



# **The Burns Parcel: Final Report on the Community Planning Process**

Submitted by Diane Gayer and Steve Libby

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Consultants to the Town of Charlotte

**May 2004 to February 2005**

## **The Burns Parcel: Final Report on the Community Planning Process**

Submitted by Diane Gayer and Steve Libby of the Vermont Design Institute, 4316 Pine Street, #E-2, Burlington, Vermont 05401, consultants to the Town of Charlotte.

The 55 acre Burns parcel was purchased by the Town of Charlotte on August 31, 2000. This undeveloped property, abutting the southern edge of the West Village, was considered to be of critical importance to the future of the village.

The town established the Burns Property/Village Planning Committee to oversee the planning process for the Burns parcel. This report is a summary of that process.

The report is organized in the following sections:

- I. Overview of the Burns Parcel Planning Process
- II. Summary of Recommendations
- III. Priorities / Next Steps
- IV. Community Design Day
- V. Discussion of Proposed Uses and Management Actions
- VI. Neighborhood Design and Use Statements
- VII. Record of Public Meetings
- VIII. Appendices:
  - A. Memorandum of Agreement: Town of Charlotte, Preservation Trust of Vermont and Vermont Land Trust
  - B. Warranty Deed: Burns to Town of Charlotte (Vol. 112 pp 113-115)
  - C. Wastewater and Wetlands Evaluation: Otter Creek Engineering
  - D. Invitation, News Articles, Handouts, and Notes from the Community Design Day

## **I. The Burns Parcel Planning Process**

### **A) Purchase of the Burns parcel**

The Town of Charlotte purchased the 55 acre Burns property on August 31, 2000 (see Warranty Deed recorded at Vol. 112 page 113 of Town of Charlotte Land Records). The land was purchased with funding assistance of the Vermont Land Trust and the Preservation Trust of Vermont.



Looking south across the meadow

### **B) Memorandum of Agreement**

As a condition of providing partial funding for the purchase of the Burns Parcel, the Vermont Land Trust and the Preservation Trust of Vermont entered into a Memorandum of Agreement with the Town of Charlotte (see appendix). This Memorandum specified a process for determining the future uses of the Burns parcel. In particular the Memorandum required that the town engage in a planning process managed by a professional facilitator and that a series of community objectives be specifically considered. The identified objectives were:

- 1) Some component of open, undeveloped land focused on the conserved Mack Farm, public views from Greenbush Road and the Route 7 corridor.
- 2) Future residential growth, including affordable housing.
- 3) Community recreation needs, including trail system design.
- 4) Development of the senior center and affordable elderly housing of the LeBeouf property.
- 5) Economic growth needs of the village, such as, retail food, food service, banking, office space, etc.

6) School relocation and expansion, or other municipal needs including infrastructure.

A mortgage deed was granted by the Town of Charlotte to the Vermont Land Trust and the Preservation Trust of Vermont to ensure that the conditions of the Memorandum would be carried through. The mortgage will be released upon the completion of the planning process outlined in the Memorandum.

**C) Community Planning Process**

The town selectboard appointed a steering committee to oversee the Burns planning process and to deliver recommendations to the selectboard at the completion of that process. The Burns Property / Village Planning Committee consists of members from various town boards and committees, residents of the village, and residents of the town. The committee is chaired by Dana Farley, a resident of the village. Other members include:

Moe Harvey (Citizen at large)  
John Owen (Affordable Housing Committee)  
Charles Russell (Selectboard)  
Ruah Swennerfelt (Conservation Commission)  
Jack Clemmons (Economic Development Committee)  
Jessie Bradley (Recreation Committee)  
Chris McGee (Citizen at large)  
Al Moraska (Planning Commission)

The Burns Committee developed a schedule of events and actions to carry out the community planning process with the goal of providing the selectboard with recommendations for consideration on Town Meeting Day in March of 2005. In general, the schedule was as follows:

- May/June 2003: Town met with visiting community planning consultant Nick Wates; decide to establish "Neighborhood Planning Areas" in the village and create Design and Use Statements for each neighborhood.
- May – July 2003: Committee began a public awareness campaign including local newspaper articles, public opinion survey, and information booth at annual Town Party.
- May 2004: Town and committee contracted for site analysis of wastewater capacity, wetlands delineation (Otter Creek Engineering); hired planning consultant (Vermont Design Institute (VDI)) and initiated the Neighborhood Planning Area meetings.
- June – August 2004: VDI conducted a series of meetings with town boards, committees, citizen groups, etc. to elicit ideas, comments, and concerns.
- October 1, 2004: VDI organized and held a Community Design Day: afternoon/evening event for town residents to consider the various use options for the Burns Parcel and create proposed site master plans (total of 9 distinct plans were created).

- November 2004 VDI coalesced the results of the Community Design Day and discussed general findings with Burns Committee.
- December 6, 2004 VDI presented the Burns Parcel Master Plan to selectboard at a public meeting.
- February 2005 VDI delivered the final report to the town.



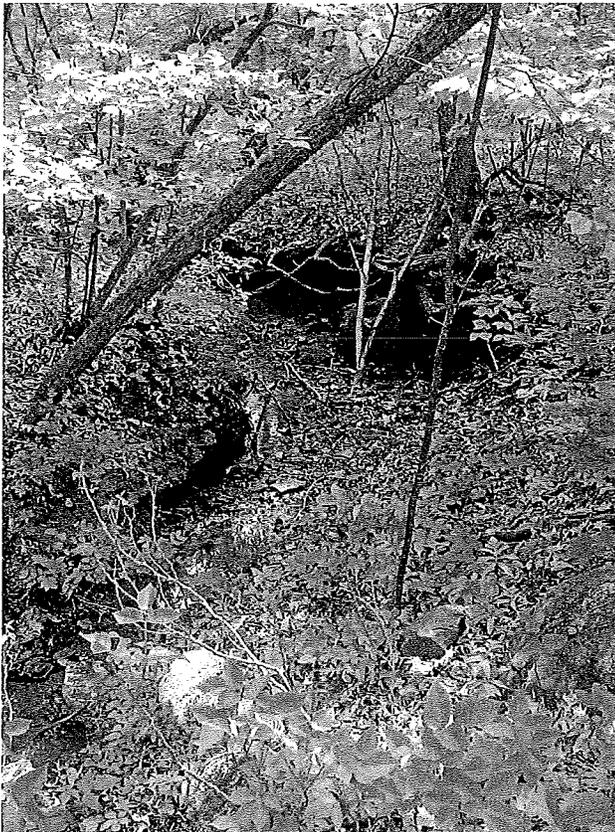
Final overview and analysis drawing by VDI

## **II. Summary of Recommendations: Burns Parcel Steering Committee**

The Burns Parcel Steering Committee engaged VDI to recommend potential uses and functions of the Burns Parcel and develop recommendations for village “Neighborhood Design and Use Statements.”

### **Burns Parcel: Uses, functions, and management of land**

- A. Seasonal Commercial Site (Flea Market) on Rte 7**
- Determine boundaries of commercial activity
  - Investigate public access to clayplain forest / wetlands
  - Investigate environmental education site
  - Continue of yearly lease to flea market
  - Investigate local artisan / agricultural products market site
  - Establish vegetative buffer along Rte. 7
- Lead actors: Ad hoc community group, Champlain Greenbelt Alliance
- B. Clayplain Forest / Wetland / Open Space Conservation Area**
- Delineate ecological boundaries of clayplain forest
  - Permanently conserve:
    - Clayplain forest area
    - Class II, III wetlands



Beginnings of Thorp Brook

Greenbush Road meadow  
(except acreage reserved for potential village housing)

- Develop management plan for conserved area
- Convey conservation easement on conserved area to appropriate organization
- Maintain meadow lands along Greenbush Road for agricultural use, passive recreation, and scenic values
- Provide for village path network
  
- Lead actors: Charlotte Conservation Commission, Charlotte Land Trust, Recreation/trails Committee

**C. Village Housing Site**

- Reserve 5 ac. +/- at north end of Greenbush Road meadow for potential mixed village housing
- Study by affordable housing committee and senior housing interests to develop town wide housing strategy and identify criticality of Burns Parcel site
- Assess various housing sites in town currently being conducted by Burlington Community Land Trust
- Change zoning as required to allow for densities comparable to existing village pattern
  
- Lead actors: Affordable Housing Committee, Senior Housing interests

**D. Wastewater Disposal Sites**

- Develop use strategy for the three general sites:
  - Flea market site
  - Forest / meadow site
  - Old Lantern site
- Investigate pre-treatment capacity increase:
  - Provide cost/benefit of additional capacity
  
- Lead actors: Selectboard to develop allocation strategy for potential users

**E. Village Trails System**

- Develop short (15 – 30 min.) neighborhood loops (using existing trails?)
- Link town-wide trails into a usable network for public use
- Investigate conflicts between active trail uses and ecological processes / wildlife habitat in conservation areas
- Develop management strategy to handle conflicts between users and to minimize environmental impacts
  
- Lead actors: Recreation/trails Committee

**F. Burns Property Mobile Home**

- Investigate re-location of renter family to village housing as housing is developed and Burns Parcel becomes conserved
  
- Lead actors: Affordable Housing Committee

**Village Marketplace: Economic needs of a community**

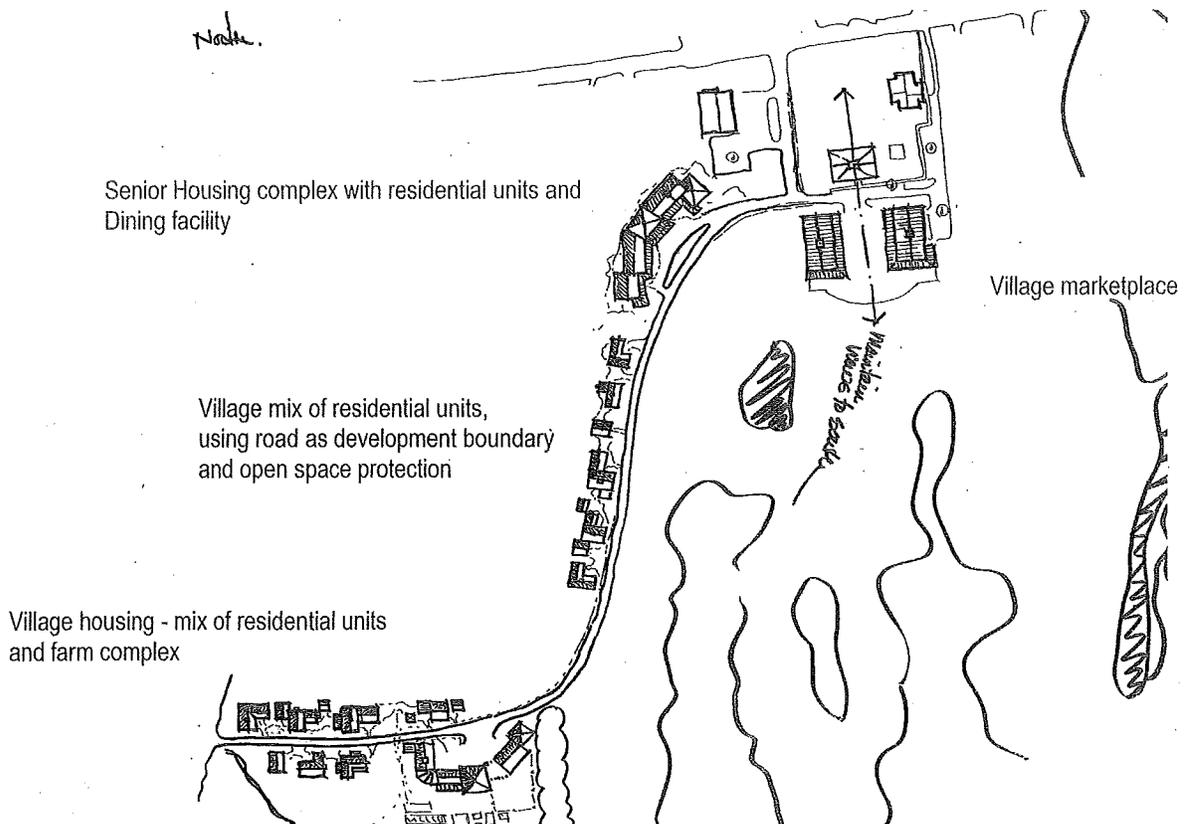
**A. Village-scale Commercial**

- Survey of village and town activities/amenities which will contribute to a walkable and village-scale community core
  - Develop long-range program of future municipal functions, i.e., library expansion, that might impact this location
  - Investigate development limitations (esp. wetlands)
  - Investigate private/public or municipal ownership and management models
  - Investigate commercial uses that would link a municipal village center to protected, accessible, open land
- Lead actors: Economic Development Committee

**LeBoeuf Property: Ongoing liaison**

**A. Senior Housing or other development**

- Town to actively work with Mr. Richard LeBoeuf to emphasize mutual benefits of a coordinated development plan for his property. This could include:
  - Access to F-5 over existing town office driveway
  - Access to town wastewater disposal capacity
  - Town as holder of current or future interest in property



Conceptual drawing generated from work done at the Community Design Day

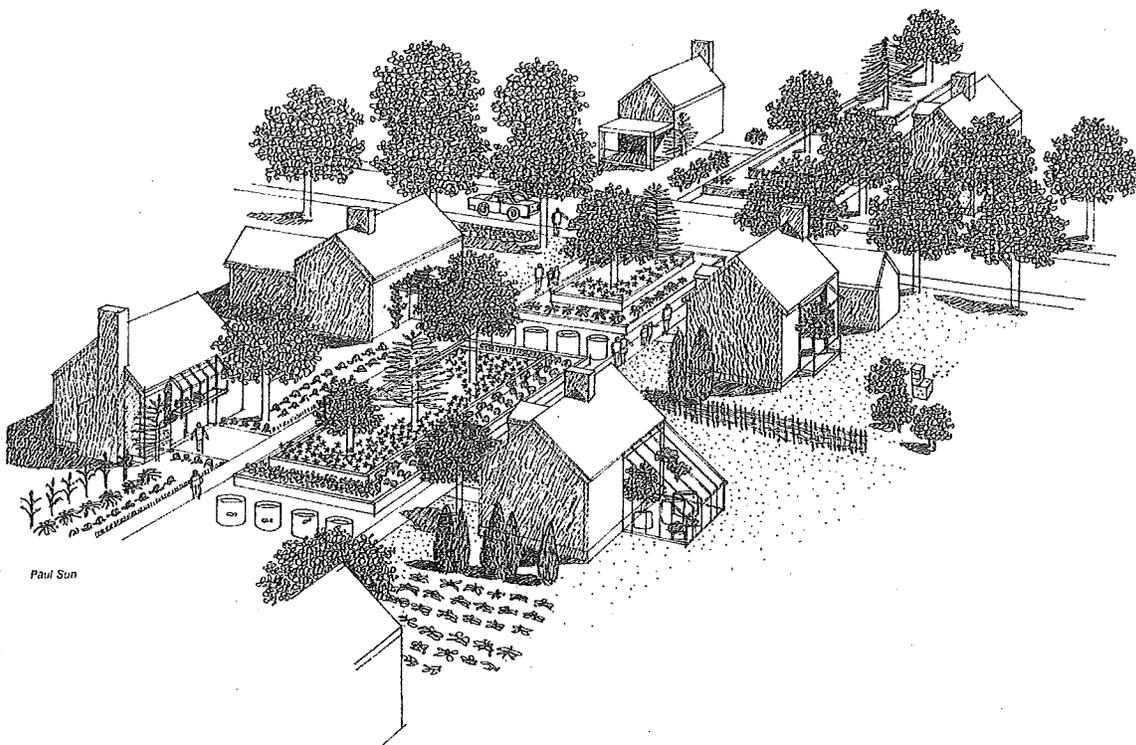
**B. Conservation of wetland areas**

- Identify wetland and clayplain forest areas on LeBoeuf property
  - Coordinate conservation easements on appropriate areas of property
  - Identify any density/development rights or project phasing that would be useful or applicable
- Lead actors: Selectboard appointee, Planning Commission, Conservation Commission

**Neighborhood Design and Use Statements: Incorporation into village planning**

**A. Design and Use Statements**

- Review and incorporate into Town Plan
- Lead actors: Planning Commission, Village neighborhood committees



**Example of solar-oriented village pattern, incorporating community gardens**

### **III. Priorities / Next Steps / Response to MOA**

The Memorandum of Agreement outlined a set of planning objectives to be considered by the town. These MOA objectives (listed below in *italics*) can be used to outline the strategy for a set of actions.

- 1) *Some component of open, undeveloped land focused on the conserved Mack Farm, public views from Greenbush Road and the Route 7 corridor*
  - Protection of clayplain forest/wetland with conservation easement and management plan
- 2) *Future Residential Growth – including affordable housing*
  - Allocation study of wastewater capacity of Burns Parcel
  - Completion of the town affordable housing study
  - Development of design guidelines for new village housing
  - Implementation of a Request for Proposal design process
- 3) *Community recreation needs – including trail system design*
  - Continuation of work on trails network compatible with ecological values
- 4) *Development of the Senior Center and affordable housing of the LeBoeuf property*
  - Appointment of liaison to discuss development of senior housing with Mr. LeBoeuf
- 5) *Economic growth needs of the village such as retail food, food service, banking, etc*
  - Formation of a subcommittee of the economic development committee to investigate small-scale commercial opportunities in village

COMPOSITE DRAWING from teams at the  
Community Design Forum.

Overall Comments:

1. LeBoeuf Property = critical component.

2. Conserve, protect, Respect: Wetlands, clay-plain forest, and buffer along Route 7.

3. Build-out areas identified by teams are shown as 1 through 7 w/ notes.

4. Trails Network w/ added parking and/or educational component addressed by most teams.

5. Roads & trails shown on separate overlay.

6. Restaurant/eatery sites vary: (1) (5) (7)

7. Water and sewer allocation to take further study.

#7 Proposed:

Mix of offices, services, pub, bank in a traditional village street-grid pattern.  
Also w/ a mix of residential units (senior, affordable, owned, rental).  
Restaurant.

#4 Proposed:

Mix of age/income housing w/ community gardens.  
Or, only community gardens and housing part of (7).

#3 Proposed:

A mix of "protect critical views" to housing.  
Housing ranged from village traditional grid pattern and streets to low-impact flowing with the land.

#5 Proposed:

Future location for municipal buildings potential future school site.  
Develop as mix of commercial buildings and housing.  
Mixed housing site.  
Use as farmer's market location.

Future of Wildflower Farm?

