



WAITSFIELD PLANNING COMMISSION AGENDA

May 6, 2025 at 7:00 p.m.

Planning Commission

Beth Cook
Robert Cook
Emma Hanson
AnnMarie Harmon, Vice-
Chair
Becca Newhall
Alice Peal
Jonathan Ursprung, Chair

THE PLANNING COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

Planning & Zoning Administrator

J. B. Weir

Town Administrator

York Haverkamp

Town Clerk

Jennifer Peterson

Town Treasurer

Steve Lewis

Waitsfield Town Office

4144 Main Street
Waitsfield, VT 05673
(802) 496-2218
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1. CALL TO ORDER / ROLL CALL
2. REVISIONS TO AGENDA, IF ANY (5 +/- min)
3. PUBLIC FORUM (10 +/- min)
4. APPROVAL OF MINUTES –APRIL 1 (5 +/- min)
5. MRVPD PRESENTATION (40 +/- min) Sam Robinson
6. IRASVILLE MASTER PLAN (30 +/- min) AnnMarie/Jonathan/JB
7. CVRPC UPDATE (10 +/- min) Alice
8. WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob
9. OTHER BUSINESS (10+/-min)
10. ADJOURNMENT

Waitsfield Planning and Zoning Administrators Report
Planning Commission May 6, 2025 meeting

5. MRVPD Presentation

Sam Robinson of the Mad River Valley Planning District will be presenting on the MRV 2024 Annual Data Report. That report can be found [here](#).

The Planning District has also updated the data on the MRV Community Dashboard. This is an amazing resource for the community! The dashboard can be found [here](#).

6. Irasville Master Plan

The Village Master Plan Steering Committee (VMPSC) met on April 28th to review SE Group's "Planning Framework" for the remainder of the project. That document is included in draft form in the packet. For those that wish to watch the recording of the meeting, the link is [here](#).

The planning framework is intended to identify priority actions that the Town of Waitsfield and its partners can undertake to build a vibrant village center in Irasville. These are not intended to be a comprehensive set of recommendations; rather, these actions represent mission-critical items that will lay the foundation for long-term improvements in the village. A comprehensive Master Plan for Irasville will be built around these foundational elements. Three "priority actions" are established: 1) Implementation of the community wastewater system, 2) implementation of a local and regional wetlands strategy, and 3) establishing Slow Road as Irasville's "Main Street." SE Group has delineated various general strategies, consisting of regulatory, financial infrastructure strategies in advancement of the priority actions.

The PZA has reached out to Shannon Morrison (DEC Wetlands Ecologist) to get a meeting with the core team. The purpose of this meeting is to update the Wetlands Division on the project thus far, and gain clarity on next steps for the project, including a second phase focusing on wetland enhancement and conservation.

The VMPSC will meet next on May 20th from 10:30am – 12:00pm.

7. CVRPC Update

Alice will update the board on CVRPC current work, including the Regional Plan.

Included in the packet is a flyer for Central Vermont Regional Planning Commission and Central Vermont Economic Development Corporation's quarterly meeting dedicated to Housing

Development in Central Vermont. CVRPC and CVEDC will be hosting a Kickoff meeting on May 21st from 4-6 pm at the Old Labor Hall in Barre City.

8. Wastewater Project Update

The PZA, Town Administrator and Joshua Schwartz spent many days putting together two \$1 million grants over the past few weeks. The Vermont Community Development Program (VCDP) grant application which was submitted on 4/9. On April 18th that same group put together another grant application for the Northern Borders Regional Commission Catalyst Program, similarly a \$1 million grant. Notifications will occur in June.

Dubois & King is pushing on with 90% design, now anticipated to be finalized in December. Site visits with VTrans staff have lent more clarity to the pipe locations and easements will begin to be drafted by the PZA over the coming weeks.

