP can use the customers system during peak events and customers gets increased resiliency during system power outages. The program is extremely successful, having several thousand participants and a backlog of more than a thousand on a waitlist.
- Bring Your Own Device (BYOD) – customer installs their own battery and GMP pays up to a \$10,500 incentive for the right to dispatch it for peak events.

In addition, GMP can utilize utility-scale (MW) Battery Energy Storage Systems (BESS) interconnected directly to the electric grid to meet their peak load reduction goals. These are permitted and installed by independent developers who contract with GMP to provide battery storage grid injections when needed. These systems are typically sited in load pocket, or resource constrained areas as defined by GMP and are usually installed as close as possible to existing substations. The Town will explore with GMP if Wilmington is a candidate area for such projects and the potential implications for the Town.

The Energy Committee has ongoing discussions with GMP to review their plans and areas of potential mutual collaboration. These could include options like promoting load management and battery storage programs that increase grid reliability, increase distribution system solar hosting capacity as well as providing Wilmington electric customers with opportunities for bill reductions and backup power during power outages.

Wilmington’s Current Energy Use

The following paragraphs describe Wilmington’s current energy demand in detail. These energy use figures provide a factual basis for the town to develop informed energy policies and implementation actions.

To provide a comprehensive overview of Wilmington’s energy landscape, energy consumption is broken into three distinct sectors: electrical, transportation, and thermal (heating of buildings). For the electric sector, the provided figures are *measured*, while for the thermal and transportation

sectors, they are detailed energy use *estimates*. Unless otherwise noted, all data is from 2023. Figure 1 demonstrates how Wilmington’s energy consumption is divided among the three sectors.⁴

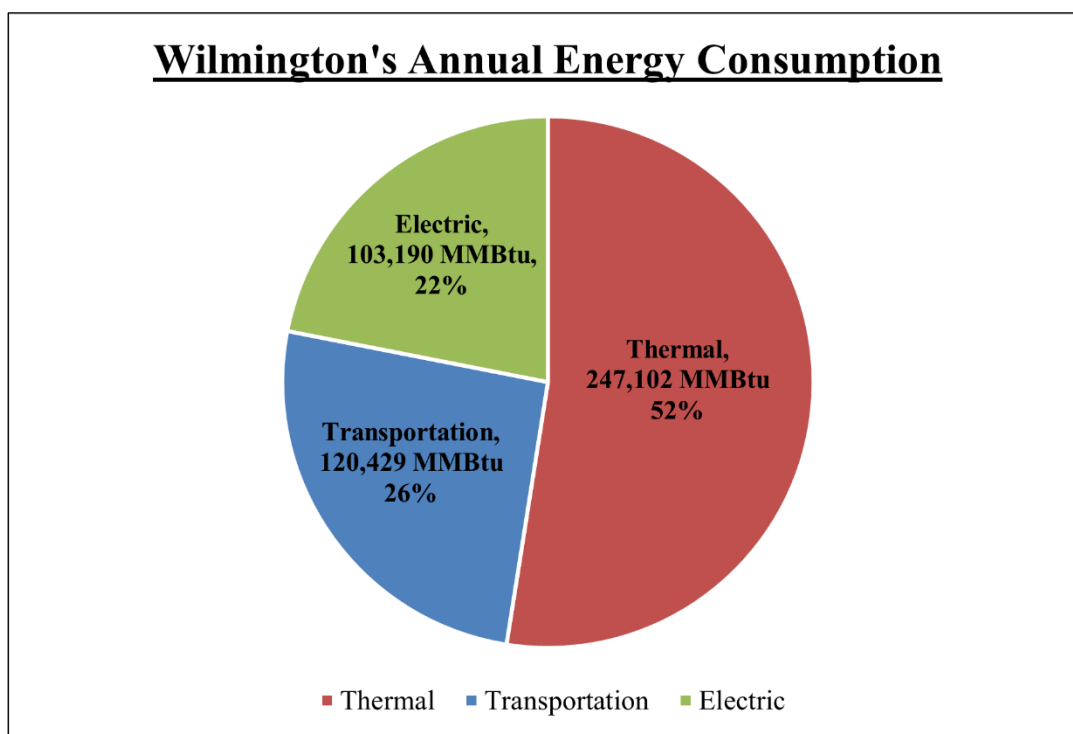


Figure 1: Annual Energy Consumption in Wilmington as of 2023

Current Electricity Demand

Wilmington’s electric energy supply is provided by Green Mountain Power (GMP). Efficiency Vermont (EVT) provides the town with detailed electrical consumption data for residential and commercial/industrial users. This dataset represents Wilmington’s total grid-tied electric supply but does not include electricity use from off-grid structures.

⁴ Electrical energy use is generally measured in kilowatt-hours (kWh); however, for the purpose of standardizing energy consumption across various sectors and to allow for easier comparison, kWh has been converted to million metric British thermal units (MMBtu).

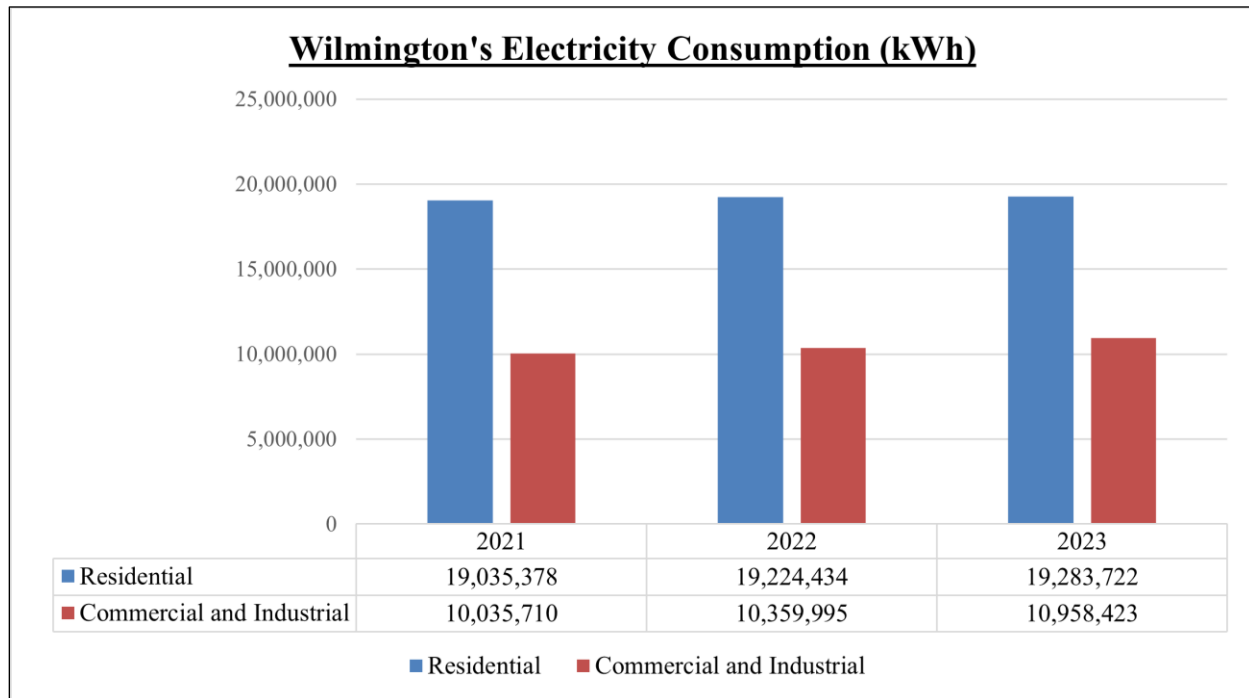


Figure 2: Local Electrical Consumption by Sector

As Figure 2 demonstrates, Wilmington's electricity use has been relatively stable over the past several years, seeing gradual increases. One possible explanation is the growing adoption of heat pumps in area households and businesses. Overall, the town's residential electricity demand exceeds that of commercial and industrial buildings, indicating an opportunity to encourage electrical efficiency and conservation by targeting residential electricity users.

To translate Wilmington's total electrical energy use into a dollar amount, we can estimate a cost of \$0.1788 per kWh (the Vermont state average electricity costs across sectors in 2023). Based on the above data, Wilmington residents paid over \$3,447,929 for electricity, while commercial users paid \$1,959,366.

Current Transportation Demand

Energy use figures for the transportation sector are estimates that Wilmington receives from the Windham Regional Commission (WRC). WRC calculates energy demand using a suite of data analysis tools created by the Vermont Public Service Department (PSD). WRC provides this information to Wilmington to support local enhanced energy planning and analysis.⁵

⁵ Data sources for the referenced analyses include the U.S. Census Bureau (in particular, the 5-Year American Community Survey [ACS] Estimates), the Vermont Department of Labor (DOL), the U.S. Energy Information Administration, Efficiency Vermont, Vermont Department of Public Service, and Drive Electric Vermont, among other agencies and organizations. Detailed methodological information has been omitted from this plan. To learn more about the analyses supplementing the data, refer to Appendix C of the 2025 Windham Regional Plan or the Vermont Public Service Department's Act 174 Website.

According to the U.S. Census (2023), Wilmington has 1,000 primary housing units (not vacant or used for seasonal/recreational purposes). Based on the number of households, it can be estimated that there are 1,695 light-duty vehicles (LDV) on Wilmington's roads, which consume 928,976 gallons of fossil fuel and **120,818 MMBtu** each year. Below is a table summarizing the averages, estimates, and assumptions used to arrive at the provided figures.

1,000	Number of primary housing units.
1,695	Number of fossil-fuel burning light-duty vehicles (LDV).
13,250	Estimate of the average annual number of vehicle miles travelled (VMT) by an LDV in the area (The statewide average annual VMT for LDVs is 12,500. The vast majority of LDV in Vermont can safely be assumed to drive between 9,000 and 15,000 miles annually. Average VMTs for Southern Vermont are higher than the state average due to the rural nature of the region.)
22	Estimate of the average fuel economy of fossil-fuel burning LDV fleet in the area, in miles per gallon (statewide average fuel economy).
928,976	Estimated number of gallons of fossil fuel consumed annually, calculated from the values above.
121,259	Number of Btu in a gallon of fossil fuel, computed as a weighted average of the individual heat contents of gasoline (95%) and diesel (5%).
120,429	This is the estimated total annual energy consumption of internal combustion LDV in the area, in millions of Btu.