#1 Proposed:

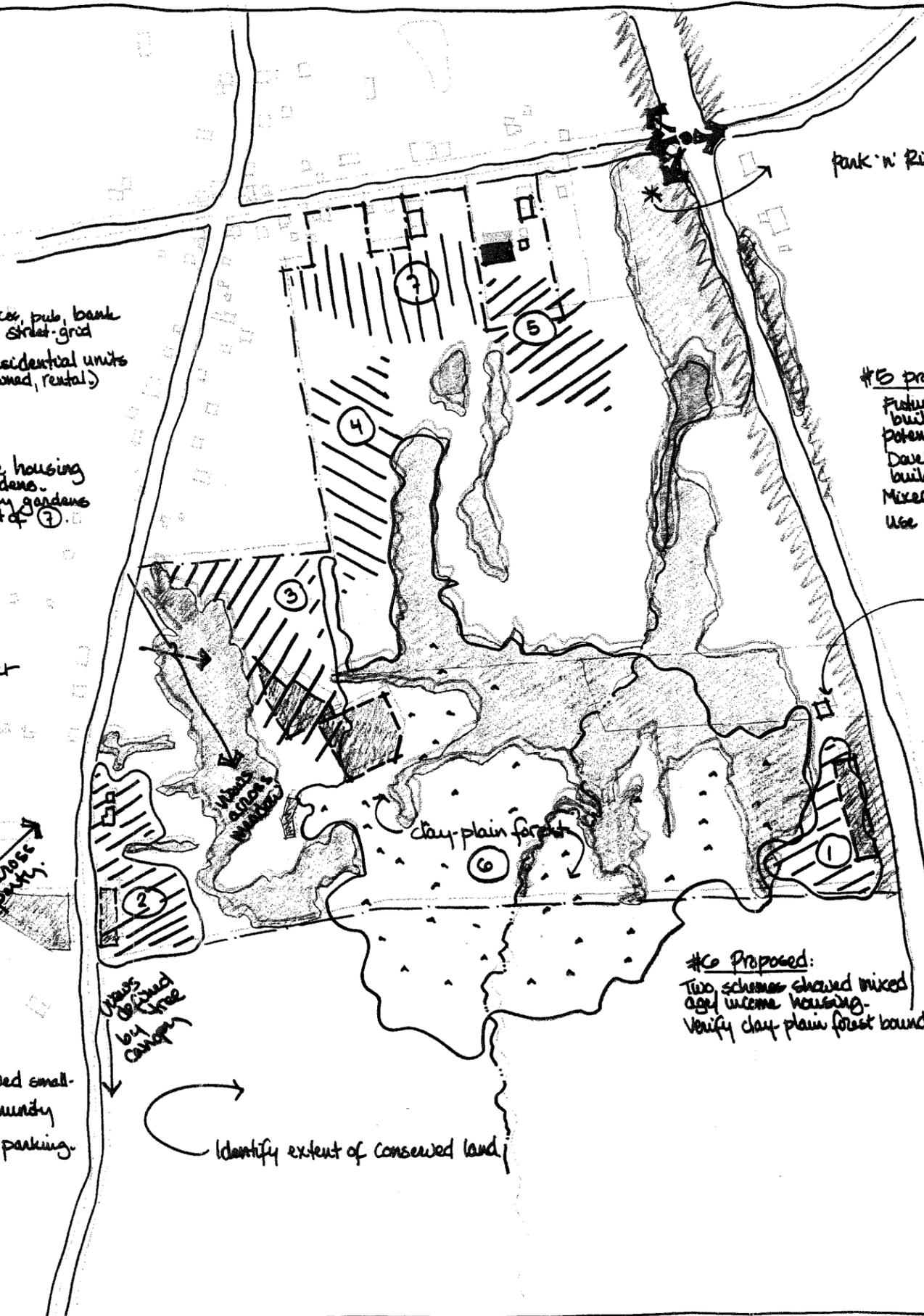
Buffer along Route 7.  
Future school w/ Rt. 7 access and sewage disposal.  
Specialized commercial destination, from high-end & high-tech to farmer's market.  
Mixed income Residential protected & connected.  
Trails network, w/ access parking & education (Audubon center.)

#6 Proposed:

Two schemes showed mixed age income housing.  
Verify clay plain forest boundaries.

#2 Proposed:

Two schemes showed small-scale housing.  
Two showed community gardens.  
One-trail network parking.  
Others - open.



Identify extent of conserved land.

Identify extent of conserved land.

#### **IV. Charlotte Community Design Day: October 1, 2005**

##### Overview:

VDI and the Burns Steering Committee organized a **Community Design Day** to involve village and town-wide residents in a hands-on planning and design forum. The goals of the event were to better understand and clarify the input solicited over the summer and to organize the information into a physical planning exercise. The many observations and ideas that had been collected through the various meetings needed to be grounded in a physical analysis of the land.

Any and all town residents were invited. Email invitations were sent out to all committee members, newspaper articles and notices were published, and posters were made and distributed. Thirty-five people came, and participated in a total of nine design teams.

##### Summary of the Event:

The primary intent of the design day was to provide a comprehensive means of looking at the natural and human resources afforded the town by the purchase of the Burns parcel. Teams were formed to deal with a variety of un-built and built village questions. Each team was given a set of similar questions to resolve, base maps, colored markers, and stickers. Teams could choose a “no-build” scenario, a “build” on Burns only, or a “build” on Burns and LeBoeuf properties. Most teams chose to look at the combined property conditions in order to fully appreciate the opportunities available to the town, and more specifically the village.

The set of questions to be addressed were:

- how to provide appropriate housing for elders and lower-income Charlotte residents,
- identifying village marketplace needs,
- specifying trails and recreational links to other areas of Charlotte,
- determining what is to be conserved of the natural areas,
- thinking in terms of access points and parking, and
- establishing buffer zones along Route 7, etc.

Each design team created a conceptual site plan which depicted that team’s solution to the various issues and opportunities presented by the property(s). At the end of the design session, each team presented their proposals to the rest of the community. The creative and analytical thinking was leavened by pizza and apple pie.

##### The Results:

We learned two key things that identifying the clayplain forest, headwaters of Thorp Brook, and wetlands, for example, did not stop at the property line between the two parcels; and that, the build-out of village housing could be much better integrated if the two parcels were developed in concert with each other. This led to a combined build-out pattern, rather than work on the Burns parcel in isolation.

The results of this community design effort were a consolidation of the divergent ideas into a more coherent set of strategies:

- protection of the clayplain forest and wetlands,
- continued use of the flea market site,
- development of village and senior housing opportunities, and
- creation of a trail network.

The following VDI drawing is a composite site plan reflecting the work of the nine teams. This composite drawing was turned into a final site plan (pg 5) by VDI after further refinements and discussions with the Burns Committee. It was presented at the public selectboard meeting on December 6, 2004.

## V. Detailed Discussion of Land Uses and Management

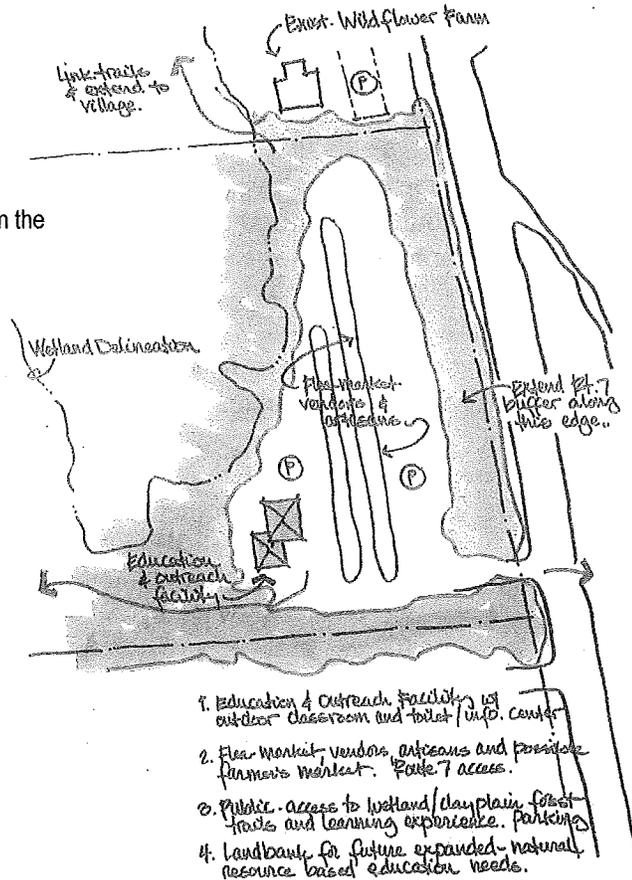
### Seasonal Commercial Site (Flea market) on Rte. 7

#### Discussion:

For many years a seasonal flea market has operated on the portion of the Burns parcel adjacent to Route 7, the operators of which have been granted a year to year license. The location of the flea market, with its established access to Route 7, provides the opportunity for a variety of uses appropriate to its roadside location.

Engineering studies of the wastewater disposal capacity for this site indicate a potential of 2,800 gallons per day (the equivalent of 4-5 single family houses). The soils immediately adjacent to the roadway are well drained, sandy loams. A drilled well is located on the site which serves the Old Lantern building and the town-owned rental property on Greenbush Road.

Flea market area:  
Concept drawing generated from the  
Community Design Day



#### Summary of Public Comment:

There was general consensus that the flea market was an acceptable use for the near term due to its seasonal nature. The Route 7 location could provide an additional opportunity for seasonal marketing of Charlotte agricultural and artisan products to the traveling public. There was also consensus that additional new commercial areas along Route 7 would not be desirable nor in accordance with the planning goals for the region.

Establishing a vegetative buffer between Route 7 and the active area of the Flea Market was desired for visual continuity of the *roadscape*, environmental health of the wetlands, and enhancement of the village edge condition.

Making use of the Route 7 access to interior and western section of the Burns Parcel for educational and recreation purposes was discussed. The interior of the Burns parcel is proposed for conservation, and the flea market site provides potential parking, trail access, information display and seasonal classroom space for those using the proposed trail system or visiting the site for education and research purposes.

Recommendations:

1. Determine the boundary between the well drained soils along Route 7 and the heavier clay soils of the relict clayplain forest and wetland areas. Use this boundary as a demarcation between development of the flea market site and protection of the clayplain forest and wetlands.
  - Lead actors: Charlotte Conservation Committee
  
2. Investigate the potential for establishing an access / educational site for school and general public to study and hike the conserved interior lands of the Burns parcel.
  - Lead actors: Champlain Greenbelt Alliance, The Nature Conservancy, Charlotte schools, and the Charlotte Recreation Committee
  
3. Investigate continued use by the flea market. Investigate appropriate seasonal marketing opportunities for Charlotte agricultural and artisan products.
  - Lead actors: Charlotte Economic Development Committee, Charlotte artisans and farmers
  
4. Establish vegetative buffer between Route 7 and the flea market site.
  - Lead actors: Champlain Greenbelt Alliance
  
5. Create commercial zoning boundary to include only the flea market site and the developed area of adjacent Wildflower Farm site. Create protected conservation zone for areas of clayplain forest and wetlands.
  - Lead actors: Charlotte Planning Commission

## **Clayplain Forest, Wetlands, Meadow**

Discussion:

The portion of the Burns parcel located between the flea market site to the east, and the open meadow along Greenbush Road to the west is underlain by generally heavy clay and silt soils with some small areas of sandy loams. A complex of Class II and Class III wetlands occupy the lowest elevation areas while a relatively intact stand of the historic clayplain forest occupies slightly higher areas and headwaters of the Thorp Brook thread through the parcel and flow southward entering Lake Champlain.

The Class II wetlands are regulated by Vermont wetland rules. The clayplain forest has been identified by the Vermont Chapter of The Nature Conservancy for priority protection.

The clayplain forest was the dominant forest type in the clay soils of the Champlain Valley prior to agricultural conversion by early Vermont settlers. These soils have provided for very productive cropping and hence the vast area of the historic clayplain forest has been cleared and converted to agricultural use. Remnants of the historic clayplain forest are very rare in the Champlain Valley.

There are several remnants of sandy beaches from the ancient Champlain Sea that are interspersed among the clays and silts of the parcel. These remnants are generally located near the eastern edge of the meadow and the western edge of the forested area. Some of these sandy deposits have a high capacity for wastewater disposal. One area delineated in the feasibility study by Otter Creek Engineering has a projected capacity of just over 17,000 gal/day (equivalent of 30-35 single family houses). Other pockets of these soils have lesser capacities (see Wastewater and Wetlands Evaluation, Old Lantern and Burns Property, Charlotte, Vermont by Otter Creek Engineering, August 2, 2004).



Existing farm road through clayplain forest

#### Summary of Public Comment:

There appears to be consensus that the wetland and clayplain forest area of the Burns Parcel be conserved in a manner which protects its ecological integrity. Activity on lands adjacent to this area should be carefully managed to prevent negative effects on the natural hydrology, wildlife habitat, and vegetation patterns. Any development of trails should be carefully considered, especially with regard to effects on existing wildlife habitat.

Due to the rarity of the clayplain forest, the remnant portion present on the Burns Parcel provides an important educational, historic and research opportunity. Local schools, colleges, and universities

involved in landscape interpretation and ecological process research could make productive use of this area of the Burns parcel.

The combination of the wetland complex, the clayplain forest, the remnant beaches of the Champlain Sea, and the unique bedrock formation of Barber Hill provide a litany of important natural features. Creating trail access and developing educational interpretation of these features could provide the residents of Charlotte, and the general public, with an ongoing opportunity to visit and enjoy this unique landscape.

### Recommendations:

1. Delineate the ecological boundaries of the clayplain forest.
  - Lead actors: Conservation Commission, The Nature Conservancy (Vermont Chapter)
2. Create a "conserved area" of the Burns Parcel which includes the clayplain forest, the Class II and Class III wetlands along with appropriate buffers, and the open meadowlands (minus the area reserved for potential village housing at the north end of the meadow).
  - Lead actors: Conservation Commission, Planning Commission
3. Convey a "conservation easement" for the conserved area to an appropriate conservation organization.
  - Lead actor: Selectboard
4. Develop a management plan for the conserved area which would consider:
  - Agreement on non-motorized, pedestrian use v. vehicular usage
  - Restoration of the historic clayplain vegetation
  - Maintenance of the meadow for agricultural, open space, passive recreation, and scenic use
  - Development of wastewater disposal sites which may be present within the bounds of the conserved area
  - Lead actors: Conservation Commission, Recreation/trails Committee, Selectboard

## **Village Housing Site**

### Discussion:

Throughout the public information gathering process there were numerous discussions regarding high land prices in Charlotte and the resultant effect on the building of new housing stock within the economic reach of many of Charlotte's young and senior residents. Maintaining housing opportunities for families of diverse economic means will allow for children of current residents to remain in their hometown, for senior residents to downsize to more efficient living spaces, and for new residents of moderate income to reside in Charlotte and contribute to the vitality of the community.

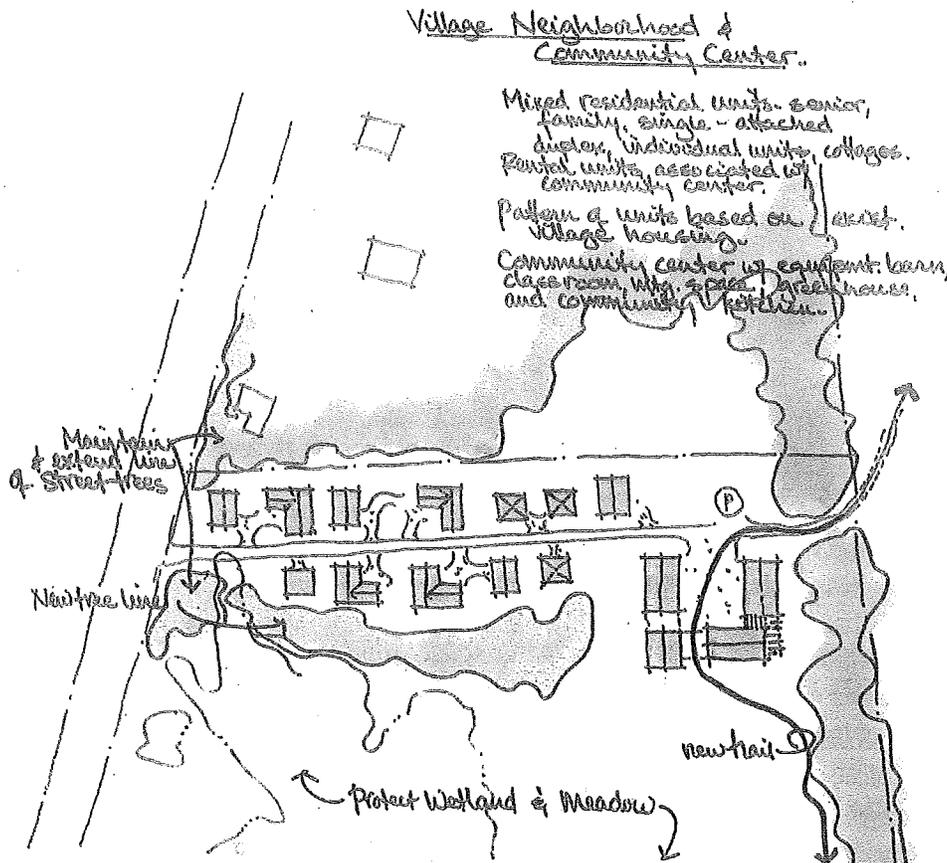
The current and future lack of economically-accessible housing in Charlotte may impact funding for future land conservation projects by the Vermont Housing and Conservation Board. The Burlington Community Land Trust/ VHCBC funded a study of potential affordable housing sites in Charlotte as

part of a progressive strategy to balance investments in land conservation with investments in affordable housing.

The high cost of developable land on the open real estate market is unlikely to decline in the foreseeable future. Part of a comprehensive, town-wide strategy for affordable housing, (and as requested by the Memorandum of Understanding), is to consider the potential use of the Burns Parcel for this community need.

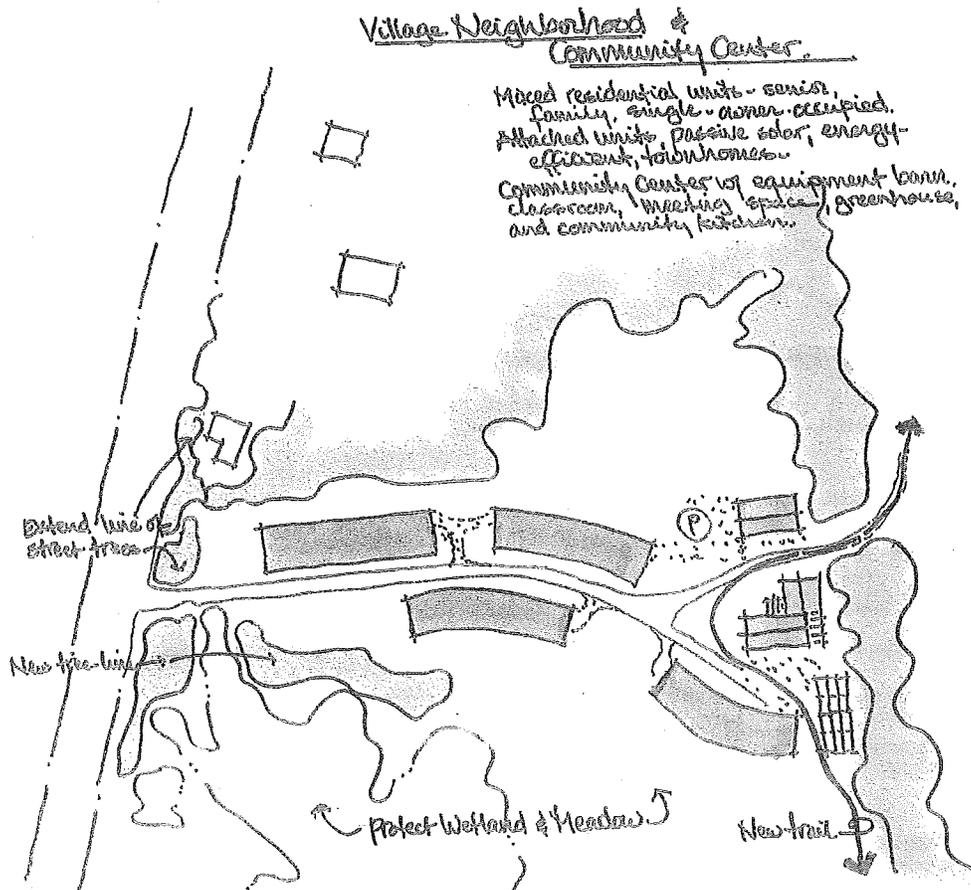
Several attributes of the Burns Parcel should be considered:

- There is considerable wastewater disposal capacity on the parcel. A thoughtful study of the various allocation options for the wastewater disposal capacity should be conducted. There are a number of potential users; a significant component of the capacity could be used for new housing.
- The parcel is adjacent to existing village density and within the envelop of the village proper.
- The parcel is easily accessible because of frontage on Greenbush Road and US Route 7.
- The parcel is adjacent to the LeBoeuf property which has been considered for development of senior housing by its owner.