The Town is awaiting an updated grant and loan package from USDA Rural Development that may exceed the numbers that were originally projected. Due to the federal administration's deferred resignation program, we continue to deal with different staff at USDA RD. Three weeks back the Town was notified that longtime engineer, Jonathan Harries, who had worked on the Town water system in addition to the wastewater project, was leaving.

The bidding process for construction of the advanced SBR treatment system was to culminate in a bid opening which occurred on April 25th at the Town office. At that opening, one bid was received ahead of the 10:00 am deadline, while another submission came in a few minutes late to the large set of files that was included in the transmission over email. The bid that was received prior to the deadline included a host of bid exceptions which are not allowed. Accordingly, and with the blessing of CWSRF staff, a new bid has been published ahead of a second opening in the middle of May.

Joshua Schwartz is planning an update on the project for the Selectboard at one of its next few meetings, likely in early June.

8. Other Business

Jonathan may have an update on the MRVPD.

Upcoming trainings/webinars:

Maximizing Flood Relief Money & Protecting Community Investments:

Description: Join the Central Vermont Regional Planning Commission to learn about the National Flood Insurance Program (NFIP) and why you should care. We will provide an explanation of the regulatory framework; what a municipality can do to gain the benefits of the program and highlight key legislation including what's next for Vermont in flood preparedness.

Following a presentation and discussion, staff will be available for in-person municipal consultations.

Date: 7 May 2025, 4:00PM - 6:00PM

Location: Central Vermont Chamber of Commerce 33 Stewart Road, Berlin (with Pizza!) and remote via Zoom

Register [here](#).

Register by Friday 2 May 2025 to receive your town's FEMA map.

Grants & Funding Chat:

This chat is a bi-monthly series to help members learn about specific funding opportunities as well as ways to make their funding applications competitive – and the advance work that is required when using someone else's money.

Each meeting focuses on a different topic. After an eye-opening 15-minute presentation on the day's topic, the format transitions to a participant Q&A, where attendees can ask questions of the presenter and each other. Bring your questions, share your challenges, and learn from other communities.

This series is presented by Bonnie Waninger, the Project & Funding Specialist on VLCT's Municipal Operations Support Team.

Registration Information

Register once and attend all sessions! Once you register, your link to join will be the same for every 2025 Grants & Funding Chat. Zoom will send you an email with the link to join ahead of each chat.

Future Dates and Topics

Tuesday, May 13, 2025 – Housing*

Tuesday, July 8, 2025 – Transportation*

Wednesday, November 12, 2025 – Community Economic Development

* These two might switch dates due to timing of the legislative session.

Presenter: Bonnie Waninger, Project & Funding Specialist, VLCT

Website [here](#). Registration for February topic not available as of yet

Seeing Success through Conservation Stories.

How can Conservation Commissions across Vermont effectively collaborate over long distances of space and time? By sharing stories of successes, challenges faced, and lessons learned, conservation minded committees across the state can learn from each other's experiences, and stand on each other's shoulders. Please join us as we celebrate moments of success both large and small by Conservation Commissions from all over Vermont. We will glean lessons, highlight best practices, and together take a step forward towards building a more robust sense of statewide communication, collaboration, and institutional memory so that Vermonters from all corners of the state can contribute their energies to solving local challenges while simultaneously supporting their like-minded peers.

Presenters:

David Moroney

Jens Hilke

Repeat sessions of this webinar will be offered on the following two dates:

Wednesday May 7th, 2025 11:00 a.m. - 12:00 p.m. [Register](#)

CVRPC Clean Water Advisory Committee Meeting: Forest Road Projects & Town Forest Management:

Description: Presentation and Q&A session with Agency of Natural Resources Watershed Planning staff. Discover innovative strategies to support and maintain the capacity of forests to produce clean water. Learn about Acceptable Management Practices and how towns can effectively promote forest stewardship. Gain valuable insights into the Clean Water Funding landscape, and emerging water quality opportunities in the Winooski Basin.

Date: 8 May 2025, 4:00PM - 6:00PM

Location: 29 Main Street, Suite #4 Montpelier and remote via Zoom.

