

IRASVILLE VILLAGE MASTER PLAN
Summary of Public Comments Received

Your Name	Jeff Brauer
What is your relationship to the Town of Waitsfield?	President of the SKATIUM Board of Directors
What do you like about the draft Irasville Village Master Plan?	This plan is impressive. Super comprehensive, with a clear and compelling case and a plan for the revitalization of Irasville. I really appreciate the idea of Irasville being a "four season outdoor recreation hub," and the Skatium is excited to play an integral part in that vision!
What could be improved in the draft Irasville Village Master Plan?	<p>The Skatium has new Board leadership in place who view the facility as a community resource and ourselves as its steward. We recognize that any revitalization efforts of our facility will require the kinds of public/private partnerships discussed in this master plan. We are excited to discuss with the Town how our land might best serve this overall vision while also staying true to our non-profit mission to provide outdoor sports recreation to the residents and visitors of the Valley.</p> <p>As members of the community who understand the immense need for affordable housing, we have been considering how we can help. We have envisioned a partnership where a mixed use building is erected in the general location of the current skate office. The bottom floor would be used for Skatium purposes (office, rental shop, restrooms, snack bar), and above would be 1 or 2 floors of affordable apartments. Given we are a non-profit with a desire to use our land for this purpose, we believe the Skatium is a perfect candidate for the CHIPS program mentioned on page 20.</p> <p>Additionally, we believe our land can accommodate non-wetlands expansion of our parking lot to the south and east (down the driveway), and we would certainly be open to parking lot use that serves the broader vision for the community in addition to skaters and potential new residents.</p> <p>We look forward to continued engagement in this conversation as the master plan unfolds. Please let us know if we can answer any questions or if you would like to speak further in person or on the phone.</p> <p>Warm regards, Jeff Brauer</p>

VMPSC Response:

- Add label on p.13 map for "Potential mixed-use building with residences at Skatium"

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Your Name	Jack Crivici-Kramer
What is your relationship to the Town of Waitsfield?	Resident of another town in the Mad River Valley
What do you like about the draft Irasville Village Master Plan?	I like that it's walkable. One park + walk is a great idea.
What could be improved in the draft Irasville Village Master Plan?	More housing units, please! More floors, if necessary. The more people who live there, the better for The Valley and for Vermont. If there's ways to ensure they're for full-time or 6-mo min rentals, that'd be key so they don't just become ST rentals for skiers. We need more workers, and we won't get that without more housing.

VMPSC Response:

- The current plan shows a relatively ambitious buildout that bumps up against the anticipated capacity of the future wastewater system. Do not recommend increasing number of buildings/units shown or described at this time.
- Suggested edits:
 - P. 10, last bullet: "...including long-term, year-round residences, below-market-rate rentals..."

Your Name	Marion L Usher
What is your relationship to the Town of Waitsfield?	Seasonal/part-time resident of Waitsfield
What do you like about the draft Irasville Village Master Plan?	I love this plan. We desperately need more community spaces 2here people "bump" into each other, talk, go have a cup of coffee and enjoy each other's company. This appears to be so well thought out and I look forward to seeing it come into being! Marion Usher 247 Horseshoe RD, Waitsfield, Vt
What could be improved in the draft Irasville Village Master Plan?	I'm good with the plan as it is being presented!

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Your Name	James Sanford
What is your relationship to the Town of Waitsfield?	Resident of another town in the Mad River Valley
What do you like about the draft Irasville Village Master Plan?	Slow road concept
What could be improved in the draft Irasville Village Master Plan?	Where will the future hotel go?- a critical element in the population of the area. Could the abandoned bank become the transportation hub? Have you considered the connection with the Mad River Shopping Center, Mehuron's et. Al.across rte.100? Have you considered housing at the bookstore/ Tiger Baird site? Please stop talking about the wetland's contribution to the mad river. The river drains the entire valley, and this tiny part of that basin contributes very little, in proportion, to its flooding.

VMPSC Response:

- Suggested edits:
 - P. 11, first bullet: "...commercial uses, such as retail, lodging, food service, and other needed services."
- Given current intermittent transit service and uncertainties about public transit funding, we do not feel that a transit hub should be recommended over other potential uses.
- Pedestrian connections across Route 100 are included in the plan.
- Wetlands will still likely be subject to permitting, regardless of broader ecological significance. Providing area planning targets for wetlands conservation will help in future permitting applications.

Your Name	Chris-Ann Lark Bauer
What is your relationship to the Town of Waitsfield?	Resident of another town in the Mad River Valley
What do you like about the draft Irasville Village Master Plan?	I think being able to place living spaces and developing safe roads are important features and will also bring back affordability and support the whole Mad River community.
What could be improved in the draft Irasville Village Master Plan?	One wish would be to keep buildings to 2 stories and do try to keep the barn type and cape styles that are already there. Last thing we want is something that ends up looking like a miniature Tafts Corner. Preserving and honoring our beautiful town using the same types of buildings we have throughout Waitsfield and The Valley would be my wish.

