

**TOWN OF SPRINGFIELD
SELECTMEN'S HALL – 96 MAIN STREET – THIRD FLOOR
REGULAR BOARD OF SELECTMEN MEETING
MONDAY, MARCH 9, 2015 @ 7:00 PM**

MEETING MINUTES

A. **CALL TO ORDER AND ROLL CALL:** Chairman, Kristi Morris, called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and Roll Call taken.

Board Members Present: Walter Martone, George McNaughton, Chairman, Kristi Morris, and Vice-Chairman, Stephanie Thompson, and Peter MacGillivray

Also Present: Town Manager, Tom Yennerell, Comptroller, Jeffrey Mobus, Town Clerk, Barbara Courchesne, Administrative Officer, William Kearns and Town Attorney, Stephen Ankuda.

B. **ANY REQUESTED ADDITIONS TO THE AGENDA:** Town Manager, Tom Yennerell, requested to add a Renewal First Class Liquor and Outside Consumption Permit for the Black Rock Restaurant to the **LIQUOR CONTROL COMMISSION** and an appointment of Ray Moore for Fence Viewer and Surveyor of Wood & Lumber to **ITEM 5: Appointments to Boards, Committees & Commissions.** Chairman, Kristi Morris requested to add **CITIZENS TO ADDRESS THE BOARD** after **F. NEW BUSINESS.** There were no objections from the Board Members regarding the additions to the agenda.

C. **MINUTES:**

- a. Regular Board of Selectmen, Meeting Minutes, February 23, 2015
- b. Special Board of Selectmen, Meeting Minutes, March 5, 2015

MOTION: Vice-Chairman, Stephanie Thompson, moved to accept the Regular Board of Selectmen, Meeting Minutes of February 23, 2015 and Special Board of Selectmen, Meeting Minutes of March 5, 2015.
Seconded by Peter MacGillivray.

New Board Member, Walter Martone, stated the Meeting Minutes of February 23, 2015 had a few mistakes, but he really should not vote on them because he was not a Board Member at the time.

Vice-Chairman Thompson and Peter MacGillivray amended their motions to read:

MOTION: Vice-Chairman, Stephanie Thompson, moved to approve Regular Board of Selectmen, Meeting Minutes, February 23, 2015 once the following corrections were made. Page 1, under **CITIZENS TO ADDRESS THE BOARD**, second paragraph, fourth sentence the two words "stated" should be "stayed" and the fourth paragraph, next to last word "current" should be "permanent".
Seconded by Peter MacGillivray.
Vote: 4 Yes, 1 Abstain (Walter Martone)

MOTION: Vice-Chairman, Stephanie Thompson, moved to approve the Special Board of Selectmen, Meeting Minutes of March 5, 2015 as written and submitted.
Seconded by Peter MacGillivray.
Vote: 5 Yes, passed unanimously

D. **PUBLIC HEARING AND SECOND REVIEW:**

ITEM 1: Ordinance 2015-1 Health Nuisances, Original Public Hearing 02/09/15. (A copy is attached)
Public Hearing for the Second Review of Ordinance 2015-1 Health Nuisances opened at 7:08 PM.

Town Manager Yennerell pointed out the major change between the First Reading and the Second Reading was the distance stated in Section 7-47 Prohibited (10)(a) from 250 feet to 175 feet. He also recommended the Board approve the ordinance. Chairman Morris read the proposed ordinance out loud and asked for public discussion regarding the proposed ordinance.

Dick Andrews, resident, speaking only for himself not any organization, stated he has read the proposed ordinance and thinks it is a good idea.

Walter Martone asked for confirmation that the new Section 7-110, Division 6 Enforcement applies not only to the Health Nuisances, but the entire Article II. Chairman Morris confirmed that to be so.

Town Attorney, Steven Ankuda, gave a brief recap of the progress regarding the proposed ordinance. He also stated if the proposed ordinance could be signed once the Public Hearing was finished. There also needs to be a published adoption of this ordinance with a notice stating citizens file a petition within 45 days of adoption to have this ordinance before the voters; the voters would get a chance to vote this proposed ordinance down. If there is not a petition the proposed ordinance becomes effective 60 days from today.

Public Hearing for the Second Review of Ordinance 2015-1 Health Nuisances closed at 7:15PM.

