

TOWN OF WOODSTOCK

SELECT BOARD

August 3, 2021

6:00 pm

Meeting

Town Hall

Agenda

- A. CALL TO ORDER

- B. INTERVIEWS FOR BILLINGS PARK COMMISSION
 - 1. Michael Green
 - 2. Nori Pepe
 - 3. Wendy Jackson
 - 4. Phil Robertson

- C. ADDITIONS TO AND DELETIONS FROM THE POSTED AGENDA

- D. CITIZENS COMMENTS

- E. MANAGER'S REPORT
 - 1. General report

- F. NEW BUSINESS
 - 1. Taftsville Village designation discussion
 - 2. Changes to Lebanon landfill and review of draft agreement
 - 3. Discussion of propane bid
 - 4. Discussion and approval of WISPR project

- G. OTHER BUSINESS

H. BOARD OF SEWER COMMISSIONERS

1. Abatement request – O'Neill

I. Approval of minutes

1. 7/15/21 joint meeting minutes

2. 7/20/21 meeting minutes

J. ADJOURNMENT

This Meeting will be held in person at Town Hall or by Zoom.

The link to join us by Zoom is:

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEEOMzJaMIBKeHJPUjB6QTO9>

or from zoom.us you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

For those without a computer or smartphone you may call in:

Phone number: 646 558 8656

Meeting ID: 847-8240-6503

Password: 247624

Request for Appointment to Town and Village of Woodstock Public Boards, Commissions and Committees

Thank you for being willing to serve the Town and/or the Village of Woodstock. Applicants who are interested in serving on one of these boards are asked to:

- Attend at least one meeting of the relevant board/commission/committee before their interview
- Complete this application form and return it to Nicole Nourse at nnourse@townofwoodstock.org

All members appointed will be asked to:

- Attend 80% of regularly scheduled meetings (unless there are extenuating circumstances) —
- Follow the Open Meeting Law requirements
- Prepare for meetings by reviewing all appropriate material before each meeting
- Follow the Woodstock Conflict of Interest Policy
https://townofwoodstock.org/wp-content/uploads/2019/02/Conflict-of-Interest-Policy_2017.pdf
- Contribute to work requested outside of the regular meetings if necessary
- Abide by the rules and responsibilities of each board
- Advise the board chair, the Town Manager, Select Board and/or Trustees immediately of their resignation

Reasons for Requested Appointment

Summarize the reasons that you are requesting appointment

I am requesting to join the Billings Park Commission because I believe I can support its critical mission while also advancing Woodstock as a destination for those looking to enjoy the outdoors. My interests as well as background and work experience make me a useful fit for this appointment (see below). While I have only lived in Woodstock for two years, I regularly enjoy the many outdoor treasures it has to offer. I hope that we can continue to manage these beautiful spaces in a way that preserves them for future generations while also making them a safe and useful resource for our community today.

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or through other activities, including hobbies or sports.

I have always been interested in the outdoors and have volunteered for several Land Trusts and trail maintenance crews. I am a graduate of Northeastern University in Boston where I received a degree in Environmental Science and Policy. My postgrad work was Environmental Protection and Management from the University of Edinburgh. Earlier in my career, I served as a backcountry ranger for the Forest Service based at Grand Staircase National Monument. Since leaving the Forest Service, I continued my interest in the environment through. I serve as the Director of a Business Council that is focussed on climate and energy policy at the federal level. Most importantly, I am an avid hiker, mountain biker and general lover of all things outdoors.

Request for Appointment to Town and Village of Woodstock Public Boards, Commissions and Committees continued

Previous Volunteer Experience

Summarize your previous volunteer experience

Prior to moving to Woodstock, I served on several boards for the City of Boston and Cambridge that were focussed on environmental planning and climate change. As a board member of the Boston Cyclist Union, I assisted with many of the areas open space planning processes. Here in Woodstock, I volunteer for the Woodstock Area Mountain Biking Association and have recently applied to join both the volunteer fire fighters as well as the garden club! Since moving here in 2019, my wife and I gave birth to our first child in January. I believe that getting involved with the local community is not only a great way for us to grow our roots here but also set a good example for the next generation.

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed): Michael Green

Signature: 

Date : 07/18/2021

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us.

Re: Billings Park Commission Application

Nori Pepe <noripepe1@gmail.com>

Mon 7/19/2021 6:01 AM

To: Nicole Nourse <nnourse@townofwoodstock.org>

1 attachments (112 KB)
Nori Pepe Resume 2021.pdf;

Hi Nikki,

Thank you for forwarding the application for the Billings Park Commission. Below, please find the answers to the application questions. Additionally, I have attached my professional resume to further support my interest and qualifications. I would also be interested in joining the meeting tonight via Zoom. Please let me know if anything further is required.

Request for Appointment to the Woodstock, VT Billings Park Commission- Nori Pepe

Reasons for Requested Appointment

As a Woodstock local and a hiking and trail running enthusiast, I have spent hour upon enjoyable hour in the Billings Park and Mount Peg trail systems. With a love for outdoor recreation, I am very interested in getting involved with land preservation and to help promote the use and care of this incredible forest and trail system. I would like to further my community involvement in the town of Woodstock. The Billings Park Commission membership appeals to my passion for the outdoors as well as my goals to better my local community.

Special Skills or Qualifications

In my professional life I have extensive experience with administrative organization, communication and collaboration as a Program Manager and Event Coordinator. I have served on several committees including the KMS Head of School Search Committee and the KMS Covid-19 School Re-Opening Task Force. Currently, I am on the Board of Directors at the Two Rivers Printmaking Studio in White River Junction, VT. With a range of professional skills, I believe I would be well suited to help coordinate trail work, communication, outreach and events as needed by the Billings Commission.

Volunteer Experience

I perform regular, basic trail maintenance on the trails in our area, (which primarily involves moving sticks and branches.) Recently I helped build a French drain and berm at the Pine Hill Park in Rutland. Other interesting volunteer positions include roles in Guest Services for the X Games in Aspen, CO and Band Concierge for the Ride Festival in Telluride, CO. Included in my volunteer experience is recruiting and managing volunteers for a range of regional and international skiing competitions in Vermont and Colorado.

Thank you for your time and consideration.

Sincerely,

Nori Pepe
904-583-0644
Noripepe1@gmail.com
Woodstock, VT

On Wed, Jul 14, 2021 at 12:01 PM Nicole Nourse <nnourse@townofwoodstock.org> wrote:

Please fill out the attached application and get it back to me.

Thank you,
Nikki Nourse

From: Nori Pepe <noripepe1@gmail.com>
Sent: Monday, July 12, 2021 6:10 AM
To: Nicole Nourse <nnourse@townofwoodstock.org>
Subject: Billings Park Commission Application

Hi Nikki,

I would be interested in receiving an application for the Billings Park Commission. I am late in discovering this opportunity and have not attended a prior meeting. I would be happy to attend the next meeting.

Thank you,

Nori Pepe
904-583-0644
noripepe1@gmail.com

NORI PEPE

(904) 583-0644

Woodstock, VT 05091

noripepe1@gmail.com

EDUCATION

UNION COLLEGE, B.A, Printmaking & Photography, Schenectady, NY

2003

Thomas J. Watson Fellowship, Russia, Brazil, Europe

2003-2004

GLCA New York Arts Program, Photography, New York, NY

2003

Vermont Studio Center Printmaking Residency, Johnson, VT

2009

PROFESSIONAL EXPERIENCE

Killington Mountain School (KMS), Killington, VT

2015-Present

Freestyle Development Program Director, Events Coordinator, Associate Admissions Director

Development Program Director, Killington Ski Club (KSC) Freestyle

As the cornerstone and at home presence of the KSC Freestyle Program, I provide leadership, ongoing direction and organizational management with the mission and of providing a supportive team and community environment that promotes personal growth, good work ethic and skills development within a competitive athletic setting.

- Management of staff, venues, events and communication at all levels
- Weekly Communication in newsletters, informational emails and inquiries
- Public Speaking at awards presentation, parent meetings and Board of Directors meetings
- Academy Recruitment and Promotion through camps and the month long "Elite Academy Boost Program"
- Student Athlete Assessment and Advocacy in evaluations, petitions and letters of recommendation for colleges and sports grants
- Coaches Training and Education in KSC, KMS Camps and Trampoline Club and develop of the U.S. Ski & Snowboard Level 100 Freestyle Coaches Certification

Camp Manager and Facility Coordinator

Designing programming, strategic direction and managing KMS based camps including the Four Season Bag Jump Camps, Trampoline Camps and Trampoline Club as well as managing KMS Bag Jump facility rentals.

- Camp Organizer of structure, daily operations, schedule, activities, communication staffing and training
- Manage registrations, medical paperwork and payments in Sales Force
- Website content and camp description update
- Establish Policy and Protocol for programs, camps and facilities
- KMS Bag Jump Venue Rental details including schedule, registration, payment, assign bag operator and disseminate information

Events Coordinator

Planning, scheduling and handling event logistics of regional and international competitions as well as social events, dinners and banquets. Official titles include Race Secretary, Event Organizer and Chief of Course at North American Cup and championship competitions.

- Write Proposals and Bids for national and international events including terms and budget negotiation with the U.S. Ski Team
- Communication with Officials, Eastern Freestyle Division, NorAm Committee, US Skiing & Snowboarding
- Manage registration, team lists, team leaders meeting notes, design event artwork
- Sponsorship and Donations Solicitation for product and monetary contributions for event overhead, prizes and athlete gift bags
- Volunteer management including recruitment and training
- Venue construction and maintenance

Committee & Task Force Collaboration

Head of School Search Committee

Conducted phone and in-person interviews including ten semifinalist and three finalist interviews and campus visits. Assisted with development of detailed schedule for two-day visits with the Executive Team, Program Directors, Department Chairs, Student Council and Parent and Community members. Collaborated with a committee of fifteen to come to unanimous candidate recommendation.

KMS COVID-19 School Re-Opening Task Force & Communication Task Force

Following recommendations, guidelines and restrictions set forth by state and local health officials, education experts and athletic governing bodies, we worked to restructure the academic, athletic and community framework to provide a phased approach to safely re-open school and restart training.

- Develop COVID-19 protocol and procedures to ensure the health and safety of faculty and student athletes
- Developed plans and contingency plans considering a range of environments and scenarios
- Implemented changes from broad scope to daily function within commercial camps
- Communicated camp and commercial updates, modified offerings and protocols

EVENT COORDINATING & PROGRAM MANGEMENT

Sweeney Real Estate & Development, Aspen, CO

2015- Present

Account Manager

For this luxury home construction and development company, I provide account support and financial administration on multiple projects in every phase of construction.

- Implement organizational structure, operational procedure and document sharing system
- Document financial transactions and process invoices and reimbursements
- Database management, record keeping and electronic filing with unique coding
- Procore Construction Management Software invoice entry and preparation for monthly bank draws

Carolyn's Flowers, Aspen

2015

Event Coordinator & Manager

Floral Design Studio specializing in weddings and events. Duties include coordinating event details, preparing visual and budgetary proposals and ensuring décor aesthetics at event venues.

- Preparing unique concept design proposals and presentations within budgetary constraints
- Communication with clients, vendors, contractors and planners including scheduling and event timelines
- Executing projects and installations in accordance with proposal
- Managing inventory, database and purchasing of supplies, floral and hard goods

Aspen Valley Ski Club, Aspen

2014-2015

Nordic Team Program Manager

Administration and management of team logistics, fundraising, events and competitions.

- 30th Anniversary Nordic Bonfire Dinner & Fundraiser: Coordinating event details, obtaining city and specialty permits, soliciting donations of food, equipment and facilities from over 40 local vendors, directing 80 volunteers and 15 staff
- USSA Junior National Qualifier Competition & Team Naming Ceremony: Official Competition Organizer, Race Secretary and Administrator: Handling registration, compiling informational fact sheet and organizing additional fundraisers

New Leaf Design, Telluride, CO

Event Coordinator & Assistant to the Owner/Head Designer

2013-2014

Full service event decor company handling floral arrangements, furnishings, ceiling and lighting installations. Similar duties to Carolyn's Flowers for over 60 events in 2014. This included managing weekly accounts, marketing, creating press kits, decor photography and photo shoot stylizing.

Garmin GPS, AirPhotosPlus, & Marinas.com, US, Bahamas, UK, Europe

2005-2007

Project Leader & Aerial Photographer

Aerial photography and cartography to update Garmin's marine database and Marinas.com online charting systems. Research and plan aerial missions in the U.S., Europe and Bahamas. Responsibilities included photography, obtaining permits, Photoshop editing and identifying images for database location and search engine keywords.

COMPUTER SOFTWARE PROFICIENCY

High Digital Fluency on Mac & PC Operating Systems including proficiency in Microsoft Suite, Google Suite, Adobe Photoshop, Adobe Lightroom, Sales Force, QuickBooks, Procore Construction Management Software, Wix, WordPress

ATHLETICS

U.S. National Freestyle Ski Team Member, DI Rugby and DIII soccer at Union College. Continued involvement in athletics thru freestyle skiing and soccer, with sixteen years of running programs and coaching development athletes ages 8-13 in skiing.

Killington Mountain School, Killington

2015-Present

Freestyle Development Director & Head Coach

Structure program development and establish procedure and baseline skills progression. Design and implement training plan for the club level. Offer student athlete support and coaching. Named US Ski & Snowboard Domestic Coach of the Year in 2016 and US Ski & Snowboard Club of the Year 2016 and 2019.

Aspen Valley Ski & Snowboard Club, Aspen

2014-2015

Freestyle Devo 2 Coordinator & Head Coach

Program administration. Coordinating and communicating training and competition plan for three disciplines (IFSA, USASA and USSA) on four training venues.

Telluride Ski & Snowboard Club, Telluride

2008-2014

Junior Mogul Team Coordinator & Head Coach

Similar duties to the KMS including budget and plan competition and training camp travel. Oversee program coaches and volunteers. Organize competitions and social events (NorAm Cup Event Chair 2013, 2012). Obtain sponsors and donations for events. Complete performance evaluations and student recommendations.