VMPSC Response:

- VMPSC does not support including recommendations for architectural design guidelines. Town does not have any architectural design guidelines currently. Engagement with local property owners is one tool to encourage aesthetic designs.

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Your Name	mike
What is your relationship to the Town of Waitsfield?	Resident of another town in the Mad River Valley
What do you like about the draft Irasville Village Master Plan?	Adding stores and housing as well as pedestrian access
What could be improved in the draft Irasville Village Master Plan?	<p>I don't think you have given enough attention to parking needs nor have you fully thought out the reduction in road/sidewalk width in the winter months from plowing (btw, where are you putting all the snow? Especially in the Shaws lot?)</p> <p>You might also want to consider a reserved spot or two for taxi type service. And don't go crazy with the EV stuff.</p>

VMPSC Response:

- The plan includes strategic addition of new parking areas as well as improved utilization of existing parking areas. It is in the interest of future developers to ensure that there is adequate parking to serve their sites. Snow storage considerations will factor into future site plan reviews.
- **Suggested edits:**
 - P. 25: Include recommendation to study parking utilization and turnover in major existing surface parking lots.

Your Name	Valerie Welter
What is your relationship to the Town of Waitsfield?	Resident of another town in the Mad River Valley
What do you like about the draft Irasville Village Master Plan?	The Master Plan is an interesting proposal. In theory, it appears to add much to Irasville. I appreciate the time and effort that has been dedicated to developing the plan. I have attended past meeting about the plan in Waitsfield.
What could be improved in the draft Irasville Village Master Plan?	<p>As a resident of the Valley, and a homeowner in the residential subdivision above and adjacent to the area, I have concerns about the traffic implications associated with the current Master Plan. Travel to my home requires that I drive through the Mad River Green shopping center. In the subsection, "Putting It all Together: Goals for Irasville," item #5 addresses transportation. Importantly however, the impact of the increased traffic generated by the build-out proposed in the plan is not addressed. This is an alarming omission. The public is not being provided with the full scope of the project.</p> <p>It Is Important that residents of Waitsfield, and the Valley, are Informed about the increased traffic and any proposed mitigation efforts. For example, will the completed Master Plan require traffic lights on Route 100? What are public sentiments about the need for traffic lights or other traffic mitigation proposals? Without this information, I fear that the public does not have all of the information necessary to thoughtfully and completely comment on the Master Plan.</p>

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VMPSC Response:

- Signalization is unlikely to be needed in the future. Other treatments, such as roundabouts, turning lanes, and traffic calming techniques, can be evaluated if necessary or required in the future.
- Suggested edits:
 - P. 25: Add recommendation: “Work proactively with VTrans to monitor and mitigate traffic impacts on Route 100. Future development applicants may be required by the Town Development Review Board to perform traffic studies.”
 - P. 25 Add recommendation: “Work with owners of key private roads in Irasville to identify potential roadway and pedestrian safety improvements as part of future redevelopment. Explore the possibility of implementing roadway improvements as part of future wastewater line construction.

Your Name	Kim Phelan
What is your relationship to the Town of Waitsfield?	Resident of another town in the Mad River Valley
What do you like about the draft Irasville Village Master Plan?	<p>Kudos to the planners who have been working on this concept. It is well explained and appealing and would be a great benefit to the area. As I see it, the key to this whole design is to get the wastewater system approved and installed as quickly as possible. We have been Fayston part-time residents for the past 20 years and spend a lot of our time and money in the Irasville businesses. This would be a substantive improvement to the area and make it almost a gateway to the MRV.</p> <p>I really like the proposal for mixed use development with residential and commercial space. We have seen this successfully rejuvenate areas where we have lived in the past (such as in Washington DC) and make those areas much more desirable. When there is mixed use land, you get a much more vibrant community landscape with people around at all hours. This helps to support business (food, services and shopping). It also helps to reduce traffic (and the need for vehicles) and encourages walking and use of public transit.</p> <p>The idea of developing a “main street” is appealing as Route 100 just can’t be that. Using Slow Road is creative and forward thinking. Also, the current trail network is confusing to follow - improving this is a great idea!</p> <p>Infill development just makes sense - use the space effectively. I am excited that zoning changes have already been made to shrink the acreage needed for development. We definitely need lower cost housing and alternatives beyond large single family homes on large lots. Young people and families need starter homes that are affordable and if we don’t develop these, people will not be able to come and live and work in our community. We know several local businesses that continually struggle to hire workers due to the cost and lack of affordable housing.</p> <p>Some questions:</p> <p>Will we still have access to federal grant funding under this administration for the wastewater plant? Have we waited too long?</p> <p>How will a wastewater plant affect Waitsfield Elementary School? Is there a plan and space to grow the school if we add 70 more units of housing in this area?</p>