MOTION: George McNaughton moved to adopt Section 7-47 Prohibited under the Health Nuisances, Division 2 Health Nuisances, Article 2 Section 10 (a) & (b) Section 7-110 Division 6. Enforcement, paragraphs (a) through (e).
Seconded by Vice-Chairman, Stephanie Thompson
Vote: 5 Yes, passed unanimously

E. **LIQUOR CONTROL COMMISSION**
ITEM 2: Liquor License Renewals

Local Liquor Control opened at 7:20 PM. Town Manager Yennerell read through the list of Renewal Licenses and the new Outside Consumption License.

MOTION: Vice-Chairman, Stephanie Thompson, moved to approve the following Liquor Licenses:

Renewal of First Class License:

- Chavella, LLC	d/b/a	Chavella, LLC
- J.D.S., Inc.	d/b/a	56 Main Street Restaurant
- Subway, Inc. The	d/b/a	Subway, The
- Minimax Four Houses, LLC	d/b/a	Hartness House Inn
- Springfield Bowl, Inc.	d/b/a	Springfield Bowl
- Black Rock Steakhouse, Inc.	d/b/a	Black Rock Steakhouse, Inc.

Renewal of Second Class License:

- Brockton Corporation	d/b/a	Shaw's Beer & Wine
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Renewal of Outside Consumption Permit:

- J.D.S., Inc.	d/b/a	56 Main Street Restaurant
- Black Rock Steakhouse, Inc.	d/b/a	Black Rock Steakhouse, Inc.

Seconded by: George McNaughton
Vote: 5 Yes, passed unanimously

MOTION: Vice-Chairman, Stephanie Thompson, moved approve a new Outside Consumption Permit for Minimax Four Houses, LLC d/b/a Hartness House Inn and authorize the Town Clerk to sign the permit.
Seconded by Peter MacGillivray
Vote: 5 Yes, passed unanimously

Local Liquor Control closed at 7:34 PM.

F. **NEW BUSINESS: ITEM 3:** River Corridor Regulations – Town Manager Yennerell explained that recently there have been some new River Corridor Regulations that could potentially have some impact along the commercial corridor in Town that is adjacent to the Black River. He introduced Tom Kennedy, Executive Director of Southern Windsor County Regional Planning Commission, who will explain these new regulations and the Town's Administrative Officer, Bill Kearns will also have input. The Town is asking the Board of Selectmen to authorize the signing and submitting of a letter to Mike Kline, Program Manager, at Vermont Department of Environmental Conservation so the Town can discuss altering their maps as presented. (A copy of the letter and maps are attached.)

Mr. Kennedy started out referring to the two maps. Some buildings are in a shaded area now in what is called "River Corridor Protection Area"; this has created some excitement with folks, rightfully so. Mr. Kennedy provided a brief outline of flood related things. He explained what Flood Hazard Regulations are based on maps called a prim map; which basically says rather or not you are in a 100 year flood, 500 year flood zone, etc. and you would need to have flood insurance. This is a Federal Regulation; Federal Law.

The maps passed out this evening are River Corridor Protection Area. This area is composed of a proverbial erosion zone which is based on the hydraulics of the river. Mr. Kennedy went on to share that approximately 95% of the rivers in Vermont over time have been changed. Meaning all the channels have been changed. Rivers would like to go back to where they used to be. Scientist can look at rivers and make descriptions of where they think the river will go in the future. The State of Vermont in the River Corridor Protection Area is taking that into consideration. The River Corridor is more interested in erosion and flooding, but mostly erosion. The other difference is the River Corridor Protection Area has to do with State Regulations and more specifically Act 250. If you are in one of these River Corridor Protection Areas and you are trying to do something like raise the building or bring in soil you would have to get State Permit.

George McNaughton questioned if the maps included Woodburys. Bill Kearns stated no, he just grabbed to maps, one was the Clinton Street area and the other, the Springfield Shopping Plaza.

Mr. Kennedy went on to explain the buildings in the shaded areas of the maps are under the jurisdiction of the River Corridor Protection if the area is Act 250. The State is still taking Public Hearing and Comments on this program.