Additional

Woodstock Recreation Soccer Coach and Team Manager, U10 Girls Coach, Woodstock	Fall 2015
Aspen United Soccer Club Coach and Team Manager, U10 Girls Head Coach, Aspen	Spring 2015
Telluride Youth Soccer Coach, U12 Girls Head Coach, U18 Boys Assistant Coach, Telluride	2012-2014
Development Program Director/Head Freestyle Coach, WVBBS, Waterville Valley, NH	2004-2008
DIII Soccer, Union College, inducted into the UC Hall of Fame in 2013	1999-2000
DI Rugby, Union College	2000-2003
Lightning Soccer Camp Coach, Day and Overnight, Hanover, NH	1999-2000
U.S. Freestyle Ski Team Member	1997-2000

Freestyle Skiing Competitive Highlights 3X Jr. National Champion; 2X National Champion; 2X NorAm Grand Prix Champion; Jr. World Championship Bronze Medalist; Ski Magazine Cup Award 1996; Hart Cup Award 1996, U.S. Freestyle Ski Team Member 1997-2000

ART & PHOTOGRAPHY

Ah Haa School for the Arts, Telluride, CO

Workshop Instructor & Photographer

2011-2015

- Adult Workshop Instructor: Ah Haa's Backstage Pass: Blues & Brews Festival Photography, 30 Day Photography Challenge, Transfer a Memory to Art: Photography & Etching, Multilayered Impressions: Collagraph, Solar Plate & Mixed Media
- Children's Workshop Instructor: A Camera's Eyes View, Potato Printmaking, Egg-stravaganza: Easter Printmaking, Privates
- Organizer for the BASE Club Exhibition & Silent Art Auction Benefiting the Ah Haa School for the Arts

Event Photographer, Festivals, Non-Profit Organizations and Fundraisers, Telluride, CO

2011-2014

Mountain Film, Blues & Brews, The Ride, Telluride Aids Benefit, Second Chance Humane Society, Ah Haa School for the Arts: Cirque d'Ah Haa Art Auction, To-Hell-U-Ride: The Wild Years Art Auction, BRAvo: Breast Cancer Awareness and Fundraiser

Select Art Exhibitions

It's Smaller Than I Thought, Safe & Sound Gallery, Burlington VT June 3-Aug 21, 2021; Impressed, McGowan Fine Art Gallery, Concord, NH Apr. 19-June 1, 2018; Spirit of Place, Green Tara Space Gallery, North Hero, VT Apr. 27-June 3, 2018; The Decades Show, Feigenbaum Center for Visual Arts, Union College, Schenectady, NY Jan. 1-Mar. 31, 2017; Passage: A Journey Through Prints, Albany Center Gallery, Albany, NY Aug. 4-Sept. 1, 2017; Merrill Edge Art & Wine, Amelia Island Museum of History, Amelia Island, FL Mar. 31, 2017; Recent Work Solo Exhibition, Two Rivers Printmaking Gallery, White River Junction, VT Aug. 4-Sept. 30, 2017; Nori Pepe & Anjali Sawant Exhibition, Daniel Tucker Gallery, Telluride, CO Aug. 1-31, 2014; The Invisible Museum, Redline Gallery, Denver, CO Feb. 1-28, 2013; 2012 Collector's Choice Exhibition, Sylvia White Gallery, Ventura, CA, Jan. 4-Feb. 11, 2012; Performers in Ink Solo Exhibition, Union College, Schenectady, NY Oct. 20-Nov. 27, 2011

Additional

Board of Directors, Two Rivers Printmaking Studio, White River Junction, VT	2021
Assistant Photographer/Studio Manager, John Sherman Studio & Lifestyle Photography, Hartford, VT	2007-2008
Workshop Instructor & Gallery Sales, League of NH Craftsmen, Hanover, NH	2000
Thomas J. Watson Fellowship, Circuses & Stunts: Photography of Entertainment in Motion	2003-2004
NBC Photography Assistant, Saturday Night Live, Late Show with Conan O'Brien, MSNBC, New York, NY	2003
Circus Performer, Max Air Blizzard Battalion Ringling Brothers Barnum & Bailey, U.S.	2001-2002

nnourse@townofwoodstock.org

wkerbin@townofwoodstock.org

Reasons for Requested Appointment

As someone who regularly enjoys the myriad opportunities offered by our local parks, I would like to actively participate in their stewardship. Working on the BPC seems like the best way to do that. Our parks' continued well-being and growth are a vital part of what makes Woodstock a special place for residents and visitors alike. It's important to me that there's a strong mission and team to support the parks' value in our community.

Special Skills or Qualifications

I'm an avid hiker, walker and Nordic skier and know our local parks well. Out on the trails, I will often stop and answer questions for visitors and help guide them to have a great experience. My recent work history includes managing the Kedron Valley Inn for four years and serving as the Dining Room Manager at Simon Pearce for five. Both of these roles honed my problem solving and planning skills. I enjoy working in a collaborative team environment and am open to different points of view on various issues. I have lived in South Woodstock for 11 years and Vermont for 16.

Previous Volunteer Experience

- Last summer I worked on the Ottauquechee River Trail helping to clear brush and develop a signage plan. I am member of the ORT Committee.
- I am a volunteer trail adopter for a section of the Appalachian Trail from Cloudland Road to the Thistle Hill Shelter.
- During the summer of 2020 I volunteered with the Hartford program to provide free lunches for kids.

Phil Robertson
Bio – July 3, 2021

I grew up in Sugar Hill, NH, where I skied, as well as hiked the White Mountains, including all of the 48 NH 4,000 foot peaks.

I attended the University of Colorado at Boulder, where I received a Bachelor of Architecture in 1974. After working as an architect, including at Banwell, White & Arnold in Hanover, NH, I went to the University of Chicago Business School (now Booth), receiving an MBA in 1979.

Following business school, I worked in construction management with numerous firms in the Chicago area, concentrating on commercial and academic buildings, including two years managing construction in Puerto Rico.

I met my wife, Susan, who grew up in the San Francisco Bay Area, at the University of Chicago. We lived in Chicago and Evanston, IL until retiring to Woodstock in 2015.

While in Woodstock, I have continued my interest in hiking; joining the Green Mountain Club, being involved with the recent development of Woodstock's Ottauquechee River Trail and recently adopting the maintenance of a section of the Appalachian Trail.

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Reasons for Requested Appointment

Summarize the reasons that you are requesting appointment

See A on ATTACHED

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or through other activities, including hobbies or sports.

See B on ATTACHED

Request for Appointment to Town and Village of Woodstock Public Boards, Commissions and Committees continued

Previous Volunteer Experience

Summarize your previous volunteer experience

See C on ATTACHED

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed): Philip M. Robertson

Signature: [Signature]

Date: July 15, 2021

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us.

A. Reasons for Requested Appointment

Since retiring to Woodstock from Chicago in late 2015, I have continued my lifetime interest in hiking, joining the Green Mountain Club and hiking throughout Vermont and NH. I have spent considerable time exploring the Faulkner and Marsh-Billings-Rockefeller parks.

B. Special Skills or Qualifications

Growing up in Sugar Hill/Franconia, NH, I developed at an early age an appreciation for the natural world around me. I hiked throughout NH, including all 48 of the NH 4000' peaks.

A career in the construction industry has taught me how to direct and work within a team environment to get projects completed.

C. Previous Volunteer Experience

I am currently part of the team developing the Ottauquechee River Trail at Woodstock's East End Park.

I have been a member of the Green Mountain Club since moving to Vermont and have recently adopted the maintenance of a section of the nearby Appalachian Trail. I have contributed throughout my adult life to various environmental organizations including becoming a Sierra Club Life Member.

I was part of the management team for the recent renovation of the heating and air conditioning system at the Norman Williams Library.

I constructed and installed the new planter boxes located on the Woodstock Central Street bridge over the Kedron Brook.

Village Center Designation Program



Richard Amore
VT Department of Housing and Community Development

Taftsville - Woodstock, VT
August 3, 2021

Division of Community Planning & Revitalization

Providing **tools, training, grants, and incentives** for local leaders to plan and implement projects that support **thriving, walkable communities**.



STATE OF VERMONT

**Agency of Commerce & Community Development
Department of Housing & Community Development**

Statewide Planning Goals

24 VSA Chapter 117 §4302(c)(1)



... plan development so as to maintain the historic settlement pattern of compact villages and urban centers separated by rural countryside...

What is Village Center Designation?

The Vermont Village Center Designation Program **recognizes and supports local revitalization efforts** across the state **with dedicated staff and funding** to help designated municipalities build and foster strong communities.



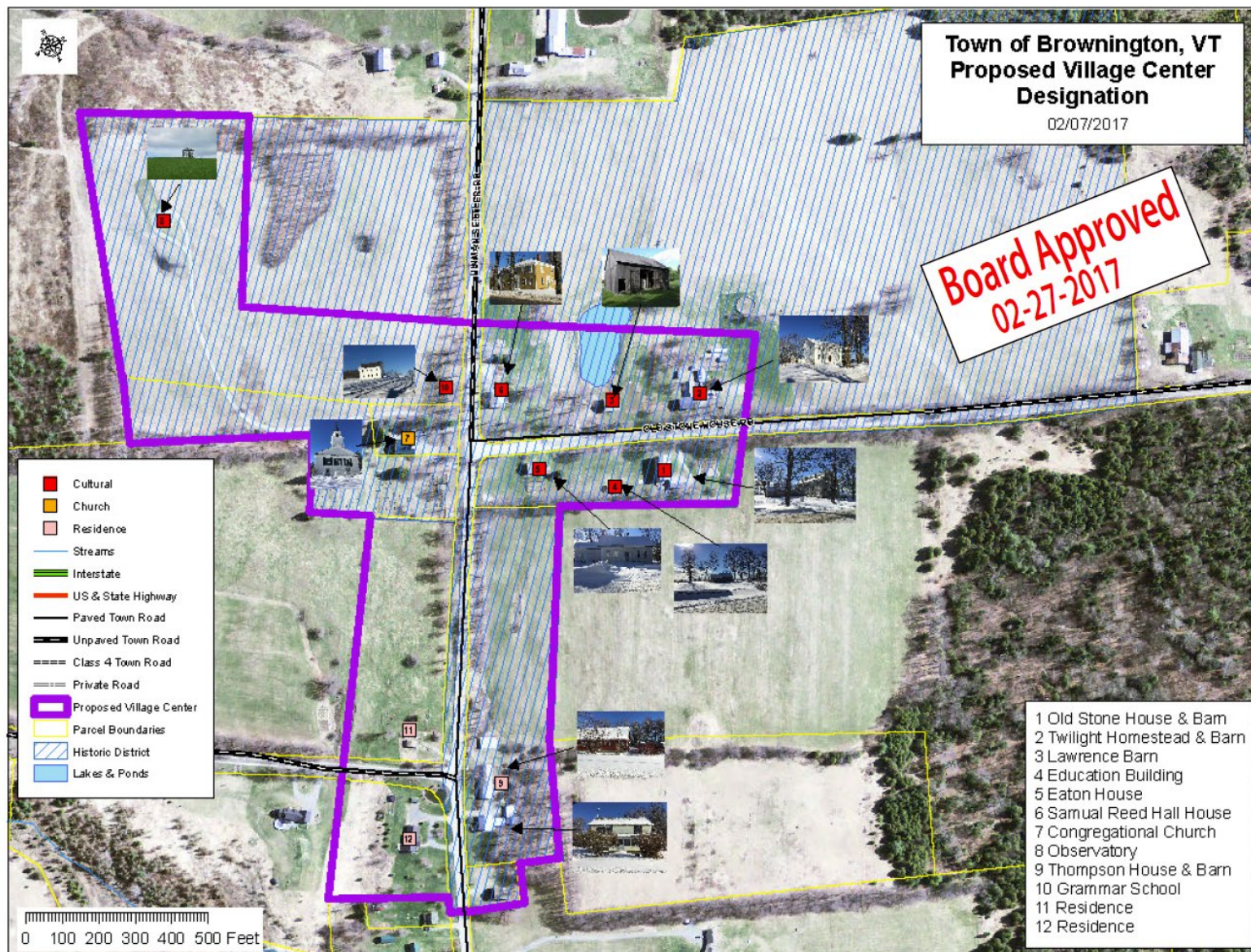
What is a Designated Village Center?

Statutory Definition:

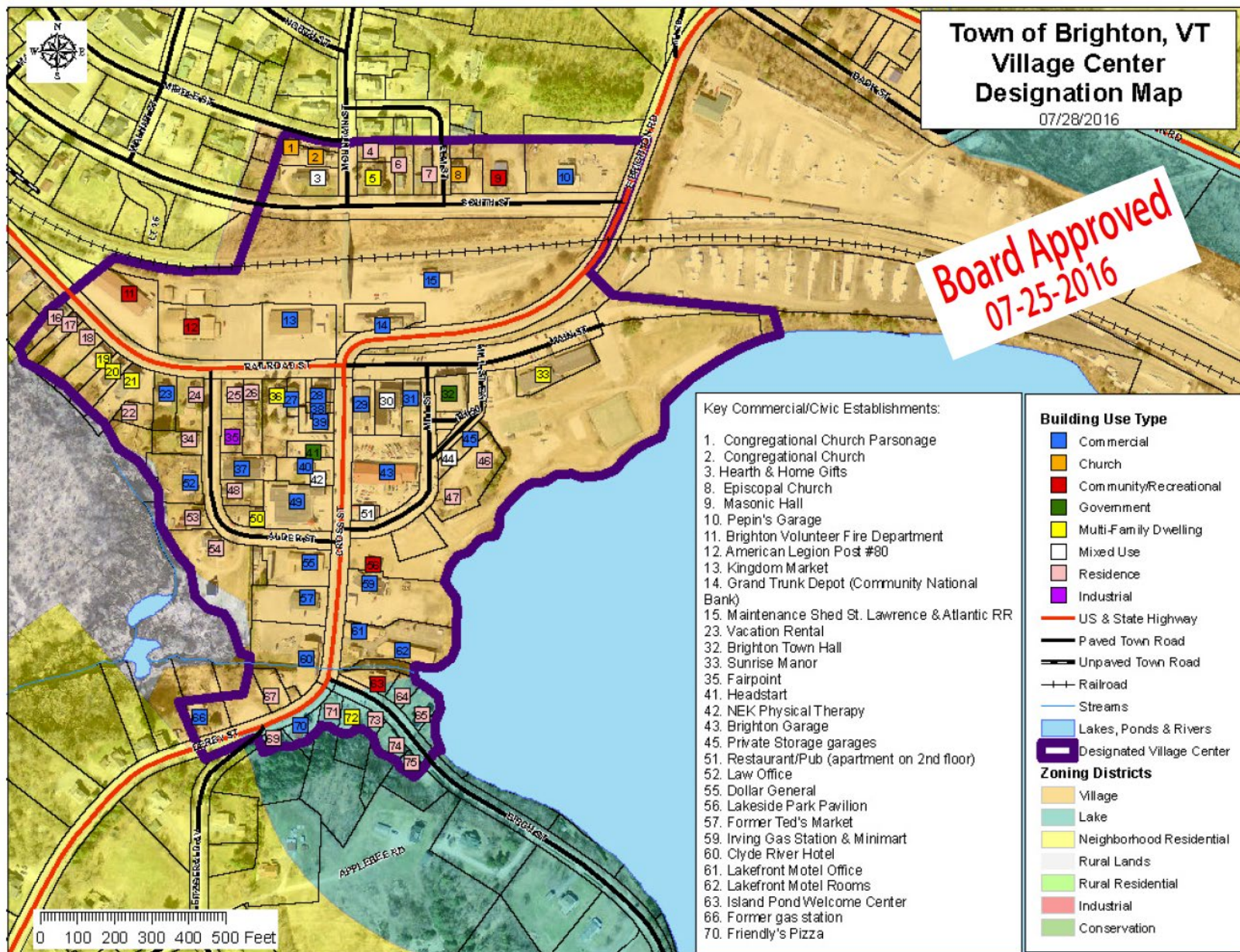
“Village center” means **the core of a traditional settlement, typically comprised of a cohesive mix of residential, civic, religious, commercial, and mixed use buildings**, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. Industrial uses may be found within or immediately adjacent to these centers.



