

Introduction

Vision for the Future of Isle La Motte

[To be determined once additional public engagement is completed]

Purpose

The purpose of this town plan is to guide future development of the Town of Isle La Motte. The town plan is a way for residents to develop a common vision for Town. The plan describes the goals of our town, what we hope it becomes in the future and how we will work together to get there.

The town is authorized to prepare and adopt a Municipal Plan via Chapter 117, Title 24 of the VSA. The plan will be updated every 8 years. Residents, community groups, or anyone with an interest in the Town are encouraged to provide input into this ever-continuing process to the Isle La Motte Planning Commission.

Community Engagement

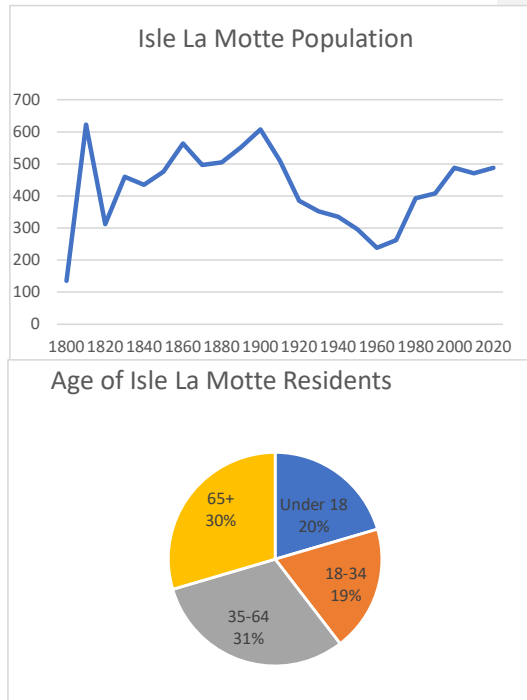
[Summary of public engagement to be added]

Population & Households

Isle La Motte has 488 year-round residents (U.S. Census). The population in Isle La Motte grew quickly from 1970 to 2000 but has not grown much since 2000. Isle La Motte also has many seasonal residents who are not included in the available population statistics.

The median age of an Isle La Motte resident is 55.4 years. The number of residents over the age of 65 has more than tripled from 2010 to 2020 (U.S. Census American Community Survey). Based on current trends, any future growth in Isle La Motte's population would likely come from migration into the community (Department of Health Agency of Human Services Vital Statistics).

There are 229 households in Isle La Motte, an increase of 25 households since 2010 (U.S. Census). The average household in Isle La Motte has 2.1 people living in it. The number of households is growing faster than the population because the average household size has decreased over time.



Goals and Policies

[To be discussed with each section]

Action Items

[To be discussed with each section]

Historic, Cultural and Natural Resources

Historic & Archeological Resources

Prior to arrival of European settlers, Native American nations likely gathered in Isle La Motte. In 1609, Isle La Motte was the first landing place of Samuel de Champlain. Vermont's first European settlement, Fort Ste Anne was built in 1666 by French soldiers, but was abandoned by 1671. The Town of Isle La Motte was chartered in 1779. Early industries included farming and quarrying. Black marble from Isle La Motte can be found in many important buildings, including the U.S. Capitol. During the War of 1812, a battle took place on the shores of Isle la Motte (Source: Isle La Motte Historical Society).

Archeological Resources. The State maintains an inventory of archeological sites across the State. These areas are not listed publicly to protect these sensitive areas. Any archeological sites discovered in Isle La Motte should be reported to the Vermont Division for Historic Preservation (VDHP).

Historical Resources. Three buildings in Isle La Motte are on the National Register of Historic Places: the Ira Hill House, the Methodist Episcopal Church of Isle La Motte and the South Stone School House. The Town also has 41 sites on the state historic register. The Town encourages efforts to preserve historic structures.

Natural Resources

Water Resources

Groundwater

Most residents rely on groundwater aquifers for water. The Town's limited aquifer sources should be protected to ensure good water quality. A study of reported well water yields in 2013 found that well yields in Grand Isle County tend to be lower than state averages.

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Lake Champlain

As an island community, the health and water quality of Lake Champlain is critical for Isle La Motte. Phosphorus pollution from a variety of sources has threatened the water quality of the lake. Pollution has increased the number of cyanobacteria blooms that threaten the health of people and animals. [The east shore of Isle La Motte has experienced cyanobacteria blooms in recent years.](#) The Town encourages efforts to reduce pollution of the Lake.