George McNaughton voiced his concern the Town really needed to get a handle on this if it is in Act 250 because it will get out of hand. Mr. McNaughton shared that he brought in an Army Core of Engineer person in to testify that the Black River is already primarily channelized and the wild river meander stuff doesn't really apply to the Town.

Mr. Kennedy and Mr. Kearns went on to explain the options the Town would have if a Town had concerns about their maps. Mr. Kennedy also pointed out there are no case laws; this is all new and we need to work through the process. A sample letter has been provided if the Town has concerns about the maps.

Mr. Kearns pointed out that all of the Springfield Shopping Plaza and most of Clinton Street would have to go through Act 250. He went on to explain in Act 250 the River Corridor Regulations are the regulations that apply. The River Corridor Area is larger than the Flood Hazard Area. In the River Corridor Area, if SRDC wanted to teardown the J&L building and rebuild in the same footprint, you could rebuild again. The building could not be made any bigger or built any closer to the river. The J&L building would be an "exception". Mr. Kearns also went on to state he hopes the State takes into consideration the maximum cubic feet per second that can come down the water shed because the damn limits into a maximum cubic feet per second and then the brooks coming out of North Springfield and the brook from the Chester Road, which all adds to the river, the river is also broader when adding all the cubic feet per second does that over top the river all the way down. If it doesn't, it seems to him that the erosion potential is cut way down.

Mr. McNaughton stated most of the Black River going through Springfield has already channelized; it is not going to move. They have already caused problems for businesses in the Town over this. Mr. McNaughton is worried there will be businesses out there that aren't currently on Act 250 that may do something in the future that will trigger Act 250 and then they will be stuck with this stuff. He feels the Town should push back very hard, all the way from Woodbury down. He went on to state that from Woodbury's down through Clinton Street is the Town's Economic Development. This isn't something we should just pass over; it can have very costly economic development business impact. This would also make it difficult for the Parks and Recreation to do anything as well; it looks like it takes in all of the recreational fields at Riverside.

MOTION: Vice-Chairman, Stephanie Thompson, moved to approve the DRAFT letter as to be presented to the Vermont Department of Environmental Conservation on behalf of the Selectboard and the Town of Springfield.
Seconded by Peter MacGillivray

George McNaughton asked if the Chamber of Commerce and the Rotary know about the proposed River Corridor Protection Area. Bill Kearns stated he thinks the Board of the Selectmen should let the property owners know they have had property rights taken away from them. Mr. Kennedy also offered to submit information to the Chambers Newsletter. Town Manager Yennerell pointed out the information is on line and they should inform their legislatures.

Chairman Morris asked what the next step would be. Mr. Kennedy explained the State is taking comment right now and there was a meeting scheduled, but it was cancelled because of snow. The meeting has not been re-scheduled. He expects Mr. Kline will contact Town Manager Yennerell.

Vote: 5 Yes, passed unanimously

ITEM 4: Code Enforcement Officer – Town Manager Yennerell started out by stating Mr. McNaughton requested this item on the agenda and he has also submitted a “DRAFT” of a Town Code Enforcement Officer.

George McNaughton stated in the past when the board was discussing dilapidated buildings and neighborhood associations the other shoe that always fell was the fact we have people living in junk yard looking properties. The Town has ordinances to prohibit that already in the code. The people would like to have the neighborhoods cleaned up. It is not fair to the neighbors if someone has a huge pile of tires by the stream or in the yard. There might be auto parts all over the yard or dumpsters full of trash; these are just a few of the examples. This type of appearance devalues the whole neighborhood; the only resort is to look for help from the Town. This subject also came up when the Board was discussing the loitering and smoking ordinances. Mr. McNaughton stated two arguments came up at the time.

1. Do you really want a Police Officer handing out the tickets? Robert Forguites also pointed out, the Police Officer you handed out the citation just bought a half a day in traffic court as a prosecuting witness. There was potential to mushroom.
2. What about a Code Enforcement Officer handing out the tickets? His/Her time would need to be discussed. Details would need to be worked out.

Mr. McNaughton went on to state the Town has the ordinances in place; they are just not being enforced. He confirmed the subject was talked about during the budget session. Mr. McNaughton commented he isn't sure what comes first the funds for the job or the job description and details. He also questioned who the Code Enforcement Officer should be reporting to ... the Chief of Police...or the Town Manager. This Code Enforcement Officer should not be taking over the responsibilities of the Administrative Officer, such as zoning and regulations. He suggested this person could refer information to the Fire Chief or the Administrative Officer.