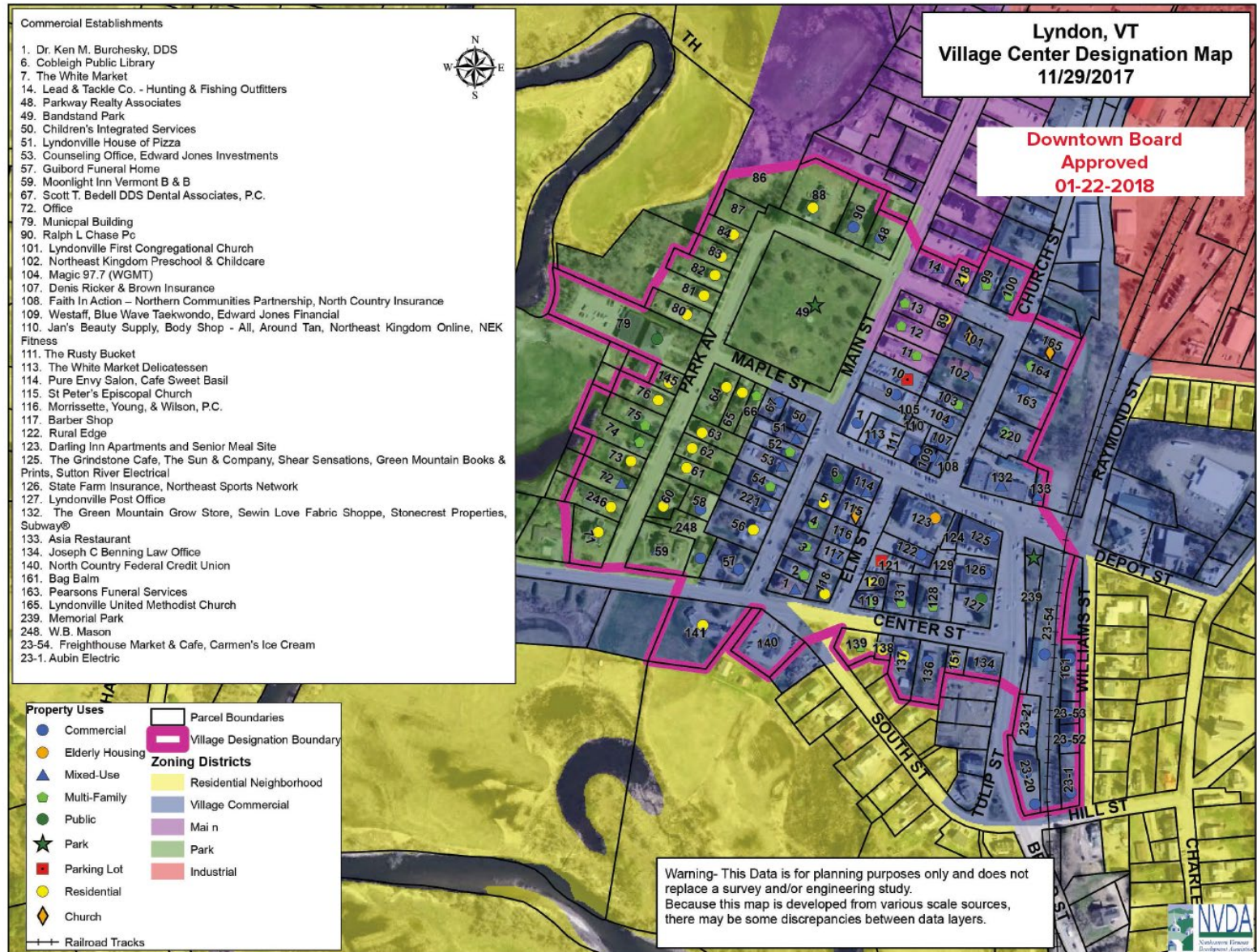
Village Centers Varies in Size and Scale



Village Centers Varies in Size and Scale



Village Centers Varies in Size and Scale



What is Not a Village Center?

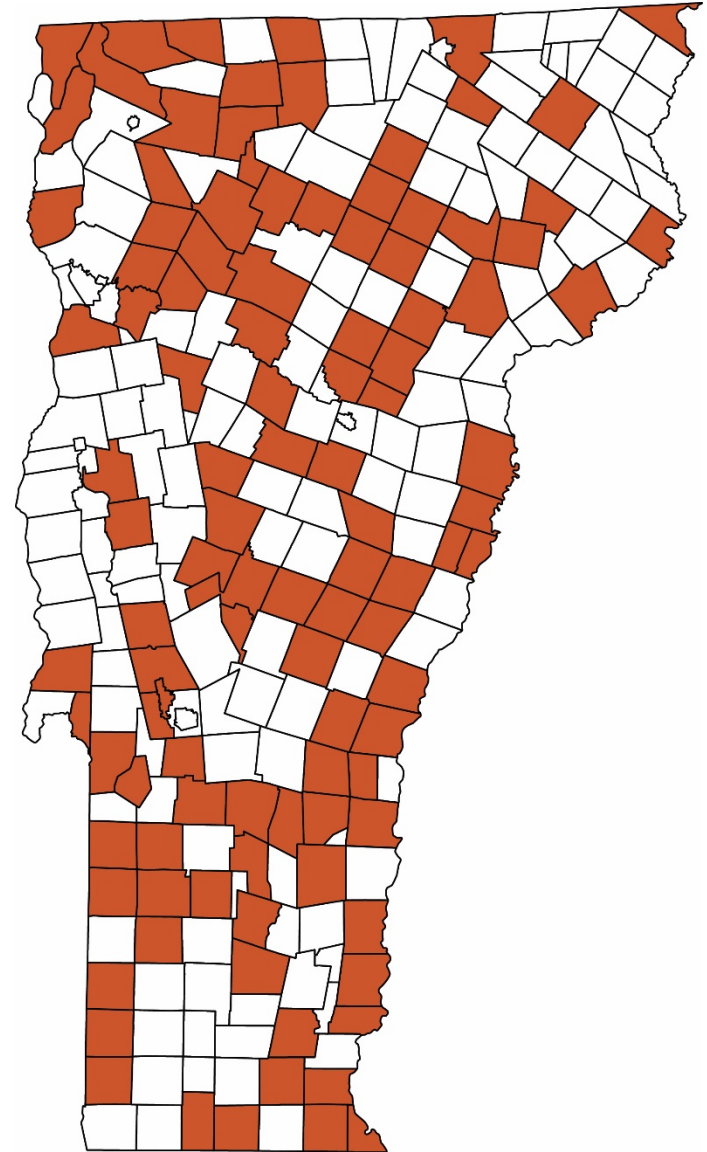




Village Center Designation Program

216 designated village centers

- For historic centers with existing civic and commercial buildings
- Targets training and financial incentives to bring additional public and private investment to spark village revitalization.



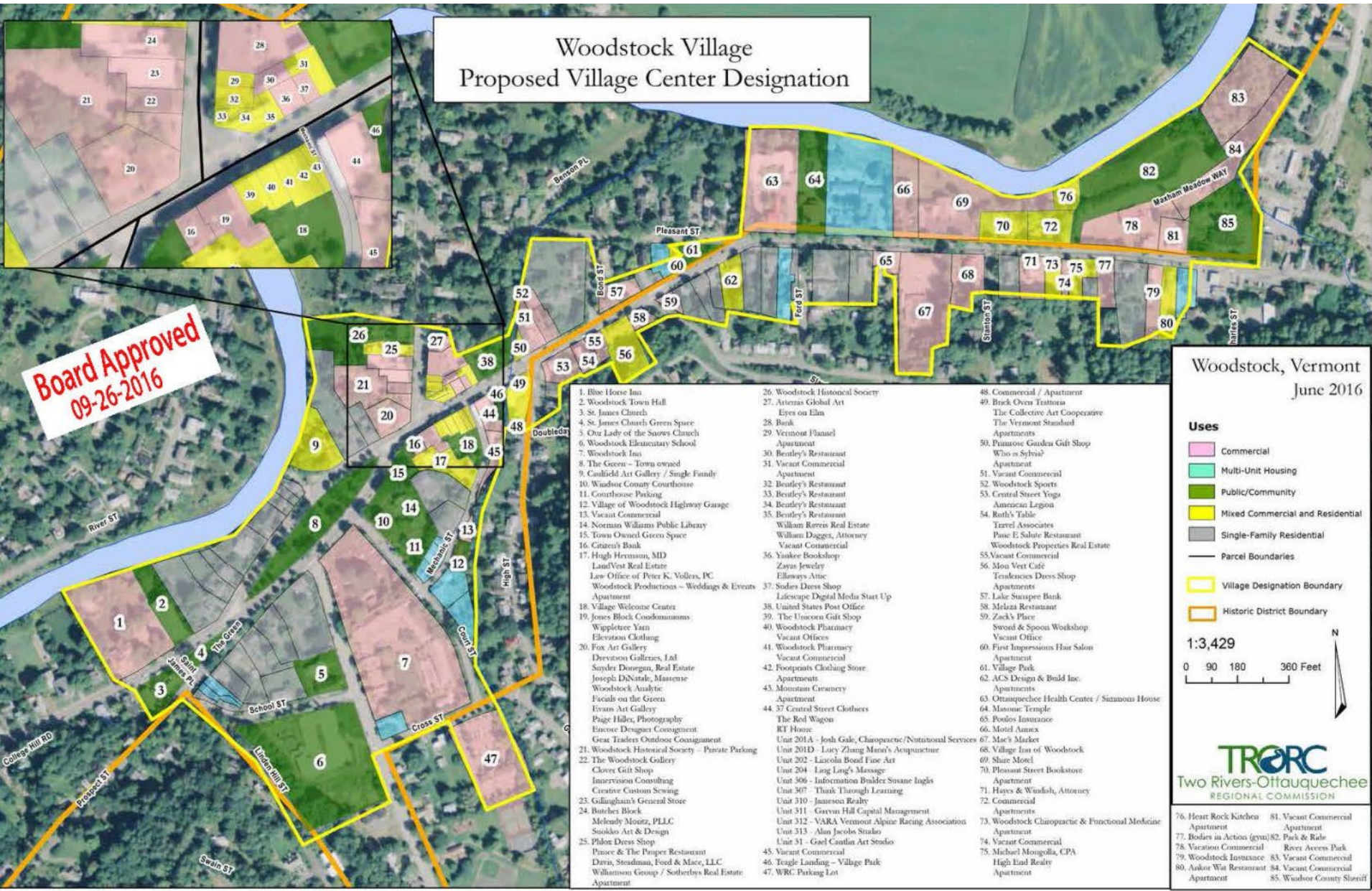
Who is Designated in TRORC Region?

Designated Village Centers (33)

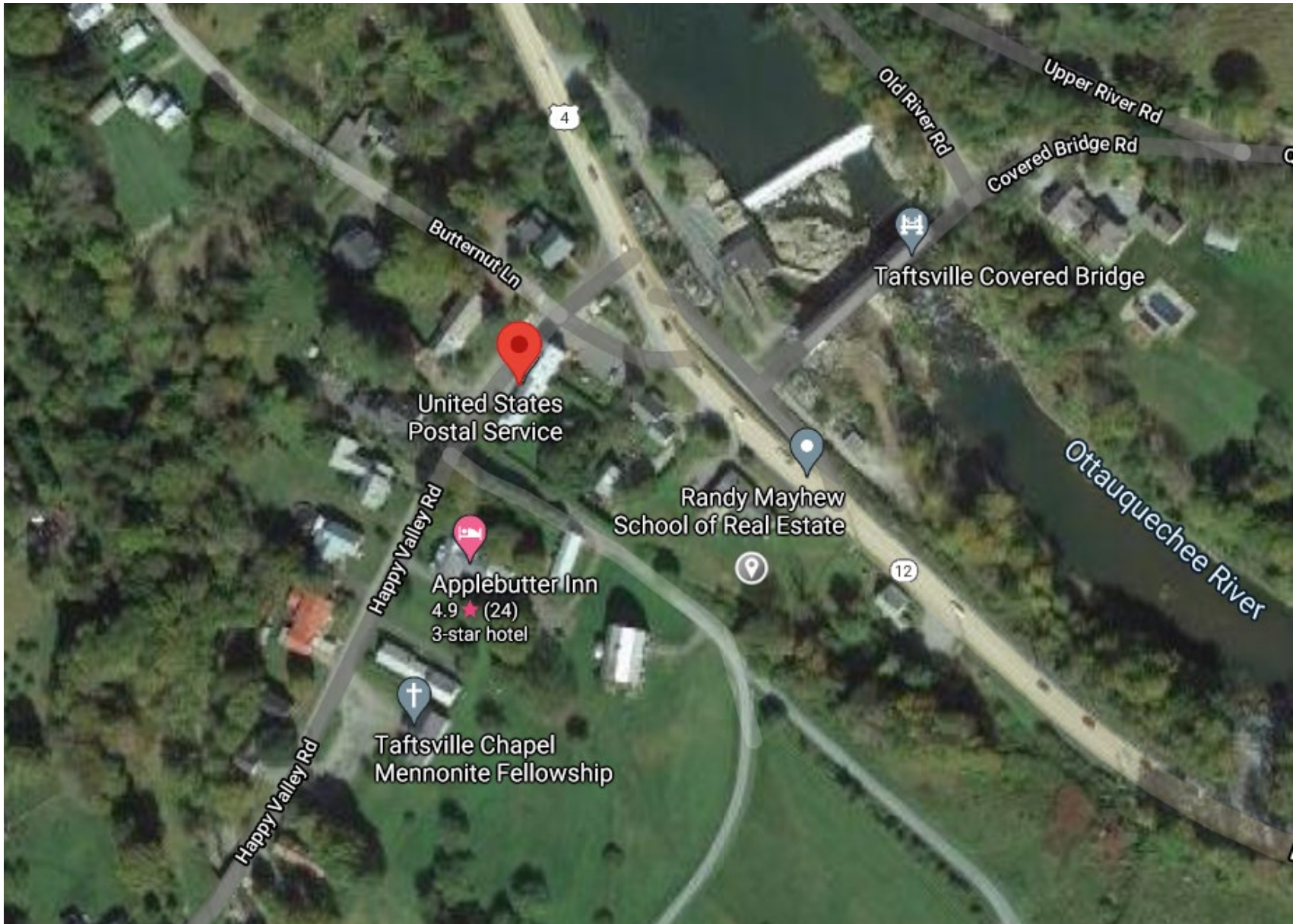
Bethel	East Randolph
Chelsea	Rochester
Upper Granville	Royalton
Lower Granville	South Royalton
Hancock	Sharon
Quechee	South Strafford
North Hartland	Tunbridge
Hartland 3 Corners	North Tunbridge
Hartland 4 Corners	West Fairlee
Bradford	Woodstock
Pittsfield	Fairlee
Randolph	Bridgewater (2)
Brookfield	Norwich
Thetford (4)	Corinth (2)