Wetlands & Streams

Isle La Motte falls into the "Northern Lake Champlain Direct" watershed. Water from streams and wetlands generally flow directly into Lake Champlain. Pollution in streams and wetlands should be avoided. [Isle La Motte has several small streams, but no rivers.](#)

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Wetlands are areas that are flooded or saturated by water for varying periods of time during the growing season. Wetlands are important to the Town for many reasons. Wetlands provide a space for flood waters to go, reducing impacts of floods. Wetlands also filter water, protecting groundwater and other surface waters. They provide valuable species habitats, educational and recreation opportunities, and scenic beauty. The natural resources map shows the location of mapped wetlands, however, not all wetlands are mapped. The largest map wetland in Isle La Motte stretches across the middle of Isle La Motte from Jordan Bay to the west shore of Town ("The Marsh"). A portion of this wetland is conserved through a conservation easement and the remainder is in private ownership.

Flood Hazard Resiliency

Flooding is the most common natural hazard in Isle La Motte. The most common type of flooding in Isle la Motte is inundation flooding that occurs during the spring. Inundation flooding occurs when water from the Lake or other bodies rises and spreads to surrounding areas, known as floodplains.

The Federal Emergency Management Agency (FEMA) maps floodplains that have a 1-percent chance of inundation flooding occurring in a given year, which are referred to as the Special Flood Hazard Area. All shorelines in Town as well as the large wetland in the middle of Town are in the special flood hazard area (see water resources map).

Development within the floodplain can cause damage to property and put people at risk. Development may block the natural flow of water or result in higher future flooding. One strategy to reduce the risk of developing in the floodplain is to require all development to be raised up above possible floodwaters. For Lake Champlain, FEMA has determined that a flood that has a 1% chance of occurring each year would have a flood elevation of 102 feet.

Parts of Isle La Motte, such as Jordan Bay and sections of VT Route 129, are at most at risk for flooding from Lake Champlain. VT Route 129 and other roads in these areas may need to be elevated in places at some time in the future to minimize flood damage.

The maximum elevation observed at USGS gaging station at Rouses Point, New York for the period of record from March 1871 to September 2015, is 103.2 feet on May 6, 2011. This record was caused by excessive rain in the region which caused severe floods across northern Vermont and the Champlain Valley.

During the 2011 flood, VT Route 129, the only road access to Isle La Motte, was severely threatened due to flooding and waves from Lake Champlain. The flood waters effectively cut the island in half, requiring residents to use boats to traverse the island. A more severe flood could pose serious access problems for residents of Isle La Motte. Flooding on VT Route 129 is of particular concern because this is the only road to the Town of Isle La Motte from Vermont or New York.

Another type of flooding that occurs in Vermont is fluvial erosion. Fluvial erosion occurs when fast moving waters in streams and rivers cause erosion of the bank. For smaller streams with a drainage area of between .5-2 square miles, the Vermont Agency of Natural Resources recommends limiting development in a stream corridor of at least 50 feet from the top of the bank to protect human life and infrastructure. Fluvial erosion is generally not a major risk in Isle La Motte as there are only a few small streams in Town.

Air Quality

Air quality is generally high throughout Vermont, especially in rural communities such as Isle La Motte. Motor vehicles are the largest source of air pollution in Vermont, which can create localized areas of poor air quality where traffic is congested. Air quality can also be impacted by weather patterns which carry pollutants from other areas. All efforts should be taken to maintain good air quality in Isle La Motte.

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Land Resources

Earth Resource Extraction

Sand, gravel and stone, are important resources particularly for use in construction and road maintenance. Mapped soil data from the NRCS shows some areas of gravel and sand deposits, however some of these areas are in wetlands that may not be suitable for extraction. Historically, black marble has been quarried in Isle La Motte. There is one current marble quarry located of Quarry Road which infrequently quarries marble. It is important to ensure that any quarry, public or private, is properly designed, engineered and managed and that the project site is restored at the end of the quarry's lifespan.

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Rare and Irreplaceable Areas

Chazy Reef. Chazy Reef, the oldest known coral reef in the world is located in Isle La Motte. In 2009, it was designated a National Natural Landmark. The public can view portions of the fossilized reef at Goodsell Ridge Preserve and Fisk Quarry Preserve. This area should be protected from incompatible development.

Rare, Threatened and Endangered Species: There are several areas of Isle La Motte where rare, threatened or endangered species have been located, as shown in the natural resources map. Any development should be carefully planned to limit impacts to these species.

Holcomb Bay Fishing Access Area: The State of Vermont owns 29 acres on the East Shore of Isle La Motte, which includes a fishing access area.