Walter Martone supported this idea and hoped there were funds in the current budget. He also pointed out there is the potential for additional funds from violators.

Town Manager Yennerell agrees with Mr. McNaughton the Town Code Enforcement Officer should report to the Town Manager. He also pointed out a lot of the details still fall under the zoning regulations. Issuing citations will be a new spin on it. He stated that he is willing to give it a try. The procedure may become cumbersome and labor intensive as mentioned. If the person issuing the citation ends up spending half a day in court; there will be manpower issues to deal with. Town Manager Yennerell also pointed out by moving ahead we will get a feel for manpower requirements and deal with that next budget season.

Vice-Chairman Thompson shared she would like to educate the public on who to report certain violations too. Many times the public is not sure who to speak with. Ms. Thompson would also like to see how the Town Code Enforcement Officer position would affect the Town.

Peter MacGillivray agrees with everything being said. He feels the Board of Selectmen need to show the community that we are listening to what they are saying. He hopes by issuing citations it will serve as a deterrent for others. This might even be an incentive to someone that was not motivated.

Chairman Morris summarized the topic of a Code Enforcement Officer is one we want to pursue. The Board is requesting the Town Manager to come back with some recommendations and suggestions. In additions, it will be decided on who will be issuing citations.

Town Manager Yennerell agreed to report back to the Board in April.

Administrative Officer, Bill Kearns, pointed out citations are limited to \$500.00; but it is like getting a fine like a traffic ticket. People don't like to see they have to pay a fine of \$100.00, but they would pay \$50.00 and clean up. However, the Zoning Regulations will need to be added to. This will make the Zoning Regulations clearer on how it can be enforced. Mr. Kearns stated he was not certain that all of the ordinances are enforceable because there are not clearly defined. He stated it will take some work to have the zoning regulations and ordinances all set up first. The citation form can be obtained from the court.

Mr. Martone thought Mr. Kearns suggested procedure was very good; however, he doesn't want to put off the project to a later date. He stated there is an urgency to start now.

ITEM 5: Appointments to Boards, Committees & Commissions – Town Manager Yennerell read the list of appointments out loud. George McNaughton also informed the Board of Selectmen that Jon Pugh’s one year appointment to the Springfield Energy Committee had expired. Mr. Pugh was the only Co-Coordinator left on the Energy Committee. In addition, former Board of Selectmen, David Yesman’s, term needed to be filled.

MOTION: George McNaughton moved to approve Frank Gould III to a one year term on the Springfield Energy Committee
Seconded by Vice-Chairman, Stephanie Thompson.
Vote: 5 Yes, passed unanimously

MOTION: George McNaughton moved to approve Walter Martone to a three year term as a Liaison on Springfield Energy Committee.
Seconded by Vice-Chairman, Stephanie Thompson
Vote: 5 Yes, passed unanimously

MOTION: Peter MacGillivray moved to appoint the following individuals to the Boards, Committees & Commissions as listed.

Development Review Board, (DRB) – 3 Year Terms:

Steve Kraft

Mark Wilson

Fence Viewer – 1 Year Term:

James Tucker

Keith Ferguson

Ray Moore

Justice Center Board of Directors – 1 Year Term Liaison:

Walter Martone

Springfield Meals on Wheels – 1 Year Term:

Mary Schaefer

Springfield On The Move – 1 Year Term Liaison:

Stephanie Thompson

Springfield Regional Development Corporation – 1 Year Term Liaison:

Kristi Morris

Surveyor of wood & Lumber:

James Tucker

Keith Ferguson

Ray Moore

Transportation Advisory Committee – 1 Year Term Liaison:

Kristi Morris

Tree Warden – 1 Year Term

Mark Blanchard

Weigher of Coal – 1 Year Term:

Mark Blanchard

Seconded by Vice-Chairman, Stephanie Thompson

Vote: 5 Yes, passed unanimously

ITEM 6: Certificate of Completion – Town Manager Yennerell stated the Vermont Municipal Bond Bank has requested the Town submit a “Certificate of Completion” for the 2.8 Million Bond Project (CSO & Water Project) . The project was completed in 2011.