Woodstock's Designated Village Center



Taftsville Village





Benefits of Village Center Designation

Designation Benefits

- Technical Assistance
- State Grants Priority
- State Buildings Priority
- Downtown and Village Center Tax Credits
- Eligible for Neighborhood Development Area Designation



Technical Assistance



State Grant Priorities

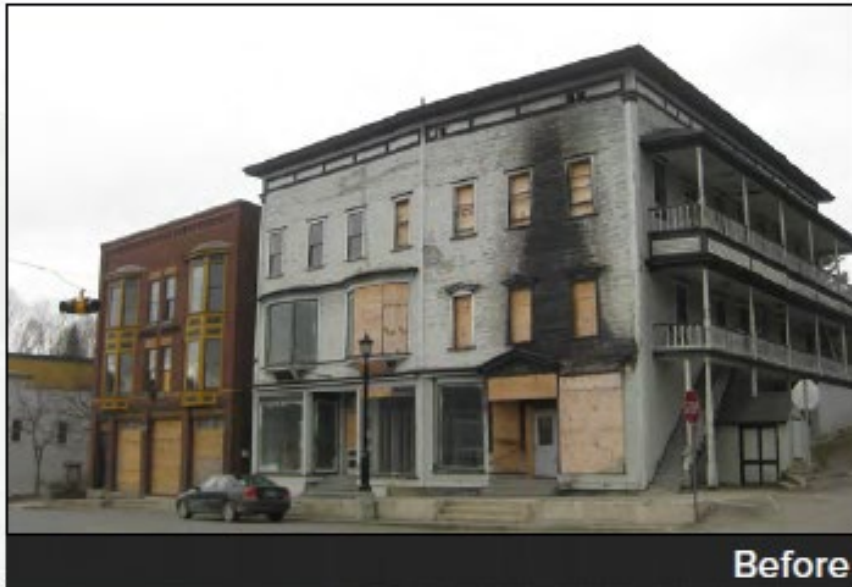
- VTrans Bike/Ped Grants
- VTrans Transportation Alternative Grants
- Vermont Community Development Program (CDBG)
- Historic Preservation Grants
- Municipal Planning Grants
- Brownfield Clean-up Grants
- And many others!



Downtown & Village Center Tax Credits

Hardwick, VT

Hardwick - Designation Sparks Revival



Before



After

“The amount of new activity, life and excitement on Main Street is unprecedented. It’s clear to me that strong communities need vital urban cores -- and with the help of the tax credits, we’ve made a great start in Hardwick.”

Michael Gohl, local architect
and tax credit recipient

Downtown & Village Center Tax Credits

What are Tax Credits?

- Tax credits are not grants
- Better than a tax deduction
- Reduces income-tax liability

What do Tax Credits do?

- Encourage redevelopment
- Incentivize housing
- Make rebuilding possible after a disaster



Downtown & Village Center Tax Credits

Overview

- Goal to stimulate investment in historic centers
- Award \$2.6 Million in credits annually
- Applications are competitive
- Buildings must be 30 years old and income-producing or a nonprofit
- Project must be a Designated Downtown or Village Center
- Applications are due annually on July 1



2010-2015



134

projects



51

communities



\$10.6M

awarded



\$190M

private investment

Downtown & Village Center Tax Credits



Hancock General Store

\$145,000 Project

\$ 6,000 - 25% State Façade Credit

\$13,850 - 50% State Code Credit

\$19,850 Total Tax Credits

Downtown & Village Center Tax Credits

Montpelier, VT



\$200,000 Project

\$ 40,000 – 20% Federal RITC

\$20,000 – 10% State Historic Code Credit

\$60,000 Total Tax Credits

Downtown & Village Center Tax Credits

Putney, VT

Next Stage Arts, Putney

Total Project Cost: \$1,498,665; Tax Credits Awarded: \$150,011

A former Greek Revival church constructed in 1841, the Putney Historical Society transformed this historic building into a performing arts center and community gathering space, Next Stage Arts. The rehabilitation was extensive and included several phases. Work completed includes major repairs to the building's exterior, asbestos abatement, installation of an elevator, new kitchen and bathrooms, and conversion of the former sanctuary into a theater space. The project was supported by multiple funding sources, including two rounds of downtown and village center tax credits awarded in 2012 and 2015.



Grand List Before: \$203,100



Grand List After: \$467,800

Village Center Designation Application Process

- 1) Meet with DHCD
- 2) Build Local Support
- 3) Begin Application Process
- 4) Complete Application Checklist
- 5) Submit Application
- 6) DHCD Staff Reviews Application
- 7) Attend Downtown Board Meeting

Application Guidelines

New Checklist

1. Cover Letter, including:

- ☐ Name of the Municipality.
- ☐ Brief narrative of why you seek village center designation and a list of previous and current revitalization activities.
- ☐ Name, address, daytime phone number and email address of the primary contact person for application.
- ☐ A list of documents included in application.

2. Authorization from Town or Village Selectboard or Trustees

- ☐ Minutes from publicly held meeting, showing that the application for village center designation has been authorized by the Town or Village (if separately confirmed municipality).
- ☐ Or Municipal Resolution from majority of Selectboard/Trustees authorizing application.

3. Notification to Regional Planning Commission and Regional Development Corporation

- ☐ Letters notifying the regional planning commission and regional development corporation of the application. The application must include copies of the letters to each of these organizations notifying them of the intent to apply.

4. Confirmed Planning Process

- ☐ A letter from the municipality's regional planning commission must be included in the application, stating that its planning process is "confirmed" under 24 V.S.A. §4350 by the commission. Confirmation means that the adopted municipal land use plan and planning process, have been reviewed and approved by that regional commission.

5. Village Center Designation Boundary Map

- ☐ A color map must be included, delineating the boundary of the proposed village center district, clearly showing the buildings and properties that are within the district. In most cases, an orthophoto should be used as the base map with the information below superimposed over it:
 - ☐ Streets identified by name.
 - ☐ Significant buildings and all businesses indicated by number with a separate key identifying each number and name of the building/business – see example map.
 - ☐ Photograph locations identified and keyed on the map. See item 6 below and example map.
 - ☐ Land/building use identified clearly with colors and symbols that will very clearly indicate the various land usages – see example map.
 - ☐ North arrow, scale and current date.
 - ☐ Property lines should be shown, but if not available, are not required.
 - ☐ Zoning District Boundaries should be included on the map or on a separate map. But if not available, are not required.

6. Photographs

- ☐ Color photographs are required showing key areas of the village center district, particularly at the edges and other areas where there may be questions about consistency with the definition of a village center. Photographs should show the streetscape rather than just individual buildings, giving a sense of the context of the area. Photos should be clearly keyed on the map to identify the location of where the photographs were taken. See example map.

7. Municipal Plan Integration


- ☐ Evidence that the Municipal Plan includes the intention to apply for village center designation and the municipal plan explains how the designation would further the plan and statewide goals (include Municipal Plan excerpts).

8. Other Required Information

- ☐ Zoning District Map with corresponding bylaw language should be submitted, but if not available or there is no adopted zoning, is not required. Zoning boundaries and bylaws help explain the community's development and uses within the village center.
- ☐ National or State Register Historic District Boundary Map should be submitted, but if not available, is not required. If available, the applicant should provide the boundary of any National or State Register Historic District or any individual building listed on the Register.

1.) Cover Letter

- Name of Town or Incorporated Village
- Brief Narrative of Why You Seek Designation and List of Revitalization Activities
- Primary Contact Person with Contact Information
- A List of all Documents in the Application
- Completed Application Checklist


TOWN OF WAITSFIELD

November 30, 2012

Leanne Tingay
Vermont Downtown Program
Department of Economic, Housing, and Community Development
National Life Office Building, 6th Floor
Montpelier, VT 05620-0501

Re: Town of Waitsfield Village Center Designation Renewal

Dear Ms. Tingay:

Please accept this letter and the enclosed materials on behalf of the Town of Waitsfield as our application for renewal of Waitsfield Village's Village Center Designation. One original set is enclosed that includes the following material:

1. The Selectboard has discussed renewal of the Village Center Designation at several meetings over the course of the year, always in the context of support for pursuing renewal of the designation, but lacking an adopted and confirmed Town Plan to allow us to do so. The minutes of June 11, 2012, enclosed, is an example. The Selectboard's support was dire.
2. ctly affirmed at their November 26, 2012 meeting, the minutes of which are not yet available and will be conveyed under separate cover;
3. Copies of letters to the Central Vermont Regional Planning Commission and the Central Vermont Economic Development Corporation, dated May 9, 2012, notifying them of our intent to renew our Village Center Designation;
4. Letter from the Central Vermont Regional Planning Commission, dated November 14, 2012, confirming the status of Waitsfield's planning process;
5. A color map and orthophoto showing the proposed Village Center boundary, streets by name, buildings identified by type, property lines, and the Waitsfield Village Historic District boundary. The zoning districts are not shown on this map, but the Village Center boundary generally coincides with the Village Business and Village Residential districts; and

9 Bridge Street, Waitsfield, Vermont 05673 • P: (802) 496-2218 • F: (802) 496-9284 • W: www.waitsfieldvt.us

Unless otherwise noted, the photos are from Frey in April 2012. The Village Center on Main Street is the boundary of the Village

Waitsfield Village is the historic center of the community and continues to be serve as its civic core, as evidenced by the numerous historic structures and such uses as the Joslin library, Town Office, church, elementary school, health center, theater, a pocket park, apartments, and a variety of commercial buildings and services. It is pedestrian-oriented with a sidewalk on the east side of Main Street, street trees, a compact settlement pattern, and on-street parking. A second sidewalk is in the process of being scoped out for design and construction on the west side that will further support pedestrian activity. Irasville, to the south of the Village, is characterized by a more suburban development pattern and contains two shopping centers.

I will be the primary contact person and my contact information is provided below. If you or others have any questions, I can be reached at 496-2218 and townadmin@madriver.com.

Sincerely,

Valerie Capels
Waitsfield Town Administrator
9 Bridge Street
Waitsfield, VT 05673
(802) 496-2218
townadmin@madriver.com

Encs.

9 Bridge Street, Waitsfield, Vermont 05673 • P: (802) 496-2218 • F: (802) 496-9284 • W: www.waitsfieldvt.us

- Meeting Minutes or Resolution from Selectboard/Trustees Meeting Authorizing Application (public meeting)
- And/Or Signatures from Majority of Selectboard (and Trustees) Authorizing Application

RICHMOND SELECTBOARD RESOLUTION
 REGARDING RICHMOND VILLAGE CENTER DESIGNATION RENEWAL

WHEREAS, Richmond's village was approved as a Village Center Designation by the Vermont
 Department of Transportation in 2002 and renewed in 2008; and

WHEREAS, the Town of Richmond has benefited from the Village Center Designation through
 the availability of tax credit programs for commercial property owners to restore and improve
 historic buildings and through enhanced opportunities to applying for federal state and
 federal programs; and

WHEREAS, the Town of Richmond 2012 Town Plan seeks to "enter the preservation of an
 historic village portion surrounded by open land"; and

WHEREAS, the Planning Commission recommended, on September 10, 2013, to renew the Richmond Village Center Designation, without
 any changes to the Designated Village Center boundaries as depicted in the June 13, 2008
 Richmond Village Center map. A revised map incorporating the changes as defined in the
 Application Checklist for Village Center Designation, submitted in May 2012.

Now, therefore be it resolved,

That the Richmond Selectboard authorize the submission of the application for Richmond Village
 Center Designation renewal to the Vermont Department of Transportation.

Adopted this 21st day of January 2013.

Town of Richmond Selectboard

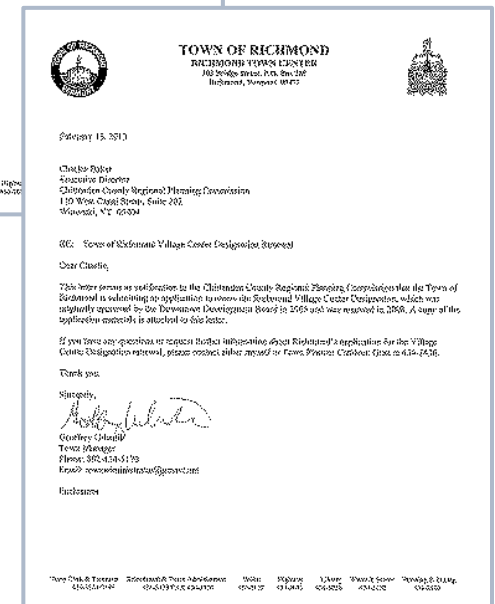
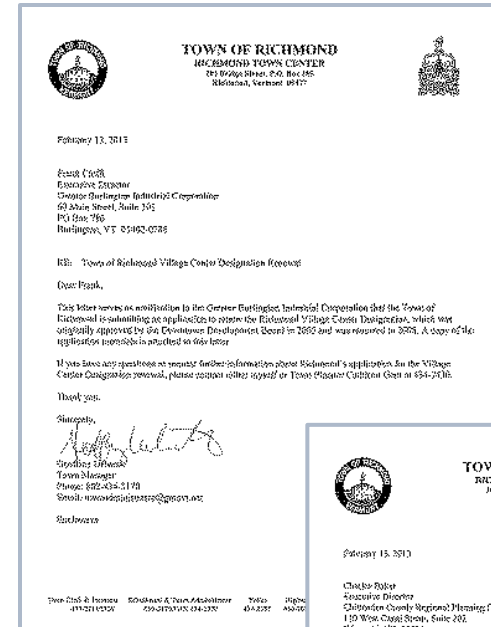
Heidi Allen Goodrich
 Town Clerk
 David Sprague
 Planning Board
 Rick Ackerman

SELECTBOARD MEETING
 TUESDAY FEBRUARY 5, 2013 - 6:07 P.M.
 Treasurer Office
 Dawn Sprague Heidi Allen Goodrich
 Rick Ackerman
 New Business
 New Business
 New Business
 January 15, 2013 meeting - Jack moved and Erik seconded the
 minutes as written. So moved.