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Habitat Blocks

Maintaining large areas of habitats like forest and wetlands supports traditional animal species and human activities such as forestry, hunting, and recreation. Even low-density residential development can fragment these areas, threatening their health, function and value. There are several smaller habitat blocks in Isle La Motte, shown on the natural resources map. The majority of these lands are in private ownership and are not formally conserved.

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Scenic Resources

A scenic view is a publicly accessible area where an important and characteristic open vista may be viewed by the public. Scenic views may be from public roads, public recreation areas and from the lake.

Natural Resources: Goals & Policies

Goals

1. Encourage conservation of significant natural resources and areas, historically significant buildings, archeological and scenic resources.
2. Foster a flood resilient community

Policies

1. Encourage the preservation of archaeological resources and structures of historic value.
2. Support efforts to improve the water quality of Lake Champlain, streams, wetland areas and groundwaters.
3. Support efforts to conserve high priority habitat blocks, wetlands, rare and irreplaceable natural areas and other significant natural resources in Isle La Motte.

4. Ensure that all earth resource extraction activities are compatible with existing development and that all sites are properly restored.
5. Maintain the Town's flood hazard ordinance to protect development from flood hazards.
6. Continue to plan for flood emergency preparedness and response.

TOWN OF ISLE LA MOTTE Natural Resources

LEGEND

Natural Resource Features

- Deer Yards
- Rare, Threatened or Endangered Species
- Significant Natural Community
- Wetland
- Surface Water

Habitat Block & Wildlife Corridors - Block Acreage

- 21 - 100
- 100 - 200
- More than 200

Transportation Features

- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Other Feature

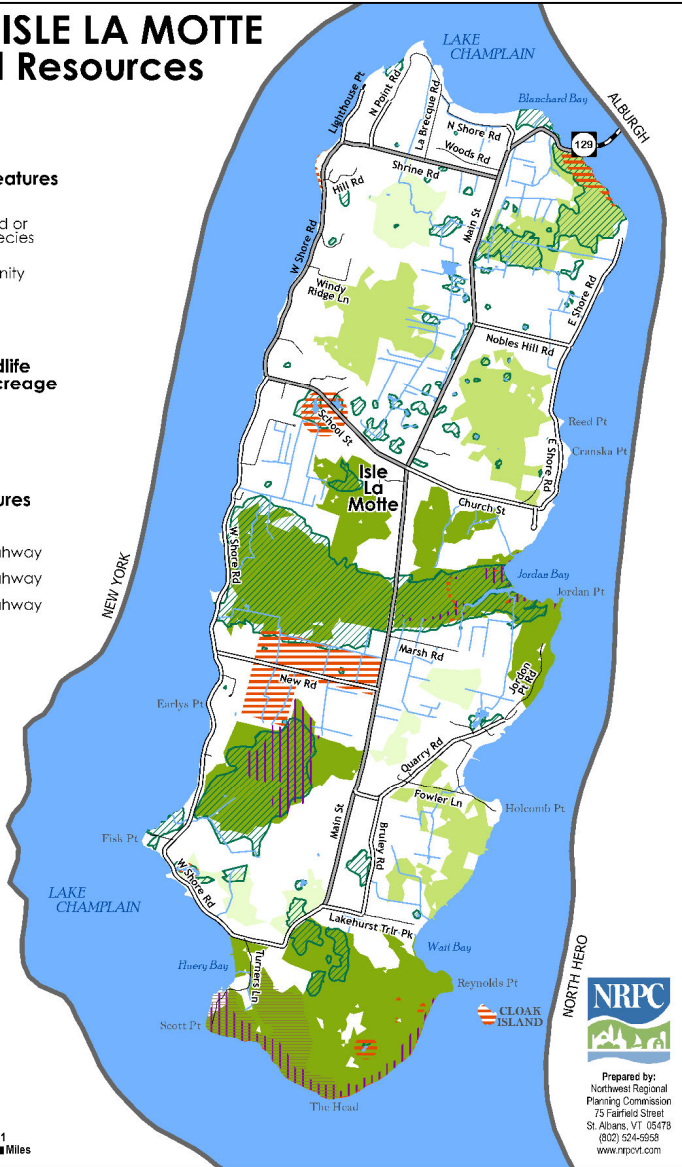
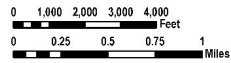
- Town Boundary

For planning purposes only.

Data Sources:
All map features derived from Vermont Open Geospatial Data (<https://geodata.vermont.gov>).
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Land Use

Current Land Use

Habitat Blocks

The largest habitat block in Isle La Motte is “the Marsh” located in the center of the island. For more information, see the natural resources chapter.