Concept drawing generated as a result of the Community Design Day

- The Burns Parcel can provide additional village housing that is walkable, solar oriented, energy-efficient, and enhances the village identity; it can provide alternate housing patterns to the land-based dispersed settlement pattern that occurs elsewhere thereby providing additional choices to the residents of Charlotte.



Concept drawing generated as a result of the Community Design Day

### Summary of Public Comment:

Over the course of the meetings with town boards, committees, and citizen groups the issue of affordable housing was a frequent topic of discussion. The majority of the conversations recognized the need for additional housing in the town, but there was considerable discussion regarding the definition of "affordable housing." At the August 25<sup>th</sup> meeting with the Affordable Housing Committee a working definition was proposed using a family income of \$60,000, and a house/land cost of \$200,000 as the threshold level. While this definition is considerably higher than affordability thresholds used by other agencies and advocacy groups, it seemed to be in keeping with the economic context of Charlotte.

The Affordable Housing Committee did not provide a specific number of needed affordable housing units. Instead there was a sense that the need was considerable and that foreseeable economic

conditions would only exacerbate that need. There was a clear directive that any strategy for affordable housing should look at all areas of town, village and countryside, as it is developed.

Any future development of village housing should provide a range of housing types – single family, multiple, rental, owned, age, family composition, etc.

The specific design (land use pattern and building style) of any development of village housing is of considerable community concern. The existing streetscape pattern within the village is quite tight, but the styles range quite widely and are reflective of the era of construction. Looking at traditional Vermont village patterns seems to offer an appropriate model and style, although cases for alternatives, such as clustered farmsteads and solar-oriented buildings can be made.

#### Recommendations:

1. Continue the strategic study of housing needs and opportunities for the town. A fundamental goal of a housing strategy should be that a Charlotte resident of moderate means be able to grow old in the town and be assured that his/her children could continue to live in the community.
  - Lead actors: Housing Committee, Planning Commission
2. Follow up on the recommendations of the affordable housing siting study being conducted for the town by the Burlington Community Land Trust.
  - Lead actors: Housing Committee, Planning Commission
3. Create and reserve an area of 5-8 acres at the north end of the meadow area of the Burns parcel along Greenbush Road for the potential of village housing. Connection to any future development of housing on the adjacent LeBoeuf property would help link the village neighborhoods together.
  - Lead actors: Selectboard, Steering Committee
4. Develop design guidelines that include some of the following criteria for any future village housing being developed on the Burns Parcel:
  - Oversight, protection, and maintenance of the meadow
  - Walkable relationship to existing village, potential site for town-wide gatherings
  - Integration with existing village housing and municipal functions
  - Connected to trails and sidewalks, etc.
  - Integration with Burns conserved area, possible stewardship role
  - Potential inclusion of community gardens
  - Linkage to future development of senior housing on LeBoeuf property
  - Opportunity for innovative housing models—from financial development to ownership and management
  - Opportunity for use of local economic resources—from designers and contractors to building materials
  - Demonstration site for solar access, energy-efficient, and appropriate technologies and construction
  - Lead actors: Planning Commission, Housing Committee
5. Investigate various options for development using private/public partnerships.
  - Lead actors: Steering Committee, Planning Commission, Housing Committee

6. Organize a public Request for Proposals or Design Competition for the design and development of housing on this site. This would provide a means of visualizing specific designs in conjunction with associated financial development strategies. This would offer a next step in determining appropriateness of "village" housing for this specific site – Charlotters could review and react to specific proposals. This process could be supported by a Municipal Planning grant for example.

- Lead actors: Steering Committee, Planning Commission, Selectboard

## **Wastewater Disposal Sites**

### Discussion:

Embedded within the generally heavy clays of the Burns parcel are several deposits of soil which are beach remnants of the ancient sea that once covered this part of Charlotte. These sandy loam deposits were investigated for their potential as community wastewater disposal sites by Otter Creek Engineering in the spring of 2004.

Three areas of significance were identified: an area adjacent to the Old Lantern on the west side of Greenbush road (10,800 gals/day capacity), the existing Flea Market site (2800 gals/day), and an area in the central portion of the Burns parcel (20,000 gals/day). While the Otter Creek Engineering report indicates preliminary capacities, there is clearly a significant amount of potential wastewater capacity available.

### Summary of Public Comment:

There is general agreement that future evolution of the village will be dictated by the availability of new wastewater disposal capacity. The recent development of the town offices, post office, library, and senior center relied on an off-site disposal field. Concern about existing residential systems becoming non-compliant was expressed at several public meetings. Careful protection and allocation of any new wastewater disposal capacity was a clear priority.

### Recommendations:

1. Develop an allocation strategy for the short and long term use of the wastewater disposal capacity of the Burns Parcel (including the site adjacent to the Old Lantern). The strategy should:

- Refine the capacity analysis by following the recommendations of the Otter Creek Engineering report for groundwater monitoring.

- Investigate pre-treatment options

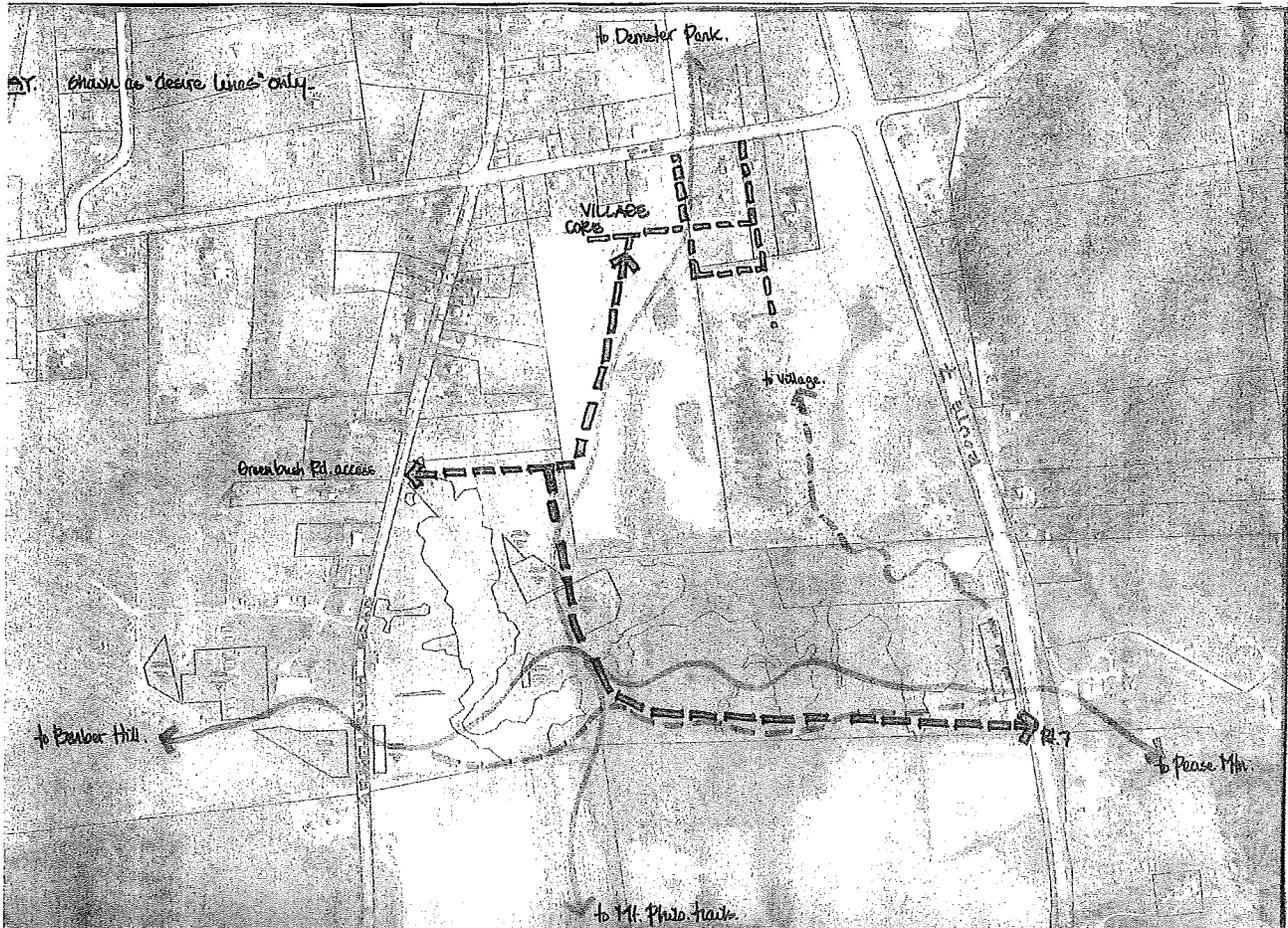
- Evaluate allocations to:

- a) Existing village houses / additions
- b) Potential failures of existing systems within village
- c) New Village Housing
- d) New Senior Housing
- e) Future Municipal buildings

- f) Future Marketplace
- g) Reserve

-Lead actors: Selectboard, Steering Committee

## Village Trail System



Concept drawing generated as a result of the Community Design Day

### Discussion:

Being in close proximity to the residential areas of the village, and with access to Greenbush Road and Route 7, the Burns parcel can provide a setting for a village trail network. The town Recreation Committee and Trails Committee are in the process of developing plans for trail networks through the town and have considered the potential of the Burns parcel as part of those plans.

There are existing trails on the parcel following old farm roads. One of these trails cuts through the parcel in an east/west orientation from the Flea Market site to the Greenbush road meadow. There is a public trail easement through the Mack farm reserved in a conservation easement held by the Vermont Land Trust which meets the southern boundary of the Greenbush Road meadow.

### Summary of Public Comment:

The prospect of the Burns parcel providing some form of passive recreation was a consistent theme in many of the public meetings. The Trails Committee indicated that the parcel could play a central role in ideas for a town wide trail system that could link Mount Philo, the Demeter property, and, potentially, the lakeshore.

Interest was also expressed for trail loops within the parcel that could provide village residents with short (15 – 30 min.) walks. The potential for developing an educational trail which would highlight the unique geologic and natural features of the parcel was also discussed.

### Recommendations:

1. Develop a trail plan for the Burns parcel. The plan should consider:

- Short walking loops (15-30 min.) which could be accessed from several locations: flea market, Greenbush Road meadow, village center (requires access across LeBoeuf property)
- A segment of a town-wide trail which could connect the existing access easement across the Mack farm with future trails to the north of the village and toward the lake
- Design trails which minimize impact on critical wildlife habitat, natural features, and ecological processes of the land
- Access and parking for non-village residents
- Lead actors: Trails Committee, Recreation Committee, Conservation Committee

## **Village Marketplace**

### Discussion:

The West Village has been a residential village interwoven with locally-based businesses since its beginnings. This tradition of mixed uses continues today - in addition to the municipal buildings, there is a general store, a children's bookstore, a daycare, and numerous home occupations. The village is centered at the crossroads of Ferry Road and Greenbush Road with Greenbush Road being primarily residential in use, Ferry Road between the crossroads and US Route 7 being mixed municipal, light commercial, and residential, and F-5 between the crossroads and the railroad crossing being primarily residential.

The village has retained its compact nature with clear distinctions between the dense residential/commercial area and the adjoining open agricultural and open lands.

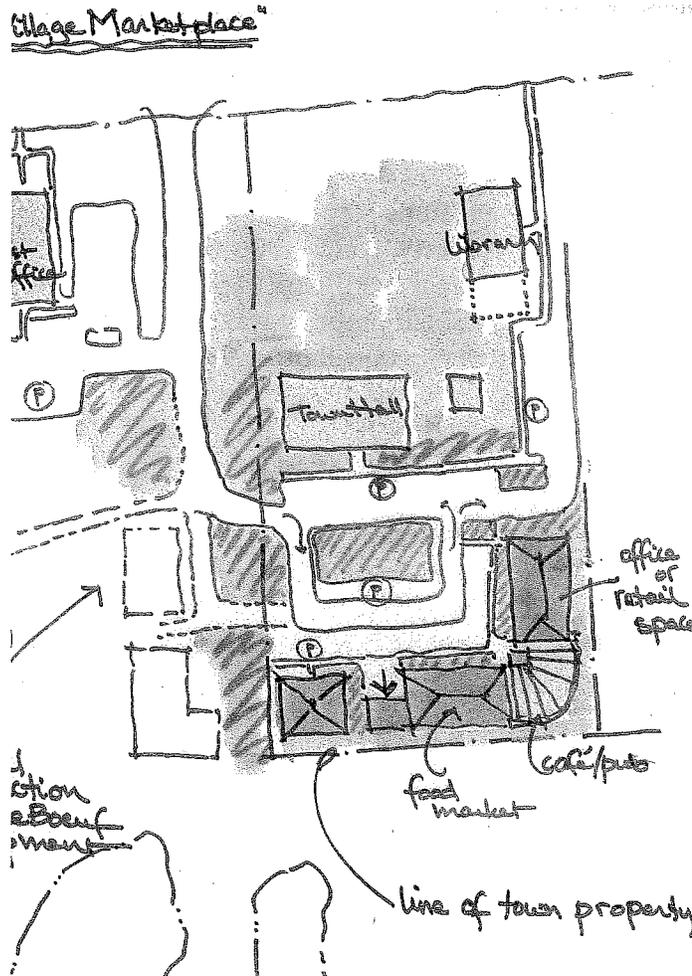
Residents of the village typically travel to the market-towns of Shelburne, Hinesburg, or Vergennes for grocery shopping, pharmacies, banks, and restaurants.

Summary of Public Comment:

There was strong sentiment expressed for several different functional futures of the village. One view was of the village generally continuing in its present configuration with the sense that village residents would be content with the limited commercial services and would continue to drive to surrounding towns for grocery shopping, banking, hardware, healthcare, restaurants etc.

An alternative view was expressed by many of the teams involved in Community Design day where they included small-scale commercial areas which would serve the needs of the village and town residents. A small restaurant or pub was a frequently noted, along with a small bank branch. Less frequently mentioned were basic grocery, pharmacy outlet, and increased opportunities for professional offices. In any of these conceptual designs, it was clear that the commercial activity would primarily serve Charlotte residents, and not be intended to attract traffic from U.S. Route 7.

Additionally if senior housing is constructed in the village, consideration should be made for services appropriate to the needs of that population and linkages made to the Senior Center.



Concept drawing generated as a result of the Community Design Day

Recommendations:

1. Designate an area of town-owned land directly to the south of the town hall as a potential site for added small-scale commercial uses. Review land-use permit issued for the new library to assess permit conditions related to addition development on the site.

- Lead actor: Planning Commission

2. Delineate wetland boundary.

- Lead actor: Conservation Commission

3. Begin a study of village-scale economic development.

- Lead actor: Economic Development Committee or designated subcommittee

4. Consider private/public partnerships for any additional commercial development on town owned land.

- Lead actor: Selectboard, Economic Development Committee

**LeBoeuf Property**

Discussion:

As the series of public meetings on the Burns parcel progressed it became increasingly evident that the future development of the LeBoeuf property, which abuts the town center / post office to the south and the Burns parcel to the north, would have a significant impact on the evolution of the village.

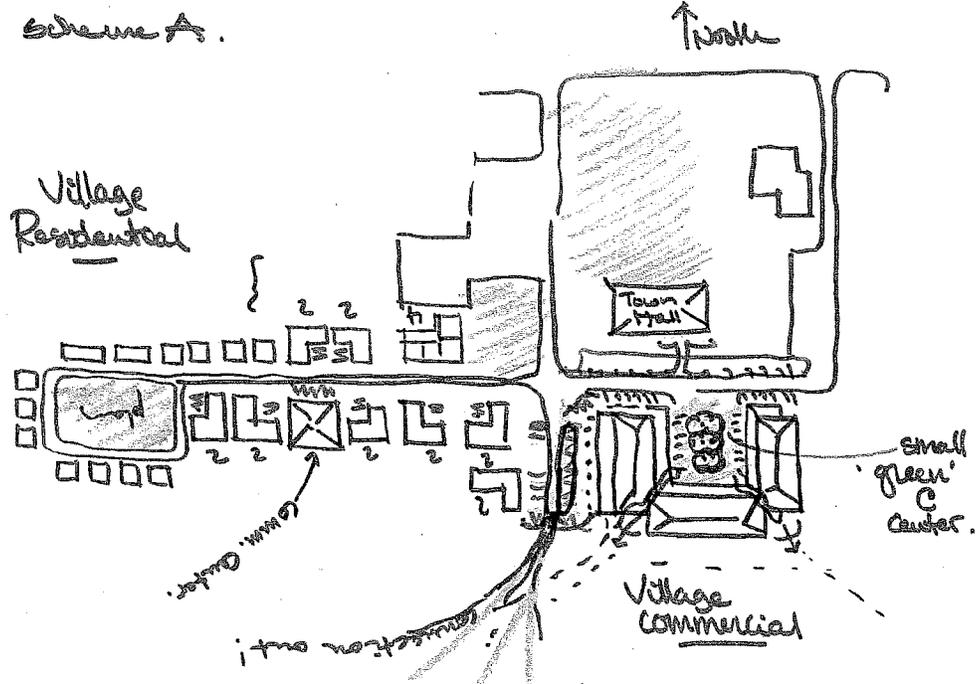
Although fully recognizing that the LeBoeuf property was in private ownership, it was felt that planning for the future use of the Burns parcel without also considering the future of the LeBoeuf property would be a less than effective process.

During the Community Design Day the citizen design teams were given the option of planning for the Burns parcel without regard to the future of the LeBoeuf property, or to consider design schemes for the two parcels in collaboration. Seven of the nine design teams chose to include the LeBoeuf property in their deliberations.

Summary of Public Comment:

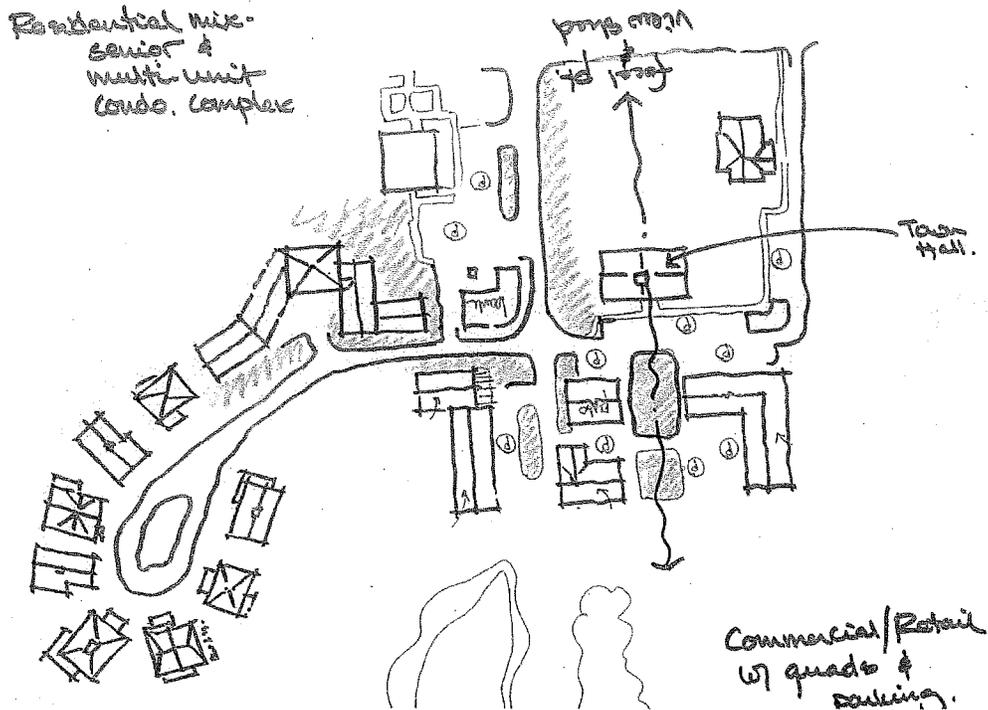
Many of the team designs included limited development of the LeBoeuf property for senior housing and small-scale commercial. Since the property is constrained by extensive wetlands on its easterly half, the design schemes developed at the Community Design Day typically showed an access road extending from the current town center driveway to the western half of the LeBoeuf property.