Reviewed and signed by Erik
 Jack moved and Erik seconded the motion to sign the form. So moved.
 Other - Rick inquired about stockpiling gravel on the town property on the East
 Randolph Road for winter use when the roads break up.
 Other - Rick presented estimates of \$27,000 to repair roof and insulation in town
 garage.
 Other - Rick reported that he had to replace the computer in the 2005 International.
 Town Clerk
 Liquor & Tobacco License - Tabbed
 Other
 Old Business
 Generator - The amount was not available to be put on the warrant but Erik has
 contact information for the engineer doing the same project in Bethel.
 NIMS - There is an ICS 402 training on Feb. 21, 2013 in Bethel. The town clerk,
 treasurer and Selectboard are encouraged to attend.
 Health Field Permit Appeal - Erik moved and Jack seconded the motion to enter
 executive session at 7:20 p.m. to discuss the appeal. So moved. Exited at 7:25
 p.m. No action taken.
 Town Hall Roof - An estimate for \$20,000 for town hall roof work is tabled until after
 Town Meeting.
 Other
 New Business

3.) Notification to TRORC and GMEDC

- Both the Regional Planning Commissions (RPCs) and Regional Development Corporations (RDCs) must be Notified of the Municipality's Intent to Apply for Designation
- Application must include a Copy of the Notification Letters to RPC and RDC



4.) Confirmed Planning Process

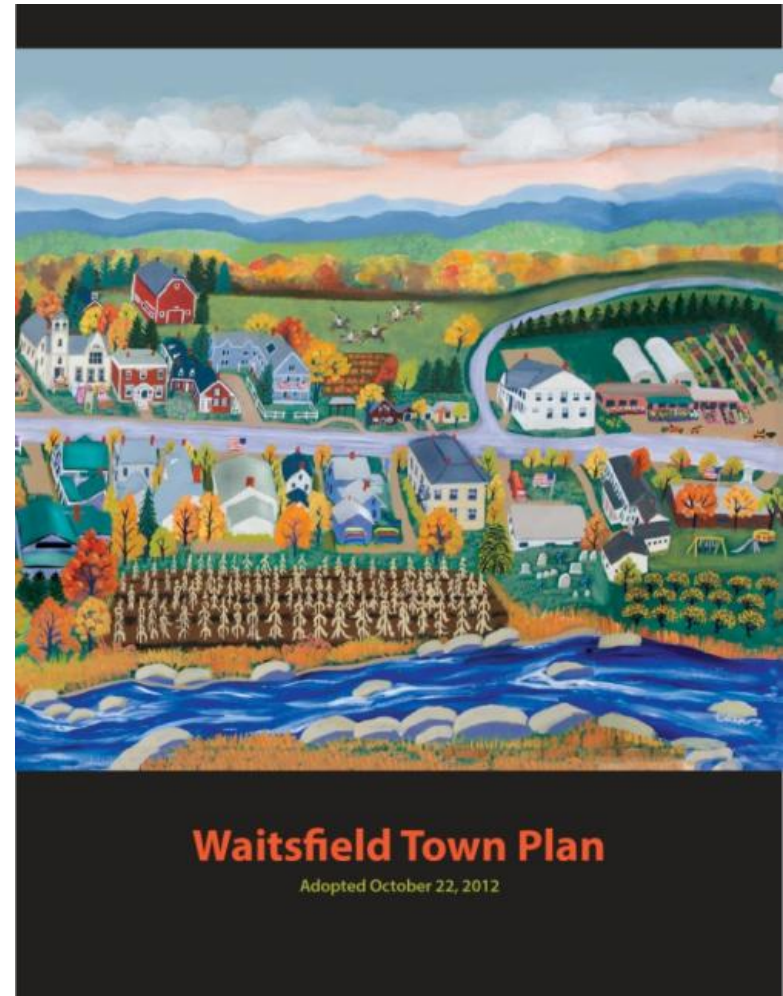
- Town Plan meets Statewide Goals and Include Required Elements
- Town Plan is in conformance with Regional Plan



5.) Integrate with Town Plan

New Applications

- For new applications the intention to apply for designation shall be included in the town plan and the town plan shall explain how the designation would further the plan and statewide goals.



Woodstock's Town Plan

Woodstock Village Center Designation

The Village Center Designation program was first approved by the State in May 2006 and renewed in 2011. A map of the designated area is displayed on the following page. Participation in the Vermont Village Designation Program provides benefits to businesses located within the designated boundary.

This program offers tax credits for the revitalization of buildings within designated areas, which is beneficial to existing commercial landowners within the designated area and the designated village receives priority consideration for some state grants (see text box at right for a list of the benefits).

Vermont's Downtown and Village Center tax credit program is one of the primary benefits of Downtown and Village Center designation, and supports revitalization seen in community centers across the state. In 2016 for example, \$2,200,000 in state income tax credits are available to projects that enhance the historic character and improve building safety of older and historic commercial buildings in these designated communities. The credits support general rehabilitation work, code compliance work, data and network wiring, and exterior improvements, and may be combined with the federal program.

The residents of Woodstock recognize the economic importance of their Village Center; therefore, in order to continue access to these benefits for the commercial landowners and the village, it is the intention of the Town to continue to participate in the Village Designation program.

Being a designated village supports the traditional village center surrounded by rural countryside, as support historical, economic and land use patterns

- Woodstock's Town Plan needs to be updated to include language about Taftsville village center designation prior to applying.

Goal 10 - Support State programs that help property and business owners in financing upgrades to Village businesses and structures.

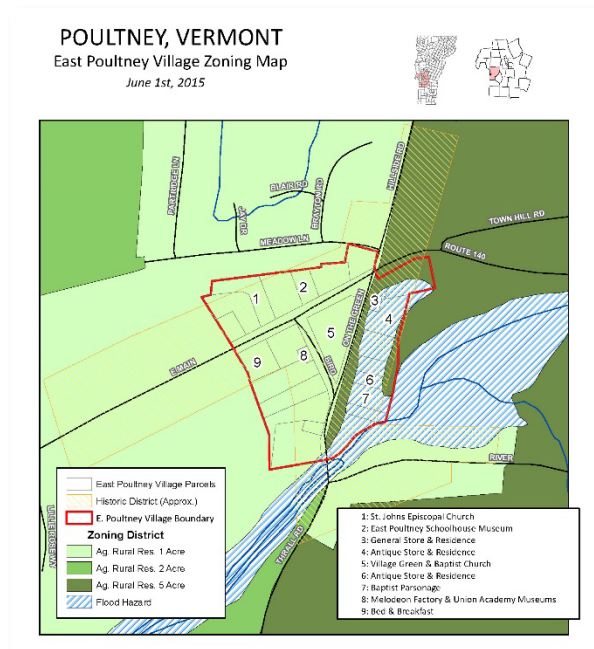
Objection 10.1 Help maintain historic structures and provide for code and technology improvements to Village Center businesses.

Action 10.1.1. Work with the State and TRORC to review and renew the Village Center Designation every five years.

Action 10.1.2. Educate local Chamber of Commerce, property owners, and businesses of Village Center Designation benefits.

6.) Zoning and Historic Districts

- Zoning District and Supporting Bylaws (if applicable)
- Historic District Boundary Map and/or Historic Properties (if applicable)

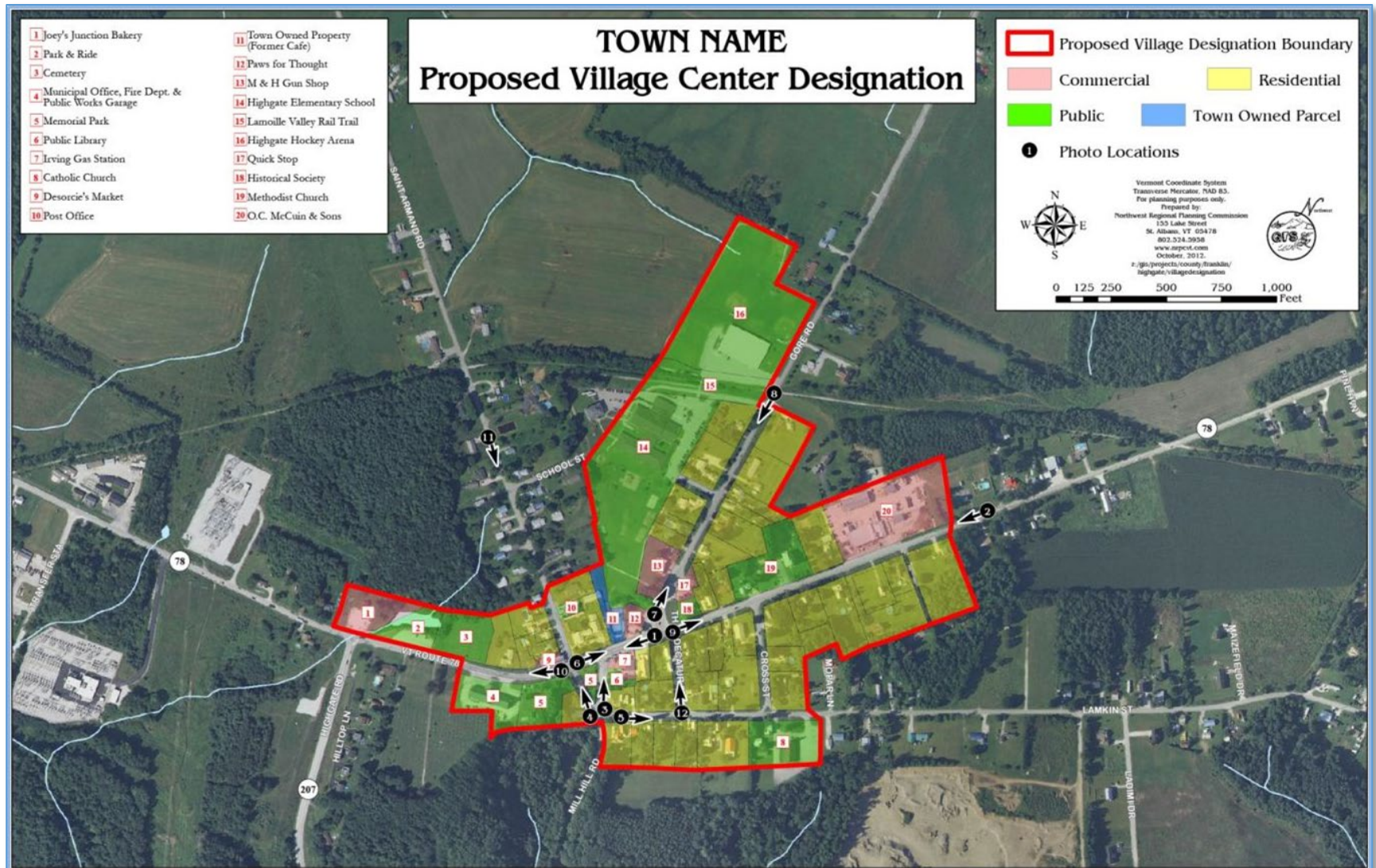


7.) Boundary Map

“Village center” means the **core of a traditional settlement**, typically comprised of a cohesive mix of civic, religious, commercial, residential and mixed use buildings...”