MOTION: Peter MacGillivray moved to approve the signing of the Certificate of Completion of VMBB Year 2014, Series #3.
Seconded by Vice-Chairman, Stephanie Thompson
Vote: 5 Yes, passed unanimously.

G. **TOWN MANAGER’S REPORT:** Chairman Morris read the Town Manager’s Report and the **OTHER MINUTES & CORRESPONDENCE** listed below noting copies of the Town Manager’s Report and other information could be picked up at the Town Manager’s Office or be found on the Town’s Website www.springfieldvt.govoffice2.com.

H. **FUTURE AGENDA ITEM PROPOSALS:** Peter MacGillivray, Vice-Chairman Thompson, Chairman Morris, and Walter Martone did not have any items requested for future agendas. George McNaughton wanted to make sure the Board discussed the Code Enhancement Officer at the second Board Meeting in April. He also requested an update from the Park Street School Committee. Mr. McNaughton also pointed out the Committee was down a member; David Yesman.

Town Clerk Courchesne and Town Manager Yennerell pointed out the Town does not have a First Constable. The Town Charter states within 30 Days from Town Meeting a First Constable needs to be appointed. Ms. Courchesne stated Mr. Ripchick held the Constable position for over 20 years. This position is very part time and pays a small amount for Sargent at Arms duties and when Dog Warrant Fees are paid.

I. **OTHER MINUTES & CORRESPONDENCE:**

- a. Springfield Airport Commission, Meeting Minutes, February 19, 2015
- b. Springfield Energy Committee, Meeting Minutes, January 22, 2015
- c. Springfield Energy Committee, Agenda, February 26, 2015
- d. Springfield Housing Authority, Agenda, March 10, 2015
- e. Springfield On The Move, Meeting Minutes, January 15, 2015
- f. Springfield On The Move, Agenda, February 19, 2015
- g. Springfield Parks & Recreation, Spring Program Guide 2015
- h. Springfield Police Department, Monthly Report, February 2015
- i. Springfield Regional Development Corporation, Agenda, February 24, 2015
- j. Springfield Senior Center, Monthly Newsletter, March 2015

J. **ADJOURNMENT:**

MOTION: Vice-Chairman, Stephanie Thompson, moved to adjourn the Board of Selectmen Meeting of March 9, 2014.
Seconded by: Peter MacGillivray
Vote: 5 Yes, passed unanimously

Meeting closed at 9:04 PM.

Submitted by:

Donna M. Hall

Donna M. Hall,
Recording Secretary

TOWN OF SPRINGFIELD
ORDINANCE 2015-1

SHORT TITLE: An ordinance to amend the Administrative Code;
Chapter 7. Health, Sanitation, Nuisances
Article II. Nuisances
Division 2. Health Nuisances
Section 7-47 Prohibited
Added Paragraph (10)
Division 6. Enforcement
Added Section 7-110 Enforcement

CATEGORY: New Legislation

PROCEDURE: 1) Introduction-First Review: Read and amended at regular
Select Board meeting on February 9, 2015 and entered in the
minutes of that meeting which were approved on _____
2) Second Review and Public Hearing: _____, 2015.
3) Additional Second Review and Public Hearing: N/A.
4) Notice of Hearing posted in public places on _____
and published on _____
5) Date of adoption _____
6) Other actions.

AUTHORITY: This ordinance is adopted by the Select Board of the Town of Springfield
under authority of Vt. Statutes, Title 24 Sec. 1971, Springfield Charter
Art. One, §V.

PURPOSE: It is the purpose of this ordinance to add Chapter 7, Article II Nuisances,
Division 2 Health Nuisances, Paragraph (10) concerning the protection of
the health of the public and patrons at Springfield Town Library and other
locations within the designated downtown areas and to provide for
enforcement of the Nuisance Ordinance.