As in the vast majority of rural communities, transportation accounts for a considerable portion of Wilmington's total energy consumption. A goal of this plan will be to identify actions to reduce vehicle energy consumption through town-appropriate.

To estimate the cost of this energy, this plan assumes that the average cost of gasoline is \$2.90 per gallon.⁶ Therefore, in Wilmington, consumers spent a minimum of approximately **\$2.69 million** on transportation fuel costs alone. However, gasoline costs at the completion of this plan have increased significantly and as a result consumers are now spending significantly more than this estimate. (The results of the analysis can be multiplied by today's \$/gal. divided by the \$2.9/gal. to get a more accurate number at any given time).

Wilmington is a rural town lacking public rail and continues to show a reliance on petroleum-based fuels with a high number of vehicle miles traveled. Wilmington has a rugged terrain, limiting the ability to adopt broad bicycle transportation in the past. The introduction of electronic motorized bicycles has the potential to change all of that as this new technology becomes mainstream and mountains become conquerable by other than supreme athletes.

Current Heating Demand

To account for different building types and their respective uses, the following estimates divide thermal energy demand into residential and commercial categories. Industrial heating demand is not included in this analysis due to a lack of reliable state-level data. Similar to the transportation sector, the figures outlined below are estimates provided by WRC. With 1,000 primary housing units, 165 commercial buildings, and 1,540 seasonal homes in Wilmington, the total heating energy demand for the town is **247,102 MMBtu**.

Residential Buildings

For residential buildings, Wilmington was assumed to use the same average annual heating load as the rest of Vermont, of 110 MMBtu. There are exactly 1,000 primary housing units in town, but according to the Census, 42 of them are heated by electric heating systems. Electrical heating is included in Efficiency Vermont's electric sector data discussed earlier. To avoid double-counting this category of consumption, the 42 electrically heated households were excluded from Wilmington's residential thermal sector analysis. With 958 primary housing units remaining after this is accounted for, the town's residential heating energy consumption is estimated at **105,380 MMBtu**.

A large portion of Wilmington's housing stock is seasonal (60.6% of total households). According to Vermont's state-level energy and climate modeling data, seasonal homes can be assumed to use roughly 15% of the total heating energy used by full-time residences. For Wilmington, this assumption is somewhat off, since many seasonal homeowners use their properties primarily during winter months and for longer periods (often for recreational purposes). To account for this dynamic, this plan assumes that seasonal residences in Wilmington use 25% as much heating

⁶ Data source: Vermont Agency of Transportation, 2021 Monthly Average Posted Prices for Fuel.

energy as year-round homes. When factoring this in, seasonal homes are estimated to consume **42,350 MMBtu.**

The Census provides additional thermal-sector data on the specific home-heating fuels used by primary households in Wilmington. As shown below, the residents of Wilmington use a variety of sources for home heating. According to the 2023 ACS, 43% of homes in Wilmington were primarily heated with fuel oil or kerosene. Other home heating sources include LP Gas (40%), wood (12%), electricity (4%), and the remaining from other sources such as coal/coke, geothermal or other fuels. These figures only represent the primary heating sources and do not indicate whether or not there are multiple fuel sources being used.

Based on the mix of residential heating fuels used in Wilmington, it is estimated that year-round residences spend \$3,088,536 on heating, and seasonal households spend \$772,134, for a combined total of **\$3,860,670.**

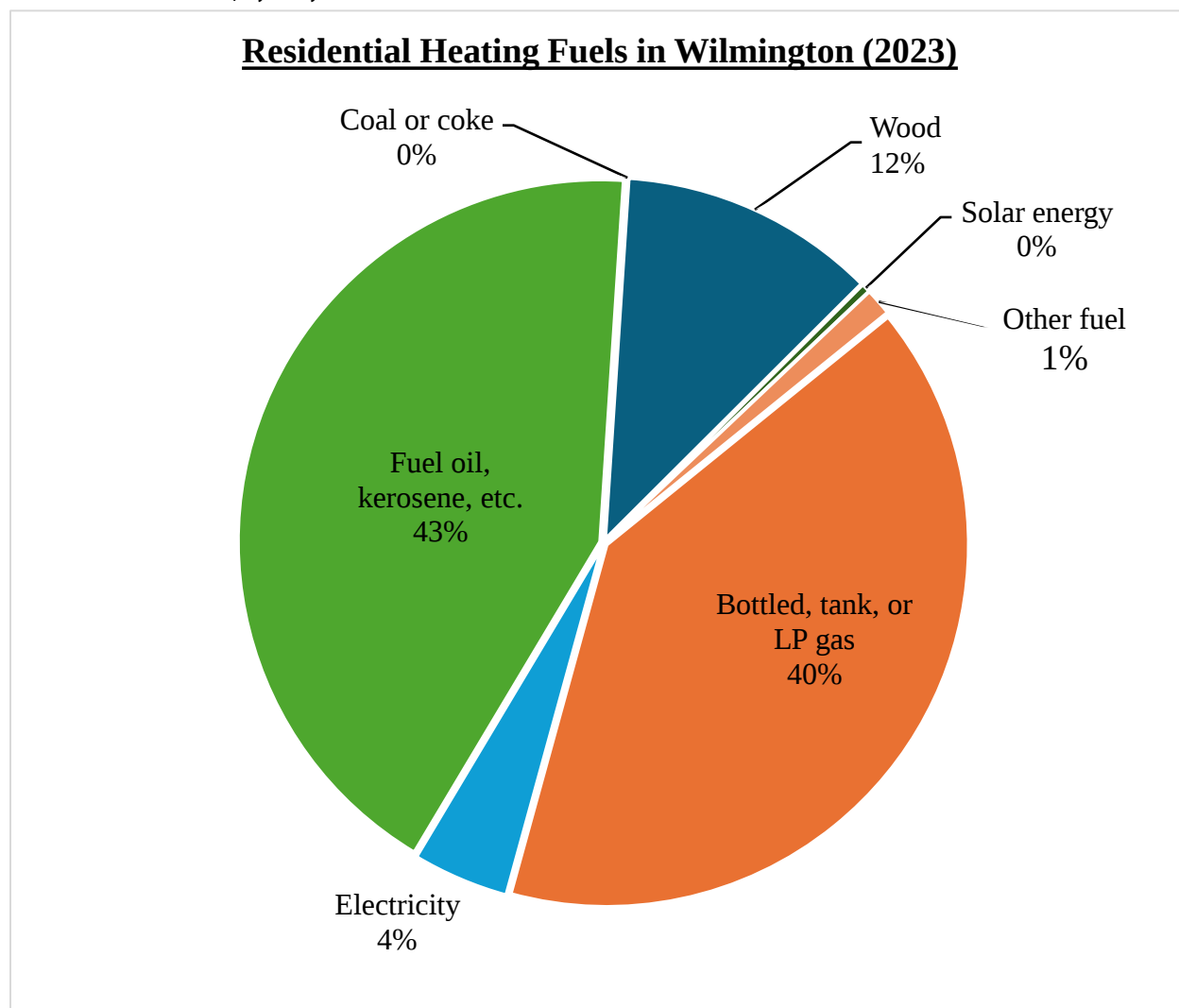


Figure 3: Breakdown of Wilmington Residences by Heating Fuel Type

Commercial Buildings

For commercial establishments, Wilmington’s estimated average annual heating load is 882 MMBtu. For the state as a whole. The average is between 700 and 750 MMBtu per year, but the average for any given town is very likely to be significantly higher or lower, as the mix of businesses varies widely from town to town. Based on the types of commercial buildings in Wilmington, the heating load was estimated to be somewhat higher than the state average. With 165 businesses, the total estimated commercial heating demand in the town is **99,372 MMBtu**. There is no publicly available dataset that provides information on commercial floor space or the heating fuels used by Wilmington businesses, so cost estimates for commercial heating are unfeasible to establish.

Municipal Buildings

Municipal buildings are categorized as commercial buildings for the purposes of the data analysis provided in this plan. That said, energy use for the Town government is much easier to quantify, since the town budget includes energy line items, and Wilmington collects and manages its municipal building utility data.

The Energy Committee recommends that the Town monitor energy usage of municipal buildings and infrastructure utilizing the EPA Energy Star Portfolio Manager or similar tracking system. They also recommend tracking usage and savings from alternative energy sources such as wind and solar, including the resulting reductions of greenhouse gas emissions. The committee shall periodically review the data to determine future opportunities and savings. This will include best energy efficiency practices for new building construction or modifications of structures.

Total Energy Costs

In sum, Wilmington pays a significant amount in energy across the three use sectors. The total estimated cost to the town’s residents for electricity, heating, and transportation is roughly \$11.96 million dollars each year. This estimate does not include heating costs for commercial and industrial buildings, so the figure is likely even higher. There are financial incentives for the municipality, its residents, and businesses to improve energy efficiency, conservation, and cross-sector electrification.

Wilmington’s Energy Sources

Energy sources within Wilmington are all renewable, and include wood, solar, hydro and wind power. The cost, availability, and environmental impact of conventional energy sources is outside of the town’s control. As a result, this plan encourages the use and generation of locally-sourced alternative energy sources.

The following table provides an overview of the different forms of renewable energy generation in Wilmington. The data is as recent as recent as January, 2024, and comes from the Vermont Public Service Department.

Existing Renewable Generation in Wilmington				
Solar	Wind	Biomass	Hydro	Total
1,434 MWh	44 MWh	0 MWh	0 MWh	1,478 MWh

The vast majority of Wilmington’s existing power production comes from solar photovoltaic (PV) energy, with a smaller percentage attributable to wind.