In addition this access road or driveway was shown as a potential connection to any housing on the Burns parcel, and provided a buffer between housing development and open space.



Recommendations:

The town should appoint a liaison to engage in a conversation with Mr. LeBoeuf about future uses of the property which would meet both the goals of Mr. LeBoeuf and those of the town. There is general consensus that senior housing, in some configuration, would be appropriate, and necessary.



Conceptual drawings based on work done at the Community Design Day



At the time of writing this report formal Neighborhood Design and Use Statements have not been written nor incorporated into the town planning process. The design needs and functions of the village are an ongoing conversation that should keep the neighborhoods groups active for many years. A comprehensive Neighborhood Statement for the village could be a useful organizing tool for the planning commission and selectboard. Listed below are the themes which emerged from the neighborhood statements presented in October.

## DESIGN AND USE STATEMENTS

### Village Delineation

1. The village should maintain a clear delineation between the densely-developed neighborhood areas and the adjoining rural open space. Distinct "gateways" should be established along the major roads as defining entrance to the village. Those suggested points of arrival are:
  - North: Greenbush Road at RR underpass/Demeter parking lot
  - East: Route 7 and Ferry Road at the signalized intersection
  - South: Greenbush Road, approximately in line with the Old Lantern
  - West: Ferry Road at the bottom of the hill/ access to the train depot
2. There is currently a visible distinction between Route 7 and the node of the historic village area. This viewshed from the east is important and should be recognized as significant. The view is formed by wetlands immediately adjacent to the village build-out, the clustering of the buildings, the fall of the land to the west, and the long-distance views of the Adirondacks.
3. The current architectural styles of the historic village buildings could serve a model or pattern for future buildings within the village. Allowing ancillary units for "mother-in-law" apartments and home-businesses will add to the village life and its health.

### Pedestrian Movement and Circulation

1. The village should encourage pedestrian movement. The two main town roads which intersect in the heart of the West Village, Greenbush Road and Ferry Road, are currently not conducive to safe, comfortable pedestrian or bicycle use. This is due in part to the lack of continuous sidewalks along the roads and to seemingly excessive driving speeds, especially as the core village is approached for the north and south on Greenbush Road.
2. Developing a pattern of pedestrian circulation would enhance the quality of village life, provide safety of movement throughout the village, and access to outlying areas. This could include:
  - A short stretch of sidewalk might be appropriate in the immediate center, i.e., from the Town Hall to the Senior Center and Brick Store
  - An alternate path/trail system connecting the four quadrants of the village into a safe and walkable network
  - Developing a longer trails network that provides for bicycles, horses, etc.

### Vehicular Traffic Management

1. Traffic speeds are highest where the road visibility is good. Plant and maintain street trees to protect pedestrians, minimize the road scale thus speeds, and enhance the quality of air from vehicle emissions.
2. Monitor traffic speed, and post speed limits at the village entrances.

### View Corridor Protection

1. Long distance views from the Greenbush Road ridgeline (in some places looking east in others looking west) are important to the village identity and should not be diminished. These are sited in the Roadway Visual Analysis study and map.
2. Recognizing the center of the village as the epicenter of linkages to open farmland, protected wetlands, clayplain forest on the Burns parcel, a network of trails, special formations such Barber Hill, enhances the values held by all in Charlotte.

## **VII. Record of Group Meetings : June 12, 2004 et Seq.**

### General Format:

- A) Date / Place of Meeting / Group
- B) Participant List
- C) Opening Questions
- D) Notes on group discussion
- E) Follow-up questions/homework/actions

### **Meeting #1:**

- A) June 12, 2004, 5:30 PM, Charlotte Town Offices  
Selectboard / Planning Commission
- B) Participants: Jim Donovan, Jeff MacDonald, Charles Russell, Linda Hamilton, Moe Harvey, Jack Clemmons
- C) Opening Questions:
  - Are there any predetermined ownership outcomes?
  - What is the ownership status of the parcel currently--any easements, encumbrances, etc.?
  - Does the selectboard have any specific uses intended for the parcel?
- D) Notes:
  - No specific outcome is envisioned by the selectboard
  - All ownership options are open, ie, retain by town, sell portion (or all), easements, etc.
  - Well located near current flea market is owned by town but may have rights held by Old Lantern and others
  - Is this a potential school site?
  - Flea market status is year to year. No long term commitment.
  - Need to incorporate future of LeBeouf parcel into Burns planning.
  - Historic/ Archeological sites.
  - Role of Burns parcel in future growth of village:
    - Septic capacity for new uses, failed existing systems
    - Replacement septic for existing Central School: expansion?
  - Concern about increased traffic congestion at Greenbush/F-5 intersection
- E) Follow up:
  - What are the specifics of the existing water supply? Legal status, easements, yield, excess capacity, who benefits, impact of potential septic sites on well, etc.?
  - Does School Board have any projections for use of Burns as school site?
  - Check with State Archeologist for any archeological sites/issues
  - Talk with Frank Thornton to discuss historic background

**Meeting #2:**

- A) June 28, 2004, 6:30, Charlotte Town Offices  
Recreation Committee, Trails Committee, Conservation Commission
- B) Participants: Jack Clemmons, Moe Harvey, Robin Reid, Karol Josselyn, Dee Pierce, Dana Farley, Brooke Scatchard, others?
- C) Opening Questions:
- How is the Conservation Committee looking at connectivity between Burns parcel and other conserved lands?
  - Is there a plan for connectivity between the various types of conserved parcels?
  - Does the Burns parcel have specific, identified conservation values?
  - How do the rec and trails committees see their interaction and coordination? Are there very different types of focus and goals?
  - Do the rec and trails committees have specific and general use ideas or concerns for the Burns parcel? And do they see any difference in rec or trail needs by the Village residents as compared to the residents of the town as a whole?
  - What is the role of the Burns parcel in any town-wide or regional conservation planning strategies?
- D) Notes:
- The following is a copy of an e-mail from Linda Hamilton to the CC outlining her considerations:

Dear CCC, especially Ruah, Nell, Dee, Karol and any others who are planning to participate,

I thought I was going to be able to participate in this work session with Diane Gayer and Steve Libby next Monday night, but as it turns out I need to extend my weekend stay in upstate New York visiting family. So I will not be there. But here are the main points that I think CCC should make, and I'm copying them to Dean and Diane/Steve. Please add your own ideas to this list.

1. This property is a very important part of a major north/south corridor of connected wildlife habitat. Look at the Critical Wildlife Habitat map to see this dramatically. It is extremely important to maintain connectivity, and support/linkage habitat plays a vital role in that.... not just forest.
2. Wetlands are very important in this area. And wetlands are significant not only as wildlife habitat but also as processors of water (pollution filters and groundwater recharge areas). They have been somewhat masked by agricultural activity, but are functionally probably all connected. Note that the headwaters of Thorp Brook are in this area. Thorp Brook is a real gem of statewide (and perhaps regional?) significance for its biological richness and natural communities (wetlands with excellent and in some cases rare buttonbush swamp, deep bulrush marsh, lakeside floodplain forest, and valley clayplain forest). The Thorp Brook watershed likely contains Class I wetlands (the highest classification). CCC is currently studying the natural communities of Thorp and Kimball Brooks under a Vermont Watershed Grant (Agency of Natural Resources), led by wetlands ecologist Liz Thompson. We must be very careful with how the upper watershed is treated, because what happens there has impacts all the way along downstream.
3. A key part of the planning process should be an assessment of that whole area by a team of knowledgeable professionals including an ecologist and hydro-geologist. It should include the Burns property and surrounds, in order to understand what is there and its significance within the context of the area (including but not limited to other lands where the Town has direct

influence on how the land is managed). **This ecological resource assessment would produce the base map which would be used when considering any land use proposals for Burns. It would guide and inform any such proposals.**

4. CCC has not studied this area in depth, but has compiled basic information on natural resources and wildlife habitat, which is available through Town Planner Dean Bloch and Pam Brangan of Chittenden Co. Regional Planning Office (in map and ArcView database form). Diane and Steve should look at this, as well as the compilation (map and database) of the Natural and Cultural Features with High Public Value (available same places).

5. CCCs focus has been on mapping and assessing critical wildlife habitat and natural communities, for not only wildlife values but also as surrogates for areas to protect in order to protect basic life-supporting ecological functions/processes (for water and air and soil quality, and strong biological diversity). At this point we do not "have a plan for connecting conserved lands" (their question). We have just gotten to the point of having these areas acknowledged in Town Plan as of high value, and produced the compilation in the form of the map of Natural and Cultural Features with High Public Value. The next step, to be taken with lots of public input and work with Land Trust, PC, SB and others is to use this as the basis for developing and institutionalizing a conservation policy and strategy for protecting these features with high public value. To date, land has been conserved in Charlotte on an ad hoc basis..... as opportunities arose. So it's scattered.

6. CCC and Rec Commission recently initiated a series of joint Nature Outings in order to promote Charlotters getting up close and personal with their environment and strengthening their love of nature and sense of place.

7. We were instrumental in the creation of the Trails Committee and strongly support the development of a network of trails located/constructed/managed in the landscape in an environmentally sensitive way, especially which provides an array of 1) non-motorized transportation routes, especially to public places; 2) quiet walking trails to experience and learn from nature; 3) outdoor recreation trails for exercise in pleasant surroundings (bikes, horses, running); and 4) dog-walking routes which are safe from motorized traffic and not in sensitive ecological areas.

8. "What is the role of the Burns parcel in any town-wide or regional conservation planning strategies?" The Town is inching slowly toward developing a conservation strategy. The Selectboard has acknowledged the need for a review of the status of all Town-owned land and conserved land. Charlotte Land Trust has asked CCC to help them develop criteria for being pro-active in seeking conservation status for land but this has not been formally developed beyond the use of Critical Wildlife Habitat and Natural and Cultural Features with High Public Values maps. The review of application criteria of the Charlotte Conservation Fund reflects conservation values. But all of these are just building blocks for the eventual development of a conservation plan and strategies for implementing it. Our Regional Planning Rep, Marty Illick should also be consulted, as well as Executive Director of the Greenbelt Alliance, Kate Lampton.

Linda Hamilton

Continuation of Notes:

- The existing uses of the parcel are:
  - Open, cut meadows on west (Greenbush Road) sector
  - Reverting forest on east sector in various stages of maturation

- Flea market along Rte. 7 (commercially zoned, leased from town on year to year basis
- What was the intent of the acquisition? Conservation, school site, trails connection?
- Strong evidence of wildlife passage through parcel
  - Concern about impact of trails on wildlife (see "Follow-up")
- Thorp Brook as a conservation theme:
  - Use as wildlife corridor
  - Restoration of compromised reaches
  - Biological richness/diversity
- Discussed the status of existing trails and trail easements
  - New trail from State Park road to Rte. 7 crossing point
  - Existing trail system at Demeter
  - Trail easements from Ferry Road to Barber Hill
- Connection of various trails through Burns
- Different types / purposes of trails
  - Formal (Mt. Philo, Demeter)
  - Destination (local loop trails)
  - Informal (neighborhood, such as east of Greenbush, north of village)
- Continuous trail from Mt. Philo to Demeter to Lakeshore
- How do Class 4 roads link up with trails?
- Use of trails to be non-motorized
- Potential connections to trail system on Pease Mt.
- Flea market location as general access to Burns from Rte. 7
- No obvious interest/need for more formal recreation fields, etc. on Burns
- Several important geologic features could be interpreted and made accessible by trail system:
  - Plutonic intrusion of Barber Hill
  - Glacial remnant beach
  - General portrayal of geologic processes
- Burns parcel accessible to travelers on Rte. 7
- Viewshed considerations:
  - Mutton Hill /Pease Mt
  - Rte. 7 overlooking Burns and surroundings
  - "Edge" of village from Greenbush south approach
- Where should the "edge" of the village be?
  - Burns as buffer between more intensive built area and agricultural area
- Burns Parcel as the "Village/Town Common"
  - Multiple uses to benefit multiple public interests "Burns Common"

E) Follow-up:

- Research old aerial photos of the village/Burns area for historic use patterns, hydrologic patterns, etc., as reference point for the evolution of the area?
- Conservation Commission and Trails folks develop decision strategy for impact of trails / rec. uses on the wildlife habitat potential of the area. Demeter/Burns as laboratory for human/ wildlife impact
- Research easements for trails on Mack Farm and Ferry Road to Barber Hill

**Meeting #3**

- A) July 26, 2004, Charlotte Town Offices  
School Board, Village Neighborhood Groups
- B) Participants: (Dean: do you have a list of these folks?)
- C) Opening Questions:

Neighborhood groups:

Our question for tonight is to help us understand how you use or interact with the current village? In other words what activities do you engage in and within the village and what functions (economic, social, environmental) do you see the village performing?

What would you want to see in the village if it were to evolve? or how might you connect to it differently if the village had other, or enhanced existing, characteristics in the form of stores, schools, houses, park'n'ride, farm stand, community gardens, ponds & wetlands, trails, etc.?

School Board:

Does the school board see any need for future facilities in terms of buildings or recreation facilities/trails? What are the demographics for school age population 10 years out? Are there expanding uses of the existing facility, such as year-round learning, life-long learning, or for community functions?

D) Meeting Notes:

South Neighborhood Group:

- Pedestrian safety along Greenbush Road is of concern
- Large town gatherings could take place on Burns parcel
- No real need for increased commercial use in village
- Flea market could serve enhanced user group
- Burns serves as recreation/open space
- Access to Burns from Rte. 7 flea market could take some pressure off of Greenbush road access
- Concern about current and potential failed septic systems in village
- Design/Use Statement:
  - Passive recreation for Burns
  - Wooded trails
  - Possible added housing

Central Village:

- Concern about failed septic systems and need for set-aside of Burns capacity
- Consideration of expanded village residential use for seniors – including current village residents who may not need the size/complexity of their current village residences
  - Also for senior relatives
  - Could be parallel street to Greenbush (to east) to create a neighborhood
  - How does village function from senior perspective? What changes would make sense to be more accommodating to seniors
- Interest in mixed social structure in village, including affordable senior housing

North Village:

- Less well defined village edge along Greenbush.
- Ten Stones represents a clustered settlement which is functional as neighborhood

School Board:

- Current school age population is down by 10% from 1999 and likely to remain low until “next round of development”
- Increased housing opportunities (in village) may lead to increased need for school space
- Burns parcel could be used as off-site educational setting

### Site Visit with Walter Poleman

#### **Landscape Ecology**

- this is a forested clayplain remnant
- top of Pease Mt is monkton quartzite, Barber Hill is volcanic plutonic outcrop
- Pease is  $\pm$  900ft. beach is  $\pm$  300ft.
- leaving deposits of rich clay-plane soils in between
- beach material= monkton quartzite, shale, dolostone
- sand/silt underlain with clays= productive fields because of clay's ability to wick calcium from underlying bedrock material

#### **West Field & Hedgerow locations**

- Transitional indicator species for clay plane forest: white oaks, hickories
- Mature forest will contain: basswood, sugar maples
- Original trees = white swamp oak
- Farm field= gravel, old borrow pit (30+ yrs ago)
- Post farm field= white oak, willow shrub, aspen= historic farm site
- Historic boundary (south property line): hophorn, red oak, basswood, shag bark hickory, bitternut hickory
- Two large witness trees: red oak at intersection of prop. Lines
- Blood root= indicator of rich soils

#### **Middle walk/Thorp Brook corridor**

- Red oak= supermarket tree for wildlife (turkey, deer)
- Hickories= good eating habitat, lots of mast
- Zone is transition= aspen to white oak
- Uniqueness would be as a low-land forest, good diversity, age of forest development, wildlife corridor, the start of one branch of Thorp Brook

#### **Other**

- William Abbott, SNR grad student: clay plain cross-comparative studies
- Look for cultural history in Around the Mountains and B-H Special Collections

#### **Meeting #4**

- A) August 16, 2004, Charlotte Grange, East Charlotte  
Charlotte Land Trust, Agricultural Interests, Business Interests
- B) Participants: (Dean has list)
- C) Opening Questions:  
Questions for Ag. groups:
  - 1) How has the Burns parcel been used for agricultural purposes in the past?
  - 2) What is the agricultural potential of the open meadows? Hay, grazing, small crop production? Community Gardens?
  - 3) Could the Flea Market site, with its frontage on Route 7, serve as a market site for agricultural growers in town?Questions for Business Interests:
  - 1) How might the Burns parcel enhance the operation/offering of existing businesses in the village area?
  - 2) Should the flea market site continue in its current status? Are there other ideas for appropriate commercial use of the flea market site?

D) Meeting Notes:

Charlotte Land Trust:

- Affordable housing should primarily be located in the core village
- Affordable housing will be feasible only on town owned or subsidized property
- Need to have a better working definition of "Affordable Housing"
  - Housing for variety of community members: Seniors/ young families, people in transition, etc.
  - Any housing system in village would need to be carefully designed to mesh with existing historic architecture.
- Village locations could include: along Greenbush Road, NE corner of Burns meadow, SE corner of Burns wooded parcel with access at flea market.
- Old Lantern form "edge" of village along Greenbush
- Future funding for land conservation from VHCB is dependent on town being active in development of affordable housing

Champlain Valley Greenbelt Alliance:

- Charlotte village has historically been significantly set back from the Rte. 7 corridor
- Buffer of open space between Rte. 7 and village is desirable
- Limitation of commercial development along Rte. 7 has been consistent goal of town planning for many years
- Village surrounded by open space is a desired pattern

Flea Market Site:

- Flea market use is acceptable in its "ephemeral" form
- Use of commercial parcel for use which is permanent would not be desirable
- Flea Market could evolve to serve town based businesses with Rte. 7 exposure
- Current use as Flea Market does not create significant tax revenues for town
- Can Rte. 7 curb cut be used for other purposes beyond Flea Market

"Silent" Resource value of Burns

- Wastewater disposal potential
- Approx. 23,000 GPD capacity
- Allocation of the new Wastewater capacity should be strategically planned
- Capacity for replacement of failed system in village
- Capacity for new development: residential/commercial/municipal
- Capacity for expansion of use of existing village properties
- Well at Flea Market, capacity?
- Commercial potential of flea market site

Agricultural Interest Notes:

- Ag. use of Burns meadow protects visual access across the property and protects the scenic corridor.
- Most likely agricultural user of Burns meadow would be Mack Farm

Meeting #5:

- A) August 25, 2004, 12:00 PM, Charlotte Senior Center  
Affordable Housing Committee, Senior Group, Library Committee
- B) Participants: (see Dean's list)
- C) Opening Questions:

- Has Affordable Housing Committee determined the amount of housing required?
- What mix of senior / affordable housing would be appropriate?