Agenda & Zoom link available on the CVRPC website [here](#).

Flooding and Forecasting in the Winooski Watershed

May 7, 2025 | 12:00 - 1:00 pm (Online)

Join Warning Coordination Meteorologist Scott Whittier of the National Weather Service Burlington Office for an online presentation comparing historic storms and flooding events in the Winooski River Basin. The presentation will also provide background information about how to use river level forecasts including a preview of a new flood forecasting resource. Register for this

Zoom event here: <https://us02web.zoom.us/meeting/register/14-RAEJ9So6JDUVPVcymrw>

Respectfully submitted,

J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, April 1, 2025

Draft

Members Present: Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Becca Newhall, Alice Peal, Jonathan Ursprung

Members Absent:

Staff Present: JB Weir, Planning and Zoning Administrator

Others Present: Fred Messer

II. Regular Business

1. Call to Order

The meeting was called to order at 7:03 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items

No changes were made to the agenda.

3. Public Forum

Nobody requested an opportunity to comment.

4. Approval of Minutes

The Minutes of March 18, 2025 were approved.

5. Emergency Management Update

Fred provided some information regarding the need for local governments to respond to emergencies, and the importance of planning for these responses. He explained that Joshua and Sam of the MRVPD have taken on the role of providing damage assessment for the towns when necessary, the relationship between an emergency declaration and the provision of FEMA assistance, and the state guidelines which were implemented following the realization in the wake of Irene that more robust preparedness was necessary. These include participation in the National Flood Insurance Program, requirements for Road and Bridge Standards, and adoption by towns of a Local Emergency Operations Plan (LEOP) and a Local Hazard Mitigation Plan (LHMP). Having current iterations of these documents adopted assists the Town logistically and financially, as they allow for a higher rate of disaster reimbursement from the State.

Fred noted that the LHMP includes sections related to preparation, response, recovery, and mitigation, and that some of the mitigation efforts included may be addressed by the PC. He and Alice recently worked with CVRPC to complete the update/adoption process for Waitsfield's LHMP.

Alice then reviewed the LHMP, noting that it contains various categories of emergencies, with specific emergency types ranked by their importance/potential impact on Waitsfield. Important situations included in the Plan were explained: the landslide along Mill Brook Road at the Fayston town line, which is on ANR's radar; culverts in critical need of upsizing/replacement; and the floodplain reconnection work for which a grant covering evaluation of the sites has been awarded.

Alice pointed out other items included in the mitigation project table that did not rise to the top level of priority, but which are important to be addressed by the Town. She recommended that PC members review the entire document, which contains a range of useful information; the Plan may be added to as needed, so suggestions for adjustments are welcome.

Fred reminded the group the VT Alert is the primary method he uses for disseminating information when there is an emergency occurring.

He also spoke of planning underway for the organization of volunteers when an emergency occurs, as well as his efforts in preparing for shelter, supplies, animal care, and so forth. Fred indicated that there are efforts being taken to create emergency management protocols for the MRV rather than continuing to address issues on a town by town basis; this is being undertaken with Rotary involvement and working in conjunction with the VEM center in Waterbury.

6. Village Master Planning

AnnMarie reported on the Steering Committee's review of the recently held public input session, which was attended by 70-80 people. She indicated that an important piece of information received was that the majority of responses indicate a preference for continuing efforts toward the plan with the highest density. Responses also point to a lack of desire for buildings with flat roofs, although three stories with pitched roofs had support.

It was discussed that there is an understanding that a goal of development of 70 new housing units is part of this planning effort; it was agreed that these do not need to all be located in Irasville, and that the general plan is for 'up to 70' being provided. Alice spoke of how this ties in with the RPC's future land use plan work and the housing targets which will be provided for each municipality.

AnnMarie continued her report, noting important points raised during Steering Committee review of the input session: addressing how to implement the Plan, furthering integration of the Skatium parcel, ensuring balance of wetland impacts/restoration, emphasizing traffic calming – including clarity on pedestrian/bicycle access, allowing for on street parking, and providing for mixed use development.