Sample Boundary Map



8.) Photographs

Color Photographs showing key areas of the designated village



Photo D



Photo E



Photo F

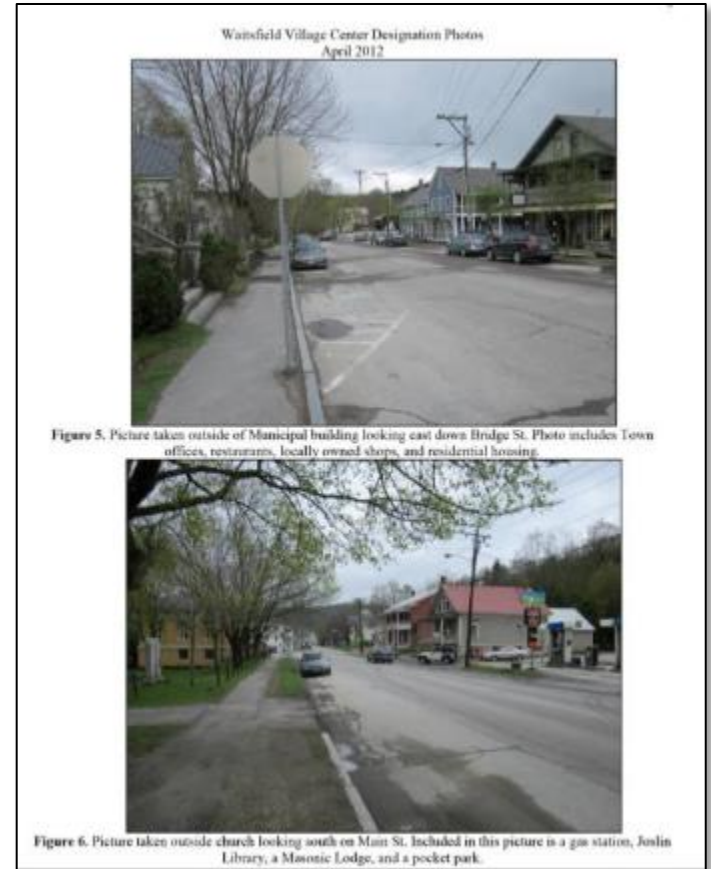
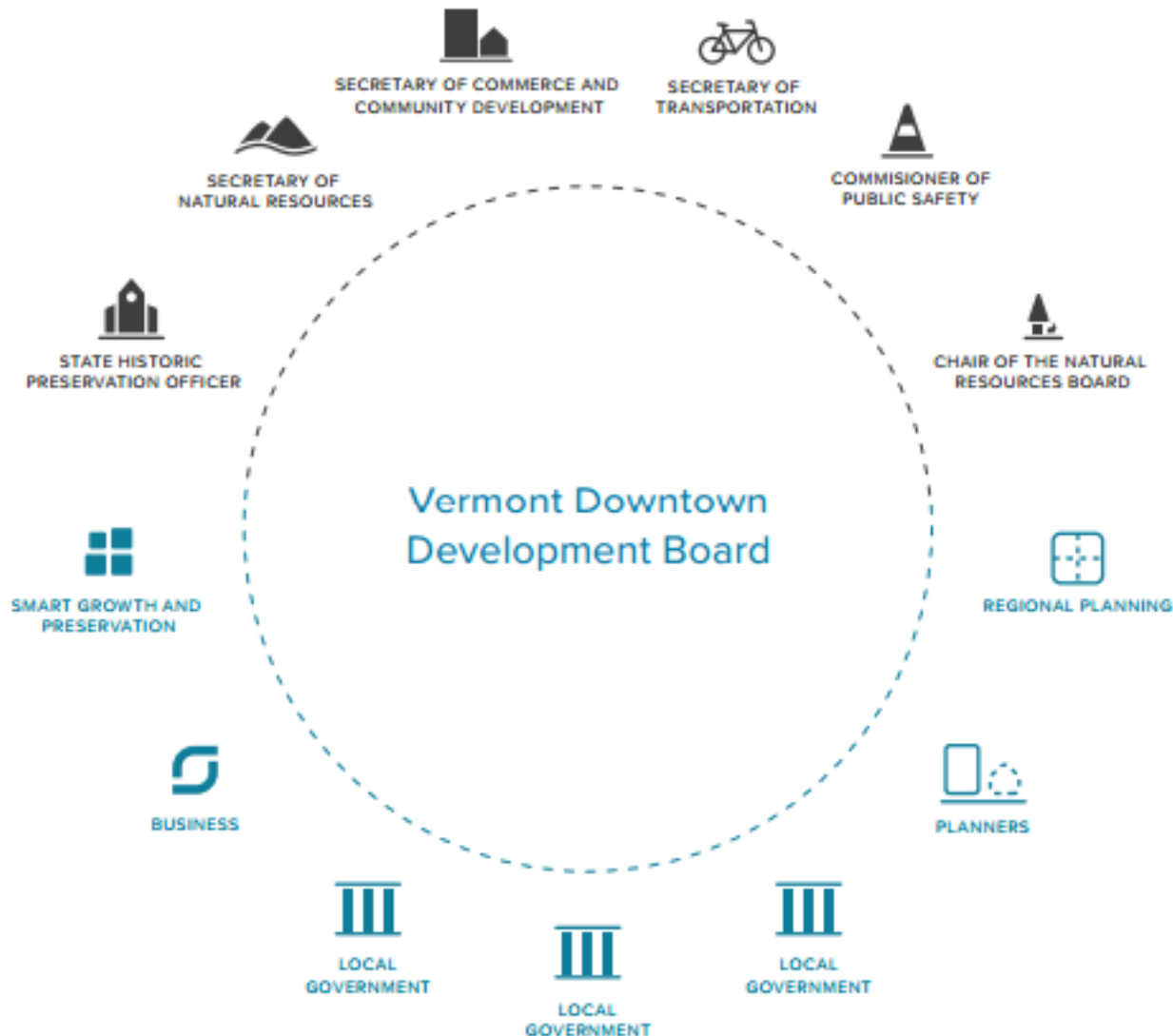


Figure 5. Picture taken outside of Municipal building looking east down Hodge St. Photo includes Town offices, restaurants, locally owned shops, and residential housing.



Figure 6. Picture taken outside church looking south on Main St. Included in this picture is a gas station, Joslin Library, a Masonic Lodge, and a pocket park.

Downtown Board Approval



1. DHCD Staff Reviews Application
2. Applicants Attend Downtown Board Meeting

Eight Year Renewal

Designation is good for 8 years and then town must send in a Renewal Application. Town **must have a confirmed planning process to renew** village center designation.

Village Centers Application Guidelines

Renewal Checklist

1. Cover Letter, including:

- ☐ Name of Town or Incorporated Village.
- ☐ Brief narrative of why you seek renewal of the Village Center Designation and a list of revitalization activities since original designation.
- ☐ Name, address, daytime phone number and email address of the primary contact person for application.
- ☐ A list of all documents included in application.

2. Authorization from Town or Village Selectboard or Trustees

- ☐ Minutes or resolution from publicly held meeting, showing that the application for village center designation has been authorized by the Town or Village (if separately confirmed municipality).
- ☐ And/or signatures from majority of Selectboard/Trustees authorizing application.

3. Confirmed Planning Process

- ☐ A letter from the municipality's regional planning commission must be included in the application, stating that its planning process is "confirmed" under 24 V.S.A. §4350 by the commission. Confirmation means that the adopted municipal land use plan and planning process have been reviewed and approved by that regional commission.

4. Village Center Designation Boundary Map

- ☐ A color map must be included, delineating the boundary of the proposed village center district, clearly showing the buildings and properties that are within the district. In most cases, an orthophoto should be used as the base map with the information below superimposed over it:
 - ☐ Streets identified by name.
 - ☐ Significant buildings and all businesses indicated by number with a separate key identifying each number and name of the building/business – see example map.
 - ☐ Land/building use identified clearly with colors and symbols that will very clearly indicate the various land usages – see example map.
 - ☐ North arrow, scale and current date.
 - ☐ Property lines should be shown, but if not available, are not required.
 - ☐ Zoning District Boundaries should be included on map, but if not available, are not required.

5. Integrate with Town Plan

- ☐ After July 1, 2014, any community applying for renewal shall explain how the designation has furthered the goals of the town plan and shall submit an approved town plan map that depicts the boundary of the designated area.

6. Other Required Information

- ☐ Zoning District Map with corresponding bylaw language should be submitted, but if not available or there is no adopted zoning, is not required. Zoning boundaries and bylaws help explain the community's development and uses within the village center.
- ☐ National or State Register Historic District Boundary Map should be submitted, but if not available, is not required. If available, the applicant should provide the boundary of any National or State Register Historic District or any individual building listed on the Register.

Stay Connected – Strong Communities Newsletter



VERMONT

Strong Communities



Downtown and Village Center Tax Credit Awards Announced

With St. Albans' new five-story, 84-room Hampton Inn as the backdrop, Governor Shumlin announced the winners of \$2.25 million in state tax incentives. This year, 21 downtown and village projects, valued at over \$47 million, received support. Projects include the Trout River Brewing Co. in Springfield, renovation of a blighted block in downtown Newport, rehabilitation and code upgrades of a community arts center in Waterbury Center, expansion of the South Royalton Memorial library to make the building accessible, and housing projects in Brattleboro, St. Albans, White River Junction and Winooski. Two municipalities were awarded sales tax reallocation dollars. In [Winooski](#), the award will be used in conjunction with a new mixed use development and function venue and in [St. Albans](#), reallocated taxes will support public infrastructure improvements associated with the new hotel. For a complete list of projects, visit our [website](#).



Better Connections Grants

Subscribe Here:
<http://eepurl.com/qu31P>



Questions?



Richard Amore, PLA/AICP

VT DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RICHARD.AMORE@VERMONT.GOV

(802) 585.0061

Program Overview

Village center designation supports the revitalization efforts of small and medium-sized historic centers. The designation brings financial incentives, training, and technical assistance needed to attract new business and vitality to Vermont's smaller communities. Once designated, the community may apply for the neighborhood development area designation to bring additional benefits to build new housing within walking distance of village centers.

Enhanced outreach efforts have led to an increase in designated village centers by over 100% (98 to 208) in the last six years, and have nearly doubled the number of downtown and village center tax credit applications. In 2020, tax credits will support several projects in small but important economic centers. This includes rehabilitation of the historic Bridgewater Village School into a community and childcare center; code improvements to the Craftsbury General Store, the Sheldon Store in Rupert, and the East Calais General Store; facade improvements to Hearth and Home Country Store in Island Pond; and rehabilitation of an iconic train station in Poultney for a local business.

Website: <http://accd.vermont.gov/community-development/designation-programs/village-centers>

By the Numbers [2016-2020]

216

designated village centers

46

tax credit projects

\$3 M

awarded in tax credits

117

municipal planning
grants awarded

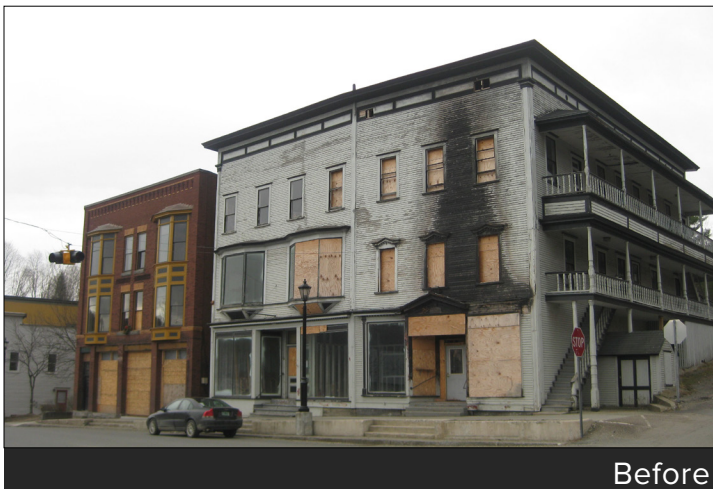
\$1.5 M

in municipal planning
grants awarded

\$15 M

in private
investment

Hardwick - Designation Sparks Revival



Before



After

Thanks to village center designation and the efforts of local property and business owners, downtown Hardwick has been transformed. Since 2005, six properties in the village center received downtown and village center tax credits, sparking local investment and bringing new vitality to the commercial district. Approximately \$625,000 in state tax credits leveraged over \$7.5 million in private investment to date, making projects financially feasible and jumpstarting new businesses, creating jobs, and developing quality housing in the village center. The public investment to improve these buildings increased the local Grand List values and resulted in increased property tax revenue. Hardwick's success is a model for small communities across the state.

For more information, please contact:

Richard Amore: richard.amore@vermont.gov

802.585.0061

Program Benefits

The Vermont village center designation program supports local revitalization efforts across the state by providing technical assistance and state funding to help designated municipalities build strong communities. Once designated, the community will be eligible for the following benefits:

Technical Assistance

- Technical assistance provided by the state to support local village revitalization and planning efforts.

Downtown and Village Center Tax Credits

10% Historic Tax Credits

- Available as an add-on to approved Federal Historic Tax Credit projects.
- Eligible costs include interior and exterior improvements, code compliance, plumbing and electrical upgrades.

25% Historic Tax Credits

- Eligible facade work up to \$25,000.

50% Code Improvement Tax Credits

- Available for up to \$50,000 each for sprinkler systems; up to \$75,000 for elevators; and \$12,000 for lifts.
- Eligible code work includes ADA modifications, electrical, fire safety, or plumbing up to \$50,000.

Priority Consideration for State Grants

- Priority consideration for various ACCD, VTrans and ANR grants and incentives including, ACCD's Municipal Planning Grants, State Historic Preservation grants, Vermont Community Development Program (VCDP) grants, VTrans Bike/Ped and Transportation Alternatives grants, Northern Border Regional Commission Grants, ANR Water and Wastewater subsidies and loans, and various other state grants and resources.

Priority Consideration by State Building And General Services (BGS)

- Priority site consideration by the State Building and General Services (BGS) when leasing or constructing buildings.

Neighborhood Development Area (NDA) Eligibility

- Communities may also designate Neighborhood Development Areas within 1/4 mile from the designated village center. Qualified projects are:
 - Exempt from Act 250 regulations for [Priority Housing Projects](#) and projects not qualifying for the exemption receive a 50% discount on application fees.
 - Exemption from the land gains tax for housing units sold.
 - Eligible for reduced state permit fees.



For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Website: <http://accd.vermont.gov/community-development/designation-programs/village-centers>

Downtown and Village Center Tax Credits

2021

Program Overview

The state's historic tax credit program sparks revitalization by supporting building and code improvements, and is one of the primary benefits of downtown and village center designation. Annually, applicants in these communities submit well over 30 rehabilitation and renovation project applications to support total investments that exceed \$40 million.

In July 2020, the downtown board allocated \$3.2 million in tax incentives for 30 projects, supporting more than \$160 million in downtown and village center rehabilitation projects. This year's awardees includes over \$500,000 to support redevelopment of two properties in downtown Springfield: a former manufacturing facility that will be converted into multi-family housing, and the former Park Street School, which will be redeveloped into a multi-use facility with space for a business accelerator with co-working and private commercial space, studio apartments, and community use of the former gymnasium and 800-seat theater. In Bellows Falls, a former parking garage will be converted into mixed-income workforce housing and in Rochester, the tax credits will support a new lodging business with both overnight accommodations and day-rate space for cross-country hikers and bikers. Other funded projects include conversion of the former Bridgewater School into a community center and childcare center, adaptive re-use of the former Skinner Library in Manchester, rehabilitation of the East Calais General Store, code improvements at the Craftsbury General Store and installation of a sprinkler system at the Lantern Inn in Montgomery.

Website: <http://accd.vermont.gov/historic-preservation/funding/tax-credits>

By the Numbers [2016-2020]

112

projects awarded

53

communities
served

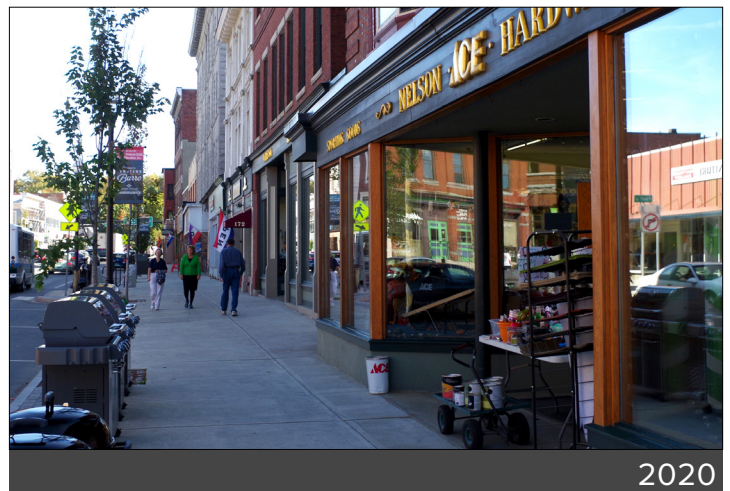
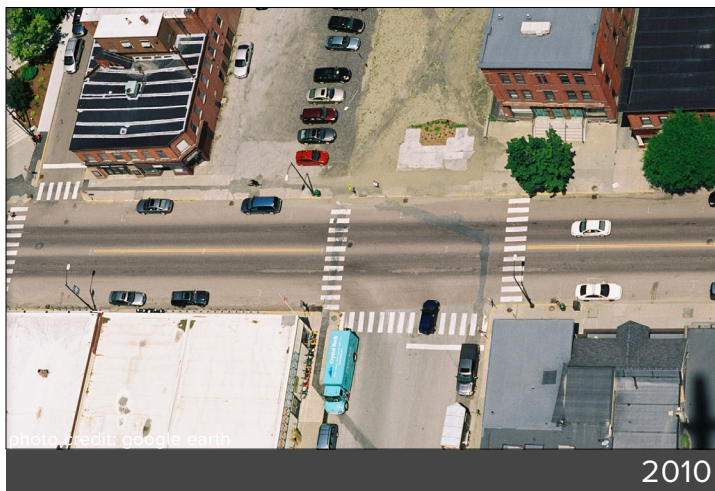
\$12.7

million awarded
tax credits

\$207 M

million in private
investment

Renaissance in Barre – Public Improvements Leverage Private Investment



Things continue to look up in the Granite City. After several years of economic decline which left the downtown with empty storefronts and reduced property values, recent public and private investments have returned it to a vibrant center for commerce. The renaissance includes major infrastructure and streetscape projects, construction of a new mixed-use office building, and rehabilitation of several prominent downtown blocks using federal and state tax credits. Since 2011, thirteen buildings in Barre have taken advantage of tax credits, leveraging over \$7 million in private investment.