D) Notes:

- Burlington Community Land Trust is conducting a study of potential affordable housing sites (funded by VHCB)
- There is a need to develop a suitable definition of "Affordable" housing
  - Income threshold of \$60,000/family
  - House/land cost of \$200,000
- Due to the extremely high land prices in Charlotte it is virtually impossible to build housing in this range. Costs of housing could be restrained by use of Town owned land
- The "need" for affordable housing is difficult to quantify.
- The "need" would seem to greatly exceed the potential offered by the Burns parcel.
- Any affordable housing strategy should look at the town as a whole, and investigate a variety of housing opportunities and options.
- Burns parcel is seen as an important part of the affordable housing strategy because it can provide very low cost land (compared to other privately held properties)
- There is no clear sense on the present/future need for senior housing.
- Any housing should provide a mix of rental/owned, single family/multi family, age diversity etc. (similar to what you would find in the current village?)
- Library: likely need for library expansion w/in 10 years
- need for additional municipal parking

**Neighborhood Groups Meeting  
October 25, 2004**

Present: Dana, Dean, Diane, Steve, Karen Frost, Jack Clemmons, Mark Moser, Ruah Swennerfeldt

NORTH VILLAGE

Overview: the idea put forth to the neighborhood was to think about the future, not just the present; to think about the traffic patterns on Greenbush Road and Ferry Road, concerns about safety and speed, and general development of the residential neighborhood.

Jack presented the following key points and offered that the resolution of these ideas should be integrated into a comprehensive town plan.

1. Pedestrian safety and access—no shoulders, no paths or sidewalks people walk on the road which is no longer safe. Can traffic mounds in the roadway make a difference? Or a minor connector road from Ferry Road along the RR to Greenbush? And/or new pathways or trails?
2. Traffic concerns and access—truck traffic and car speed on Greenbush Rd., trucks from Horsfords have to use Greenbush rather than Rt. 7 because of sightlines
3. Viewsheds—conflict of freight car storage on RR spur and views across the landscape
4. Historic preservation—is there interest in putting the neighborhood on the *historic register*?
5. Water & sewer—future availability of a municipal system would allow for flexibility within the village
6. Lavalette Pond—interest in restoring the pond as a community activity
7. Intertown transport—there are short-range transport needs that could grow as the town offered such a system, other places have combined school buses with transport needs
8. Horses—another concern with safety and a potential growth element of the area
9. Airport—Jim Brown has a small airport

10. Planning of town—let's use a well-developed plan rather than random interests to guide the town planning
11. Community center—this should include a preschool, place for the elderly, be a community focal point

### MIDDLE VILLAGE

Per previous discussions this neighborhood group sees the LeBoeuf property as more viable for development than the Burns parcel and agrees with the assessment that #7 and #5 in the "community design day" plan are logical build-out areas; that #4 in the plan is very always wet; and that reserving septic capacity for village replacement systems is a good idea.

#### Other concerns and comments:

- High speeds on Greenbush road
- Viewshed along ridgeline of Greenbush road is unique
- Why is affordable housing going in a prime real estate location?

#### Also offered:

- There could be pathways for pedestrians, but were shy of calling anything a sidewalk
- Municipal water would allow for higher density village growth
- Zoning changes need to occur to allow for village densities
- RR track could be used for the VELCO lines
- Champlain bikeways uses Greenbush road for its rides

#### Neighborhood worksheet write-up submitted by Mark Moser:

I. Some component of open, undeveloped land: where, how much, purpose/use, relationship to public places (e.g., roads, town property, protected property, private property)?

My group directed its attention to the Central (Core) village area. Most folks felt the open land that is to the north and east of the Greenbush and Ferry road intersections--being primarily wetlands--should stay open. This land now has an informal trail system used by residents and until recently, one was able to travel from the fire station all the way to the Demeter land parcel. In addition, the group felt that the open viewscape from Route 7 down Ferry Road to the Greenbush Road intersection to the south and west across the LeBoeuf property was an asset to the open rural sense of the town. And since the wooded portion of the Burns property makes up the boundary to the south of this view shed, the group would like to see those woods left alone if possible.

The very topography of the land as it falls away from the western portion of Greenbush Road makes the views very special and by its nature as a steeper drop help to keep that view open--and this was important to the Village group to maintain. No small amount of time was spent discussing the impact that the VELCO proposal would have on this asset, but it was not appreciated and viewed to be a detriment to the "feel" of the open expanse that is currently presented to the village and could impact property values and the aesthetic. The group was not opposed to the informal use of the land for the trails that now exist but several of the larger landowners wanted it kept "informal" rather than attached via a legal/deeded agreement with the town.

II. Future residential growth--including affordable housing: why, where, how much, what type, design issues?

The group discussion was broken into two themes: affordable housing and elderly housing. Affordable housing: The group had really more questions than a consensus on what was needed. Some of the concerns were the observation that affordable housing needs to be located where there are employment opportunities. We did not see those opportunities here in the village now or in the future as Charlotte land and development was expensive and not conducive to commercial employers in any number coming into the village area or nearby. We also felt that there needs to be adequate public transportation to facilitate access to further away employment, shopping etc. This does not seem realistic to the group.

The group observed that the Village, aside from lakeshore property, was probably the most expensive land available in Charlotte. Why would it make sense to try to subsidize housing on the most expensive land? Perhaps other areas of Charlotte are more appropriate for this type of housing--example: if farm help needs housing, situate on or near farmland (habitat for humanity type housing style funding and constructing). Group also had a question on whether affordable housing could be addressed by rental property use rather than stand alone new construction, i.e., allow apartments in existing buildings as appropriate to employment (farms, teachers) in proximity to the need.

**Elderly housing:** The group was cognizant of the fact of the growing number of older villagers who no longer, for many reasons, need their larger current dwelling but want to stay in the village with the community and friends they've lived with. To this end there were several ideas but all centered on the LeBoeuf property. Since proximity to town center services was deemed a prime consideration, the group felt that logical use for some of the LeBoeuf property was in providing elderly housing sites. One idea was to have a parallel street to Ferry Road for part of its length running behind the library, town hall and post office. It would allow for the build out of smaller single or multi unit housing in the style of the current village architecture along this parallel street with interconnecting sidewalks or similar walkways allowing access to the town center in all seasons. It would be possible to also link to any future trails or facilities on the Burns property as well. The exact number of units, etc. was an open question.

**III. Community recreational needs: trail system, informal recreation field, formal recreation field**  
See open land above for village trail discussion, but one idea the group did think had merit was a trail that would go from village to the town beach if possible. The use of the village for more formal or informal recreation fields was not embraced. The consensus was that the town had access to adequate facilities elsewhere.

#### IV. The LeBoeuf property

The group was in agreement that this is a key piece of village property available for future use as described above. As I was able to talk with Mr. LeBoeuf on several occasions, the uses described above in the elderly housing needs are in concert with the original elderly housing proposal made by Mr. LeBoeuf a few years ago. The group discussion on elderly housing is to a degree a subset of the integrated housing market, bank and senior center proposal made but never completed by Mr. LeBoeuf. His model was more a fully self contained dwelling/services concept, the group view was less broad in scope as we addressed the housing issue only.

Since group consensus was that part of the Charlotte village's charm and feel was the actual absence of supermarkets, banks, retail, etc. than the full build out as originally proposed was maybe too big a project in scale for the village. However, there certainly seems room for compromise in meeting some needs the elderly housing concept and the requisite access to certain services it will drive (i.e., pharmacy, healthcare access, remote banking access). To that end, it would also be possible, with enough demand, to forge home delivery partnerships with nearby towns possessing this infrastructure already. For example, supermarkets, drugstores, etc. using the senior center as a drop-off way station that then distribute either via walk in service or volunteer delivery.

#### V. Potential commercial services: want, don't want, why?

As described above, the village group was careful to relay the lack of some build out of retail, commercial space in the village is what sets the village area apart from our neighboring towns and is attractive to its residents. There is not in the village, a place that seems a good fit with a large commercial build-out. The group as a whole did not want additional commercial services added to the village however (see LeBoeuf property discussion).

#### VI. Potential school needs or other municipal needs: school, municipal, pre-school, elderly, disabled

The need for a school was not well understood, but the majority of folks with an opinion felt the Route 7 frontage of the Burns Property would be the place for this in the future. The elderly housing discussion addressed above. There was not an addressing of municipal, preschool or disabled needs per say by the group.

#### VII. Use of historic structures: potential commercial services, want, don't want?

Historic Structures: The group was aware that the majority of the village is comprised of older, well kept structures in the residential areas and municipal structures that, to more or less a universal degree, mimic this ethic in their appearance. We felt this was a cornerstone of the Charlotte Village "charm" and while little room exists for new structures, it was hoped that any new buildings would keep that feel in mind. Adaptive reuse: More questions here than anything. Example: can a homeowner convert home to house apartments for purposes of being able to stay in Charlotte (affordability issue based on taxes, etc).

#### SOUTH VILLAGE: Design Statement for South Rural Village District

Submitted by Karen Frost

Our district, which includes the Burns Property, lies south of the core village and extends to the Mack farm. It is residential in nature with the exception of the Old Lantern, a grand fathered barn like structure used for a variety of community and social gatherings. The houses are a mix of old and new with mature trees, though not as close to the road as in the core village area. The Burns Property is a major element in this district, and residents spoke of its importance to them. Specifically mentioned were the open scenic beauty that currently exists, the impressive woodlands, and use of the property for recreational activities such as walking, cross country skiing, and limited snowmobiling. Of concern is the threat to pedestrian access and safety due to the high rate of speed at which traffic passes by. We discussed speed tables, sidewalks or bike lanes, and police presence as considerations to address this.

Our group met several times to talk about the issues outlined in Dean's neighborhood worksheet. It is fair to say that everyone's first choice would be to keep the property open and undeveloped. Beyond this we did not develop consensus over a particular position or recommendation. Instead, the following represents a summary of the points that were discussed.

1. Some component of open undeveloped land
  - Everyone's first choice was to see the property stay open and undeveloped. The opportunity to keep a portion of village open is unique and valuable, and it is contiguous to other properties that have been conserved.
  - Some felt that keeping it open was the Town's intent when the property was acquired, but not everyone agreed.
  - The water and septic resources of the property should be protected.
2. Future residential growth, including affordable housing
  - This is a town wide issue that needs to be addressed in multiple ways, including changes in zoning regulations.
  - Any housing should be carefully sited to minimize impact on conservation and view values of the property, as well as surrounding property values.
  - Any development should be sensitive to historic character of the village. Issues such as scale, materials, lighting, landscaping, utilities, etc. are of concern.
  - Many questions about how affordable housing works, is managed, etc. were raised.
  - One suggestion was to sell a limited number of fair market lots and the town could use the proceeds as it sees fit.

- There is a rental property on the Burns parcel, and the family living there is concerned about their ability to stay there.
3. Community recreational needs
    - Preference is for informal recreational use, not game fields, etc.
    - Wooded area affords beautiful trail potential. Everyone prefers the minimum impact trails, not the overbuilt type.
    - It's nice to have conserved land that is accessible to the public. Many taxpayer supported lands are not.
    - Trails should be dog friendly.
    - The Town is outgrowing the Town Green and could possibly use Burns Property for community gatherings.
  4. The LeBoeuf property
    - Could be great access to Ferry Rd. from Greenbush, bypassing village center.
    - Development on LeBeouf would reduce pressure for housing on Burns and/or location of housing
    - We are not comfortable planning for a privately owned piece of property.
  5. Potential commercial services
    - All in favor of maintaining or further developing commercial services in the Flea Market area of the property. Farmers Market? Food service?
    - Flea Market area could provide parking for wooded trail access.
    - No commercial development on Greenbush Rd. side of property.
    - Rt. 7 access through to Greenbush Rd. highly valuable.
  6. Potential school needs or other municipal needs
    - Hard to anticipate future needs such as schools, this supports land-banking the property until needs present themselves.
    - Combine elderly and affordable housing to best meet municipal need.
    - Consider using excess septic capacity to replace failing systems in historic village area.
  7. Use of historic structures
    - Affordable housing could be helped by zoning which allows flexibility within existing structures.
    - The Old Lantern was discussed: concern that its use stays appropriate in size, scale, etc for a residential neighborhood.
    - Making septic available could increase opportunity for reuse or mixed use of historic structures.

**VIII. Appendices:**

- A. Memorandum of Agreement: Town of Charlotte, Preservation Trust of Vermont and Vermont Land Trust
- B. Warranty Deed: Burns to Town of Charlotte (Vol. 112 pp 113-115)
- C. Wastewater and Wetlands Evaluation: Otter Creek Engineering
- D. Invitation, News Articles, Handouts, and Notes from the Community Design Day

**MEMORANDUM OF AGREEMENT**

**Town of Charlotte, Preservation Trust of Vermont and Vermont Land Trust**

This Agreement is entered into on the dates noted below, by and between the TOWN OF CHARLOTTE ("Town"), a Vermont municipality situated in Chittenden County, the PRESERVATION TRUST OF VERMONT ("PTV"), a non-profit preservation organization with principal offices in Burlington, Vermont, and the VERMONT LAND TRUST ("VLT"), a non-profit conservation organization with principal offices in Montpelier, Vermont. (PTV and VLT are hereinafter referred to as "TRUSTS.")

WHEREAS, the Town has secured, and will exercise an Option to Purchase the 123.68 acre, more or less, so-called Burns Property situated on both sides of Greenbush Road in Charlotte, Vermont, which property is depicted as Parcels 1 through 5, inclusive on the plan attached hereto as "Exhibit A" and incorporated herein ("the Plan"); and

WHEREAS, the Trusts have secured, from the Freeman Foundation, and will award to the Town a grant to support the Town's acquisition and public use of Parcels 3, 4 and 5 (the "East Property"), and to assure the protection of public recreation and conservation values on Parcels 1 and 2 (the "West Property"); and

WHEREAS, the Town and the Trusts wish to formalize their respective commitments with regard to the use of said grant funds.

NOW, THEREFORE,

The Town, PTV and VLT covenant and agree as follows:

1. PTV and VLT will provide the Town with a One Hundred Twenty Thousand Dollar (\$120,000.00) grant to be used exclusively for the purchase of the Burns Property. Said grant is conditioned upon the Town's compliance with the requirements of this Agreement.
2. Unless it first secures the written consent of the Trusts, the Town shall not mortgage, convey, lease, transfer, encumber, construct any improvements on or otherwise develop, in whole or in part, the East Property until the Town has completed the Village Planning Process described in paragraph (3), below, and until PTV and VLT issue a written certification that said process has been completed and the Town has otherwise fulfilled the requirements of this Agreement.
3. With respect to the West Property, the Town shall assure that:

VERMONT LAND TRUST, INC. 8 BAILEY A

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 6

To <i>Charles Russell</i>	From <i>Tim Eustace</i>
Co.	Co.
Dept.	Phone # <i>660-2555</i>
Fax # <i>475-1711</i>	Fax #

## Burns Property Agreement

Page 2

- a) Barber Hill as depicted on the Plan is or will be conveyed to the Town, or another responsible public or non-profit entity with assurance that public access for recreational, educational and research purposes is permitted.
  - b) The Town, or another responsible public or non-profit entity secures a legal right-of-way for a non-motorized pedestrian recreational path from Greenbush Road (south of the Old lantern) to Ferry Road, in a location that affords reasonable, feasible foot and bicycle use.
  - c) Through legal covenants, no more than two (2) single-family residences are constructed on the West Property, provided that one (1) additional residence may be constructed appurtenant to the operation of the Old Lantern but shall not be subdivided or otherwise conveyed in separate ownership from the Old Lantern.
4. The Town shall design and implement a Village Planning Process ("the Process") to include both the East Property and other lands surrounding the Ferry Road and Greenbush Road intersection, within Charlotte Village. The Process shall be fully collaborative, professionally facilitated, and shall engage all segments of the Charlotte Community. The Process shall address at least the following objectives in a meaningful way:
- (1) Some component of open, undeveloped land focused on the conserved Mack Farm, public views from Greenbush Road and the Route 7 corridor.
  - (2) Future residential growth -- including affordable housing.
  - (3) Community recreational needs -- including trail system design.
  - (4) Development of the Senior Center and affordable elderly housing on the LeBoeuf property.
  - (5) Economic growth needs of the village such as retail food, food service, banking, office space, etc.
  - (6) School relocation and expansion, and other municipal needs including infrastructure.

While the Trusts may assist in the design of this process and help secure funding to support feasibility and planning work, they will not play an active role in substantive decision-making, and will defer to community-based collaboration, provided that the requirements of this paragraph are fulfilled.

Burns Property Agreement  
Page 3

5. The Town's obligations under this agreement shall constitute a lien encumbering the East Property. The Trusts may, in the Trusts's sole discretion, record a copy of this instrument or a notice of the existence of this instrument in the Charlotte Land Records. The Trusts shall release said lien upon issuance of the certification referenced in paragraph (2), which release and certification may, in the discretion of the Trusts, be conditioned upon the Towns conveyance of conservation and/or preservation easements, and/or other enforceable covenants reasonably necessary to assure implementation of the Plan described in paragraph (3) above as that Plan pertains to the East Property. Further, the Town shall convey to the Trusts an enforceable covenant prohibiting the transfer of the East Property to or its development by other than a non-profit or public entity without the Trusts' prior written consent.
6. The Town and the Trusts shall work in good faith to implement the requirements of this Agreement. In the event a dispute or disagreement arises with respect to the interpretation or implementation of this agreement, the parties will use reasonable efforts to reach voluntary resolution. In the event the Trusts become aware of an event or circumstance of non-compliance with the terms and conditions herein set forth, the Trusts shall give notice to the Town of such event or circumstance of non-compliance via certified mail, return receipt requested, and demand corrective action by the Town sufficient to abate such event or circumstance of non-compliance.

The following matters shall be submitted for binding arbitration:

- a) Any disagreement between the Town and the Trusts about whether or not the requirements of this agreement have been met, including whether the Village Planning Process has been conducted and completed in accordance with this agreement, and whether the plan which is a product of that process has or will be implemented by the Town.
- b) Any failure by the Town to cause discontinuance, abatement, or such other corrective action as may be demanded by the Grantee within a reasonable time after receipt of notice and reasonable opportunity to take corrective action.
- c) Any disagreement between Town and Trusts concerning the meaning or application of the terms, conditions or limitations of this Agreement.

The arbitrator's authority shall include the right to interpret the terms of this Agreement, the right to determine whether a violation of the

Burns Property Agreement  
Page 4

instrument by the Town has or continues to occur, and what corrective action is appropriate. The arbitrator's authority shall also include the right to maintain the status quo by directing Town or Trusts to terminate or suspend any act or use pending disposition of the arbitration proceeding.

The arbitrator shall be selected by the parties or by the American Arbitration Association if the parties cannot agree on an arbitrator. The costs of arbitration shall be shared equally by the parties, unless otherwise determined by the arbitrator due to one party being unreasonable or otherwise dilatory. The decision of the arbitrator shall be binding on the parties. The parties shall select an arbitrator within two weeks of the submission of an issue to arbitration, and every reasonable effort shall be made to complete arbitration of any dispute within thirty (30) days of the selection of an arbitrator.

Notwithstanding the foregoing, Town and Trusts reserve the right to bring an action in a court of competent jurisdiction to:

- a) Secure a temporary restraining order or preliminary injunction to maintain the status quo pending the arbitration of a dispute;
- b) Enforce a directive issued by an arbitrator to maintain the status quo pending disposition of the arbitration proceeding; or
- c) Enforce a final order issued by the arbitrator.

We understand that this instrument contains an agreement to arbitrate. After signing this document we understand that we will not be able to bring a lawsuit concerning any dispute that may arise which is covered by the arbitration agreement set forth in this agreement, unless it involves a question of constitutional or civil rights. Instead, we agree to submit any such dispute to an impartial arbitrator.