Other points raised by PC members included consideration of the need for a Fire Department ladder truck, Route 100 traffic speeds, coordination with the Active Transportation Corridor work, and the need for senior housing.

AnnMarie explained that a follow up survey will be developed; no further public input open houses are planned.

JB spoke of the potential for rehabbing/restoring some parcels serving as wetlands, and also of the information he has gleaned from his visit to and conversations with Saint Albans.

AnnMarie outlined the next steps to be undertaken by the Steering Committee/SE Group:

- Focus on implementation strategies
- Tools and planning documentation, exploration of regulatory land use efforts
- Coordination with wastewater project/infrastructure needs

- Exploration of TIFF, LOT mechanisms
- Wetland strategies
- Ensuring connection with the Active Transportation Corridor

She noted that all information will be posted on the Irasville Planning website.

7. Wastewater Planning Project Update

JB reported that funding pre-applications/applications have been submitted or are being completed for the Vermont Community Development Block Grant Program and the Northern Borders program; he is also navigating the USDA funding complexities, as there are programs within that Department that may be suitable for the project. He is also waiting to hear the final word on whether Waitsfield will be receiving a portion of the funds initially awarded to Greensboro.

Bob noted that the technical team is kicking off the fine details of some of the design work.

8. Other Business

Alice noted that:

- The substation upgrade is under Act 250 review and moving along.
- An RPC representative will likely be in attendance at a May meeting to discuss the Future Land Use section of the Regional Plan.
- The Regional Plan deadlines include having a draft document available in September and the final adoption process to take place in late 2026.
- The Regional Plan, as well as Waitsfield's Selectboard, will be addressing short-term rentals in the coming months; the PC is likely to have a role in this effort.

9. Adjournment

The meeting adjourned at 9:06 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

IRASVILLE VILLAGE MASTER PLAN: PLANNING FRAMEWORK

The following planning framework is intended to identify priority actions that the Town of Waitsfield and its partners can undertake to build a vibrant village center in Irasville. These are not intended to be a comprehensive set of recommendations; rather, these actions represent mission-critical items that will lay the foundation for long-term improvements in the village. We intend to build a comprehensive Master Plan for Irasville around these foundational elements.

#1: IMPLEMENT A COMMUNITY WASTEWATER SYSTEM

THE OPPORTUNITY:

- Enable dense infill development in Irasville.
- Reduce cost of development for new homes and businesses.
- Protect local water quality.

WHAT SUCCESS LOOKS LIKE:

- Irasville is able to grow, following a sustainable infill development pattern.

CONSIDERATIONS, CHALLENGES, AND UNCERTAINTIES:

- In 2024, the Town of Waitsfield passed a \$15 million bond measure to fund the development of the wastewater system. The Town is nearing completion of the financial package to fund the project, with potential system construction in 2026 – 2027.
- The planned wastewater system is expected to provide capacity for approximately 70 new homes as well as new commercial businesses. It is possible that additional capacity for new development could be secured.
- While there is a defined wastewater service area for the planned system, there is no policy governing how much future capacity may be allocated to any particular development or sub-area.
- There may be an opportunity align wastewater system implementation with improvements to other infrastructure, such as roadways and sidewalks, in areas where wastewater utility lines will be constructed and buried.

CATALYST ACTIONS:

- **Continue to move forward with financing and implementing a community wastewater system.**
- **Identify combined wastewater & transportation infrastructure projects.** Wastewater system construction plans should consider opportunities to phase in roadway and pedestrian improvements that could be completed in a single project.
- **Develop wastewater allocation policies.** These policies could reserve wastewater capacity for a sub-area of Irasville (e.g., the area around Slow Rd) and/or limit that amount of wastewater capacity allocated to any single project.