Approved as to form: _____

And as revised on: _____

And as adopted on: _____

Stephen S. Ankuda, Esquire
Town Attorney

ARTICLE II
NUISANCES
DIVISION 2
HEALTH NUISANCES

-----Section 7-47. Prohibited-----

10. No person shall smoke tobacco while standing, sitting, pacing, kneeling or lying upon a public sidewalk, street (except while occupying a motor vehicle in traffic), curb, crosswalk, or walkway, or within the entrance way to a private home, business or apartment complex immediately connected to a public sidewalk, within the following areas of the designated downtown:

- (a) While on the same side of the street as the Springfield Public Library and within 175 feet to either side of the main public entrance to the same.
- (b) In front of any residence, church, business establishment or apartment complex whose owner or authorized agent has posted a no smoking sign in its front door or front window and has notified in writing the Town Clerk and the Chief of Police of said posting.

Section 7-110 Division 6. Enforcement.

- (a) A civil penalty of not more than \$100.00 may be imposed for violation of this Article.
- (b) Any fine or penalty may be appealed to the Springfield Town Manager. The appeal shall be in writing and shall be filed with the Town Manager within ten (10) days of the invoice date. The appeal shall be acted upon by the Town Manager within fifteen (15) days after the receipt of the appeal notice. Upon such appeal, the Town Manager shall act to reserve, affirm or modify in any regard the original invoicing determination of the Administrative Officer. The Town Manager shall issue a written decision to the aggrieved party.
- (c) All civil ordinance violations and all continuing civil ordinance violations, where the penalty is \$800.00 or less, shall be brought before the judicial bureau pursuant to Vt. Statutes, Title 4, and Title 24, Chapter 59. If the penalty for all continuing civil ordinance violations is greater than \$800.00, or injunctive relief, other than as provided in subsection (d) of this section, is sought, the action shall be brought in the criminal division of the superior court, unless the matter relates to enforcements under Vt. Statutes, Chapter 117, in which instance the action shall be brought in the Environmental Division of the Superior Court.
- (d) The judicial bureau, on application of the Town may order that a civil ordinance violation cease.
- (e) Civil enforcement of municipal zoning violations may be brought as a civil ordinance violation pursuant to this section or in an enforcement action pursuant to the requirements of Vt. Statutes, Chapter 117.

EFFECTIVE DATE: This ordinance shall become effective 60 days after its adoption by the Springfield Select Board. If a petition is filed under Vt. Statutes, Title 24, Sec. 1973, this statute shall govern the taking effect of this ordinance.

Springfield Select Board

Dated: March 9, 2015

Board of Selectmen

Executive Secretary

TOWN OF SPRINGFIELD

Springfield, Vermont 05156

Phone: (802) 885-2104

Fax: (802) 885-1617

E-mail: tosmanager@vermontel.net

March 9, 2015

Mike Kline, Program Manager
Vermont Department of Environmental Conservation
Watershed Management Division
One National Life Drive, Main 2
Montpelier, VT 05602-3522

Dear Mr. Kline,

Springfield's Planning Commission has begun the process to make significant updates to our Town Plan. Their initial area of focus is to develop a new Flood Resilience element per statutory requirements. As such, the Town is reviewing the new river corridor map, statutory requirements and the related DEC Flood Hazard and River Corridor Rules and Procedures. We have also reviewed the river corridor map as created by the SWCRPC using that same river corridors GIS data.

The river corridor protection area within Springfield encompasses significant portions of the town that are critically important for our economic development efforts, such as; a large portion of our commercial district, our Designated Downtown, important infrastructure corridors, and in areas of notable Brownfield site contamination that were former industrial buildings. We hereby requested that you, or your staff, meet with our Town Manager and Southern Windsor Regional Planning commission to discuss making administrative revisions to the river corridor map in accordance with Section 5.0(c)(3)(C) of the *Vermont DEC Flood Hazard Area and River Corridor Protection Procedures*.

Thank you for your consideration.