Agricultural Soils

Prime agricultural soils are soils which can produce the highest crop yields while in agricultural use. Development on these soils permanently eliminates the ability to farm those areas in the future. The largest areas of prime agricultural soils in Isle La Motte are located on the south end of Main Street and at the northeast corner of the island.

Septic Suitability

A majority of Isle La Motte’s soils are poorly suited for on-site septic. Good soils for development exist along School and Church Street and at the intersection of those streets and Main Street, as well as in the northwest portion of the island. Moderately suited soils for development are scattered throughout Town.

Current Development Patterns

The majority of Isle La Motte’s land areas is made up of open-space and agricultural land uses, along with some areas of tree canopy. Low-density residential development can be found along all roadways in town, with a concentration of development along the shorelines and in the Village.

Future Land Use

The Town of Isle La Motte has elected not to enact zoning bylaws. The purpose of this chapter is to establish a vision for future land use that broadly characterizes the types of development appropriate in Town. The Town’s future land use areas will be considered in permits for state land use permits such as Act 250 and Section 248.

Future Land Use Areas

Village Planning Area: The purpose of the Village Planning Area is to provide for a concentrated area of residential, commercial, and municipal development. Development in the Village center should be of a scale that is compatible with the existing character of the village.

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Rural Agricultural Planning Area: The purpose of the Rural Agricultural Planning Area is to provide for rural residential at low densities while maintaining agricultural lands and open space. Small-scale commercial and light industrial uses that fit with the areas rural character may be appropriate, provided they do not contribute to a pattern of strip development.

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Flood Hazard Overlay Planning Area: The flood hazard overlay applies to all areas within the FEMA Special Flood Hazard Area. The purpose of the Overlay Planning Area is to prevent increases in flooding caused by development in flood hazard areas, to minimize future public and private losses due to flood, and to promote public health, safety, and general welfare. Designation of this area is also required for continued participation in the National Flood Insurance Program (NFIP) and is regulated under the Town’s Flood Hazard Area Regulation Ordinance. Development in this area shall meet the standards of Isle La Motte’s flood hazard ordinance.

Isle La Motte Village Center

Isle La Motte plans to pursue a Village Center designation for Isle La Motte Village to promote small-scale economic development in the village. A Village Center designation would provide several benefits, including priority consideration for state grants and access to tax credits.

Land Use: Goals & Policies

Goals

- 1. Maintain Isle La Motte’s historic settlement pattern of rural lands with a compact village.

Policies

- 1. Encourage preservation of open space and agricultural land.
- 2. Encourage new residential development primarily in the village.
- 3. Encourage clustering of residential development outside of the village.
- 4. Ensure that development in the floodplain meets flood hazard mitigation standards.

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TOWN OF ISLE LA MOTTE Current Land Use

LEGEND

Land Use Features

- Built Up
- Bare Soil
- Grass/Shrub
- Tree Canopy
- Surface Water

Transportation Features

- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Other Feature

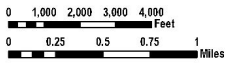
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TOWN OF ISLE LA MOTTE Future Land Use

LEGEND

Future Land Use Features

- Village
- Rural/Residential
- Surface Water
- 100 Year Flood Zone

Transportation Features

- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Other Feature

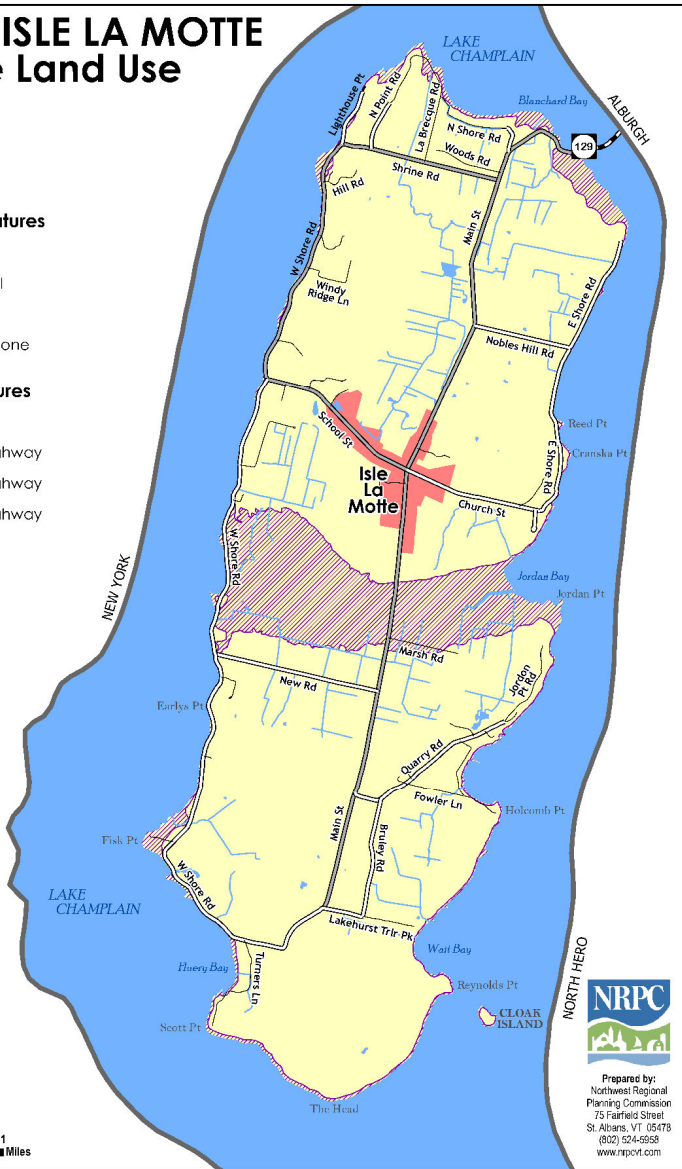
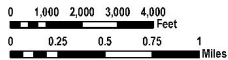
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Transportation