#2: IMPLEMENT A LOCAL AND REGIONAL WETLANDS STRATEGY

THE OPPORTUNITY:

- Allow Irasville to function as the Mad River Valley's flood-resilient growth center while preserving critical local wetland function.
- Establish Slow Rd as Irasville's "Main Street."
- Explore regional strategies for wetland enhancement and flood mitigation.

WHAT SUCCESS LOOKS LIKE:

- Irasville is able to grow, following a sustainable infill development pattern.
- Critical local wetland functions and scenic values are permanently conserved.
- There is improved flood mitigation along the Mad River. At minimum, there is no net loss of flood mitigation function downstream along the Mad River.

CONSIDERATIONS, CHALLENGES, AND UNCERTAINTIES:

- Any proposed development with potential wetland impacts is subject to state wetlands permitting.
- Waitsfield's zoning bylaws permit wetlands impacts, provided that the impacts conform to Vermont Wetlands Rules and the development includes a vegetated buffer between wetland areas. There are no overlay districts specifically for conserving wetland areas. For proposed developments going through conditional review, the Development Review Board retains some discretion to limit wetland impacts.
- Wetland functions in Irasville range from very low to moderately high. Envisioned infill development sites would result in impacts to wetlands with low or very low wetland functions.
- Irasville does not have a centralized stormwater system and is believed to have a high groundwater table. Both conditions present uncertainties for how future infill development will impact wetlands, even in areas of low wetland function.

CATALYST ACTIONS:

- **Continued coordination with the Agency of Natural Resources.** Maintaining communication with ANR wetlands staff will be critical to understanding the pathways for future infill development that may impact low-functioning wetlands. Identifying opportunities to work proactively with ANR to identify pathways for development approvals will be critical.
- **Complete follow-up studies.** The following follow-up studies will lend additional clarity and strategic perspective related to wetlands functions and impacts:
 - **Local hydrologic study.** This study would model the impacts of potential infill development scenarios on wetlands function, including flood storage. This information would inform needs around on-site stormwater mitigation as well as any potential impacts to flood mitigation function.
 - **Regional wetlands enhancement and flood mitigation exploration.** As a follow up or companion to the local hydrologic study, this study would identify opportunities for wetlands enhancements and flood mitigation projects upstream of Irasville in the Mad River Valley watershed. This information would assist in identifying potential candidates for off-site mitigation from infill development projects in Irasville.

- **Conserving critical wetlands.** While areas of higher wetland function in Irasville are not envisioned to be developed, there is value to taking steps to permanently conserve these areas. Two tools available to the Town and its partners are:
 - **Creating a Critical Village Wetlands Overlay District.** Through zoning, the Town has the ability to sharply curtail development in wetland areas. Drawing from the 2021 Arrowwood wetlands study, an overlay district could be developed around any wetlands identified as having high scenic/ecological value and/or flood function.
 - **Conserve or acquire key parcels.** The Town and/or partner organizations can explore acquiring or placing conservation easements on targeted undeveloped parcels hosting higher function/value wetlands in the vicinity of Route 100 and Carroll Rd. Once conserved, improved wetland buffers could be established and recreational trails could be added, with connections to existing boardwalks and possibly Slow Rd.

#3: ESTABLISH SLOW ROAD AS IRASVILLE'S MAIN STREET

THE OPPORTUNITY:

- Provide a central hub for community development – homes, businesses, gathering places, and events.
- Support a dense, walkable development pattern that anchors the pedestrian network and provides a “park and walk” experience for visitors.
- Promote the orderly and efficient development and maintenance of critical infrastructure (roads, sidewalks, water/wastewater service lines) by limiting scattered development.

WHAT SUCCESS LOOKS LIKE:

- A dense mix of homes and public-facing businesses extending at least two blocks.
- A traffic-calmed, pedestrian-friendly street with on-street parking that can be closed for events.
- Community gathering places, indoors and outdoors.
- Parking is shared with existing nearby parking lots, reducing the amount of new parking that is needed.
- Clear signage identifies parking areas and walking routes.