Aggressive state goals to reduce reliance on fossil fuels has created a culture of change in energy consumption. Efficiency Vermont provides comparative electric energy consumption results to all residents and offers resources to assist in identifying energy saving opportunities. Green Mountain Power (GMP), providing electric services to Wilmington, is working in collaboration with solar developers to offer small roof-top or ground mounted installations to individual consumers, making significant movement toward renewable energy transitioning for the town.

As the movement toward renewable resources grows, Wilmington will take a leadership role by seeking renewable resources to meet the needs of municipal facilities and developing guidelines and regulations to introduce renewable resources in a manner that best meets the needs of the community. The following paragraphs discuss individual energy resources in detail.

Biomass

Biomass is any organic matter, including byproducts from animals, agriculture, or forestry, that can be converted into fuel and is therefore regarded as a potential energy source. In Vermont, biomass is classified as a renewable resource because plants and animals can continually be regrown or reproduced. Biomass combustion immediately releases significant carbon dioxide, but in the long term, an equivalent amount of CO₂ is absorbed during plant regrowth. For this reason, biomass is considered carbon neutral. Nonetheless, biomass remains a contentious energy source, with ongoing debate about its environmental impacts and sustainability.

In Wilmington, wood (a biomass fuel) is commonly used for home heating, and according to Census data, 12% of households use wood as a primary heating source. Wood is a relatively low cost source of renewable energy compared to oil and electricity. Wilmington has a large amount of woodland that, if effectively managed, could supply a reliable, local source of energy. With air pollutants (an ongoing concern with wood heat sources) a focus on new efficient wood burning heating devices would best serve the overarching needs of the town.

Net-metered Renewable Solar and Wind

Net metering is one way in which home or business owners can realize savings from operating a wind or solar system. Under net metering, a building owner is permitted to connect suitable generating equipment to the public power grid. During periods when more energy is generated than

the property is using, the metered amount of electrical energy provided to the grid reduces electric bills. To net meter, the project must receive a Certificate of Public Good from the Vermont Public Utility Commission (PUC) through a quasi-judicial review process known as Section 248 Review. Roof-metered solar systems under 500 kW, micro hydro facilities, and ground-mounted solar projects with a capacity of 15 kW or less often qualify for an expedited review and permitting process through the PUC.

Solar

Joint ventures between property owners, Green Mountain Power, and solar installers have seen a growth in solar installations in Wilmington. According to the Vermont Public Service Department, between 2018 (the year of the previous town plan's adoption) and 2024, Wilmington's total solar generation capacity increased by **1,155.6 kW**. If this trend is any indication, the majority of future local power generation will likely come from solar photovoltaic (PV), particularly rooftop solar, which can be sited on existing structures to minimize land-use impacts. The Town of Wilmington encourages the safe, socially, and environmentally responsible use of solar energy generation in a manner beneficial to the town and its residents, in conformity with the plan's Preferred Solar Locations and Energy Siting Standards (below). We encourage readers, particularly developers, to review these standards to better understand Wilmington's renewable development priorities.

People interested in residential solar should also monitor the PUC, since net-metering rates are expected to evolve over time. As a result, residents may want to consider installing sooner rather than later.

Solar Resource Availability

As part of this energy planning effort, Wilmington received GIS data from WRC to help identify areas with potential suitability to support solar PV. Areas with solar resource availability are either **prime** locations (sites with sufficient solar radiation and no known or possible constraints or **secondary** locations (sites with sufficient solar radiation to support projects, but at least one possible constraint). In addition, WRC provided Wilmington with data from the Vermont Center for Geographic Information (VCGI) identifying the amount of rooftop area with suitable orientation and radiation for solar, although this data does not account for site-specific factors, such as roof pitch, structural considerations, etc. The results of these analyses are provided below.

Ground-Mounted & Rooftop Solar Availability in Wilmington			
Prime Areas	Secondary Areas	Prime & Secondary Areas	Rooftop Area
3,550 acres	4,564 acres	8,114 acres	157,100 square meters

See also the Ground Mounted Solar Potential Map, included at the end of this plan, for more information. This map identifies areas of known and possible state level constraints (which can be found below on pages 12 and 13).

Wind

Wind is another source of renewable energy that is being developed in Vermont on both large and individual scales. There are several factors that contribute to the siting of large scale wind-generating facilities:

- elevations greater than 2,000 feet
- proximity to electric transmission lines
- reasonable road access
- ridgeline locations
- wind speed

Currently, two industrial-scale wind projects operate in the nearby towns of Searsburg and Readsboro, with a combined total of 26 operational wind turbines.

Small, home-based wind energy systems are being used in the region but high costs have restricted their growth. As of 2024, there are ~20 kW of active residential wind projects in Wilmington. A global focus on renewable energy may make small projects more cost effective in the future. In general, wind will likely continue to represent a small portion of Wilmington’s generation portfolio. As with solar energy, siting standards for wind are provided below.

Wind Resource Availability

Wilmington’s wind resources can be mapped using VCGI data on wind speed and elevation. The Wind Resource Map (included at the end of this plan) displays data based on the turbine scale a particular location can support: residential (30-meter hub height), commercial (50-meter hub height), or industrial/utility (70-meter hub height). Results of these analyses are provided in the table below. The table shows the total available wind acreage across residential, commercial, and industrial categories; however, the vast majority of the acreage can only support residential wind. As with the solar analysis, this data is broken out into prime and secondary resource areas.

Wind Resource Availability in Wilmington		
Prime Areas	Secondary Areas	Prime & Secondary Areas
9,578 acres	19,910 acres	20,489 acres

See the Wind Potential Map, included at the end of this plan, for more information.

Hydro

Hydropower is an established energy resource in the Deerfield River watershed. While no hydropower facilities technically operate in Wilmington, the neighboring Town of Whitingham hosts Harriman Station, one of the largest hydro generators in the region. Large new hydropower is unlikely to occur in Wilmington due to environmental constraints and regulatory requirements. However, small-scale hydropower systems (known as micro hydro projects) may offer creative opportunities for distributed renewable generation where adequate stream velocity and elevation are present. Emerging low-impact micro-hydro technologies may allow small systems to operate with minimal ecological disturbance, particularly where existing infrastructure is already in place. Wilmington supports the exploration of appropriately scaled and sited micro hydro systems that avoid significant impacts to streams and other natural resources.

Wilmington's Preferred Sites, Resource Constraints and Potential for Power Generation

State and Municipally-Designated Preferred Sites

Energy projects in Wilmington can receive “preferred site” status, meaning that developers construct them in pre-designated locations with favorable characteristics. Siting projects on preferred sites can give project owners direct financial and regulatory benefits. For generation projects between 15 kW and 150 kW, projects can earn an additional \$0.03/kWh in bill credits compared to non-preferred sites, and are often, permitted faster. The state legislature defines the following locations as preferred sites.

- **State Preferred Sites/Site Criteria**
 - Existing rooftops
 - Parking lots or parking lot canopies
 - Brownfields
 - Gravel pits
 - Site where 50% of the power is used onsite
 - Municipally-designated location

By adopting a local enhanced energy plan, Wilmington can identify specific preferred sites that receive deferential status with the PUC. This plan recommends the adoption of the State's Preferred Sites (above), State and Regional Constraints (below), and relies on the Town's Siting Standards (below) to identify the best sites for energy generation.

State, Regional, and Local Constraints

Wilmington's energy resources are abundant, but the Town must also consider constraints on energy development to properly plan for the future. As part of the 2026 Wilmington Town Plan Update, WRC provided the town with maps to support the plan's energy element. These maps (provided at the end of this plan) display areas in Wilmington with characteristics that limit the siting of energy projects or signal potential limitations. These areas possess either **known** or possible **constraints**, and are listed below:

- **State Known Constraints**
 - Vernal Pools from Vermont Center for Ecostudies (confirmed)
 - DEC River Corridors
 - FEMA Floodways
 - State-significant Natural Communities
 - Rare, Threatened, Endangered Species
 - National Wilderness Areas
 - Class 1 and Class 2 Wetlands
 - Regionally or Locally Identified Critical Resources
- **State Possible Constraints**
 - State Known Constraints
 - Vernal Pools from Vermont Center for Ecostudies (confirmed)
 - DEC River Corridors
 - FEMA Floodways
 - State-significant Natural Communities
 - Rare, Threatened, Endangered Species
 - National Wilderness Areas
 - Class 1 and Class 2 Wetlands
 - Regionally or Locally Identified Critical Resources

In addition to state constraints, energy developers in Wilmington must consider regional constraints identified in the 2025 Windham Regional Plan (WRP). The WRP only identifies possible siting constraints, which include the following:

- **Regional Possible Constraints**
 - Lands over 2,500 feet in elevation
 - Vermont ANR-identified bear travel corridors
 - Shore lands
 - Steep slopes >25%
 - Prime Agricultural Soils or Vermont Significant Soils
 - Sites requiring significant forest clearing

Finally, the Town of Wilmington adopts the Known and Possible State Constraints, as well as the Regional Possible Constraints as their own for the purpose of evaluating energy generation developments.

Energy Generation Potential

Based on Wilmington’s energy resource availability and constraint data, it is possible to determine the town’s potential for future renewable development, assuming a maximum build-out of generators across the landscape. Wilmington’s generation potential was determined using the town’s solar and wind resource availability acreage, which was divided by a generic estimate of the amount of land required to support a given generation technology. A full description of the methodological approach to this analysis can be found in Appendix B of the 2025 Windham Regional Plan.

Wilmington’s Renewable Energy Generation Potential		
Rooftop Solar	Ground-Mounted Solar	Wind (all scales)
23,048 MWh/year	683,038 MWh/year	1,615,344 MWh

The generation potential analysis demonstrates Wilmington’s flexibility in meeting its energy generation goals and how its available land translates into a hypothetical total power output. It does not in any way dictate how much renewable development will actually occur.