Roads & Bridges

Roads

There is one state highway in Isle La Motte, VT 129. Isle La Motte has 18.4 miles of town roads, the majority of which are paved.

Classification	Description	Miles
State Highway (VT 129)	State highways with route number.	.41
Town Class 1	Extensions of state highway routes that carry a State highway route number.	0
Town Class 2	Most important routes in Town as determined by the Selectboard.	7.9
Town Class 3	Majority of roads in Town. Maintained and passable year-round.	10.4
Town Class 4	Roads which may not be maintained or passable year-round	.12

In 2018, the State developed the Municipal Roads General Permit (MGRP) which requires municipalities to complete work on town roads to reduce stormwater-related erosion, promoting good water quality.

[Isle La Motte has met its obligations to improve roadways under the permit since 2018.](#)

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Bridges

The only bridge in Isle La Motte is the state-owned bridge to the island on VT 129. The bridge is considered sufficient according to the state rating system. All efforts should be made to ensure that the bridge remains in good condition as it is the only road that leads off of Isle La Motte.

Maintenance Priorities

Each year the Road Commissioner and Highway Department identify projects for the following year. The majority of survey respondents rated the towns roads as good with some maintenance needed.

Bicycle and Pedestrian Facilities

Isle La Motte does not have currently have any specific bicycle and pedestrian facilities. In the summer months, Isle La Motte experiences significant bicycle traffic. Many residents have noted that this creates safety challenges due to narrow roads, high vehicle speeds and lack of signage/bicyclist education. The majority of survey respondents supported adding shared road signage and pavement markings (56%) and expanding road shoulders (58%) to improve safety. [There is not currently enough funds in the Town budget to widen road shoulders.](#) Most respondents did not view expanding pedestrian infrastructure as a high priority. Efforts to reduce speeding and expanding road shoulders would benefit both bicyclists and pedestrians.

Other Transportation Systems

Public Transportation

There is no public transportation in Isle La Motte. The nearest bus stop is in Alburgh and connects to Swanton, Highgate, St. Albans and Georgia. C.I.D.E.R provides transportation for seniors and residents with disabilities. Go! Vermont maintains a list of carpooling opportunities. Given Isle La Motte's small population, it is unlikely that public transportation will be expanded to the island. The Town could designate a park & ride location to encourage carpooling.

Rail & Air

Amtrak provides passenger rail service from St. Albans, VT to Washington DC via the *Vermonter* rail service, from Burlington, VT to Washington DC via the *Ethan Allen* rail service and from Rouse's Point to Montreal and New York via the *Adirondack*. Passenger air service is available at Burlington International Airport in South Burlington, VT, the Plattsburgh International Airport in Plattsburgh, NY and at the Montréal-Trudeau International Airport in Montreal, Canada.

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Transportation: Goals & Policies

Goals

1. Maintain a safe and functional transportation network for vehicles, pedestrians, and bicyclists.



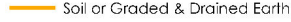

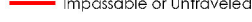

Policies

1. Maintain town roads in good condition as municipal budgeting and natural contingencies allow.
2. Where space allows, new construction or major reconstruction of major roads in Isle La Motte should include wider shoulders for bicyclists and pedestrians.
3. Support state and regional initiatives that promote alternatives to single-occupancy vehicle travel.
4. Support C.I.D.E.R.'s efforts to provide transportation to senior and disabled residents.