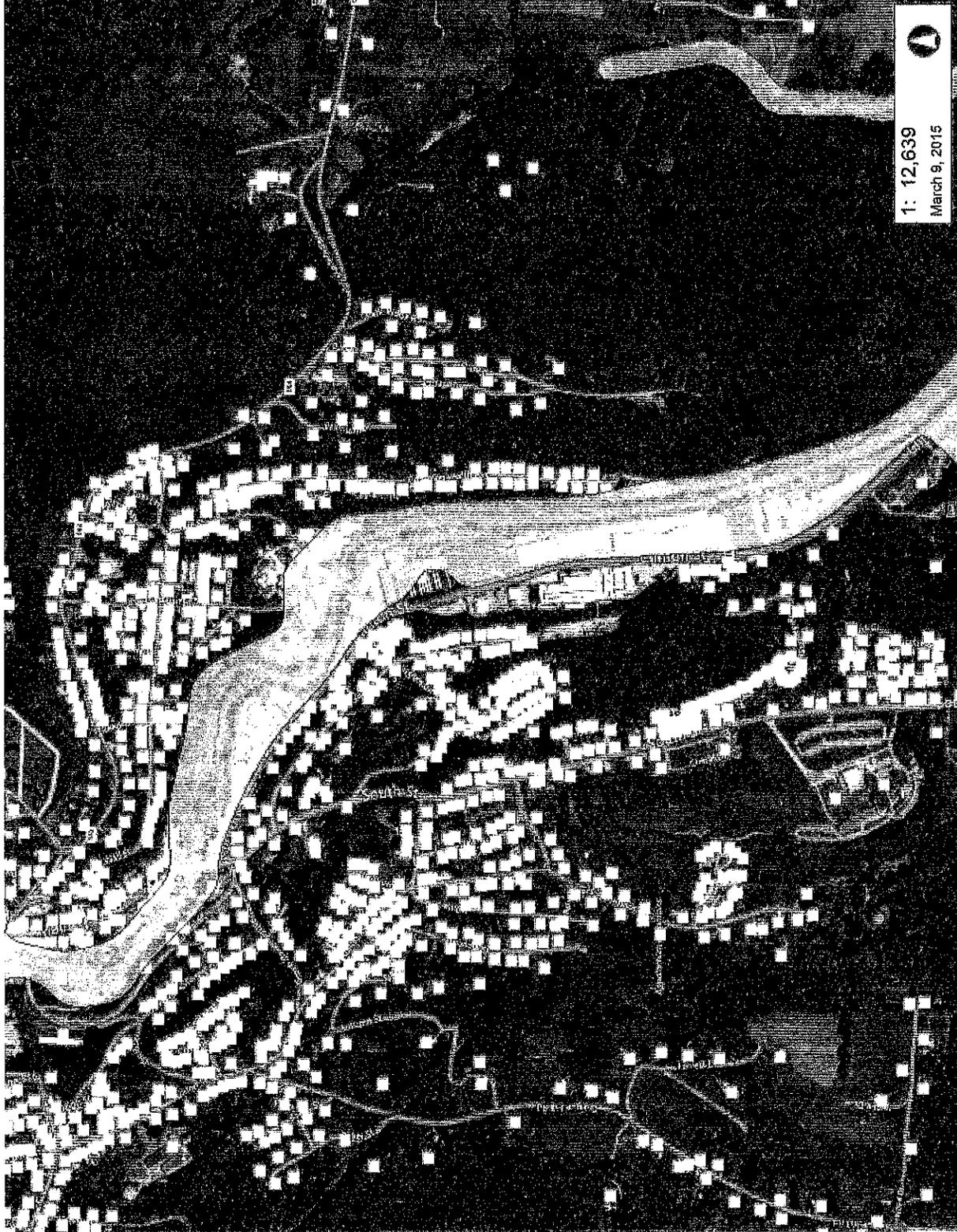
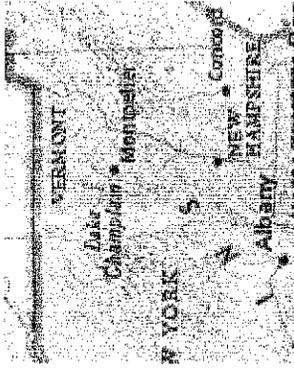
Sincerely,

Kristi C. Morris,
Springfield Selectboard - Chairman



Flood Ready Map
Vermont Agency of Natural Resources

vermont.gov



1: 12,639
March 9, 2015

642.0 0 321.00 642.0 Meters
1" = 1053 Ft. 1cm = 126 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

LEGEND

- River Corridors (Jan 2, 2015)
- Commercial Mining
- Dredging
- Gravel Mining
- Dam
- Ledge
- Waterfall
- Weir
- Avulsion
- Braiding
- Flood Chute
- Neck Cut Off
- Migration
- Animal Crossing
- Stream Ford
- Berm
- Road
- Improved Path
- Railroad
- Bank Erosion
- Left Bank
- Right Bank
- Mass Failure
- Left Bank
- Right Bank
- Buildings (E911)
- Town Boundary