For more information, please contact:

Caitlin Corkins: caitlin.corkins@vermont.gov

802.828.3047

Return on Public Investment

An analysis of property values using local grand list data shows how public investment to improve buildings in designated village centers has increased property tax revenue. This investment not only revitalizes communities, it provides a permanent increase in tax revenue to support the education fund, creates jobs and housing.

Hancock General Store, Hancock

Total Project Cost: \$145,000; Tax Credits Awarded: \$19,850

Hancock's General Store operated for over 100 years before closing in 2013. A major community hub in this small village, the loss of this business was devastating to residents. That's when new owners, locals from Hancock, stepped in to buy the building and revive this important community resource. The project required major investments to upgrade the building to meet code requirements and also included façade improvements. The store re-opened in 2016.



Berkshire Bank Building, Manchester

Total Project Cost: \$1,579,810; Tax Credits Awarded: \$112,500

The Berkshire Bank building was constructed in 1896 and is a prominent historic anchor of Manchester's village corridor. The building was vacant for four years before its new owners decided to invest in improvements. Redevelopment of the building for mixed-use included major code upgrades and the installation of an elevator. The project created four housing units on the upper floors and added 3 commercial retail tenants on the ground floor.



Downtown and Village Center Tax Credit Program

Tax Credit Matrix

	20% Historic (Federal)	10% Historic (State)	25% Façade (State)	50% Code (State)
Eligible buildings	Income-producing property listed OR eligible for listing in the National Register.	Approved federal application and located within a Designated Downtown or Village Center.	At least 30 years old and located within a Designated Downtown or Designated Village Center.	
Eligible applicants	Individuals and businesses.	Individuals, businesses, and non-profit organizations.		
Eligible work	Hard and some soft costs. Exceptions include site work and additions, including elevator towers.	All costs eligible for the 20%. Cost exceeding \$100K for elevator and sprinklers are eligible.	Improvements to the front of the building only as approved by DHCD staff.	Elevator, Sprinkler, and Lift and code work as required by the Department of Public Safety (DPS).
Design Standards	Secretary of the Interior’s Standards for Rehabilitation.			
Minimum investment	More than \$5,000 OR the adjusted basis of the property, whichever is greater.		More than \$5,000 AND less than the building’s adjusted basis.	
Credit Cap Total credits capped at \$2.6 M per state fiscal year. Community cap of no more than 30% of total credit amount available.	None. May be combined with the state 10% Historic, and 50% Code credits.	10% of the first \$500,000 in project costs and half the costs exceeding \$500,000. May be combined with the 50% Code credit.	\$25,000. May be combined with the 50% Code credit.	\$50,000 for a sprinkler system; \$75,000 for an elevator; \$60,000 for a LULA; \$12,000 for a lift; \$50,000 for other code work. May be combined with the Federal 20%. If eligible, the credit may be combined with the 10% historic credit OR 25% Façade credit but never both.
Time limit	24 months; 60 months for phased project.	Project must be completed within 3 years from date of allocation (60 months for phased federal project) or the credits are forfeited.		
Carry forward	claimed over 5 years (4% each year)	9 years		
Application Process	No deadline. Pre-construction consultation strongly encouraged. Approved Part 1 and 2. Part 1 certifies the building as historic. Part 2 describes the proposed rehabilitation.	Applications due July 1 until credits are exhausted. Eligible projects must have approved Part 2 from NPS. Application reviewed by Vermont Downtown Board.	Applications due July 1 until credits are exhausted. Pre-construction consultation recommended. Application reviewed by Vermont Downtown Board.	Applications due July 1 until credits are exhausted. Proof of DPS inspection required to apply. Application reviewed by Vermont Downtown Board.
	Part 3 certified by the NPS. File IRS Form 3468.	Credits issued to applicant or as a Bank Credit Certificate or Insurance Credit Certificate. Attach approved Tax Credit Certificate to State Forms. *To determine tax implications for sale of tax credits specific to your circumstances, consult accountant or tax attorney.		

Program Overview

This designation program increases housing options by reducing the time and cost of state permitting in areas within easy walking distance of commercial centers — whether converting a wing of a house into an apartment or developing an entirely new neighborhood. Municipalities or developers may use this designation to encourage the creation of new homes in development-ready locations near shops and services and to reduce pressure to develop on farm and forest land. Municipalities with an existing designated downtown or village center, with adopted plans and regulations that support housing and compact development can qualify for neighborhood development area designation.

Website: <http://accd.vermont.gov/community-development/designation-programs/neighborhood-development-areas>

Municipalities with NDA Designation

Brattleboro, Burlington, Essex Junction, Manchester, South Burlington, Westford, and Winooski

By the Numbers [2016-2020]

7

designated NDAs

7

months average time
saved in state permitting

\$50,000

average saved in
state permit fees

Burlington - Designation Lowers Housing Costs



Bright Street Co-op (proposed)



Bright Street Co-op (2017)

Burlington's housing action plan recognizes the contribution of the neighborhood development area designation in lowering the cost of building well-designed, mixed-income housing, compatible with Burlington's existing character. Among recent projects was the Champlain Housing Trust's Bright Street Coop, a 42-unit mixed income, infill housing project on 1.35 acres of land in Burlington's Old North End. Located within Burlington's designated neighborhood development area, the project qualified for the Act 250 Priority Housing Project exemption - saving over \$50,000 in associated costs and an estimated three months of permitting time (out of an approximately \$6.5 million budget). Additionally, the project saved another \$3,000 in wastewater connection fees and reduced the risk of added costs from a permit appeal. Burlington's neighborhood development area designation continues to help the region address its acute housing shortage by lowering the cost of building new mixed-income development in and around the designated downtown.

For more information, please contact:

Jacob Hemmerick: jacob.hemmerick@vermont.gov

802.828.5249

Designated Neighborhood Development Areas

Program Benefits

State designation of neighborhood development areas (NDAs) provides incentives for housing developers and municipalities to help increase the creation of new homes within walking distance of shops, jobs, services, and schools. Once designated the following benefits will be available within an NDA. (See [NDA Application Guide](#) for information on obtaining designation.)

Benefits for NDA Housing Developers

State Permitting

- Qualified mixed income housing projects are exempt from review. See [Priority Housing Project flow chart](#) to learn more on projects that qualify
- Act 250 projects not qualifying for the exemption receive a 50% discount on application fees
- Act 250 offsite mitigation fees are reduced for projects impacting primary agricultural soils in NDA's associated with a designated downtown, and that are subject to Act 250 review.
- If subject to Act 250, projects within an NDA (and other designated areas) are within an “existing settlement” and not required to provide additional analysis under Act 250 Criterion 9(L) that addresses scattered development.
- Agency of Natural Resources fees for wastewater review are capped at \$50.00 for projects that have received sewer allocation from an approved municipal system.

Tax Benefits

- Exemption from the land gains tax for housing units that are sold.

Municipal Regulation

- Local conditional use decisions that determine the “character of the area” criteria is met, cannot be appealed to the Environmental Court if the project is within an NDA.

Benefits for Municipalities

- Priority consideration is available for various grants and incentives supporting projects within an NDA including:
 - Municipal Planning Grants (ACCD)
 - Vermont Community Development Program (CDBG) Grants (ACCD)
 - Better Connections (VTrans/ACCD)
 - Brownfield Revitalization (ANR/ACCD)
 - State affordable housing funds
- Training and technical assistance from ACCD on obtaining benefits.



For more information, please contact:

Jacob Hemmerick: jacob.hemmerick@vermont.gov

802.828.5249

Designated Neighborhood Development Areas

Program Benefits

State designation of neighborhood development areas (NDAs) provides incentives for housing developers and municipalities to help increase the creation of new homes within walking distance of shops, jobs, services, and schools. Once designated the following benefits will be available within an NDA. (See [NDA Application Guide](#) for information on obtaining designation.)

Benefits for NDA Housing Developers

State Permitting

- Qualified mixed income housing projects are exempt from review. See [Priority Housing Project flow chart](#) to learn more on projects that qualify
- Act 250 projects not qualifying for the exemption receive a 50% discount on application fees
- Act 250 offsite mitigation fees are reduced for projects impacting primary agricultural soils in NDA's associated with a designated downtown, and that are subject to Act 250 review.
- If subject to Act 250, projects within an NDA (and other designated areas) are within an “existing settlement” and not required to provide additional analysis under Act 250 Criterion 9(L) that addresses scattered development.
- Agency of Natural Resources fees for wastewater review are capped at \$50.00 for projects that have received sewer allocation from an approved municipal system.

Tax Benefits

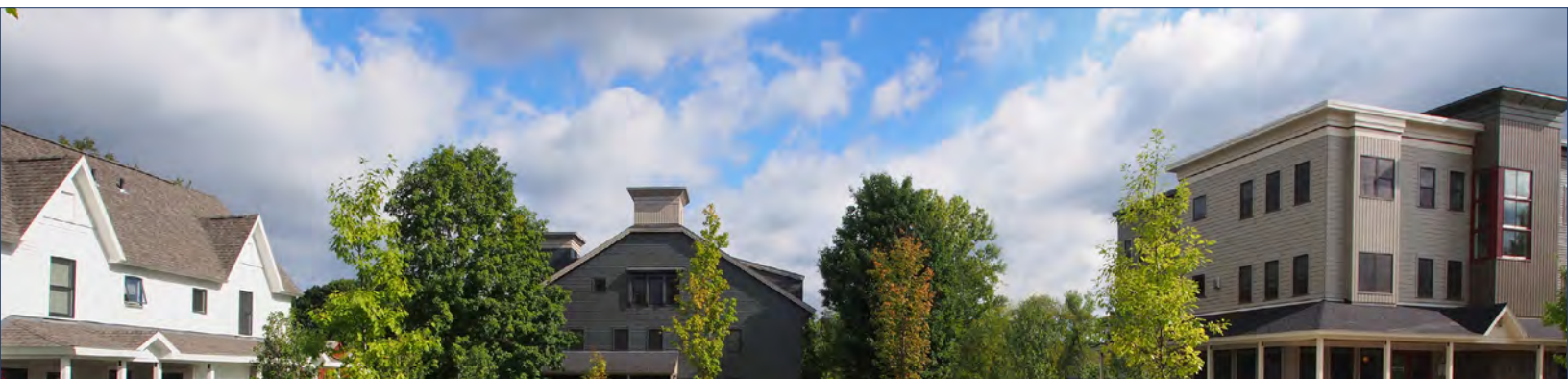
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 - Vermont Community Development Program (CDBG) Grants (ACCD)
 - Better Connections (VTrans/ACCD)
 - Brownfield Revitalization (ANR/ACCD)
 - State affordable housing funds
- Training and technical assistance from ACCD on obtaining benefits.





Overview

Several years ago, Hardwick's Main Street was in a state of decline like many communities throughout Vermont. Buildings were run down, underused or even condemned. Adding to these issues, in 2005, a tragic fire gutted a prominent building in the heart of downtown. Rather than tearing it down to create a parking lot, the owner chose restoration and created space for new businesses and housing within the historic building. This key decision not only sparked a new direction for Hardwick, it also showed other small towns how saving one historic building can spur redevelopment of an entire community.

The Challenge

The expense to repair and bring historic downtown buildings up to code (especially costly items like sprinklers and elevators) often exceeds the value of a building. Rents in many of Vermont's smaller downtowns and village centers are often low and may not generate significant capital to finance a major rehabilitation. With insufficient funding to fill the gap, banks are reluctant to make loans to upgrade buildings. As a result, buildings are not maintained and main street slowly closes down. Over time, property values decline along with the local economy.

For more information, please contact:

Caitlin Corkins: caitlin.corkins@vermont.gov or 802.828.3047

or visit: <http://accd.vermont.gov/historic-preservation/funding/tax-credits>

Hardwick - Revival Along Main Street

2013

Tax Credits Leverage Private Investment



The Solution

Downtown and village center tax credits help close this financial gap, make projects economically viable, spark community revitalization, cement a sense of place, and bring buildings back onto the tax rolls.

The Result

Since 2005, six buildings in Hardwick have been rehabilitated with the help of tax credit-financing. Approximately \$625,000 in state tax credits have leveraged over \$7.5 million in outside investments to date, jumpstarting new businesses and creating jobs, developing quality housing, and bringing new vitality to the commercial district. An analysis of Hardwick's downtown property values (Grand List) is evidence that public investment to improve these buildings results in increased property tax revenue. By promoting reinvestment and encouraging projects that put dollars back into the local economy, tax credits spark economic revitalization for communities across the state.

“The amount of new activity, life and excitement on Main Street is unprecedented. It’s clear to me that strong communities need vital urban cores -- and with the help of the tax credits, we’ve made a great start in Hardwick.”

Michael Gohl, local architect
and tax credit recipient

For more information, please contact:

Caitlin Corkins: caitlin.corkins@vermont.gov or 802.828.3047
or visit: <http://accd.vermont.gov/historic-preservation/funding/tax-credits>

Hardwick - Revival Along Main Street

2013

Tax Credits Leverage Private Investment

An analysis of property values using local grand list data shows how public investment to improve buildings in designated village centers has increased property tax revenue. This investment not only revitalizes communities, it provides a permanent increase in tax revenue to support the education fund, creates jobs, and adds housing.

Bemis Block, Hardwick

Total Project Cost: \$2,500,000 Tax Credits Awarded: \$112,500

After suffering a damaging fire in November 2005, the second in the building's history, work to rehabilitate the historic Bemis Block became a catalyst for revitalization in the village of Hardwick. Supported by both federal and state tax credits, the building now houses four first-floor commercial spaces and 14 apartments on the two upper floors. The structure was brought into full code-compliance as part of the project, which included installation of an elevator.