TOWN OF ISLE LA MOTTE Transportation System

LEGEND


Road Surface Features

-  Paved
-  Gravel
-  Soil or Graded & Drained Earth
-  Unimproved/Primitive
-  Impossible or Untraveled
-  Unknown

Road Class Features

-  State Highway
-  Class 2 Town Highway
-  Class 3 Town Highway
-  Class 4 Town Highway

Other Feature

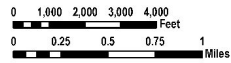
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Housing

Existing Housing Stock

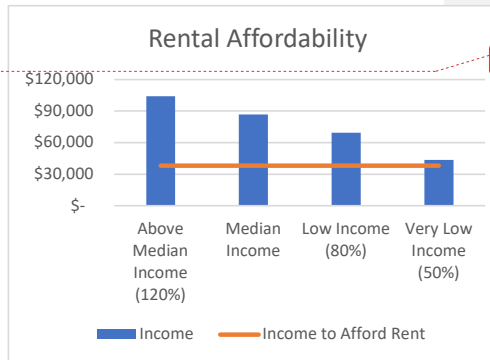
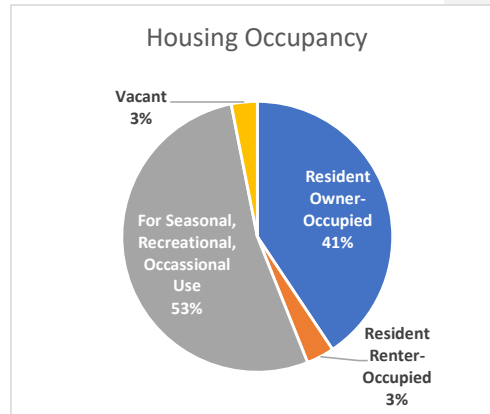
There are 485 housing units in Isle La Motte. The majority are seasonal units (53%), followed by owner-occupied units (41% [\(U.S. American Community Survey¹\)](#)).

Housing Affordability

Housing affordability is defined under Vermont state law as:

- Owner-occupied housing for which the total annual cost of ownership does not exceed 30% of the gross annual income of a household at 120 percent of the highest of the county median income, MSA median income, or statewide median income.
- Rental housing for which the total cost of renting does not exceed 30% of the gross annual income of a household at 80% of the highest of the county median income, MSA median income, or statewide median income.

In Isle La Motte, the highest income of those referenced in the definition above is the county median household income which is \$86,639 [\(U.S. American Community Survey\)](#).



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¹The U.S. Census American Community Survey are surveys run yearly by the U.S. Census to randomly selected households.

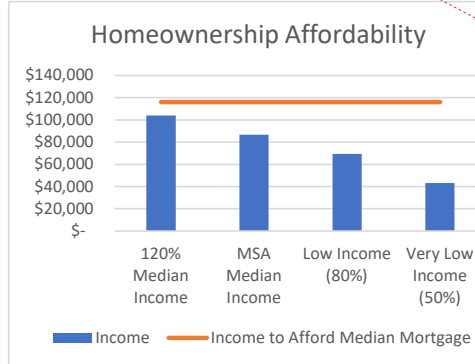
Rental Affordability

The average rent with utilities in Isle La Motte in 2022 was \$950 (U.S. Census American Community Survey). Renting is generally affordable to low-income county residents. However, only 3% of all housing in Isle La Motte is renter-occupied.

Homeownership Affordability

The average home sale price in Isle la Motte in 2022 was \$320,000 (Vermont Property Transfer Tax). According to the VHFA affordability calculator, to afford a mortgage, taxes and insurance for a home that costs \$320,000 a household would need to have an income of \$116,090. Homeownership is not affordable to those making 120% of the county median income.

Source: U.S. American Community Survey



Source: Property Transfer Tax Records via Housingdata.org

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Future Housing Needs

Demographic trends in Isle La Motte show that the average household is getting smaller, and the average resident is getting older. Therefore, there will likely be a need for smaller and age-friendly housing units in the future. Additionally, there is a need for more affordable housing options.

Seasonal housing will likely continue to be a major portion of Isle La Motte's housing stock. Seasonal housing can be an advantage for the Town, as seasonal households pay taxes but typically use fewer municipal services. However, demand for seasonal housing can also make it difficult for new residents and the adult children of existing residents who are looking for affordable housing options.