In The Presence Of:

TOWN OF CHARLOTTE

David Russell  
Witness

By [Signature]  
Its Duly Authorized Agent

Burns Property Agreement  
Page 5

STATE OF VERMONT  
CHITTENDEN COUNTY, ss.

At Charlotte, Vermont, this 31<sup>st</sup> day of August, 2000, Robert Mack personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of the Town of Charlotte.

Before me, W. A. Pyle  
Notary Public  
My commission expires: 2/10/03

In The Presence Of:

PRESERVATION TRUST  
OF VERMONT

W. A. Pyle  
Witness

By: [Signature]  
Its Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, ss.

At Burlington, Vermont, this 6<sup>th</sup> day of September, 2000, Paul Bruhn personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of the Preservation Trust of Vermont.

Before me, Deborah K Ramsdell  
Notary Public  
My commission expires:  
January 2001

In The Presence Of:

VERMONT LAND TRUST, INC.

Penny Horgan  
Witness

By: W. A. Pyle  
Its Duly Authorized Agent

Burns Property Agreement

Page 6

STATE OF VERMONT  
WASHINGTON COUNTY, ss.

At Montpelier, Vermont, this 31<sup>st</sup> day of August, 2000, W. G. Livingston personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed and the free act and deed of the Vermont Land Trust, Inc.

Before me,

*Permy Horgan*  
Notary Public

My commission expires: 2/10/03

WARRANTY DEED

Vol. 112  
Page 13

KNOW ALL MEN BY THESE PRESENTS;

THAT, WE, EARL L. BURNS, MARY A. BURNS, RICHARD E. BURNS,  
and BARBARA R. BURNS all of East Berkshire, in the County of Franklin and  
State of Vermont, and NORTH CENTRAL AUTO BODY, INC., a Vermont  
Corporation, having its principal place of business in East Berkshire, in the  
County of Franklin and State of Vermont, Grantors, in the consideration of TEN  
AND MORE DOLLARS paid to our full satisfaction by TOWN OF CHARLOTTE,  
a Vermont Municipality, in the County of Chittenden and State of Vermont,  
Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND  
CONFIRM unto the said Grantee, TOWN OF CHARLOTTE, a Vermont  
Municipality, its successors or assigns, forever, a certain piece of land with  
buildings thereon in Charlotte, County of Chittenden and State of Vermont,  
described as follows, viz:

See Attached  
"SCHEDULE A"

PROPERTY CONVEYED TO THE TOWN OF CHARLOTTE  
SCHEDULE A

Being a parcel of land containing 55 acres, more or less,  
with all buildings and improvements thereon, including a well and  
water distribution system, located on the easterly side of  
Greenbush Road, so-called, said lands and premises are more  
specifically depicted as "Lot A," "Lot B" and "Lot C" on a plan  
entitled "Minor Subdivision, Property of Earl and Mary Burns,"  
prepared by Civil Engineering Associates, Inc., dated September  
20, 1985 and recorded in Map Volume 7, Page 3 of the Charlotte  
Land Records.

Being a portion of the lands and premises acquired by the  
Grantors pursuant to a Judgment and Decree of Foreclosure filed  
with Chittenden Superior Court on May 22, 1995, recorded in  
Volume 85, Page 296 of the Charlotte Land Records, and a  
Certificate of Non-Redemption and Writ of Possession issued by  
the Chittenden Superior Court on May 31, 1995 and recorded in  
Volume 85, Page 295 of said Land Records. Also being a portion  
of Parcel 1 as described in a Mortgage Deed from Charlotte  
Associates to Earl L. Burns and Mary A. Burns, Richard E. Burns  
and Barbara R. Burns, and Old Lantern, Inc. (now known as North  
Central Auto Body, Inc.), dated August 1, 1989 and recorded in  
Volume 60, Page 146 of said Land Records.

A portion of the property is subject to a certain easement  
and right-of-way for a sewer system set forth in an easement deed  
from Earl L. Burns, Mary A. Burns, Richard E. Burns, Barbara R.  
Burns and North Central Auto Body, Inc. to Richard O. LeBoeuf  
dated July 9, 1992 and recorded October 29, 1992 in Volume 72,  
Page 231 of the Town of Charlotte Land Records. This instrument  
established a sewer system easement over a strip of land easterly  
of Greenbush Road twenty feet (20') wide extending from property  
owned by Richard O. LeBoeuf to property of Robert and Mary Mack.  
The easement is shown on a plan entitled "Wastewater Site Plan,  
Richard LeBoeuf, VT. Route F-5, Charlotte, Vermont" prepared by  
Pinkham Engineering Associates dated 6/21/91 and recorded in Map  
Volume 11, Page 29 of the Town of Charlotte Land Records.

Grantors hereby reserve a non-exclusive easement and the  
right to use a well, water lines and water system on the herein  
conveyed lands and premises. Such well, lines and system  
currently serves the Old Lantern Banquet Hall and other  
improvements located on other lands and premises of the Grantors  
which are being conveyed on an even date herewith to Lantern  
Vision, LLC and serves the Farmhouse and other improvements on  
other lands and premises of the Grantors which are being conveyed  
on an even date herewith to The Charlotte Land Trust. Such  
reserved use shall be limited to use on the lands and premises of  
the Grantors which are being conveyed on an even date herewith to

Lantern Vision, LLC or to The Charlotte Land Trust and may be used for any and all purposes, including but not limited to use on the Old Lantern parcel for a meeting or banquet facility, a dance hall, a restaurant or similar uses or combination of uses and for any additional buildings or improvements made upon the benefitted lands and premises including but not limited to an inn or bed and breakfast. Also reserved is an easement and right of way to enter upon the herein conveyed land and premises for the purpose of maintaining, repairing, replacing or extending the well, water lines and water system provided such easement and right of way shall be limited to a twenty foot (20') wide strip of land located ten feet (10') either side of the water lines and water system. This reserved easement and right of way is granted subject to the right of the grantee, its successors or assigns to relocate the water pipes and water system, provided such relocation shall not adversely affect the quality or quantity of the water supply. This reserved easement is subject to the provision that in the event that Grantors, their heirs, administrators, successors and assigns enter the herein conveyed land and premises to exercise their rights pursuant to such easement and right of way, that they shall restore the affected premises to the condition existing prior to their entry.

This deed shall also act as a bill of sale and does hereby convey a certain mobile home located on the property herein conveyed, together with all fixtures, utilities, appurtenances and equipment, to the Grantor, free and clear of all encumbrances.

Portions of the herein conveyed lands and premises may be subject to and have the benefit of certain oil, gas and mineral leases of record in the Town of Charlotte Land Records as well as water rights and utility easements and other easements of record in the Town of Charlotte Land Records, provided nothing herein shall be deemed to revive any matter extinguished by the Marketable Record Title Act.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained, all in further aid of this description.

Che035b.deedschA.burns

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TOWN OF CHARLOTTE, a Vermont Municipality, its successors or assigns, to its own use and behoof forever;

And we, the said Grantors, EARL L. BURNS, MARY A. BURNS.

ROBERT W. EASTMAN, P.C.  
 A PROFESSIONAL CORPORATION  
 ATTORNEY AT LAW  
 308 MAIN STREET  
 P.O. BOX 866  
 BURLINGTON, VERMONT  
 05402-0866  
 (802) 863-2826  
 FAX (802) 863-2820

**RICHARD E. BURNS, BARBARA R. BURNS and NORTH CENTRAL AUTO BODY, INC.**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, **TOWN OF CHARLOTTE**, a Vermont Municipality, its successors or assigns, that until the enrolling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance; except as above stated.

We hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of August, 2000.

In Presence Of:

*Robert W. Eastman*  
Witness

*Earl L. Burns*  
Earl L. Burns

*Mary A. Burns by Earl L. Burns gdn.*  
Mary A. Burns by Earl L. Burns, Guardian

*Richard E. Burns*  
Richard E. Burns

*Barbara R. Burns*  
Barbara R. Burns

NORTH CENTRAL AUTO BODY, INC.  
By *Richard E. Burns*  
Its Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, SS. At Burlington this 31st day of August, 2000,

BERT W. EASTMAN, P.C.  
PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
308 MAIN STREET  
P.O. BOX 888  
BURLINGTON, VERMONT  
05402-0888  
(802) 863-2828  
FAX (802) 863-2820

**EARL L. BURNS, MARY A. BURNS, by and through her Guardian, EARL L. BURNS, RICHARD E. BURNS, BARBARA R. BURNS and Duly Authorized Agent of NORTH CENTRAL AUTO BODY, INC.**, personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, *Robert W. Eastman*  
Notary Public

EBurnsTwnChar.WD

ACKNOWLEDGEMENT  
Return Received (Including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid.  
Signed *Mary A Mead* Clerk  
Date *August 31, 2000*

CHARLOTTE TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
*31<sup>st</sup>* DAY OF *August* A.D. *2000*  
*1* O'CLOCK *00* HOURS *P* M AND  
RECORDED IN VOL. *112* ON PAGE *113-115*  
BY: *Mary A Mead* TOWN CLERK



OTTER CREEK  
ENGINEERING, INC.

August 2, 2004

Mr. Dean Bloch  
Town Planner  
Town of Charlotte  
P.O. Box 119  
Charlotte, VT 05445-0119

Subject: Wastewater and Wetlands Evaluation - Old Lantern and Burns Property,  
Charlotte, Vermont

Dear Mr. Bloch:

Otter Creek Engineering, Inc. has completed the soil evaluations, topographic survey, and wastewater capacity evaluation on the "Old Lantern Property" and "Burns Property" located on U.S. Route 7 and Greenbush Roads in Charlotte, Vermont. Both properties are shown on the Overall Site Plan included as Drawing No. 1, and portions of the properties are shown in greater detail in the Site Plan maps included as Drawing Nos. 2 through 9. A wetlands assessment was completed by Arrowwood Environmental LLC on both properties. The delineated wetlands include one Class II wetland and five Class III wetlands. The wetlands are shown on Drawing Nos. 1 through 9, and Figure A.

The soil evaluations indicate that there is an approximate cumulative total of 6.43 acres of land available for potential wastewater disposal use. Currently approvable wastewater disposal system types and their associated approximate cumulative areas on the properties include: conventional in-ground bed or trench (1.24 acres), at-grade (0.61 acres), mound (2.79 acres), and mound with an upgradient curtain drain (1.79 acres). In some areas on the two properties, groundwater monitoring may be performed in an attempt to show that actual seasonal high groundwater levels are lower than the levels obtained from observed mottling and other redoximorphic features in the soil test pits. The wastewater capacity on the Old Lantern Property is estimated to be 10,800 gallons per day (gpd), and 23,660 gpd on the Burns Property.

#### Wetlands Assessment

A wetlands field site assessment and delineation of wetlands was performed on both properties by Arrowwood Environmental LLC on May 21 and 26, and June 2, 2004. The Arrowwood Environmental LLC Wetland Delineations summary report is attached. Wetland delineations were performed according to the criteria of the 1987 Army Corps of Engineers Wetland Delineation Manual. In order for an area to be considered a wetland, it must be characterized by hydrophytic (wetland) vegetation, hydric soils, and wetland hydrology. Prior to performing an onsite evaluation, SCS Soil Survey and National Wetland Inventory (NWI)

P.O. Box 712 • 404 East Main Street, East Middlebury, Vermont 05740  
Telephone: 802 • 382-8522 Facsimile: 802 • 382-8640 E-mail: OtterCrk@OtterCrk.com

25 Washington Street, Rutland, Vermont 05701  
Telephone: 802 • 747-3080 Facsimile: 802 • 747-4820 E-mail: OtterCrk@OtterCrk.com

maps were reviewed for the subject properties. The NWI map for this area shows a mapped Class II wetland within the eastern portion of the Burns property and extending off property to the north.

One Class II wetland and five Class III wetland areas were delineated on the Burns property. The wetland boundaries were flagged and labeled sequentially (WA-1 to WA-168; WB-1 to WB-23; WP-1 to WP-33; WR-1 to WR-96; WS-1 to WS-10; WQ-1 to WQ-16; WT-1 to WT-28; and WV-1 to WV-6). Wetland flags were surveyed via a sub-meter global positioning system (GPS) receiver. No wetlands were delineated on the Old Lantern property. The delineated wetlands are shown on Drawing Nos. 1 through 9 and Figure A as follows:

- Wetland WA: The first wetland (WA-1 to WA-168) is located within the eastern wooded portion (Figure A and Drawing Nos. 7, 8 and 9). WA is a Class II wetland as defined by the Vermont Wetland Rules.
- Wetland WB: The second wetland (WB-1 to WB-23) is located within the southwest portion of the wooded area (Figure A). WB is classified as a Class III wetland by the Vermont Wetland Rules.
- Wetland WP/WR/WS: The third wetland (WP-1 to WP-33; WR-1 to WR-96; WS-1 to WS-10) is within the open meadow in the western portion of the property (Figure A and Drawing Nos. 5, 6 and 7). WP/WR/WS is classified as a Class III wetland by the Vermont Wetland Rules.
- Wetlands WQ, WT, and WV: Wetlands WQ (WQ-1 to WQ-16), WT (WT-1 to WT-28) and WV (WV-1 to WV-6) are isolated wetlands located along the western portion of the open meadow (Figure A and Drawing No. 4). WQ, WT, and WV are classified as Class III wetlands by the Vermont Wetland Rules.

#### Soils Evaluations and Topographic Survey

Soils were evaluated from sixty-two (62) test pits excavated by Steve Denton on the Old Lantern and Burns properties. Soils in the test pits were logged by William Norland, C.S.T. #381-B, of this office. The test pit logs are included, and indicate the presence of permeable stony sandy loam and sandy loam soils, and low permeability (i.e. restrictive) clay loam and silty clay soils.

On June 3, 2004, thirty-two (32) test pits, numbered TP-04-01 through TP-04-32, were excavated and witnessed by Spencer Harris, Septic Officer of the Town of Charlotte. Twenty (20) test pits, numbered TP-04-33 through TP-04-52, were excavated and witnessed by Ernest Christianson of the Vermont Agency of Natural Resources (ANR), and Spencer Harris on June 9, 2004. Ten (10) test pits, numbered TP-04-53 through TP-04-62, were excavated and witnessed by Ernest Christianson and Spencer Harris on July 7, 2004.

Discussions were held in the field between Mr. Norland, Mr. Harris and Mr. Christianson to establish the depth to the seasonal high water table (SHWT) based on the soil texture, consistence or density, color, mottles, and other redoximorphic features. Establishment of the ground slope, depth to SHWT, and depth to bedrock determines the type of wastewater disposal system that may be installed for the on-site disposal of domestic

wastewater in the State of Vermont. Table 1 describes wastewater disposal system information, including types, minimum allowed depth to SHWT, minimum allowed depth to bedrock, maximum ground slope allowed, and maximum wastewater loading rate from the Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, effective - August 16, 2002.

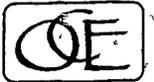
Table 1 - Wastewater Disposal System Information

Wastewater Disposal System Type	Minimum Depth to SHWT (in.)	Minimum Depth to Bedrock (in.)	Maximum Ground Slope (%)	Maximum Loading Rate (gpd/ft <sup>2</sup> )
In-ground (trench or bed)	48	48	30 (trench) 10 (bed)	1.5 1.2
Shallow In-ground (trench or bed)	42	48	30 (trench) 10 (bed)	1.5 1.2
At-grade	36	48	20	1.0
Mound	24	48 below bottom of bed or trench	30	1.0
Mound with upgradient curtain drain	18	48 below bottom of bed or trench	30	1.0
Filtrate effluent (pretreatment)	< 18	24 below bottom of bed or trench	30	2X allowable

Data collected from the soils evaluations identified nine (9) potential wastewater disposal areas on the two properties: three (3) areas on the Old Lantern property and six (6) areas on the Burns property. Following the test pit evaluations, a topographic survey was completed by Otter Creek Engineering in the vicinity of the test pits. The survey data was used in conjunction with the soils evaluations data to prepare the site plan maps included as Drawing Nos. 1 through 9.

#### Potential Wastewater Disposal Areas

Nine (9) potential wastewater disposal areas (PWWDA) are identified with the letters A, B, C, D, E, F, G, H, and I on the attached site plan maps. Also shown on the maps beside the test pits are the depth (in inches below grade) to the SHWT. The following tables provide a summary of the potential wastewater disposal areas for the Old Lantern Property (Table 2) and the Burns Property (Table 1). Each table includes the:



1. Map number,
2. PWWDA identifier letter,
3. Depth to the SHWT from soils data,
4. Approximate surface area available for wastewater disposal,
5. Wastewater system type potentially acceptable based on the soils evaluations, and
6. Wastewater disposal system type potentially acceptable if groundwater monitoring were conducted and successful (March 1 through May 31).

Table 2 - Old Lantern Property

<u>Map Number(s)</u>	<u>PWWDA Identifier</u>	<u>SHWT Depth (in.)</u>	<u>Ground Surface Area (ft<sup>2</sup>)</u>	<u>Wastewater System Type</u>	<u>Wastewater System Type (Monitor)</u>
2	A	17 to 18	21,275	Mound w/ curtain drain	Mound
2 & 3	B	24 to 28	89,200	Mound	At-grade
3 & 4	C	16 to 32	46,775	Mound w/ curtain drain	Mound
Total			<hr/> 157,250		

Table 3 - Burns Property

<u>Map Number(s)</u>	<u>PWWDA Identifier</u>	<u>SHWT Depth (in.)</u>	<u>Ground Surface Area (ft<sup>2</sup>)</u>	<u>Wastewater System Type</u>	<u>Wastewater System Type (Monitor)</u>
4	D	17 to 18	10,000	Mound w/ curtain drain	Mound
6	E	30	5,115	Mound	At-grade
6	F	36 to 46	26,400	At-grade	In-ground
6 & 7	G	45 to >75	50,015	In-ground	
7	H	45 to 52	4,220	In-ground	
8 & 9	I	32 to 35	27,200	Mound	At-grade
Total			<hr/> 122,950		

Table 4 - Old Lantern Property

<u>Map Number(s)</u>	<u>PWWDA Identifier</u>	<u>Wastewater System Type</u>	<u>Ground Surface Area (ft<sup>2</sup>)</u>	<u>Estimated Wastewater Capacity (gpd)</u>
2	A	Mound w/ curtain drain	21,275	1,000
2 & 3	B	Mound	89,200	7,800
3 & 4	C	Mound w/ curtain drain	46,775	2,000
<b>Total</b>			<b>157,250</b>	<b>10,800</b>

The total estimated wastewater capacity on the Old Lantern Property is 10,800 gpd.

- At PWWDA Area A, space exists for a mound disposal system containing a 10' X 100' bed (1,000 gpd) and an upgradient curtain drain. If the wastewater flows are greater than 1,000 gpd, then a hydrogeologic mounding analysis would be required.
- At PWWDA Area B, space exists for two mounds, each containing a 10' X 240' bed (2,400 gpd). There is also space for two additional mounds, each containing a 10' X 150' bed (1,500 gpd). Hydrogeologic mounding analyses would be required for both mound systems. Pretreatment of the effluent prior to disposal in the mounds may allow doubling of the loading rate from 1.0 gpd/ft<sup>2</sup> to 2.0 gpd/ft<sup>2</sup>.
- At PWWDA Area C, space exists for a mound containing a 10' X 200' bed (2,000 gpd) and an upgradient curtain drain. A hydrogeologic mounding analyses would be required. If wastewater flows in this area are less than 2,000 gpd, the Old Lantern Well isolation distance upslope to a proposed disposal area will be 200 feet [assuming that the Maximum Daily Demand (MDD) of this well is <2 gallons per minute (gpm)]. If wastewater flows are ≥2,000 gpd, and/or the Old Lantern Well MDD is ≥2 gpm and <5 gpm, the upslope isolation distance from the well becomes 300 feet, which eliminates placement of a disposal system in PWWDA Area C.