CONSIDERATIONS, CHALLENGES, AND UNCERTAINTIES:

- Private landowners will need to be engaged.
- Infill development along the first block between Mad River Green Rd and Mad River Canoe Rd will necessitate retiring of the septic mound adjacent to the Shaw's parking area. This is planned to occur as part of the Community Wastewater System Project.
- North of Mad River Canoe Rd, any new development along the northwest side of Slow Rd will involve impacts to Class 2 wetlands and will be subject to state wetlands permitting.
- There is the question of timing for new development and supporting infrastructure (e.g., wastewater, road/streetscape improvements, sidewalk). Installation of buried wastewater service lines along roadways is a potential opportunity to sequence multiple infrastructure improvements at the same time, if funding is available.
- There is also the question of wastewater capacity. The planned community wastewater system service area will cover all of Irasville and Waitsfield Village. Policies may need to be considered to ensure there is sufficient

wastewater capacity to reserved to accommodate future development along Slow Rd if that is to be a community development priority.

CATALYST ACTIONS:

- **The “First Block” Project.** This project would entail a coordinated community effort to establish the first block along the Slow Rd “Main Street” between Mad River Green Rd and Mad River Canoe Rd. This area would be a logical starting point, given its location within Irasville and lack of wetland impacts. There are multiple pathways that could be considered to move this project forward:
 - **Pathway #1: let the private sector lead.** The Town can bring the community-supported vision for development along Slow Rd to landowner(s) in the project area and advocate for the landowner to initiate a project that meets identified community objectives.
 - **Pathway #2: public-private partnership.** The Town could work to develop a Memorandum of Understanding (MOU) with the landowner to facilitate a conceptual design and development framework for the development of block and shared use of the adjacent Shaw's parking lot. In addition to identifying the form and use of proposed development, this agreement could also cover plans for an improved streetscape and identify opportunities for the creation of community facilities, such as a pocket park.
 - This pathway would provide the Town with more control over what gets developed in the project area, but would come with additional upfront costs and demands for staff capacity to oversee the process.
 - Case Study: Burlington, VT - <https://www.burlingtonvt.gov/202/South-End-Coordinated-Redevelopment>
 - It is assumed that this project could be accommodated under current zoning regulations, which permit a variety of residential and commercial uses on lots as small as 1/5 acre and up to 80% total lot coverage.
 - Depending on the pathway taken, there will need to be a corresponding strategy around the development of improved streetscape infrastructure along Slow Rd, such as sidewalks. Potential options include enacting policies around development impact fees and/or mandatory pedestrian facility improvements, considering alternative sources of revenues (such as a 1% Local Option Tax), or evaluating the use of a Tax-Increment Finance (TIF) district (see the next page for further discussion of these financial tools). There will also need to be thoughtful consideration given to the timing of infrastructure improvements that are sequenced with future development.



OTHER PLANNING STRATEGIES:

- Consider developing additional MOU's for future phases of development along Slow Rd that address new developments, infrastructure, and public spaces.

- Maintain the Mad River Path trail corridor using sidewalks, signage, and/or trail relocation.
- Consider establishing an overlay zoning district for the area along Slow Rd that permits greater density, further relaxes minimum parking requirements, and sets standards for pedestrian circulation.
- Consider establishing a wastewater capacity allocation policy that reserves a certain percentage of future wastewater capacity for properties along Slow Rd and/or limits the amount of wastewater capacity allocated to any single development project.
- Create an official Town Map for Waitsfield that shows an extended Slow Rd right-of-way.
- Continue to limit building heights to three (3) stories to align with historical character and limit the ability for a single development to utilize an excessive amount of wastewater capacity.
- Wetlands: see Pillar #2 – Implement a Local and Regional Wetlands Strategy.

ALTERNATIVE SCENARIOS:

- If the Main Street project cannot move forward as envisioned, there are still many steps that the Town can take to improve village vibrancy in Irasville. Focusing on improving the pedestrian network (in tandem with the Community Wastewater Project) is a key opportunity to link existing developments and potential infill development sites.