Housing: Goals & Policies

Goals

1. Encourage the availability of safe, adequate, and affordable housing for Isle La Motte residents.

Policies

1. Support state, regional and non-profit efforts to provide a variety of quality housing types, especially senior housing and affordable housing.
2. Share information about programs and resources that lower the cost of home ownership or rental and assist in the preservation and maintenance of existing housing units, such as energy conservation, weatherization, utility assistance, and HomeShare Vermont.

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Economy

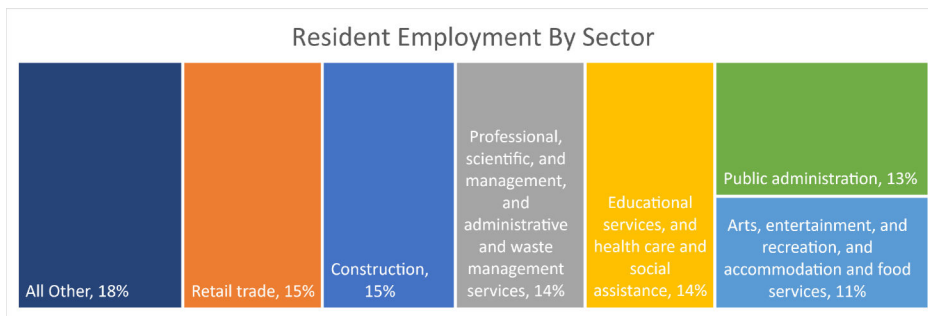
Workforce

Isle La Motte has 257 residents in the labor force, with an unemployment rate of 1.6% (Bureau of Labor Statistics). The majority of residents work outside of the town (U.S. Census on the Map). [Roughly 21% of Isle La Motte's residents work from home. \(U.S. American Community Survey\).](#) [Less than one-half of Isle La Motte's residents have access to broadband internet \(Vermont Department of Public Service\).](#) [With the increase in residents working from home, there is a need for high-speed broadband in Town.](#)

County	Percent of Commuting Residents
Chittenden Co., VT	37.6%
Franklin Co., VT	25.4%
Grand Isle Co., VT	17.3%
Clinton Co., NY	6.1%
All Other Locations	13.6%

Source: U.S. Census OnTheMap

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Source: U.S. American Community Survey

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Compared to state averages, Isle La Motte has a higher percentage of residents who have graduated high school (98.5%), but a lower percentage of residents who have a bachelor's degree (29.5%) ([U.S. American Community Survey](#)). The most common employment sectors for residents are retail and construction ([U.S. American Community Survey](#)).

The median household income is \$60,417, slightly less than the state average ([U.S. American Community Survey](#)). The poverty rate in Isle La Motte is 10.5%, the same as the state average ([U.S. American Community Survey](#)).

Businesses

In 2021, there were 19 businesses² in Isle La Motte with 46 total employees (Vermont Department of Labor). The most common business types are goods producing businesses and information, professional & business services. According to the survey, the top three businesses Isle La Motte residents would like to see in Town are restaurants, home-based businesses and resource-based businesses such as farming or forestry.

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² 19 businesses with employees, sole-proprietor businesses are not included in this data.

Economic Development

Survey respondents were divided on what actions, if any, the Town should take to support local businesses. The most popular suggestion was that the Town could publicize information about Isle La Motte's businesses. Applying for a Village Center Designation would allow for businesses in the village to access tax credits at no cost to the Town.

Given Isle La Motte's small size, it is likely that most residents will continue to commute to other communities for work. However, the Town encourages the development of small businesses, home-based businesses and agriculture that are in keeping with the rural nature of Isle La Motte.

Economy: Goals & Policies

Goals

1. Support existing and new small and home businesses that fit with the rural character of Isle La Motte.

Policies

1. Encourage home businesses that do not interfere with the residential and agricultural character of the surrounding area.
2. Promote information on existing incentives to maintain farms and preserve agricultural land, such as the current use program and land trusts.
3. Seek Village Designation for the Village to provide tax credit opportunities to Village businesses.
4. Support efforts to expand high-speed internet access in Town.

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Utilities, Facilities and Services

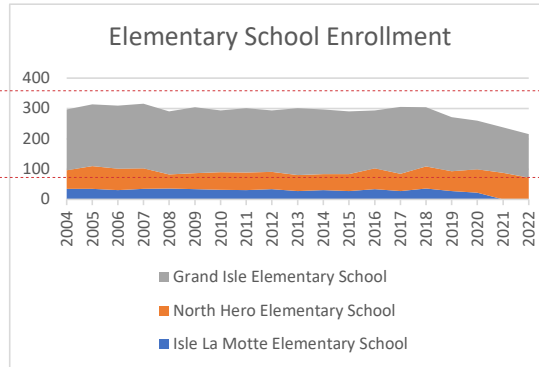
Municipal Facilities and Services

Recreation

Education & Childcare

Education

Isle La Motte's elementary school closed in 2023. Isle La Motte children attend school in North Hero or Grand Isle through eighth grade. Combined enrollment in North Hero, Isle La Motte and Grand Isle has decreased in recent years. This is consistent with demographic trends that show there are fewer families in Isle La Motte (U.S. American Community Survey). Many families in Isle La Motte homeschool their children.