Siting Standards for Energy Projects in Wilmington

The following Siting Standards are adopted by the town as part of this Enhanced Energy Plan. The Siting Standards are designed to provide additional direction to energy developers when considering energy generation projects in Wilmington and where to site them.

- 1) Decommissioning - Energy project developers shall present a satisfactory decommissioning plan, bond, or both.
- 2) No large energy generation projects (this excludes small energy generation such as residential or commercial) shall be sited in Wilmington’s unique, historic, compact center (Village District), on agricultural lands and forests, in scenic vistas, gateways on Routes 100 and 9, and on significant tracts of relatively undisturbed or regenerating natural areas that are considered valuable to the scenic value of the land.
- 3) Recognizing the irreplaceability of Wilmington’s prime agricultural lands (primary agricultural soils as mapped by the U.S. Natural Resource Conservation Service), energy projects shall be sited to avoid conversion of such lands to energy production.
- 4) Recognizing the irreplaceability of Wilmington’s mountain vistas and natural resources, energy projects should be sited to avoid impact on scenic vistas, natural resources and

wildlife habitat, and will avoid clear-cutting of mature forests. No energy development shall include impacts to headwaters, streams, shorelines, endangered species, floodways, rare and irreplaceable natural areas, wildlife habitats, wetlands, endangered species, productive forestlands, or critical habitat connectivity areas, including one identified on Cold Brook Road. If located within critical habitat connectivity areas, projects shall not involve fencing or other permanent structures that the Vermont Agency of Natural Resources determines would interfere with the movement of wide-ranging mammals and other wildlife through such areas.

- 5) Wilmington seeks to take advantage of new and developing technology which will minimize the visual impact of energy installations.
- 6) All energy development shall adhere to the Standards of the Wilmington Zoning Ordinance & Development Guidelines, Article 7, including but not limited to:
 - Landscaping, Screening and Buffer Areas
 - Land and Water Management
 - Wastewater and Potable Water
 - Natural Resources and Features
 - Wildlife Protection
 - Shoreland Protection
 - Flood Hazard Protection
- 7) As applicable, energy projects shall be developed in conformity with the Vermont Fire and Building Safety Code. Energy installation on structures shall have a central shut-off switch to deactivate electronic structures in the event of fire. Roof-top solar installations shall include pathways for roof-top access for repairs or fire-fighting purposes.

Establishing Energy Targets for Wilmington

The following paragraphs present targets for energy efficiency, fuel switching, and renewable energy generation in Wilmington. The majority of the energy targets included in this energy element have been derived from the Vermont Pathways Model, a scenario model of Vermont's energy systems created in the Low Emissions Analysis Platform (LEAP). WRC assisted Wilmington in developing town energy targets informed by the Vermont Pathways Model, specifically, the Central Mitigation Scenario. The Central Mitigation Scenario models the rate of change needed in various energy sectors to achieve statutory energy and climate commitments, such as "90x50," the goal of meeting 90% of Vermont's energy demand with renewable resources by 2050.

Targets are presented for 2025, 2035, and 2050. 2025 is the first target year in the Vermont Pathways Model, and represents the idealized goal for that year, despite this plan being written in 2026.

Wilmington's energy targets (and those of all towns in Windham County) reflect the pace of progress necessary for the town to support the State of Vermont in achieving its ambitious climate and energy objectives. The town's targets are not binding and are purely intended to serve as a

broad tool for energy planning and climate action. Energy targets are also subject to the available capacity on the GMP system for energy injection.

Energy Efficiency and Conservation Targets

Energy efficiency and conservation are important and actionable priorities for Wilmington. By encouraging energy efficiency and conservation, the town can focus on using existing resources effectively rather than prioritizing new ones. Efficiency targets are outlined below, and primarily focus on the thermal and electrical sectors.

Efficiency and Conservation Targets for Wilmington			
Use/Sector	2025	2035	2050
Residential thermal: number of households to be weatherized by year.	223	482	782
Residential thermal: percentage of primary households weatherized by year.	22%	46%	69%
Commercial thermal: number of businesses to be weatherized by year.	11	20	37
Residential electric: total kWh to be conserved by year.	313,396 kWh	1,798,453 kWh	3,317,715 kWh
Residential electric: percentage of current electricity consumption (2023).	1.6%	9%	17%
Commercial electric: total kWh to be conserved by year.	563,492 kWh	2,830,131 kWh	2,552,039 kWh
Commercial electric: percentage of current electricity consumption (2023).	5%	26%	23%

In buildings, energy conservation is achieved by improving the performance of windows and doors, upgrading insulation, and air-sealing gaps and penetrations in the building envelope. Weatherization projects can range in complexity, from DIY renovations to meticulously engineered

retrofits or new constructions. Even small-scale projects can result in measurable efficiency savings.

The Vermont Pathways Model identifies residential and commercial weatherizations as critical for making progress toward 90x50, with 120,000 projects needed statewide by 2030 to keep pace. Efficiency Vermont provides towns with data on the number of weatherization projects undertaken through the Department of Energy's (DOE) Home Performance with ENERGY STAR program. As of 2025, 25 households in Wilmington have been weatherized through the program. Efficiency Vermont's data provides helpful context but does not capture the full scope of projects taking place in Wilmington or account for small-scale builds, such as those conducted through the WindowDressers program. Regardless, more weatherization work will need to occur at scale to promote energy conservation in buildings. The town can encourage progress by providing information to residents, connecting owners with financing opportunities, and hosting WindowDressers builds and other DIY weatherization workshops. In addition, workforce development, particularly the expansion of building trades, is critical to enabling weatherization at scale. Wilmington supports activities that grow and enrich Vermont's network of building professionals.

Electrical efficiency can be achieved by upgrading appliances and light fixtures to energy-efficient alternatives. Appliance and lighting upgrades are typically less expensive than weatherization projects and provide an earlier return on investment. Efficiency Vermont provides incentives for transitioning residential or commercial appliances to energy-efficient alternatives.

Targets for electrical efficiency leverage information embedded in the Vermont Pathways Model, but the data comes from a different source: the 2022 Energy Efficiency Utilities Market Potential Study.

Fuel-switching Targets

Fuel-switching is any project that replaces a fossil-fuel based mechanical system, like an oil-fired boiler or internal combustion engine, to a decarbonized alternative, like an air-source heat pump or a motor in an electric vehicle. Fuel-switching targets for the various sectors are outlined below.

Fuel-switching Targets for Wilmington			
Use/Sector	2025	2035	2050
Residential thermal fuel: total number of heat pumps installed in homes by year (total number in units).	237	638	940
Residential thermal fuel: total number of wood heat systems installed in homes by year (cord + wood pellets).	210	127	65

Transportation: total number of all electric vehicles by year.	40	415	978
Transportation: total number of plug-in hybrid vehicles by year.	8	6	1

The fuel-switching table models activities that decarbonize and electrify the energy use of multiple sectors. In the thermal sector, fuel switching occurs when homes or businesses replace fossil-fuel-based heating systems with renewable alternatives, such as advanced wood heat (AWH) systems or heat pumps.⁷ To meet 90x50, the Vermont Pathways Model identifies the need for an exponential increase in the total number of heat pumps statewide by 2035 and 2050. Wilmington’s targets reflect his modeling trend. Widespread heat pump adoption is contingent on advancements in system efficiency and performance, and on improvements in the cost-effectiveness of electricity as a fuel source. Financing is also a crucial enabling factor. Organizations like Efficiency Vermont and Green Mountain Power provide rebates and incentives for fuel-switching in homes and businesses. State programs also play an important role in paying the way for widespread heat pump adoption.

Meanwhile, the Vermont Pathways Model projects a decrease in wood heat across the state. In Wilmington and Southern Vermont generally, this modeling trend is not particularly accurate. Wood heat is a traditional and ubiquitous fuel source used for primary heating in 12% of Wilmington households, making it the most common renewable heating source. As a result, wood heat will likely remain part of the town’s fuel-switching strategy.

Wilmington can support thermal fuel-switching by connecting building owners with organizations that provide technical assistance and financing for fuel-switching upgrades. In municipal buildings, Wilmington can lead by example by transitioning the heating systems of town-owned properties where feasible and pursuing grants that support decarbonization. In late 2024, Wilmington was awarded a grant through the Municipal Energy Resilience Program (MERP) to implement weatherization and fuel-switching measures in town-owned buildings. A project to upgrade and decarbonize Town Hall’s heating system is currently underway.

Fuel-switching in transportation occurs when vehicle owners transition away from internal combustion engine (ICE) vehicles to low or no-carbon alternatives, such as plug-in hybrid (PHEV) or all-electric vehicles (AEV). The Vermont Pathways Model assumes an exponential increase in the affordability, availability, and overall adoption of EVs by the 2030s, which is consistent with broader modeling predictions for the United States. According to Drive Electric Vermont, there are 23 registered AEVs and 15 PHEVs in Wilmington as of 2023. Technological advancements and government subsidies are critical pathways for enabling this transformation. Wilmington can support by encouraging the development of public charging infrastructure (EVSE), improving the

⁷ As of 2026, heat pump energy in Vermont is not entirely renewable. By 2030, all electric utilities in the state will be required to source 100% of electricity from renewables.

operational features of EVSE (including streamlining instructions and payment), and supporting compliance with Vermont’s 2024 Commercial Energy Building Standards (CBES), requiring EVSE at new commercial buildings.

Renewable Energy Targets

Renewable targets provide goals for the percentage of renewable energy Wilmington should seek to encourage in each sector. For the electric sector, targets are provided for energy generation.

Targets for the Use of Renewables			
Use/Sector	2025	2035	2050
Heating (percentage of heat energy from renewables)	48%	79%	94%
Transportation (percentage of transportation energy from renewables)	9%	33%	84%
Electricity Generation (MWh/year to be generated)	8,039 MWh/year	11,905 MWh/year	15,532 MWh/year

Targets for renewable energy in the thermal and transportation sectors provide information similar to that in the efficiency and fuel-switching tables, just in a different format.