Table 5 - Burns Property

<u>Map Number(s)</u>	<u>PWWDA Identifier</u>	<u>Wastewater System Type</u>	<u>Ground Surface Area (ft<sup>2</sup>)</u>	<u>Estimated Wastewater Capacity (gpd)</u>
4	D	Mound w/ curtain drain	10,000	600
6	E	Mound	5,115	320
6	F	At-grade	26,400	1,800
6 & 7	G	In-ground trenches	50,015	17,280
7	H	In-ground trenches	4,220	860
8 & 9	I	Mound	27,200	2,800
Total			<u>122,950</u>	<u>23,660</u>

The total estimated wastewater capacity on the Burns Property is 23,660 gpd.

- At PWWDA Area D, space exists for a mound disposal system containing a 4' X 150' trench (600 gpd) and an upgradient curtain drain. This area would be suitable for locating a replacement disposal area for the existing trailer residence to the north if the trailer residence property were to be subdivided off the Burns property.
- At PWWDA Area E, space exists for a mound containing a 4' X 80' trench (320 gpd).
- At PWWDA Area F, space exists for three at-grade systems: one contains a 6' X 150' effective infiltration area (900 gpd); one contains a 6' X 50' effective infiltration area (300 gpd); and one contains a 6' X 100' effective infiltration area (600 gpd).
- At PWWDA Area G, space exists for an in-ground system containing twenty four (24) trenches, each measuring 4' X 200'. Loading the trenches at 0.9 gpd/ft<sup>2</sup> (the design for the adjacent existing wastewater disposal system) yields a wastewater capacity of 17,280 gpd. An Indirect Discharge Permit would be required from the Vermont ANR. Hydrogeologic mounding analyses would also be required.
- Pretreatment of the effluent prior to disposal in the mound may allow increasing the loading rate from 0.9 gpd/ft<sup>2</sup> up to 1.8 gpd/ft<sup>2</sup>.
- At PWWDA Area H, space exists for an in-ground system containing four (2) trenches, each 4' X 120'. If the trenches are loaded at 0.9 gpd/ft<sup>2</sup> (the design for the adjacent existing wastewater disposal system), the wastewater system flow would be 860 gpd.
- At PWWDA Area I, space exists for two mounds, each containing a 10' X 140' bed (1,400 gpd). A hydrogeologic mounding analysis would be required. The "Flea Market" drilled well serving the farm house, Old Lantern, campground, office and shop, and trailer along Greenbush Road is located west of PWWDA Area I and is

assumed to have a MDD  $< 2$  gpm. The isolation distance from the well to the proposed wastewater disposal system is 200 feet. If the well MDD is  $\geq 2$  gpm and  $< 5$  gpm, the upslope isolation distance from the well becomes 300 feet, which eliminates placement of a disposal system in PWWDA Area I.

### Conclusions

Based on the findings from the wetlands assessment and soils evaluations on the Old Lantern Property and the Burns Property, the following conclusions are presented:

1. One (1) Class II wetland and five (5) Class III wetlands were delineated on the Burns Property.
2. No wetlands were delineated on the Old Lantern Property.
3. Soil evaluations from 62 test pits indicate that there is an approximate cumulative total of 6.43 acres of land available for potential wastewater disposal use (3.61 acres on the Old Lantern Property and 2.82 acres on the Burns Property).
4. Nine potential wastewater disposal areas were identified on the two properties: three areas on the Old Lantern Property (PWWDA Areas A, B and C) and six areas on the Burns Property (PWWDA Areas D through I).
5. On the Old Lantern Property, PWWDA Area A has disposal capacity for 1,000 gpd in a mound with upgradient curtain drain.
6. PWWDA Area B has disposal capacity for 7,800 gpd in four mounds.
7. PWWDA Area C has disposal capacity for 2,000 gpd in a mound with upgradient curtain drain.
8. On the Burns Property, PWWDA Area D has disposal capacity for 600 gpd in a mound with upgradient curtain drain.
9. PWWDA Area E has disposal capacity for 320 gpd in a mound.
10. PWWDA Area F has disposal capacity for 1,800 gpd in two at-grade systems.
11. PWWDA Area G has disposal capacity for 17,280 gpd in two in-ground systems.
12. PWWDA Area H has disposal capacity for 860 gpd in two in-ground systems.
13. PWWDA Area I has disposal capacity for 2,800 gpd in a two mounds.
14. Depending upon the MDD of drilled water supply wells in the vicinity of PWWDA Areas C and I, construction of wastewater disposal systems may not be possible if the upgradient well isolation distance is 300 feet.
15. Design and construction of wastewater disposal systems in the PWWDA Areas may require excavation of additional test pits.
16. The design of wastewater systems greater than 1,000 gpd may require that a hydrogeologic mounding analysis be conducted to ensure effective wastewater treatment and the prevention of groundwater and surface water contamination.
17. Any wastewater systems, hydrogeologically connected, designed for flows of 6,500 gpd or greater will require an Indirect Discharge Permit to be issued by the State of Vermont ANR.
18. Placement of wastewater systems on the Burns Property in the vicinity of PWWDA Areas E, F, G and H will require meetings with State of Vermont ANR personnel to determine whether an Indirect Discharge Permit may be required due to the existing 4,999 gpd disposal system currently in use that serves the Charlotte Town offices and other municipal buildings.

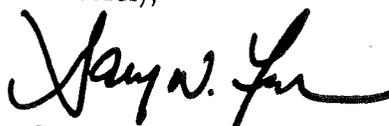
### Recommendations

Based on the findings and conclusions from the wetlands assessment and soils evaluations on the Old Lantern Property and the Burns Property, the following recommendations are presented:

1. Excavate additional test pits and conduct soils evaluations in proposed wastewater disposal areas to more adequately establish the soil conditions and limits for a particular disposal system in order to proceed with the design, permitting and construction of disposal systems.
2. Conduct meetings with the State of Vermont ANR to determine permitting needs prior to wastewater system designs.
3. Install groundwater monitoring wells at the identified PWWDA Areas where monitoring of groundwater levels during the spring high groundwater level period (March 1 to May 31) may show that the depth to SHWT (as identified by soil mottles and other redoximorphic features) is actually lower. Groundwater monitoring may allow the design and installation of disposal systems in these areas that are less restrictive (and cost less to install and maintain), and may allow greater wastewater loading rates, than the systems currently proposed.

We appreciate the opportunity to work with you on this project. Please call me if you have any questions or comments on the report.

Sincerely,



Gary W. Fern, P.E.  
President





**ARROWWOOD ENVIRONMENTAL**

950 BERT WHITE ROAD  
HUNTINGTON, VT 05462  
(802) 434-7276 FAX: (802) 434-2102

June 15, 2004

Mr. Jason Barnard  
Otter Creek Engineering  
P.O. Box 712  
404 East Main Street  
East Middlebury, VT 05740

Re: Town of Charlotte Waste Water Evaluation  
Burns Property  
Wetland Delineations

Dear Jason:

The purpose of this letter is to summarize the results of the wetlands assessments conducted on the two parcels for the Town of Charlotte Waste Water Evaluation in Charlotte, Vermont.

In order for an area to be considered a wetland, it must be characterized by hydrophytic (wetland) vegetation, hydric soils, and wetland hydrology. Prior to performing an onsite evaluation, SCS Soil Survey and National Wetland Inventory (NWI) maps were reviewed for the subject properties. Arrowwood Environmental, LLC conducted a field site assessment and delineation of wetlands on the subject properties on May 21, 2004, May 26, 2004 and June 2, 2004. Six wetland areas were identified and delineated on the Burns property on the east side of Greenbush Road. There were no wetlands identified on the west side of Greenbush Road. Wetland areas identified on the east side of Greenbush Road are described below.

Wetland WA: The first wetland (WA-1 to WA-168) is located within the eastern wooded portion of the Burns property. The soils in the area are mapped as Coventry silty clay and Livingston clay, Stockbridge and Nellis stony loams, Hinesburg fine sandy loam, and Belgrade and Eldridge soils. The Coventry and Livingston series are considered hydric soils within Chittenden County. The Stockbridge and Nellis, Hinesburg and Belgrade and Eldridge soils are not considered hydric soils in Chittenden County.

The NWI map for this area shows a mapped Class II wetland within the eastern portion of the property and extending off property to the north.

After compiling background information on soils and hydrology, a site assessment was conducted on May 21, 26 and June 2, 2004. The wetland is characterized as primarily forested wetland, predominated by red maple, green ash and black ash. Soil evaluation confirmed the presence of silty clay and clay in the wetland area.

Based on background review of digital databases and field observations, WA is a Class II wetland as defined by the Vermont Wetland Rules.

Wetland WB: The second wetland (WB-1 to WB-23) is located within the southwest portion of the wooded area. The wetland is hydrologically connected to wetland WA through a stream channel. The soils in the area are mapped as Covington silty clay. This series is considered a hydric soil within Chittenden County.

The NWI map for this area shows a mapped Class II wetland to the immediate north of the subject wetland.

After compiling background information on soils and hydrology, a site assessment was conducted on May 21, 26 and June 2, 2004. The wetland is characterized as a forested wetland, predominated by American Elm and Black Ash. Soil evaluation confirmed the presence of silty clay in the wetland area.

Based on background review of digital databases and field observations, WB is a wetland not contiguous to a Class II wetland, and is therefore likely classified as a Class III wetland by the Vermont Wetland Rules. Wetland WB is hydrologically connected to Class II wetland WA but there is a clear wetland break along the stream channel between the wetlands. For the presence of this break, the contiguity between the wetlands is broken.

Wetland WP/WR/WS: The third wetland (WP-1 to WP-33; WR-1 to WR-96; WS-1 to WS-10) is within the open meadow in the western portion of the property. The wetland is hydrologically connected to wetland WA through a stream channel. The soils in the area are mapped as Covington silty clay, Stockbridge and Nellis stony loams, Belgrade and Eldridge, Vergennes clay, and Hinesburg fine sandy loam. The Covington series is considered a hydric soil within Chittenden County. The Stockbridge and Nellis, Belgrade and Eldridge, Vergennes, and Hinesburg series are not considered hydric soils in Chittenden County.

The NWI map for this area shows a mapped Class II wetland to the east of the subject wetland.

After compiling background information on soils and hydrology, a site assessment was conducted on May 21, 26 and June 2, 2004. The wetland is characterized as wet meadow, predominated by sedge species. Soil evaluation confirmed the presence of silty clay in the wetland area.

Based on background review of digital databases and field observations, WP/WR/WS is a wetland not contiguous to a Class II wetland, and is therefore classified as a Class III wetland by the Vermont Wetland Rules. Wetland WP/WR/WS is hydrologically connected to Class II wetland WA but there is a clear

wetland break along the stream channel between the wetlands. For the presence of this break, the contiguity between the wetlands is broken.

Wetlands WQ, WT, and WV: Wetlands WQ (WQ-1 to WQ-16), WT (WT-1 to WT-28) and WV (WV-1 to WV-6) are isolated wetlands located along the western portion of the open meadow. The soils in the area of WQ are Covington silty clay and Vergennes clay soils. The soils in the area of WT are mapped as Covington silty clay and Stockbridge and Nellis stony loams. The soils in the area of WV are mapped as Covington silty clay. The Covington series is considered a hydric soil within Chittenden County. The Vergennes clay and Stockbridge and Nellis are not considered hydric soils in Chittenden County.

The NWI map for this area shows a mapped Class II wetland approximately 600' to the west of the subject wetlands.

After compiling background information on soils and hydrology, a site assessment was conducted on May 21, 26 and June 2, 2004. The wetlands are characterized as wet meadows, predominated by sedge species. Soil evaluation confirmed the presence of silty clay in the wetland areas.

Based on background review of digital databases and field observations, WQ, WT, and WT are wetlands not contiguous to a Class II wetland, and are therefore classified as Class III wetlands by the Vermont Wetland Rules.

Wetland delineations were performed according to the criteria of the 1987 Army Corps of Engineers Wetland Delineation Manual. The wetland boundaries were flagged and labeled sequentially. Wetland flags were surveyed via sub-meter GPS.

In summary, Arrowwood Environmental identified and delineated six wetlands on the Burns property in Charlotte, Vermont on May 21, 26 and June 2, 2004. Wetland WA is a mapped Class II wetland, and wetlands WB, WP/WR/WS, WQ, WT, and WV are likely classified as Class III as defined by the Vermont Wetland Rules.

If you have any questions regarding the information presented, please do not hesitate to call.

Sincerely,



Dori Barton  
Wetland Ecologist

CHARLOTTE Burlington Free Press 9/29/04

# Design day to address Burns property uses

By Dorothy Pellett  
Free Press Correspondent

A Community Design Day will be held Friday. Residents may participate in planning the future of the 55-acre, town-owned Burns Parcel and offer their visions for the future of the village.

Two design sessions will take place at the Charlotte Senior Center. The Burns Steering Committee and the Vermont Design Institute, sponsors of the event, have planned a 6 p.m. dinner for attendants.

The Burns property is between U.S. 7 and Greenbush Road. It was purchased partially with funds from the Vermont Land Trust and the Preservation Trust of Vermont, with the understanding that the design for its use would include a public process and a professional facilitator.

Consultants Diane Gayer and Steve Libby of the Vermont Design Institute have outlined sessions that will introduce people to the history of the property; participants will then meet in small groups to discuss their ideas and ask questions.

"It will be an opportunity

## Design day

■ **WHAT:** Residents may comment on the Burns property and on the village's future

■ **WHEN:** Two sessions, 3:30-5:45 p.m. and 7-9 p.m. Friday. Pizza and blueberry pie dinner at 6.

■ **WHERE:** Charlotte Senior Center

■ **MORE INFORMATION:** Call Town Planner Dean Bloch at 425-3533.

to brainstorm with some really fresh insights," Town Planner Dean Bloch said. "We want to help people see all of the possibilities."

Residents who attend the design sessions may choose one of three scenarios for which to plan: landbanking with acceptable uses; use of the Burns Parcel if adjacent property is under the control of the town; or use of the Burns Parcel if the adjacent land is not available to the town. Facilitators will aid them in identifying the issues that each scenario would address.

"Everyone will be involved," Gayer said. "All points of view will be recognized."

## CHARLOTTE

# Use of Burns property discussed

By Dorothy Pellett  
*Free Press Correspondent*

Enthusiasm was in the air as Charlotte residents offered their insights last week about possible uses for the town-owned Burns property and expressed their vision for the village. The occasion was a Community Design Day co-sponsored by the Burns Steering Committee and the Vermont Design Institute.

Each of Friday's two-hour planning sessions held in the Charlotte Senior Center's meeting rooms began with a review of the property's history and possibilities for its use. Then participants gathered in groups of two to six around tabletop maps of the village area.

"I would love to see a walking path from Greenbush Road to the village," Jim Manchester said. "There is no shoulder on the road."

Trails and bicycle paths were a priority with most groups as they added their thoughts to the maps and took up markers to delineate possible routes.

Five small groups in the

first session and four in the second considered the social, economic and environmental choices that they would like for the 55-acre Burns property between Greenbush Road and U.S. 7. They also expressed their ideas for the village and the adjoining 50-acre privately owned LeBoeuf property.

Among most groups, a common theme was their appreciation of the wetlands and clay plain forest that together occupy nearly half of the Burns parcel. Some favored conserving the entire property except for a small commercial site and another small area designated for affordable housing.

"It is a great conservation opportunity. It's so valuable to have it natural," Robin Reid said.

Many participants looked for a workable solution to the lack of affordable housing in Charlotte. Several groups proposed a cluster of senior and affordable units with a community garden for the property.

Many noted the need for a buffer of trees along U.S. 7

and preservation of views. A pub was suggested by two groups as a useful future addition to the town, a grocery and pharmacy by one. Two others suggested saving the septic capacity of the Burns property for possible relief of a shortage in the village.

"This was more fun than I thought it would be," Debbie Ramsdell said. "It was a chance to express my opinions and see that others think the same way."

Facilitators of the event were Steve Libby and Diane Gayer, collaborators with the Vermont Design Institute, a nonprofit organization which aids community planning and design at the local level and provides hands-on education about creating livable, sustainable communities.

Libby and Gayer will hold open forums Oct. 18 and Dec. 6 to review and visualize the ideas developed at Design Day.

The town has no specific timeline for implementing plans, but if zoning changes are needed to fulfill residents' choices, those could be on the ballot at town meeting.



One group gathered in the great room to discuss their planning solutions.



A group works on their planning process during the afternoon session.

## Forty Townspeople Gather to Share Ideas for Use of Burns Property

by Edd Merritt

Charlotte resident and town planner Dana Farley, aided by Diane Gayer and Steve Libby, facilitators from the Vermont Design Institute, stimulated the creative juices of townspeople on Friday at two working sessions in which folks were asked to visualize a range of uses for the 55-acre Burns parcel acquired by the town.

Preceded by a historical perspective and a synopsis of similar sessions held over the summer and topped with a whiff of what might be, the facilitators asked participants to choose one of three scenarios upon which to build their vision.

The Burns property consists of 55 acres central to the West Charlotte village area. It runs from Greenbush Road on the west — across from the Old Atern — to Route 7 on the east. The town bought the land in 2000 with the assistance of the Vermont Land Trust (VLT) and the Preservation Land Trust of Vermont. In order to plan for its use — in accordance with the future needs of the town — the Burns Property/Village Planning Committee was formed with representatives from various community bodies, including the Planning Commission, Conservation Commission and Affordable Housing Committee, as well as members at large. The consultants from the Vermont Design Institute were hired to facilitate the process and add their experience and expertise in community building.

The project is significant insofar as it represents one of the first efforts at publicly planned community design in the state, meshing conservation goals with community development. The VLT and Preservation Trust look upon it as an important pilot for similar attempts elsewhere.

Gayer noted that Charlotte's sense of responsibility as "steward of its agricultural heritage," a perspective which has been vocalized over the past few months, has become central to their organizing the process.

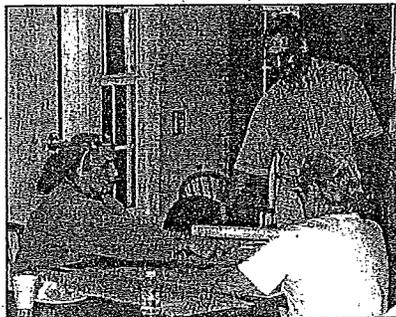
Maintaining elements of Charlotte's history is critical, she feels, and she showed both planning groups an old map of the area, pointing out that, in fact, it was more densely developed then than it is currently and that there had been a mix of commercial, residential, agricultural and educational activities going on. The notion of mixed use has a past, she said.

Similarly, Farley urged the people not to limit their thoughts to existing streets, housing, configurations of buildings, types of structures and the like. She noted that elements in any plan would include integrating housing with land, streets, vistas, commerce, recreation and anything else people felt would help achieve their vision.

Other than imagining Charlotte five, ten or 15 years from now, participants were not held to a particular form for the property. They were, however, asked to keep in mind the town's responsibility for stewardship of its agricultural heritage, whether — and if so, how — to maintain its rural character in the midst of economic growth in the area, a vision based on strong ties among institutions in the community such as its schools, senior center, grange, library, and fire and rescue services. The consultants pointed out that the vision is reflected in the choice of buildings, infrastructure and environment the planners make.

In order to help participants think in terms of the village functions, they suggested using several design concepts, such as strengthening the town center or defining the edge, creating healthy circulation, building connectivity and restoring nature.