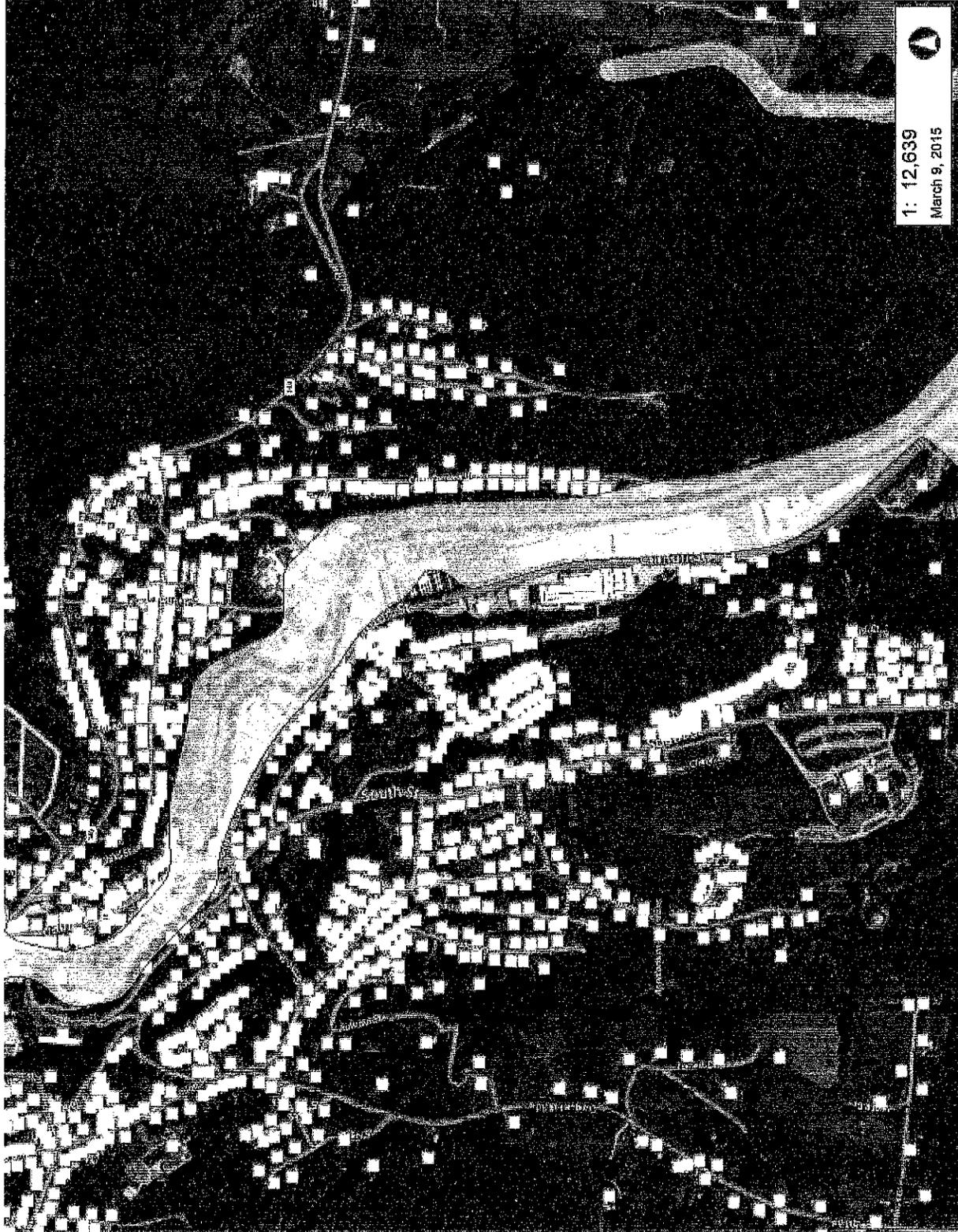
NOTES

Map created using ANR's Flood Ready Map



Flood Ready Map
Vermont Agency of Natural Resources

vermont.gov



1: 12,639
March 9, 2015



LEGEND

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- Buildings (E911)
- Town Boundary

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