Renewable generation targets are derived from the PSD’s Generation Scenarios Tool. WRC used the tool to disaggregate a regional production target to all 27 towns in the region, including Wilmington. Currently, Windham County generates ~627,000 MWh annually, which far exceeds the state’s regional generation target of ~262,000 MWh/year. The provided generation targets represent Wilmington’s share of the regional goal, ignoring existing generation. The 2050 target of 15,532 MWh/year is roughly half of Wilmington’s current electricity use, which for 2023, was 30,242 MWh.

Conservation and Efficiency Strategies

Conservation is the quickest route to effectively manage energy production and consumption. Preventing increases in energy demand through effective conservation is a far superior solution to developing new energy sources.

Effective land use planning can promote energy conservation. Concentrated development in the villages could reduce reliance on the automobile and encourage people to walk and exercise, rather than drive, to nearby destinations.

The siting, design and construction of buildings strongly influences the amount of energy needed for heating as well as the amount of electricity needed for lighting. Separate subdivision regulations, which could include such siting standards, have not been adopted in Wilmington.

Energy savings can also be realized by retrofitting existing buildings with insulation, more efficient doors and windows, weather-stripping, compact fluorescent lights, on-demand water heating, and energy efficient appliances. The following programs are available to residents of Wilmington:

- Southeastern Vermont Community Action (SEVCA): SEVCA is the service provider in Windham County that runs the Weatherization Assistance Program. Weatherization services, which include an energy audit, diagnostic tests, analysis and installation measures, are available at no cost to income-eligible homeowners and renters. SEVCA is also available to help in the event of a heating emergency. They can help purchase oil, kerosene, propane or wood. In addition, they also work with electric companies in order to prevent disconnection and help negotiate payment plans.
- Efficiency Vermont: Efficiency Vermont is the State's provider of energy efficiency services. They provide technical and financial assistance to electrical consumers for the purpose of improving the efficiency of existing and new facilities.
- ENERGY STAR Home Rebates: Energy Star Homes meet strict energy efficiency guidelines set by the U.S. Environmental Protection Agency and U.S. Department of Energy. Efficiency Vermont provides free financial, design, and technical to help build an ENERGY STAR qualified home. Benefits of being an ENERGY STAR home include financial incentives such as product rebates; utility savings; higher resale value; increased comfort and air quality; and other environmental benefits.
- Vermont Housing Finance Authority's Energy Saver Loan Program: Administered by Windham & Windsor Housing Trust, this program offers low interest loan funding for homeowners for an energy audit and improvements specified in the audit.

Energy Equity and Energy Burden

In addition to aligning local energy policies with regional and state initiatives, Wilmington strives to incorporate energy equity and environmental justice principles into the town's efforts to decarbonize and conserve energy. Among those most impacted by the price of energy (and other associated environmental burdens) are environmental justice groups, defined by Act 154 as any census block group in which:

- The annual medium household income is not more than 80% of the State median
- Persons of Color or Indigenous Populations comprise at least 6% or more of the population
- At least 1% or more of households have limited English proficiency

The Town of Wilmington's census block does not meet the income or language thresholds but it does exceed the threshold of the Persons of Color or Indigenous Populations with a composition of 7.4%.

Other frontline populations include older individuals, people with disabilities, and renters, all of whom experience greater vulnerability to fuel price volatility and other concerns for energy planning. Wilmington seeks to improve outcomes for environmental justice groups and promote efficiency and conservation measures that emphasize these focus populations. One strategy the town can take to embody this approach is to pursue policies that reduce energy burden.

Energy burden is defined as the proportion of household income spent on home heating, transportation fuel, and electricity. Below is a table summarizing the energy burden analysis conducted for Wilmington as part of Efficiency Vermont’s most recent 2023 Energy Burden report.

Wilmington Energy Burden Analysis (2023 EVT Report)			
Thermal Energy Burden	Transportation Energy Burden	Electricity Burden	Total Energy Burden
4.8%	4.8%	2.4%	12.1%

The town’s total energy burden is 12.1%, which is considered high for Vermont. The thermal and transportation sectors contribute significantly to this energy burden status. Wilmington will continue to support programs and organizations that provide incentives, rebates, and other awards to income-eligible residents who are a part of the town’s environmental justice community. The highest-priority measures from an energy burden perspective include fuel assistance programs, discounted rates for income eligible households, disconnection protections, and other fiscal policies.

Energy Goals, Policies, and Implementation Actions

GOAL: Encourage the Efficient Use of Energy and the Development of Renewable Energy Resources through execution of action plans

Policy 1: Promote alternative energy sources such as solar, wind, and hydropower while minimizing impact on the landscape, agricultural lands, and forests.

Action 1.1: Identify and promote solar solutions utilizing the latest technology. Provide natural buffering to screen solar arrays from public view as needed.

Action 1.2: Identify and promote small local wind generation solutions utilizing the latest technology.

Action 1.3: Promote the continuing use of Harriman Reservoir for hydropower while maximizing recreational access and opportunities for residents and visitors on the lake.

Policy 2: Provide safe energy generation and consumption.

Action 2.1: Continue to provide fire fighter training on structures with roof-top solar installations, ground mounted solar and battery storage systems.

Action 2.2: Provide available information on roof-top solar, ground mounted solar and individual wind installation safety and hazards such as central shut-off switches and rooftop pathways for firefighting and roof access purposes.

Action 2.3: Encourage solar development opportunities in conformity with Energy Siting Standards and Preferred Solar Locations included in the Energy provisions of this Plan.

Action 2.4: Encourage wind development in conformity with Energy Siting Standards and Preferred Wind Locations included in the Energy provisions of this Plan.

Action 2.5: Promote renewable energy generation to reduce dependence on fossil fuels for sustainable economic and recreational development while preserving the character of the community through providing municipal endorsement of renewable energy opportunities aligned with the Energy Siting Standards and Preferred Solar/Wind Locations of this Plan.

Action 2.6: Evaluate the feasibility of developing energy generation facilities on municipal properties.

Action 2.7: Promote residential battery storage systems to reduce peak grid demand, increase solar capacity and increase residential resiliency during power outages.

Policy 3: Reduce energy consumption, increase energy efficiency, and reduce air pollution.

Action 3.1: Support downtown infill development to connect residents with localized and easily accessible services and job opportunities while reducing reliance on automobile travel.

Action 3.2: Refer residents to the Efficiency Vermont website for information and resources available to assist homeowners in energy audits (efficiencyvermont.com).

Action 3.3: Implement inspections, monitor and upgrade all municipal buildings. Consider utilizing the EPA Energy Star Portfolio Manager or similar tracking system. Track usage and savings from alternative energy sources such as wind and solar, including the resulting reductions of greenhouse gas emissions. Periodically review the data to determine future opportunities and savings. Include best energy efficiency practices for new building construction or modifications of structures.

Action 3.4: Encourage use of the Southeast Vermont Transit (MOOver) system. Provide accommodation for accessible bus stops, interconnection with bicycle usage pathways, alternative fuel projects, and support for grant funding.

Action 3.5: Maintain and create adequate Park-and-Ride spaces and electric vehicle charging stations.

Action 3.6: Provide safe sidewalks, walkways and bike trails to encourage pedestrian transportation.

Action 3.7: Encourage the switching of heating fuels to wood, heat pumps, liquid biofuels, biogas, and geothermal.

Action 3.8: Consider the purchase of energy efficient vehicles for municipal operations when practicable.

Policy 4: Continue to support relocating distribution lines out of sight when feasible and possible.

Action 4.1: For new, updated or replaced distribution (electrical) and communication (telephone, DSL, Broadband, Cable) lines, place underground in the road right-of-way whenever feasible and possible. When not feasible and possible, place within or adjacent to existing utilities

APPENDIX D – IMPLEMENTATION CHART

Community Facilities, Services and Resources			
Action	Recommended Lead/Partners	Timeline	Estimated Cost
1.1.1: Public information meetings for all major town development initiatives are conducted through regular and special Selectboard meetings.	Selectboard	As needed	Low
1.1.2: Promote effective communication among all town boards. Utilize virtual meeting technology, such as Zoom, to simplify access.	Selectboard	Ongoing	Low
1.1.3: Town meetings are held in public to conduct official business, with opportunities for residents to provide input that officials consider to improve decision-making.	Selectboard	Annual	Low
1.1.4: Review employee compensation and benefits to ensure they are competitive, fair, and reasonable.	Selectboard, Town Manager	Ongoing	Low
1.1.5: Conduct an annual audit of Town finances under Selectboard oversight to ensure compliance with applicable accounting standards and to support strong financial management and internal controls.	Selectboard, Town Manager & Finance Officer	Annual	Low
1.1.6: Identify major capital project needs and funding options, and annually present a capital plan and budget proposal to the public in advance of Town Meeting, with voter approval of bonding conducted by Australian Ballot when required.	Selectboard, Town Manager & Staff	Annual	Low
1.1.7: Use electronic communication tools, such as the town website, Wilmington Weekly Newsletter and Southern Vermont Deerfield Valley Chamber to improve public awareness, accessibility, and participation in town events, meetings, and surveys.	Town Staff	Ongoing	Low
1.1.8: Identify philanthropic funding opportunities for community projects and education.	Town Staff	Long Term	Low
2.1.1: Review Local Emergency Management Plans annually	Fire Chief, Emergency Mgmt. Director	Annual	Low
2.1.2: Conduct ongoing assessments of fire and police services, and coordinate with the private EMS provider to monitor emergency response capabilities. Implement improvements based on identified needs to ensure effective and continuous emergency services for the community.	Town Manager, Fire & Police Chiefs	Ongoing	Medium