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	<p>I am wondering if there are any other ideas to unify the area. I would particularly like to see better signage for business - particularly in the Mehurons shopping area. I think it would be helpful to have signs on the roofs to make them more visible and attractive. It would also be lovely to add more trees to this area with more tables and benches for people to eat at in warm weather.</p> <p>The Rec Hub signage needs improvement - it is too small for people to see easily while driving. It needs to be clear that this is an area to get community info and utilize community resources (bike paths, hiking trails, etc)</p>
What could be improved in the draft Irasville Village Master Plan?	See comments above

VMPSC Response:

- Planning for changes to the elementary school is beyond the scope of this project, and would be difficult to do given current uncertainty over state law/policy.
- Town has existing signage regulations, not much can be done to compel a business owner to update an existing sign.
- Suggested edits:
 - P. 13: add label to map highlighting envisioned pedestrian plaza and trees in Village Square

Your Name	Wendell Anderson
What is your relationship to the Town of Waitsfield?	Full-time resident of Waitsfield
What do you like about the draft Irasville Village Master Plan?	It is very optimistic regarding private developers interest. Somehow, it has to become profitable to build low income housing over retail. That is not the case when facing \$400/sf construction costs.
What could be improved in the draft Irasville Village Master Plan?	I like it but (as a business owner) I consider it rather pie in the sky. The business community is in dire straights right now. The demand is just not there.

Your Name	Kevin Anderson
What is your relationship to the Town of Waitsfield?	Full-time resident of Waitsfield
What do you like about the draft Irasville Village Master Plan?	The plan looks fantastic and reads well. The right level of info--not too technical or detailed. Wholeheartedly support the vision identified in the graphic plan. This team has done excellent work.

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<p>What could be improved in the draft Irasville Village Master Plan?</p>	<ol style="list-style-type: none"> 1. Re existing conditions, it might be worth noting that certain commercial uses are missing/lacking (e.g., pharmacy). 2. Re the established goal of retaining 85% of wetlands, why that amount and not, say 90% or 65%? Suggest explaining in brief. 3. Possible typos in the capital reserve paragraph (p.24). Also, not sure if "recreationist" is preferable to "recreationalist." Latter used in document. 4. Additional stormwater management requirements or encouragement is a proposed action. Any specific new requirement should be preceded by a cost-benefit analysis that considers the adequacy of what's already required at the state level. More requirements will drive up costs, and we should make sure any such cost increase is worth it. 5. Say, in brief, what a LOT might be used for, not just how it works. 6. It would be good to see more in the implementation section on landowner/developer engagement/outreach/discussion. The coalition is a good idea, but I'd curious to hear more specifics/best practices on marketing the plan. 7. A biggie: what happens if community WW doesn't pan out? I want it to work but fear it might not, and so what of this plan can be implemented without it. Is it worth mentioning this in the plan.
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VMPSC Response:

- Suggested edits:
 - P.6, first bullet: add sentence – “The village currently lacks key commercial services, such as a pharmacy.”
 - P. 10, wetlands callout: add sentence – “The goal of preserving 85% of wetland areas in Irasville balanced preserving critical wetland functions while allowing minor impacts to low-functioning wetlands that are in or adjacent to areas envisioned for infill development.”
 - P. 24, last bullet: add missing comma
 - P. 27, LOT: Remove first sentence, add sentence “LOT revenues can offset a wide variety of municipal expenditures, including infrastructure development and maintenance.”

Your Name	Suzie Kiendl
What is your relationship to the Town of Waitsfield?	Full-time resident of Waitsfield
What do you like about the draft Irasville Village Master Plan?	I feel that we should make & USE several floor levels.
What could be improved in the draft Irasville Village Master Plan?	Just think several level buildings should be used in town.

Consultant Team Response:

- Plan expressly recommends 2-3 story buildings. Higher buildings are out of character and threaten to use excessive wastewater capacity.

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Your Name	Valerie Capels
What is your relationship to the Town of Waitsfield?	Full-time resident of Waitsfield
What do you like about the draft Irasville Village Master Plan?	I was not able to download the plan from the Website to review any updates, but from what I recall of the plans from the public review at the Waitsfield Church, I believe the density of the proposed scenarios along the Slow Road is overly ambitious, largely because of the wetland network, and would certainly require connection to a municipal wastewater system.
What could be improved in the draft Irasville Village Master Plan?	I believe more attention needs to be paid to the areas between the shopping centers and the Couples Club, particularly across from the Big Picture Theater and Town Pond, including engagement with the property owners.