GENERAL STRATEGIES

These are additional strategies that complement items #1-3 above.

REGULATORY

- The Town should consider adopting a Village Sidewalk Policy/Ordinance that establishes where public sidewalks and/or shared use paths are required to be constructed with new development, relevant design standards, and references relevant pedestrian infrastructure goals, plans, and/or projects that can inform how sidewalks or paths are laid out.

FINANCIAL

- The Town should consider adopting an Impact Fee Policy/Ordinance that gives the Town the authority to levy impact fees on proposed developments for the purposes of contributing to the capital cost of constructing public sidewalk and/or shared use path facilities that will serve the proposed development and neighborhood area. This could also be expanded to apply to other types of needed capital infrastructure projects. Such a policy can also provide a means for applicants to contribute to public pedestrian facilities in lieu of constructing facilities themselves.
 - Case study: Shelburne, VT - <https://www.shelburnevt.org/DocumentCenter/View/1352/Impact-Fee-Ordinance>
- The Town should evaluate a 1% local option tax (LOT) to raise additional revenues that can be reinvested in village centers. A 1% LOT can be applied to any or all of the following: sales (with exemptions for essential household goods), meals and alcoholic beverages, and rooms.
- The Town could evaluate the use of a Tax-Increment Financing (TIF) district to support infrastructure improvements in targeted areas, such as Slow Rd. Establishing a TIF district allows a municipality to finance the construction of public infrastructure by leveraging the anticipated increases in property values and tax receipts that will result in the years following the infrastructure improvements. TIF districts require significant planning and diligent management by Town staff, and can present risks should the increase in property tax receipts not be realized. In the case of Slow Rd, one potential risk is the uncertainty around future infill development that would require wetlands permitting.

INFRASTRUCTURE

- Complete the Community Wastewater System and develop a capacity allocation policy.
- Identify priority sidewalk projects. Seek a variety of funding sources and implementation pathways for sidewalk construction:
 - Village Sidewalk Policy/Ordinance
 - MOU's with developers
 - Impact fees
 - Capital reserve fund
 - State grants
- Identify opportunities to sequence wastewater system construction and transportation infrastructure improvements.
 - Case study: Lebanon, NH - <https://flyleb.com/1193/Closed---CSO-Project-No-12>
- Study potential alignments for a multi-use path that connects the VT Route 100 Alternative Transportation Corridor, including path alignments that connect behind Village Square and other alternatives that minimize the number of road/driveway crossings.
 - Case study: Stowe Recreation Path

From: [Alice Peal](#)
To: [JB](#)
Subject: Fwd: Central Vermont Housing Development Roundtable -Kickoff May 21
Date: Friday, May 2, 2025 10:03:46 AM
Attachments: [image.png](#)
[image.png](#)

This can go in the packet for the PC Meeting

Good morning,

Central Vermont Regional Planning Commission and Central Vermont Economic Development Corporation are pleased to announce a quarterly meeting dedicated to **Housing Development in Central Vermont**. We will be hosting a **Kickoff meeting on May 21st from 4-6 pm at the Old Labor Hall in Barre City**.



We are inviting anyone connected to housing development in Vermont including **planning commission members, developers & builders, natural resource managers, energy efficiency folks, economic & community development planners, employers, housing nonprofits, homeowners, policymakers and community members!**

Subsequent meetings will focus on topics related to housing development in Central Vermont and will be held at various venues around our region. With the intention to support networking towards project development we are hoping that you will share the attached flyer with your networks and/or post to wherever it will be seen!

Please find the attached a flyer with a registration code to this FREE event.



Here is that code as well

Please feel free to reach out with any question to me, Eli Toohey, toohey@cvregion.com or Melissa Bounty, mbounty@centralvermont.org

Best,
Eli

Elaine (Eli) Toohey ([she/her](#))
Community Development Planner, [CVRPC](#)
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There is no power for change greater than a community discovering what it cares about. - Margaret Wheatley