2.1.3: Designate and maintain an emergency shelter, currently identified as the Old School Enrichment Center (OSEC) on Beaver Street, with Twin Valley Elementary School identified as a secondary shelter location. Ensure that all designated shelters meet ADA accessibility requirements and are equipped to serve residents during emergency events.	Emergency Mgmt. Director, Town Manager & Selectboard	Ongoing	Medium
2.1.4: Encourage the local library to expand services and programs to meet evolving community needs, possibly including increased hours of operation and expanded program offerings.	Pettee Memorial Library Trustees	Ongoing	Medium
2.1.5: Support expanded and diverse programming at Memorial Hall, consistent with available resources, to continue its use as a central community venue for meetings, performances, commemorative events, and cultural activities.	Selectboard, Town Manager & other contributors	Ongoing	Medium
2.1.6: Explore options and consider relocation of town offices outside of the flood hazard areas and river corridors.	Selectboard & Town Manager	Long Term	High
3.1.1: Engage the community in shaping a vision for Downtown's future, including development outside flood hazard areas, design that respects the historic district, coordination with the Old School Enrichment Center (OSEC) for community programs, and the transformation of the green space in front of the Public Safety Facility into a Veterans Park and stormwater treatment area. This central space will connect key assets such as Buzzy Towne Park, OSEC, the Library, the Public Safety Facility, and nearby sporting areas, while additional green spaces provide recreation, sitting areas, nature walks, connection to the local trail network, and vista walks to strengthen community connection.	Town Manager, Town Staff, Recreation Commission, Planning Commission, Wilmington Works & Selectboard	Ongoing	Low/Medium
3.1.2: Support Downtown activities that promote community engagement and attract visitors, such as festivals, strolls, dances, concerts, fairs, speakers, workshops, trail walks (downtown area) and skills expos, by collaborating with Wilmington Works, the Chamber of Commerce, and other local organizations. Foster a visibly active and vibrant Downtown that serves both residents and visitors.	Town Manager, Wilmington Works, SoVT Chamber of Commerce & Selectboard	Ongoing	Low/Medium
3.2.1: Use social media and other communications platforms to highlight Wilmington's strengths, community events, and quality of life, showcasing why it is a desirable place to live, work, and visit.	Wilmington Works & Town Staff	Ongoing	Low
3.3.1: Encourage a culture of volunteerism and community investment among all residents.	Town Manager, Wilmington Works & Selectboard	Ongoing	Low

3.3.2: Publicly recognize and celebrate the contributions of residents who support town programs and initiatives.	Wilmington Works & Selectboard	Annually	Low
3.3.3: Develop accessible information, such as a webpage, downloadable materials, or brochures, explaining how volunteerism works in town and other community programs, including those hosted in town facilities to connect residents with opportunities to get involved.	Wilmington Works & Town Staff	Ongoing	Low
4.1.1: Explore ways to collaborate with the School Board and partners, such as BDCC, to expand local access to youth and adult career and technical programs, and adult education programs.	School Board & BDCC	Short Term	Medium
4.1.2: Encourage and support extracurricular after-school programs such as Wings Community Programs and Deerfield Valley Community Partnerships, and including sports, arts, and career/technical activities, that promote skill development, recreation, and student engagement.	School Board & Partners	Ongoing	Medium
4.1.3: Foster initiatives with the School Board to promote healthy choices within schools, including healthy eating, non-smoking policies, and substance misuse prevention.	School Board	Ongoing	Low
5.1.1: Encourage mental health and substance use providers to offer services locally, including use of Town facilities such as the Old Fire House for accessible community meetings and programs.	Health Care Providers	Ongoing	Medium
5.1.2: Support availability of services for elderly and disabled residents, including transportation, meal delivery, and health care assistance.	Community Service Providers	Ongoing	Medium
5.1.3: Promote use of '211' and other centralized resources to connect residents with existing services, including DV Community Cares, DV Community Partnership, SASH, Food Pantry, Families First, Habitat for Humanity, Windham/Windsor Housing Trust, churches, medical facilities, mental health providers, substance use programs such as AA, and emergency services.	Community Service Providers	Ongoing	Low
6.1.1: Arrange for additional adult programs for the aging and disabled, including music, art, crafts, and exercise opportunities.	Community Service Providers	Ongoing	Low
6.1.2: Encourage a volunteer network to engage older adults through reading, games, transportation, handyman support, and other activities.	Community Service Providers & Volunteers	Ongoing	Low

6.2.1: Arrange dances, concerts, outdoor activities, cooking programs, nightlife alternatives, and civic group participation.	Town Staff, Friends of Memorial Hall, Wilmington Works & SoVT Chamber of Commerce	Ongoing	Medium
6.2.2: Develop community outreach programs with police, fire, and town officials to foster positive relationships between town services and residents, businesses, and schools.	Town Manager, Fire & Police Chiefs	Short Term	Low
6.3.1: Expand recreational opportunities that utilize the area's natural resources and local expertise.	Recreation Commission & Outdoor Partners	Ongoing	Low
6.3.3: Provide clear signage, parking and access information for recreational resources.	Recreation Commission & Town Manager	Long Term	Medium
6.3.4: Support commercial recreational development that compliments the natural terrain and aesthetic character of the town.	Private Recreation Partners	Long Term	Medium/High
7.1.1: Encourage accessible arts and cultural programming, including reduced or free admission opportunities that allow residents of all ages and income levels to participate.	Town Staff, Friends of Memorial Hall, Wilmington Works & SoVT Chamber of Commerce	Ongoing	Low
7.1.2: Support arts and cultural education and programming for youth, underserved and at-risk community members, residents, and visitors.	Town Staff, Friends of Memorial Hall, Wilmington Works & SoVT Chamber of Commerce	Ongoing	Low
7.1.3: Continue to support and promote Wilmington's arts and cultural activities, events, festivals, performances, and public art installations.	Town Staff, Friends of Memorial Hall, Wilmington Works & SoVT Chamber of	Ongoing	Low/Medium

	Commerce		
7.1.4: Encourage opportunities for residents and visitors to participate in and engage with local artists, cultural organizations, and creative activities.	Town Staff, Friends of Memorial Hall, Wilmington Works & SoVT Chamber of Commerce	Ongoing	Low
7.2.1: Participate in and support implementation of the Collaborative Plan for Southeast Vermont – Arts, Culture and Creative Economy.	Ec. Development/Wilm. Works/WRC	Short Term	Low
7.2.2: Support regional efforts to establish or strengthen a nonprofit organization that advances arts, culture, and the creative economy throughout Southeast Vermont.	Ec. Development/Wilm. Works/WRC	Short Term	Low
7.2.3: Assist local arts and cultural organizations in identifying funding, partnerships, technical assistance, and other resources to expand programming and organizational capacity.	Ec. Development/Wilm. Works	Ongoing	Low
7.2.4: Support creative placemaking initiatives that activate vacant and underutilized spaces, particularly within Wilmington’s Downtown.	Ec. Development/Wilm. Works	Ongoing	Low/Medium
7.2.5: Encourage partnerships among local businesses, artists, cultural organizations, nonprofits, and municipal entities to expand arts and cultural opportunities.	Ec. Development/Wilm. Works	Ongoing	Low
7.3.1: Preserve the historic architectural character and significant interior and exterior features of Memorial Hall while maintaining the building as a community and cultural asset.	Friends of Memorial Hall, Wilmington Works/Town Staff	Ongoing	Medium/High
7.3.2: Develop and implement a long-term maintenance and preservation plan for Memorial Hall.	Friends of Memorial Hall, Wilmington Works/Town Staff	Short Term	Medium/High
7.3.3: Encourage public art, temporary installations, murals, exhibitions, and other creative uses of vacant or underutilized spaces throughout Wilmington.	Ec. Development/Wilm. Works	Ongoing	Low/Medium
7.3.4: Encourage the incorporation of public art and creative design into public infrastructure, streetscapes, parks, gateways, and other community improvement projects.	Ec. Development/Wilm. Works	Ongoing	Low/Medium
7.3.5: Promote design approaches that complement Wilmington’s historic character while	Design Review Board	Ongoing	Low

providing opportunities for contemporary artistic expression.			
7.4.1: Develop and maintain a resource guide connecting artists and creative entrepreneurs with technical assistance, grants, financing, business development, and professional services.	Ec. Development/ Wilm. Works	Short Term	Low
7.4.2: Partner with local and regional economic development organizations to offer workshops and training tailored to the needs of creative businesses and entrepreneurs.	Ec. Development/ Wilm. Works/BDCC	Ongoing	Low
7.4.3: Connect artists and creative entrepreneurs with professional development opportunities addressing topics such as business planning, pricing, marketing, sales, intellectual property, contracts, taxes, and legal considerations.	Ec. Development/ Wilm. Works/BDCC	Ongoing	Low
7.4.4: Encourage networking and collaboration among Wilmington's artists, creative businesses, cultural organizations, and the broader business community.	Ec. Development/ Wilm. Works	Ongoing	Low
7.4.5: Explore the development of an Artist-in-Residence program that combines opportunities for artists to create and exhibit their work with educational, community engagement, or mentorship components.	Ec. Development/ Wilm. Works	Short Term	Low
7.4.6: Encourage the use of vacant or underutilized commercial spaces as temporary studios, galleries, performance spaces, workshops, or other creative spaces.	Ec. Development/ Wilm. Works	Ongoing	Low

Housing			
Action	Recommended Lead/Partners	Timeline	Estimated Cost
8.1.1: Encourage efforts designed to increase the availability of home ownership and rental opportunities for year-round workers and seniors.	Selectboard	As needed	Low
8.1.2: Support activities designed to meet the housing demand created by seasonal workers and improve housing conditions.	Selectboard	Ongoing	Low
8.1.3: Consider the development of a Short-Term Rental registration program and capping the number of bedrooms for STRs located in the Residential Zoning District.	Selectboard	Annual	Low
8.1.4: Create a local home improvement program for existing homeowners.	Selectboard, Town Manager	Ongoing	Low
8.1.5: Establish a landlord and tenant education program.	Selectboard, Town Manager & Finance Officer	Annual	Low
8.1.6: Create a Senior Housing Taskforce to investigate future developments.	Selectboard, Town Manager & Staff	Annual	Low
8.1.7: Identify sites for development, including town owned parcels.	Town Staff	Ongoing	Low
8.1.8: Maintain partnerships with housing development organizations to facilitate the creation of additional housing.	Town Staff	Long Term	Low
8.1.9: Explore ways to work with neighboring towns to address housing needs.	Fire Chief, Emergency Mgmt. Director	Annual	Low
8.1.10: Support infrastructure expansion where appropriate to provide increased housing opportunities.	Town Manager, Fire & Police Chiefs	Ongoing	Medium