Consultant Team Response:

- Plan is focused on infill, not redevelopment, but does not limit redevelopment in anyway.

Your Name	Michael Duell
What is your relationship to the Town of Waitsfield?	Resident of another town in the Mad River Valley
What do you like about the draft Irasville Village Master Plan?	<p>I think the team has done a fantastic job in clearly articulating a wonderful vision. It is clear that the team has spent a lot of time thinking through the many issues that need to be worked to achieve that vision. A big thank you, and kudos to the team that developed this plan.</p> <p>Specific things I like about this plan</p> <ol style="list-style-type: none"> 1) The idea of developing homes and businesses in a village hub. This plan makes sense as it preserves the MRV natural environment and features by not causing developmental sprawl. 2) The development of the Wastewater Improvement Project to make the above achievable. Excellent work here! 3) The thoughtful approach to making the development pedestrian and bicycle friendly. 4) The thoughtfulness about conserving sufficient critical wetlands to retain water and mitigate storm damage as articulated in 'Natural Assets and Constraints' on Page 10 and 15 of the plan. Using boardwalks that go through the wetlands is superb! 5) I fully support the 'Community Design' and 'Homes' ideas on page 10 of the plan. 6) I like the plan ideas on Page 11 7) I fully support the actions proposed in Chapter 3 of the plan. <p>In summary, I think the plan is wonderfully thought out, and I fully support. Thank you for all your hard work on this.</p>

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<p>What could be improved in the draft Irasville Village Master Plan?</p>	<p>1) I think careful thought about the architecture of the new buildings will be very important to retain the character of the Mad River Valley, and keep it from becoming another typical town infill center with typical building facades that one can see being built in many other towns in the USA. Specifically, the MRV is home to many architects and builders that specialize in Timber Frame construction and local farmhouse styles. I think it would be wonderful if many of the new buildings were built consistent with local styles (e.g. Northfield Savings bank, Lawsons Tap Room, Irasville Country Store, the townhomes shown on lower left of page 15, etc.), instead of the standard buildings one can see outside of the MRV, for example in many recent developments in Burlington, Williston, and many other towns outside of VT, and the strip mall look of the existing shopping center on the east side of route 100.</p> <p>Addressed above</p> <p>2) Please consider including a full season rec center with a lap pool. The closest lap pools currently are in Stowe and Burlington. Including a lap pool, sauna, and hot tubs in Irasville would further entrench our area as a wonderful recreation center, and reduce trips outside of our area.</p> <p>Suggested edit. P. 26, after fourth bullet: "There is community interest in an indoor community recreation center, but also questions about the market demand, operational feasibility, and potential location in Irasville for such a facility. Further study is needed."</p> <p>3) Please ensure that the bicycle and pedestrian paths from the trail network south of Irasville through the north end of Waitsfield to Tremblay is fully separate and safe from VT 100. Riding a bicycle on VT 100 between Tremblay Road to the off-road trail network south of Irasville is very dangerous.</p> <p>Out of scope</p> <p>4) I think it is very important not to neglect Waitsfield Village in this wonderful plan. Any improvements in Irasville should not take away from the businesses in the Waitsfield Village Center. Having a 10' wide dedicated multi-use path between Irasville and Waitsfield Village that is separate from VT 100 so that pedestrians and bicyclists can safely travel between the two without being exposed to vehicles would facilitate this, as well as allow residents and visitors to safely access the business and tourist amenities of Waitsfield Village. Could you please consider including maps and plans for the Waitsfield Village and the interconnection between Irasville and Waitsfield Village in the Irasville Village plan to show the interconnectedness and interdependency?</p> <p>Out of scope</p> <p>5) I would support the LOT in the MRV (Page 27 of the plan), and even temporary increased taxes in each of the MRV towns, if it would be used for the foundational public aspects required to implement this plan. I do not support a LOT, or additional local taxes, if the proceeds will be sent to Montpelier to be used outside of the MRV, or if they will be used to subsidize private for-profit developers.</p> <p>6) Please strongly consider placing all utilities underground. Having above ground utilities may be initially cheaper to install, but they are less reliable than below ground utilities, require increased maintenance, and detract from natural tree shapes if the trees need to be pruned to save the wires from damage. Underground utilities support the natural beauty of the area, allow trees to grow naturally, and allow wire/utility pole free sight lines to the surrounding hills.</p> <p>Suggested edit. P. 21, "Bury new utility lines along Slow Rd, if and where feasible, to create a more attractive streetscape and more resilient infrastructure."</p> <p>Please feel free to call me if you wish to discuss any of the above further. Thank you!</p>
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