Source: Vermont Agency of Education

There are no high schools in Grand Isle County, students attend high school elsewhere in the state.

Childcare

Isle La Motte has 25 children under the age of 6 with working parents who are likely to need childcare (U.S. American Community Survey) There are no licensed childcare providers in Isle La Motte (Vermont Department of Children and Families). Residents may be accessing licensed childcare in other communities, or using unlicensed options. There is a regional childcare shortage in Franklin and Grand Isle Counties. The two counties need 1,503 additional childcare spots to meet current needs (Building Bright Future Report 2022). The Town encourages the development of childcare services as needed to meet local needs.

Emergency Services

Isle La Motte's volunteer Fire Department has 10 members. Ambulance service is provided by the Alburgh Volunteer Fire Department.

Isle La Motte contracts with the Grand Isle Sheriff for 35 hours a week of police coverage. Emergency police services are provided by the Grand Isle Sheriff and the Vermont State Police.

Water, Wastewater and Solid Waste Disposal

Isle La Motte does not have any public water or wastewater infrastructure. Residents are served by private individual water systems and septic systems.

The Town is a member of the Northwest Solid Waste District. The nearest transfer station is located in Alburgh. The Northwest Vermont Solid Waste Management District offers collection services for those wastes that otherwise would not have management options, such as special wastes, tires, appliances, and household hazardous wastes.

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Communications

There are no current telecommunications towers located in Isle La Motte. Cellular service is generally good in Isle La Motte, although there are some problem areas on the east shore of the island.

Broadband speed internet (25/3) is available in portions of Isle La Motte, however many areas only have access to slower speeds. Satellite internet options are also available. The State of Vermont considers an area underserved if it does not have high-speed (100/100) internet service. Isle La Motte is a member of Northwest Fiberworx, a municipal communications union district that has the goal of expanding fiber internet access to Isle La Motte. High speed broadband is important for businesses, residents working from home, and homeschooling families in Isle La Motte.

TOWN OF ISLE LA MOTTE Facilities & Services

LEGEND

Facility & Service Features

- ★ Facility/Service
- 3 Phase Power Line

Transportation Features

- State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Private Road

Other Feature

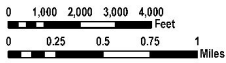
- Town Boundary

For planning purposes only.

Data Sources:
All map features derived from Vermont Open Geospatial Data (<https://geodata.vermont.gov/>).
North arrow on map refers to Grid North.

Located:
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Created:
March - 2024



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Planning Commission
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St. Albans, VT 05478
(802) 524-6558
www.nrpcvt.com

Energy

[See attached enhanced energy plan]

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Compatibility with Neighboring Towns and the Region

Isle La Motte is surrounded on all sides by water but is located adjacent to two Vermont municipalities: Alburgh and North Hero.

Alburgh

Isle La Motte is connected to Alburgh via a causeway on Route 129. In its Town Plan, Alburgh designates its land adjacent to Isle La Motte as the Shorelands District. The purpose of the Shorelands District is for “residential, recreation, conservation uses”. This is consistent with Isle La Motte’s Rural Agricultural District which is intended primarily for low-density residential uses.

North Hero

In its Town Plan, North Hero’s designates its land adjacent to Isle La Motte as the Shorelands District. North Hero states its district is appropriate for “low-density residential development and carefully sited commercial uses” with a focus on preservation of views. While Isle La Motte does not have specific provisions for preservation of views, the intended uses of low-density residential and limited commercial uses is consistent with Isle La Motte’s Rural Agricultural District.

Northwest Region

The Isle La Motte Town Plan is consistent with the 2023 Northwest Regional Plan. The majority of land in Isle La Motte is designated in the Agricultural Resource Planning Area or Rural Planning Area in the Regional Land Use Plan. This is consistent with the Town’s designation as Rural Agricultural. There are small areas of Isle La Motte located within the Conservation & Forest Resource Planning Area, the majority of which is in the Marsh. As described in the Natural Resource chapter, Isle La Motte supports efforts to preserve this area.