Economics			
Action	Recommended Lead/Partners	Timeline	Estimated Cost
9.1.1: Continue to update the water/sewer systems and expand capacity and availability, as needed.	Selectboard/Public Utilities Dept.	Long Term	High
9.2.1: Review broadband and cell service needs. Work with DVFiber to address gaps in fiber capacity, as needed.	DVFiber	Long Term	Medium
9.3.1: Continue to upgrade sidewalks and lighting throughout the downtown, including North, South, West and East Main Street, for safe, attractive, ADA compliant pedestrian transportation. Expand sidewalks along Beaver Street.	Selectboard/Town Manager/VTrans	Ongoing	Medium
9.3.2: Keep sidewalks and roadways plowed, sanded and salted as needed to maintain continuous safe travel lanes for pedestrians and motorized vehicles.	Highway Dept.	Ongoing	Low/Medium
9.3.3: Keep roadways free of hazards such as potholes, bicycle/motorcycle skidding hazards, oil, and water.	Highway Dept.	Ongoing	Low
9.3.4: Support town enforcement of the vacant building ordinance. Develop program to support vacant building owners.	Selectboard/Planning Comm./Zoning Dept	Ongoing	Low
9.4.1: Coordinate with BDCC and other programs like GROW that are helping attract and support families and individuals who are interested in moving to Vermont.	Ec. Development /Wilm. Works/BDCC	Ongoing	Low
9.4.2: Encourage the development of additional accessible and affordable child care programs for working parents.	Child Care Partners	Ongoing	Medium
9.5.1: Promote existing tax incentive and RLF programs for new business development and existing business retention.	Ec. Development/Wilm. Works	Ongoing	Medium
9.5.2: Work with regional partners, including SEVCA and BDCC, to diversify business incubator/start-up program.	Ec. Development/ SEVCA/BDCC	Short Term	Low/Medium
9.5.3: Diversify the local economy by recruiting mini manufacturing and technology companies and develop incentives to drive these types of businesses.	Ec. Development/BDCC	Ongoing	Medium
9.5.4: Create a Co-Working space to support remote work and small businesses.	Ec. Development/Wilm. Works	Ongoing	Low/Medium

10.1.1: Work with the Chamber of Commerce and Bi-Town Committee to address a development plan focused on Recreational, Resort and Entrepreneurial growth.	SoVT Chamber/Ec. Development/Wilm. Works	Ongoing	Low
10.1.2: Recruit businesses that are needed in Wilmington and identified as important through the consumer survey.	Ec. Development/Wilm. Works	Ongoing	Low
10.1.3: Promote traditional and forward thinking agriculture such as organics and hydroponics through the State of Vermont's expert resource network to assist in agricultural business development and business planning.	Ec. Development/NRCS/ UVM Extension	Ongoing	Low
10.1.4: Work with Wilmington Works to create media buzz on why to open a business in Wilmington.	Ec. Development/Wilm. Works	Ongoing	Low
11.1.1: Develop a Town Website section for new, existing, and potential business owners covering what resources are available in town. Connect with Wilmington Works website, https://www.wilmingtonworksvt.com/start-your-business .	Ec. Development/Wilm. Works	Short Term	Low
11.2.1: Support new businesses and retention of existing businesses in conjunction with Wilmington Works.	Ec. Development/Wilm. Works	Ongoing	Low
11.2.2: Support the continued operation of agricultural industries to protect the agricultural heritage of the town and the availability of local foods.	Ec. Development/NRCS/ UVM Extension	Ongoing	Low

Natural Resources			
Action	Recommended Lead/Partners	Timeline	Estimated Cost
12.1.1: Continue to identify and update inventories of important resources and features.	Planning Commission/VT ANR	Ongoing	Low
12.1.2: Develop standards to be applied to land development to preserve and conserve important natural resources and features.	Planning Commission	Short Term	Low
12.1.3: Prevent or reduce negative impacts on air quality.	Planning Com./Devel. Review Board	Ongoing	?
12.1.4: Protect groundwater sources and aquifer recharge sources, i.e. wells, ponds, lakes, streams.	Planning Com./Devel. Review Board	Ongoing	Low/Medium
12.1.5: Regulate land alteration that interferes with natural water flow and absorption or creates erosion. Prohibit development that will compromise water quality.	Planning Commission	Ongoing	Low
12.1.6: Conserve valuable agricultural lands.	Planning Com./Conservation Partners	Ongoing	Low/Medium
12.1.7: Identify opportunities for long term resource protection through purchase of land and conservation easements by nonprofits or conservation and community land trusts, including land protection for flood resiliency.	Selectboard/Town Manager/Planning Com./Conservation Partners	Ongoing	Low/Medium
12.1.8: Encourage landowner participation to protect and conserve important natural resources (e.g., restrictive covenants, conservation groups and land trusts).	Planning Com./Conservation Partners	Ongoing	Low
12.1.9: Identify, protect and enhance recreational opportunities for town residents and visitors utilizing the town's natural resources.	Selectboard/Trail Comm.	Ongoing	Low/Medium
12.1.10: Provide land owners with information on the benefits of forest management and agricultural management plans.	NRCS/UVM Extension	Ongoing	Low
12.1.11: Provide information about the state's Current Use Program (tax credits) to protect forested, agricultural and open lands.	VT Tax Dept/Conservation Partners	Ongoing	Low
13.1.1: Maintain the natural course, condition, or function of watercourses and shore lands except for necessary crossings for adequate bridges or culverts.	Planning Com./Devel. Review Board	Ongoing	Low

13.1.2: Maintain or establish buffers of native vegetation along streambanks and shorelands.	Planning Com./Devel. Review Board	Ongoing	Low/Medium
13.1.3: Maintain and utilize land use and development controls to ensure that development along stream banks and shorelines is controlled to prevent point and non-point pollution, minimize adverse aesthetic impacts, and to protect riparian habitats.	Planning Com./Devel. Review Board	Ongoing	Low
13.1.4: Explore the adoption of River Corridor Regulations.	Planning Com./Selectboard	Short Term	Low
13.1.5: Conform to the Vermont Shoreland Protection Act as it relates to Lake Raponda.	Planning Com./Devel. Review Board	Ongoing	Low
13.1.6: Foster the protection and restoration of river corridors, floodplains, wetlands, and upland forested areas that attenuate and moderate flooding and fluvial erosion.	Planning Com./Devel. Review Board	Ongoing	Low

Flood Resilience			
Action	Recommended Lead/Partners	Timeline	Estimated Cost
14.1.1: Update the Flood Hazard regulations to include River Corridor regulations and enhance standards within the Flood Hazard regulations. This will better protect development from future flood damage and align with state goals to ensure maximum funding availability in the event of a flood. Work with the Agency of Natural Resources to provide an updated and accurate River Corridor map.	Planning Com./Selectboard	Short Term	Low
14.1.2: Work with the Agency of Natural Resources and Army Corp of Engineers on stream and river management.	Planning Com./Selectboard	Short Term	Low
14.2.1: Annually update the Local Emergency Management Plan and encourage engagement with stakeholders and the public.	Emergency Management Director/Fire & Police Chiefs/Town Manager	Ongoing	Low
14.2.2: Maintain an Updated Local Hazard Mitigation Plan to comply with FEMA requirements needed for seeking mitigation grants.	Emergency Management Director/Town Manager/Selectboard	Ongoing	Low
14.2.3: Advertise and engage with the public about resources available following hazard events so that residents have an accurate expectation of what the town can provide and where to get it.	Emergency Management Director/Town Manager/Selectboard	Ongoing	Low
14.3.1: Continue replacing, installing and upsizing all infrastructure (culverts, bridges, etc.) to meet current state standards.	Highway Dept/Selectboard/VTrans	Ongoing	Medium/High
14.3.2: Support moving municipal offices and services out of flood hazard and river corridor areas.	Selectboard/Town Manager	Long Term	High
14.3.3: Assess opportunities for reducing flood obstructions at the West Main Street Bridge.	VTrans w Town Manager & Selectboard Input	Short Term	Low/Medium
14.3.4: Continue working with Agency of Natural Resources (ANR) to refine River Corridor mapping.	Planning Com./VT ANR	Short Term	Low

Land Use			
Action	Recommended Lead/Partners	Timeline	Estimated Cost
15.1.1: Work with existing Community Services and Economic Development organizations on Village improvements such as streetscape improvements, wayfinding, placemaking, parking and restrooms.	Ec. Dev. Dept./Wilm. Works/Selectboard	Long Term	Medium
15.1.2: Work with Windham Regional Commission to understand changes to the State Designation Program under Act 181 and evaluate opportunities to expand the Center Designation for the Village where appropriate.	Planning Com./WRC/ Wilmington Works	Short Term	Low
15.1.3: Work with the Windham Regional Commission to understand changes to Act 250 jurisdiction under Act 181 and pursue Tier 1A or Tier 1B exemption for the Village District.	Planning Com./WRC	Short Term	Low
15.1.4: Support uses and new mixed use development that is consistent with the historic character of the village by adherence to the Historic Review Zoning District and other opportunities to support reuse of historic structures.	Development Review Board	Ongoing	Low
15.2.1: Use existing standards and consider developing new standards to protect resources and town features identified by the Planning Commission.	Devel. Review Board/Planning Com.	Ongoing	Low
15.2.2: Consider developing and adopting subdivision regulations to ensure orderly development.	Planning Commission	Short Term	Low/Medium
15.2.3: Promote the use of conservation easements, non-profits, conservation or community land-trusts and purchasing land to protect valuable resources and for flood resiliency.	Planning Com./Conservation Partners	Ongoing	Low/Medium
15.3.1: Explore and consider adopting two distinct Commercial/Residential (C/R) Districts. Consider maintaining a lower density C/R District in areas not served with sewer and water infrastructure and developing a moderate density C/R District where there is sewer and water infrastructure in place, especially where new infrastructure will be extended on Route 9 east.	Planning Commission	Short Term	Low
15.4.1: Consider developing a Rural Residential Zoning District to ensure lower density development in rural areas.	Planning Commission	Short Term	Low