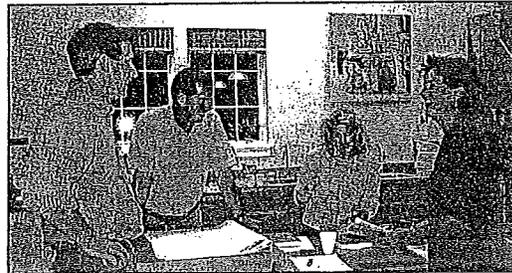
Participants at both sessions were asked to choose one of three scenarios in which to develop their design. The first concept looked at the parcel as a resource for the future, with much of the development to be held in abeyance until its need emerged.



Left: Robin Reid, Dean Bloch and Virginia McLaughlin seek future planning solutions for this 55-acre town-owned parcel of land.

Groups who chose this approach were asked to describe mechanisms that should go in place now to govern later development. The second scenario looked at the Burns property on its own.

The third viewed its development in conjunction with the LeBoeuf parcel, the assumption being that neither could fulfill the village planning mandates without consideration of the other. Four out of five



Left to right: Steve Libby, Charles Russell; Dana Farley and Diane Gayer at the senior center for a planning session.

planning groups at the afternoon's session selected the third scenario, and one chose the second. All three scenarios were developed by the 16 people attending the evening meeting, and, in fact, the second drew the greatest attention of the day.

Both Dean Bloch and Steve Libby commented that the results from the groups showed surprising similarities in placement of structures, maintenance of resources and access to trails. Kathy Manchester commented that she was a trail person, so her concern was to make sure they weren't forgotten in the rush to build houses and commercial structures.

Whether it was a result of the time of day, the makeup of planners or simply a fact of human nature, several groups said they devoted considerable time and thought to incorporating some type of eating establishment in their design. Coffee shops and small cafes seemed the most popular.

The group that chose to focus on mechanisms for future change did so with a desire to retain much of what exists in the parcel's current patterns of use. One of its members, Robin Reid, said that open space and conservation were themes in their discussions.

Everyone seemed to recognize a need to account for a mix of commercial and residential use around a village theme, a recognition that was reflected in their plans.

The consultants will review the groups' overlays, determine themes and then present them to the public again on October 18 at 5 p.m. The goal of the process is to have a single plan to present at Town Meeting in March, one that has input from as many community members as choose to participate and has also been reviewed by the Selectboard.

Enter the first *Charlotte News*  
**Scary Story Contest**  
see details on page 12

# TOWNS

## CONTACT US

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... Wednesday, December 1, 2004 · Towns Editor Jessica Hyman 660-1849 or (800) 427-3124 · Page 2B

## CHARLOTTE

# Burns' property plans revealed

By Dorothy Pellett

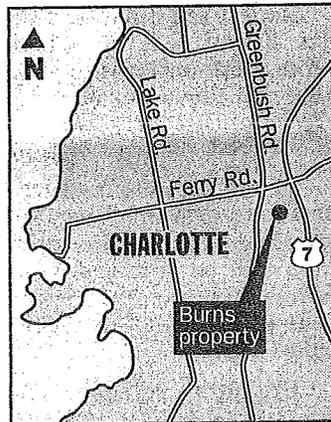
Free Press Correspondent

Charlotte residents, along with the Selectboard, will have an opportunity to see plans Monday for the town-owned Burns property.

The design to be presented is the realization of efforts over a two-year span by the Burns Steering Committee and several months of work by consultants Diane Gayer and Steve Libby of the Vermont Design Institute.

Gayer said the design includes mixed units of housing — senior, single-family or duplex — and small commercial structures. The proposed growth area is around the existing municipal buildings and east of the Old Lantern on Greenbush Road. Emphasis will be on maintaining a village atmosphere and protecting the views appreciated by residents.

"On the eastern edge of the property, we are leaning toward continuing a green buffer along Route 7. An expanded flea market could be more Charlotte-based, perhaps adding local artisans' work," Gayer said. As a result of concerns expressed by neighborhood groups in the planning process, the consultants have looked at creating ways for pedestri-



CHRISTOPHER RICHARDS, Free Press

### Burns meeting

- **WHAT:** Presentation of consultants' design for the Burns property
- **WHEN:** 7 p.m. Monday
- **WHERE:** Charlotte Town Hall.

"We had very good participation by residents," Gayer said. "The Design Day generated a lot of excitement about possibilities."

The 55-acre parcel between U. S. 7 and Greenbush Road was purchased partially with funds from the Vermont Land Trust and the Preservation Trust of Vermont. As part of the contract, the town agreed to plan for the property, the central village and the future needs of Charlotte, and that the process would include the public and a professional facilitator.

Public planning began with a Community Design Day in October, when participants worked in small groups to define their philosophies and priorities. Gayer and Libby consolidated the ideas and presented them in an open forum Oct. 18, followed by a more specific presentation to the Burns committee Nov. 15, in which they described three scenarios. Each design incorporated the most frequently stated town needs and amenities that had emerged from the Design Day.

ated a composite plan that they will present at the Monday meeting. They will have maps and other visual resources to assist townspeople in picturing and understanding the design concepts.

Along with development possibilities, Gayer, an architect and community planner, and Libby, a historic preservation and land preservation consultant, plan to discuss the preservation of natural features on the land.

Charlotte Conservation Commission Chairwoman Linda Hamilton said she has been talking with Gayer about the importance of wetlands and clay plain forest areas on the property.

"The headwaters of Thorp Brook are on the Burns property and what happens upstream impacts everything downstream," Hamilton said. "It is a particularly rich area biologically." Thorp Brook winds from the Burns property to the southwest part of Charlotte, where it empties into Lake Champlain.

Charlotte Selectboard Chairman Charles Russell said that if the Selectboard and residents attending Monday's meeting approve of the concepts, the design might be voted on at town meeting in March. "The agreement with the Land Trust required that we follow this process for creating a design plan. It did not require a townwide vote on the plan, but we are considering it to give everyone a voice and to try to put finality to it." The vote would be on the design only, and no costs

# Community Design Day

Please join us for a two hour community design session about the Burns Parcel and future vision for the village. Dinner **pizza and blueberry pie** will be provided so please sign up at town hall to allow enough pie for all.

Please sign up for either Session 1 or 2, and join everyone for dinner....

Session 1 starts at 3:30 pm

Dinner: 6 pm

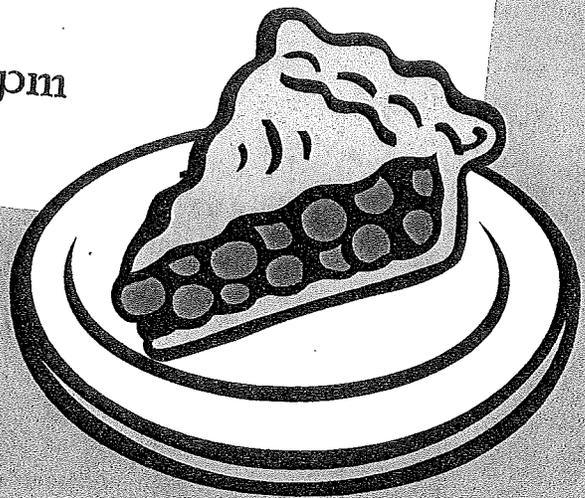
Session 2 starts at 7, ends at 9pm

Date: Oct. 1, 2004

Location:

**Charlotte Senior Center**  
(across from Town offices)

For more information/sign up please contact: Dean Bloch, Town Planner  
425- 3533



The Community Design Day is sponsored by the Burns Steering Committee and the Vermont Design Institute.

**Charlotte Community Design Forum**  
**Senior Center, October 1, 2004.**  
Sponsored by the Burns Property/Village Planning Committee and  
the Vermont Design Institute

**THIS IS WHAT WE KNOW:**

The Burns parcel is 55 acres of agricultural land, wetland, and clay-plain forest. It is currently zoned both Rural Residential and Commercial. The Village District currently includes the Old Lantern on the west side of Greenbush Road but not the Burns parcel. The land has also been evaluated for sewage disposal, wetlands, wildlife habitat, potential trails network, and as (partial) headwaters of Thorpe Brook. An existing well currently supplies water to the residence on the parcel and the Old Lantern and farmhouse across Greenbush Road. This parcel includes the Charlotte Flea Market on Route 7 which pays \$200/year in rent to the Town.

The Town bought the Burns property in 2000 with help from the Vermont Land Trust and the Preservation Trust of Vermont. As part of the contract, the Town agreed to plan for the property, the village, and future needs of the town. To this end, the Town formed the Burns Property/Village Planning Committee and hired consultants, Vermont Design Institute (VDI), to facilitate the public planning process for the Burns parcel. Also in Summer 2004 three Village Neighborhood Groups were formed to work on Neighborhood Use and Design Statements for the village.

**IN ADDITION:**

The LeBoeuf property is approximately 50 acres and is zoned commercial. It is contiguous to key municipal activities, has direct access to F-5, and borders the northern boundary of the Burns parcel. This property also includes wetlands and clay-plain forest. Two existing ponds act as drainage basins helping create the open fields visible from Town Hall.

**AND NEXT MEETING:**

THE FOLLOW UP MEETING IS AN OPEN FORUM ON **MONDAY OCTOBER 18<sup>TH</sup> AT 5PM** TO REVIEW THE WORK DONE BY YOUR VARIOUS DESIGN TEAMS AND THE CONCEPTUAL DESIGN SOLUTIONS DEVELOPED FROM THIS WORK BY THE CONSULTANT TEAM.

**Synopsis of notes taken from interviews over the summer with various town commissions, committees, and groups.**

Ownership

- No specific restrictions as to the type of ownership or development strategy possible—Town may own, sell, lease, provide easements, form partnerships, etc.

Conservation

- Important wildlife habitat and north-south corridor
- Wetlands, Class I and II
- Headwaters of Thorp Brook
- Significant area of clay-plain forest

Trails

- Variety of trail types possible:
  - Connector network between Mount Philo, Demeter, Lake Champlain
  - Local trail loops for village residents
  - Non-motorized

Recreation Fields

- No expressed need for formal playing fields

Viewsheds

- Greenbush Road meadow
- Views out to Barber Hill and Pease Mt.
- Open space buffer between Rte. 7 and village

Septic Capacity

- Engineer study shows 23,000 gal/day total capacity
  - Equivalent to approximately 50 three bedroom houses
  - Allocation needs may include new construction, existing/future-failed village systems, commercial use, municipal use

Water

- Several wells exist on the property. More specific data is being collected

Schools

- 10 year projections show no need for additional school buildings

Housing

- Need for significant number of senior and affordable housing
  - Affordability = affordable to \$60,000/year family income
- Very difficult to create affordable housing on privately owned lands due to extremely high land costs

## **VISION OF CHARLOTTE**

**Think of Charlotte as being a responsible steward of its agricultural heritage, of its local rural culture in the midst of regional economic growth, of the strength of community reliance (the Elementary School, the Senior Center, the Grange), and its future citizens (friends and family). These existing social, economic, and environmental choices are reflected in the physical buildings and infrastructure of your town.**

**So the questions become what does Charlotte already have in place and is proud of? And what needs to be added to strengthen the community? Thinking about how to incorporate additional uses and functions is about recognizing those patterns you already have, supporting them, changing them, or adding to them.**

**Imagine 5, 10, 15 years from now. How do you wish your community hopes and dreams to be expressed? How do you see new patterns emerging out of the existing? For example, how do you incorporate the following?**

- **New neighbors for your book club**
- **Your grand-children living near you**
- **A thriving farmers market where you can buy local honey**
- **A pick-up soccer game**
- **Expanded school or library facilities**
- **Services of a clinic, bank, or business center**
- **Particular views, wild spaces, and quiet places**
- **Trails to walk, talk, and listen to birds**
- **A local place to meet friends for morning coffee or dinner out**
- **A community kitchen and gardens**
- **Art gallery or music venue**

**To work through these various village functions we have developed five design concepts that may be useful to guide you:**

**Strengthening the Center**

**Defining the Edge**

**Healthy Circulation**

**Building Connectivity, and**

**Restoring Nature.**

## STEPS TO FOLLOW

### 1. CHOOSE A TEAM:

Scenario A: *The Burns parcel as held for the future.*

Scenario B: *The Burns parcel solving current village and town needs.*

Scenario C: *The Burns and LeBoeuf land as a combined village effort.*

2. Define footprints of build-able areas—where do you want to see buildings, houses, businesses, and where you want to safeguard the views, fields, forests, wetlands, septic capacity. You have markers to draw outlines of these on your base map.
3. A) Give examples of the type and function of the buildings you see fitting these identified locations. Examples can be from anywhere. Note or sketch these thoughts on an overlay piece of tracing paper attached to your base map.  
  
B) Identify natural resources. Give examples of what to do with these areas—their function, connection, protection, buffers, access, etc.
4. Using the sticky-colored circles identify as best you can the number and size of businesses, homes, clinics, playing fields, etc. you as a group feel would work for the particular site you are discussing.
5. Identify potential *points of conflict* (e.g., where mountain bikes and wildlife come together, where new homes and septic capacity overlap) and *power points* (e.g., where a confluence of people and geologic formations occur, a new intersection...) with big asterisks.
6. Identify the infrastructure needed to make this happen. Draw access points—whether for trails or roads, sidewalks, curb-cuts, trailheads, parking, etc. Using another layer of tracing paper if you like to show these lines of circulation and connectivity.
7. And finally annotate the drawings with key words or concepts that can be incorporated into a set of guidelines or design strategies that will help us form a coherent vision of the future for Charlotte and that can help make this happen in a conscientious way.

**Charlotte Community Design Forum**  
**Oct. 1, 2004**

**I. Phyl Lary, Nancy Severance, Ann Owen, Dorrice Hammer, Ruah Swennerfelt**  
(Scenario C)

Protect wetlands

Add trails, bikepath—start at Greenbush road next to farmstand

Shows no development over potential septic disposal areas

Locations:

1. continue flea market activity; green buffer
2. Charlotte community gardens, farmstand
3. 10-12 units of affordable housing, cluster around open space, consider duplex and designs compatible with village architecture
4. senior housing, mixed-income, 1-2 bedroom, parking, mix of rental units, owned townhouse units and patio style units; community gardens
5. commercial: ATM, pharmacy, possible pub

Allow denser zoning for senior and affordable housing

**II. Jim Donovan, Linda Beitz, Jenny Cole, Nancy Sabin** (Scenario C)

Protect wetlands, with minimal incursions, maintain buffers

Shows no development over potential septic disposal areas

Trail thru properties

No ATVs on trails

New road connection from Route 7 to Greenbush and Ferry Road

Housing to be mixed units of affordable, regular, and elderly

Park & Ride at Rt. 7 and F-5

Locations:

1. open space; potential school site at flea-market
2. septic capacity
- 3 and 4. village pattern housing
5. village-style large building for future residential
6. units of housing: ex. barn-like structure with multiple units
7. commercial, farmers market, café, bank, pub

**III. Ted Montgomery, Spin Richardson, Ed Amidon, Amy Wright, Moe Harvey**  
(Scenario C)

Road connection between Rt 7 and Greenbush and Ferry Road

Keep wetlands and septic capacity areas as open space

Trail: connect to Mt Philo, thru wetlands, around ponds, and to town hall

Locations:

1. upscale, low-impact, destination commercial with buffer
2. open space

- 3 and 4. small lot village housing, compact affordable, low into the land to allow views across site, sim to "green ribbon" project, walkable
- 5. village commercial: restaurant, pub, possible bank, etc.

**IV. Jessie Bradley, Mac Keyser, Virginia Keyser, Karen Frost, Peter Richardson**  
(Scenario C)

Keep wetlands and septic capacity areas as open space  
Save septic capacity for village core, assumption 20 houses  
Plan for trail system  
Interest in land-banking as first priority, but felt areas for the eventual housing, commercial, and trails should be shown (verify understanding?)  
Commercial to be adjacent or connected with residential  
Provide a number of high-end houses to pay for affordable units  
What about the use of eminent domain to acquire land?  
New internal road shown to connect housing to Greenbush and Ferry Roads but not Rt. 7

Locations:

1. flea market area = commercial green line
2. open
3. possible housing
4. open
5. residential
6. alternate residential
7. retail

**V. Eliza Pillard, Kevin Farley, Courelia Tierney, Jim Manchester, Ruah Swennerfelt** (Scenario C)

Wetlands delineated  
Shows no development over potential septic disposal areas  
Trails: dirt paths for bike and walking, non-motorized  
New internal road connecting housing areas together and to Greenbush and Ferry roads  
Housing to be energy-efficient, passive solar, to have photovoltaics, sidewalks; not cookie-cutter; concern about garages  
Increase allowable zoning density in village

Locations:

1. commercial
2. parking
3. housing
4. community garden & senior housing
5. open
6. open
7. café

**VI. Al Moraska, Kathy Manchester, Ellie Russell (Scenario C)**

Protect wetlands; land cherished for its beauty

Shows no development over potential septic disposal areas

Trails to Mt Philo, to tenting site (flea-market), thru wetlands to community gardens, and town hall; trails for walking, snowshoeing, x-country skiing, bikes, no dogs, separate bridle path for horses

Greenbush meadow for ag use and possible community garden

Locations:

1. parking for trails, access to tent sites, "boy scout" camp
2. ag use
3. land-bank for possible school, land-bank adjacent septic capacity for school and/or community use
5. reserve for future municipal buildings
5. b) senior/affordable housing with access to community gardens
- 4/7 market, drugstore, coffee house, bank
6. trails

**VII. Sylvia Knight, Debbie Ramsdell (Scenario B--Burns parcel only)**

Protect wetlands and clay-plain forest

Shows no development over potential septic disposal areas

Community gardens on open meadow/Burns

Locations:

1. unclear—anything here?
2. open
3. affordable and senior housing

Sylvia Knight :

"I believe that we have a remarkable opportunity to provide affordable and senior housing, that are integrated rather than segregated, on town land. And to teach and implement conservation of natural resources and values."

**VIII. Annemie Curlin, Dee Prevoe, Ann S. Wittpenn, Sharron Balaban, Leub Cox (Scenario B--Burns Parcel only)**

Wetlands and clay-plain forest to be protected, conserved, and only under limited use

Locations:

1. flea market site as café/eatery, potential commercial site, and Audubon center and gift shop; potential traffic safety concerns
2. potential housing site
3. potential housing site (10 units)

Unclear: shows an "eatery" on Greenbush road (at NW corner of property) but no discussion of this—is it intended or not?

## **IX. Robin Reid, Jinny, Jodie (Scenario A—Burns only)**

Land to south of Burns parcel (Mack Farm) is conserved, Barber Hill is conserved, Pease Mt. is a designated natural area

Important viewsheds across Greenbush meadow

Wetland, clay-plain forest = exquisite natural area

Protect aquifer recharge areas and wildlife corridors

Conserve entire parcel including wetlands

Maintain option of septic, water, and natural resources for possible future use by town or village; identify value of open space to community

Trails: maintain existing for walking, hunting, snowmobiling, also connect with adjacent conserved lands, maintain integrity of wildlife

Investigate hydrogeology overlap and impact of septic capacity areas v. recharge areas

Question chopping land up into build-able parcels

Housing (affordable) needs not be obtained through group or town development; individual needs regarding housing are better addressed through zoning that applies to private homeowners; rental and conversion of existing buildings/ affordable housing mainly on Ferry Rd/ not necessarily for \$60,000 owners

### Locations:

1. maintain for future municipal use, school, or regional farmers market; w/green buffer

2. small-scale affordable housing, 5 acres only, close to road, not in field impacting long views, low-income housing

3. conserve this area as part of the long scenic views across property