15.4.2: Support the continued vitality of the Resort area while protecting natural resources and ensuring adequate community facilities and services to support resort activity.	Planning Commission/Ec. Development/ Selectboard	Ongoing	Low/Medium
15.4.3: Maintain the Conservation District as an area primarily for wildlife habitat, forestry, recreation, and very low-density residential development.	Planning Commission	Ongoing	Low
15.4.4: Ensure that development is compatible with other land uses and consider additional building and site design standards to enhance aesthetic appeal of development and improve pedestrian and vehicular safety.	Planning Commission	Ongoing	Low
15.4.5: Direct new housing growth primarily to the Village and Commercial/Residential Districts to take advantage of existing and planned infrastructure.	Planning Commission	Ongoing	Low

Transportation

Action	Recommended Lead/Partners	Timeline	Estimated Cost
16.1.1: Identify and prioritize maintenance and improvement to highway infrastructure, including the development of and/or periodic updates to existing Town Highway Capital Improvement Plan, Pavement Management Plan and Local Hazard Mitigation Plan. Effectively use town resources to maintain an adequate level of service on all town highways.	Selectboard/Highway Superintendent/Town Manager	Ongoing	Medium/High
16.1.2: As necessary, improve transportation infrastructure to meet the requirements of the Vermont Municipal Roads General Permit in order to improve flood resiliency, mitigate the impact of future major flood events and reduce associated future maintenance costs.	Selectboard/Highway Superintendent/Town Manager	Ongoing	Medium/High
16.1.3: Upsize all bridges and stream culverts to meet the standards of the VTrans Hydraulics Manual and State stream equilibrium standards for bank full width, as time and funding allow in order to improve flood resiliency and mitigate impacts of future flood events Include flood resiliency and disaster mitigation as part of the criteria during decision making process on prioritizing structure replacement.	Selectboard/Highway Superintendent/Town Manager	Ongoing	Medium/High
16.1.4 Replace drainage culverts as necessary to meet statewide 18” diameter minimum standard. (note: Drainage culverts are regulated separately from stream culverts)	Selectboard/Highway Superintendent/Town Manager	Ongoing	Medium/High
16.1.5: When possible, seek available grant funding from Vermont Agency of Transportation, Agency of Natural Resources or other agencies to support efforts to replace culverts to meet standards of the VTrans Hydraulics Manual.	Selectboard/Highway Superintendent/Town Manager	Ongoing	Low
16.1.6: Continue to support ongoing VTrans project to replace West Main Street Bridge #31. As necessary, provide local input on design plans and construction impacts to best maintain historic village character and reduce impact of construction on downtown economy.	Selectboard/Town Manager	Short Term	Low
16.2.1: Develop greater off-street parking capacity in the Downtown.	Selectboard/Town Manager	Long Term	Medium/High
16.2.2: Improve multimodal connectivity through collaboration with Southeast Vermont Transit (aka: Moover) and local ride-share services to meet the needs of all users including; commuters, students, elderly, and persons with disabilities as well as the local business community. Recognize Wilmington’s role as a public transit hub for the Deerfield Valley.	SoVT Transit/Town Manager/Selectboard	Ongoing	Medium

16.2.3: Include Southeast Vermont Transit in the project development process where relevant to ensure new projects consider needs of public transit users.	Devel. Review Board/SoVT Transit	Ongoing	Low
16.2.4: Promote pedestrian use of Shafter St. to Reardon's Bridge and around Beaver St. to create safe alternate pedestrian patterns and improve multimodal access to important amenities, including the construction of new sidewalks and crosswalks where appropriate.	Trail Committee/ Selectboard/Highway Superintendent	Long Term	Medium/High
16.2.5: Provide safe and ADA accessible sidewalks, crosswalks, and walkways connecting the services and facilities of the town, including during winter months. Continue to improve lighting and sidewalk infrastructure where necessary to address pedestrian access and safety concerns. Seek grant funding for pedestrian infrastructure improvements.	Selectboard/Highway Superintendent/ VTrans	Long Term	Medium/High
16.2.6: Collaborate with VTrans to identify and address local concerns related to Routes 9 and 100, including gateway concerns, traffic volumes, vehicle speeds, pedestrian safety, in order to promote safe and convenient access to downtown businesses and services for all users, consistent with goals identified in the 2022 Route 9 Corridor Plan. Plan and advocate for improvements consistent with the updated VTrans Multimodal Roadway Design Guidance.	Selectboard/Highway Superintendent/ VTrans	Ongoing	Low
16.2.7: Consider Master Planning for Streetscape Design and Corridor Planning on Routes 9 and 100, including collaboration with Dover on plans for Route 100 to improve multimodal connectivity between Downtown Wilmington and Dover resort area.	Selectboard/Highway Superintendent/Dover/ VTrans	Long Term	Medium
16.2.8: Provide safe and accessible bicycle and pedestrian infrastructure and facilities in the downtown area and along the major transportation corridors of Routes 9 and 100. Explore options and funding opportunities to extend sidewalk network north on Route 100.	Selectboard/Highway Superintendent/ VTrans	Long Term	Medium/High
16.2.9: Improve multimodal connectivity between the downtown pedestrian network and adjacent recreational trails, including the Hoot, Toot & Whistle and Haystack Trails to improve connectivity and increase access to outdoor recreation.	SoVT Transit/Highway Superintendent	Ongoing	Medium
16.3.1: Continue to expand access to electric charging station infrastructure in the downtown area.	Selectboard/Town Manager	Ongoing	Medium
16.3.2: Promote conversion of municipal vehicles to alternative fuel sources by 2050.	Selectboard/Town Manager	Ongoing	Medium

Energy			
Action	Recommended Lead/Partners	Timeline	Estimated Cost
17.1.1 Identify and promote solar solutions utilizing the latest technology. Provide natural buffering to screen solar arrays from public view as needed.	Energy Com/Devel. Review Board	Ongoing	Low
17.1.2: Identify and promote small local wind generation solutions utilizing the latest technology.	Energy Committee	Ongoing	Low
17.1.3: Promote the continuing use of Harriman Reservoir for hydropower while maximizing recreational access and opportunities for residents and visitors on the lake.	Selectboard	Ongoing	Low
17.2.1: Continue to provide fire fighter training on structures with roof-top solar installations, ground mounted solar and battery storage systems.	Fire Dept.	Ongoing	Low
17.2.2: Provide available information on roof-top solar, ground mounted solar and individual wind installation safety and hazards such as central shut-off switches and rooftop pathways for firefighting and roof access purposes.	Fire Dept.	Ongoing	Low
17.2.3: Encourage solar development opportunities in conformity with Energy Siting Standards and Preferred Solar Locations included in the Energy provisions of this Plan.	Energy Committee	Ongoing	Low
17.2.4: Encourage wind development in conformity with Energy Siting Standards and Preferred Wind Locations included in the Energy provisions of this Plan.	Energy Committee	Ongoing	Low
17.2.5: Promote renewable energy generation to reduce dependence on fossil fuels for sustainable economic and recreational development while preserving the character of the community through providing municipal endorsement of renewable energy opportunities aligned with the Energy Siting Standards and Preferred Solar/Wind Locations of this Plan.	Energy Committee	Ongoing	Low
17.2.6: Evaluate the feasibility of developing energy generation facilities on municipal properties.	Energy Committee	Short Term	Low
17.2.7: Promote residential battery storage systems to reduce peak grid demand, increase solar capacity and increase residential resiliency during power outages.	Energy Committee	Ongoing	Low
17.3.1: Support downtown infill development to connect residents with localized and easily accessible services and job opportunities while reducing reliance on automobile travel.	Planning Com./Devel. Review Board	Ongoing	Low

17.3.2: Refer residents to the Efficiency Vermont website for information and resources available to assist homeowners in energy audits (efficiencyvermont.com).	Energy Committee	Ongoing	Low
17.3.3: Implement inspections, monitor and upgrade all municipal buildings. Consider utilizing the EPA Energy Star Portfolio Manager or similar tracking system. Track usage and savings from alternative energy sources such as wind and solar, including the resulting reductions of greenhouse gas emissions. Periodically review the data to determine future opportunities and savings. Include best energy efficiency practices for new building construction or modifications of structures.	Energy Com./Town Manager	Long Term	Medium
17.3.4: Encourage use of the Southeast Vermont Transit (MOOver) system. Provide accommodation for accessible bus stops, interconnection with bicycle usage pathways, alternative fuel projects, and support for grant funding.	SoVT Transit/Town Manager	Ongoing	Low/Medium
17.3.5: Maintain and create adequate Park-and-Ride spaces and electric vehicle charging stations.	Energy Com./Selectboard/Town Manager	Long Term	Medium
17.3.6: Provide safe sidewalks, walkways and bike trails to encourage pedestrian transportation.	Selectboard/Town Manager	Long Term	Medium
17.3.7: Encourage the switching of heating fuels to wood, heat pumps, liquid biofuels, biogas, and geothermal.	Energy Committee	Ongoing	Low
17.3.8: Consider the purchase of energy efficient vehicles for municipal operations when practicable.	Selectboard/Town Manager	Long Term	Medium/High
17.4.1: For new, updated or replaced distribution (electrical) and communication (telephone, DSL, Broadband, Cable) lines, place underground in the road right-of-way whenever feasible and possible. When not feasible and possible, place within or adjacent to existing utilities.	Selectboard/Town Manager	Ongoing	Low/Medium