Grand List Before: \$257,800

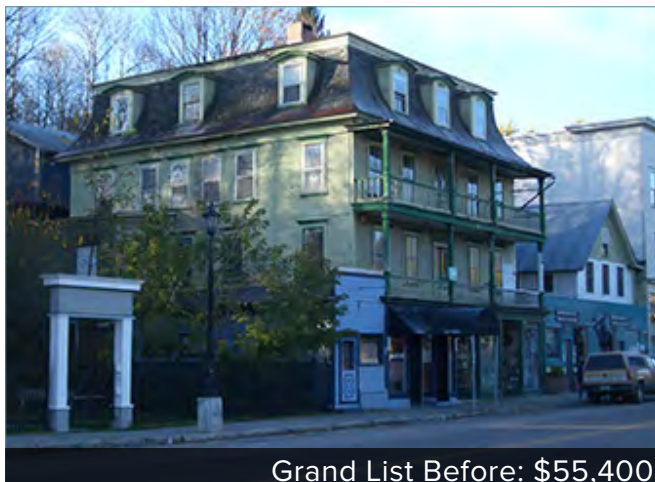


Grand List After: \$816,200

Hill Block, Hardwick

Total Project Cost: \$355,500 Tax Credits Awarded: \$75,816

Constructed in 1874, this former residence was raised to rest on top of a new ground-floor commercial storefront in the early 20th century. By 2005, the building was in disrepair. Rehabilitation of the building began in December and was completed in a little over a year. Work included repairs to the building's distinctive exterior architectural features as well as significant code-required upgrades to the interior. The building now provides space for three commercial businesses and six apartment units on the upper floors.



Grand List Before: \$55,400



Grand List After: \$350,000

For more information, please contact:

Caitlin Corkins: caitlin.corkins@vermont.gov or 802.828.3047

Website: <http://accd.vermont.gov/historic-preservation/funding/tax-credits>

Designated Downtown and Village Centers

Funding Directory - Historic Buildings

1

Downtown and Village Center Tax Credit*

State tax credit for qualified historic rehabilitation, façade, and code improvements for properties at least 30 years old and located within a state designated downtown or village center.

Range: 10 – 50% of eligible expenditures

Eligibility: Income-producing and nonprofit properties within a [state designated downtown or village center](#)

Deadline: Annually the first week of July

Contact: Caitlin Corkins, (802) 828-3047, caitlin.corkins@vermont.gov

Website: <http://accd.vermont.gov/historic-preservation/funding/tax-credits>

Federal Rehabilitation Investment Tax Credit

Federal tax credit for 20% of the rehabilitation costs (including labor, materials and architects or other consultant fees) for income-producing buildings listed in the National Register of Historic Places.

Range: 20% of eligible expenditures

Eligibility: Owners of income-producing historic buildings

Deadline: Rolling application deadline; file application before construction

Contact: Caitlin Corkins, (802) 828-3047, caitlin.corkins@vermont.gov

Website: <http://www.nps.gov/tps/tax-incentives.htm>

State Historic Preservation Grants*

State 50:50 matching grants for the repair and restoration of historic buildings listed or eligible for listing in the National Register of Historic Places.

Range: \$1,000 - \$20,000

Eligibility: Municipalities and non-profit organizations

Deadline: Annually the first week in October

Contact: Caitlin Corkins, (802) 828-3047, caitlin.corkins@vermont.gov

Website: <http://accd.vermont.gov/historic-preservation/funding/historic-preservation-grants>

Cultural Facilities Grant Program

Matching state grants for community facilities used to provide cultural activities to the public and to enhance or expand the capacity of an existing building to provide cultural programming.

Range: \$1,000 - \$30,000

Eligibility: Municipalities and non-profit organizations

Deadline: Annually at the beginning of May

Contact: Michelle Bailey, (802) 828-3294, m Bailey@vermontartscouncil.org

Website: <http://www.vermontartscouncil.org/grants-and-services/organizations/cultural-facilities>

VHCB Outstanding Historic Building Grants*

Funding for acquisition or rehabilitation of “outstanding” historic buildings located in downtowns and village centers as determined by VHCB. Projects are protected by a historic preservation easement.

Range: Varies. Match required for locally significant historic projects; no match required for buildings of statewide significance, but matching funds make applications more competitive

Eligibility: Municipalities; nonprofit housing and conservation organizations

Deadline: Multiple, depending on the availability of funding; deadlines on VHCB website

Contact: Karen Freeman, (802) 828-5067, karen@vhcb.org

Website: <https://vhcb.org/our-programs/conservation/apply-for-funding>

Preservation Trust of Vermont

Implementation and planning grants available to preserve and rehabilitate historic buildings.

Range: Varies

Eligibility: Municipalities and nonprofit organizations

Deadline: Varies

Contact: Ben Doyle, (802) 839-9914, ben@ptvermont.org

Website: <https://ptvermont.org/grants/>

** Grant program awards priority consideration for state designation.*

For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Gary Holloway: gary.holloway@vermont.gov or 802.522.2444

Designated Downtown and Village Centers

Funding Directory - Buildings and Infrastructure

2

Human Services and Educational Facilities Grant Program

Matching state grants for capital costs associated with the major maintenance, renovation, and development of facilities used for human services and health care, or educational opportunities.

Range: \$1,000 - \$25,000

Eligibility: Municipalities and non-profit organizations Deadline: Annually in July

Contact: Judy Bruneau, (802) 828-3519, judy.bruneau@vermont.gov

Website: <https://bgs.vermont.gov/commissioner/building-communities-grants>

USDA Rural Development Programs

The USDA offers federal support for towns and villages through a variety of loan and grant programs aimed at enhancing rural quality of life through investing in housing, essential community facilities, municipal infrastructure, and economic development.

Range: Loan and grant support varies by program

Eligibility: Varies by program

Deadline: Varies by program

Contact: Misty Sinsigalli, (802) 622-4119, misty.sinsigalli@usda.gov

Website: <http://www.rd.usda.gov/vt>

Vermont Arts Council - Animating Infrastructure Grants

Animating Infrastructure Grants support community projects that integrate art with infrastructure improvements.

Range: Grants range from \$1,000 to \$15,000; no match required.

Eligibility: Projects must engage an artist to develop community projects that integrate public art with infrastructure

Deadline: Letters of intent due December 2020 with full proposals due March 2020.

Contact: Michele Bailey (802) 828-3294, m Bailey@vermontartscouncil.org

Website: <https://www.vermontartscouncil.org/grants-and-services/organizations/animating-infrastructure>

ANR Clean Water State Revolving Loan Fund*

State Revolving Loan to assist in the planning, design, and construction of municipal wastewater and stormwater systems. Details on various programs on website.

Range: No maximum or minimum project amount

Eligibility: Municipalities

Deadline: Accepted on a continuing basis for planning and design loans. Construction loans must apply by February 15 of each year to be on the priority list for the year.

Contact: Tom Brown, (802) 622-4205, thomas.brown@vermont.gov

Website: <https://dec.vermont.gov/water-investment/water-financing/cwsrf>

ANR Drinking Water State Revolving Loan Construction Fund*

State Revolving Loan to assist in construction of public, private and nonprofit community water, wastewater and stormwater systems. Details on various programs on website.

Range: \$2,000,000 per funding cycle and \$6,000,000 cap for any one project. No minimum project amount.

Eligibility: Municipalities, private developers and non-profit organizations

Deadline: Annually in February

Contact: Celia Riechel (802) 585-4904, celia.riechel@vermont.gov

Website: <https://dec.vermont.gov/water-investment/water-financing/dwsrf>

ANR Drinking Water State Revolving Loan Planning Fund*

State Revolving Loan to assist in the planning and design of public, private and nonprofit community water, wastewater and stormwater systems. Details on various programs on website.

Range: \$100,000 maximum. No minimum project amount

Eligibility: Municipalities, non-profit organizations and private developers

Deadline: Accepted on a continuing basis.

Contact: Celia Riechel (802) 585-4904, celia.riechel@vermont.gov

Website: <https://dec.vermont.gov/water-investment/water-financing/dwsrf-water-planning-loan>

* *Grant program awards priority consideration for state designation.*

For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Gary Holloway: gary.holloway@vermont.gov or 802.522.2444

Designated Downtown and Village Centers

Funding Directory - Transportation and Housing

3

Sales Tax Reallocation Program*

Municipalities and the developer of a qualified project jointly apply for a reallocation of sales taxes on construction materials. Qualified projects must be located within a state designated downtown.

Range: Based on sales tax generated in excess of \$100,000 to \$1M depending on the size of municipality

Eligibility: Joint application between municipality and developer located within Designated Downtown

Deadline: Annually the first week of July

Contact: Caitlin Corkins, (802) 828-3047, caitlin.corkins@vermont.gov

Website: <http://accd.vermont.gov/community-development/funding-incentives/sales-tax-reallocation>

Vermont Community Development Program (CDBG)*

Accessibility Modification Grants – Federal grants to bring existing municipal buildings and non-school libraries into compliance with the Americans with Disabilities Act (ADA).

Implementation Grants – Federal grants for economic development, housing, public facilities, and public services that will benefit low to moderate income individuals, eliminate slums or blight, or address an urgent need.

Planning Grants – Federal grants for community development planning, downtown planning studies, and project development to benefit people with low to moderate incomes and/or eliminate “slums and blight.”

Scattered Site Grants – Federal grants to rehabilitate scattered site housing projects to benefit people with low to moderate incomes and/or eliminate “slums and blight.”

Range: \$3,000 - \$1,000,000

Eligibility: Municipalities and/or municipalities on behalf of organizations and private owners

Deadline: Open application with funding decisions made throughout the year

Contact: Cindy Blondin, (802) 828-5219, cindy.blondin@vermont.gov

Website: <http://accd.vermont.gov/community-development/funding-incentives/vcdp>

Downtown Transportation Fund*

State grants for municipalities to finance transportation-related capital improvements in support of economic development, within or serving a state designated downtown, including construction or alteration of roads and highways, parking facilities, pedestrian and streetscape improvement, rail or bus facilities or equipment, and underground relocation of electric utility, cable and telecommunications lines.

Range: 50% of overall project costs up to maximum of \$100,000

Eligibility: Municipalities with a Designated Downtown Deadline: Annually in March

Contact: Gary Holloway, (802) 522-2444, gary.holloway@vermont.gov

Website: <http://accd.vermont.gov/community-development/funding-incentives/downtown-transportation-fund>

VTrans Transportation Alternative Program*

State matching grants for the construction, planning, and design of bike and pedestrian facilities (on or off road), sidewalks, bicycle infrastructure, lighting, and others.

Range: \$50,000 - \$300,000. Local match of 20% for construction and scoping studies

Eligibility: Municipalities, transit agencies, school district, and regional planning commissions

Deadline: Annually in November

Contact: Scott Robertson, (802) 793-2395, scott.robertson@vermont.gov

Website: <http://vtrans.vermont.gov/highway/local-projects/transport-alt>

VTrans Bicycle and Pedestrian Program*

State matching grants for the scoping, design, and construction of bike and pedestrian facilities, sidewalks, bicycle lanes, crosswalks, shared-use paths, and lighting.

Range: No minimum or maximum range. Local match of 20% for construction, 50% for state-funded small scale construction grants; and 20% for scoping projects

Eligibility: Municipalities, transit agencies, school district, and regional planning commissions

Deadline: Annually in July

Contact: Jon Kaplan, (802) 498-4742, jon.kaplan@vermont.gov

Website: <http://vtrans.vermont.gov/highway/local-projects/bike-ped>

** Grant program awards priority consideration for state designation.*

For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Gary Holloway: gary.holloway@vermont.gov or 802.522.2444

Designated Downtown and Village Centers

Funding Directory - Recreation and Conservation

4

ANR Recreational Trails Grant Program

Matching state 80/20 grants for the maintenance, restoration, design and construction of recreational trails. Both motorized and non-motorized trail projects may qualify for RTP funds.

Range: Maximum of \$50,000. Local match of 20%

Eligibility: Municipalities, non-profit organizations, and other governmental entities may apply.

Deadline: Annually February 1st. Mandatory pre-applications due in December

Contact: Sherry Winnie, (802) 760-8450, sherry.winnie@vermont.gov

Website: <https://fpr.vermont.gov/recreational-trails-program>

BGS Recreational Facilities Grants Program

State matching 50/50 grants for the development and creation of community recreational opportunities.

Range: \$1,000 - \$25,000

Eligibility: Municipalities and non-profit organizations

Deadline: Annually in July

Contact: Judy Bruneau, (802) 828-3519, judy.bruneau@vermont.gov

Website: <http://bgs.vermont.gov/commissioner/building-communities-grants>

ANR Ecosystem Restoration Grant Program

State grants for the design and construction projects that target nonpoint sources of pollution that cause or contribute to the state's surface waters.

Range: Maximum of \$250,000. Local match varies

Eligibility: Municipalities, regional organizations, non-profits associations, citizen groups, and state agencies

Deadline: Two rounds annually, varies depending on funding

Contact: Allison Lewis, (802) 490-6124, allison.lewis@vermont.gov

Website: <https://dec.vermont.gov/water-investment/cwi/grants/opportunities>

ANR Caring for Canopy Grant Program

State 50/50 matching grants to help communities care for tree canopy by taking the necessary actions to developing and sustaining a community-wide tree program, including tree plantings, inventories, maintenance, and planning.

Range: \$500 - \$5,000. Local match of 50%

Eligibility: Municipalities and non-profits associations

Deadline: Annually in January

Contact: Elise Schadler, (802) 522-6015, elise.schadler@vermont.gov

Website: <https://vtcommunityforestry.org/programs/financial-assistance/caring-canopy-grants>

ANR Land and Water Conservation Fund

Assists in acquiring land for parks and public outdoor recreation, as well as the development of new facilities and/or renovations of existing facilities or outdoor recreation.

Range: Not specified. Local match of 50%

Eligibility: Municipalities

Deadline: Annually in February, pre-applications due in the fall

Contact: Jessica Savage, (802) 828-1399, jessica.savage@vermont.gov

Website: <https://fpr.vermont.gov/land-and-water-conservation-fund>

VHCB Local Conservation Projects*

Local conservation projects for agricultural and recreational land, town parks and forests, swimming holes, green- ways, and historic buildings for public use.

Range: Up to \$150,000. Match required, at least 33%

Eligibility: Municipalities, eligible non-profit organizations and certain state agencies

Deadline: Multiple, depending on the availability of funding; deadlines on VHCB website

Contact: Ethan Parke, (802) 828-0795, ethan@vhcb.org

Website: <https://vhcb.org/our-programs/conservation/apply-for-funding>

** Grant program awards priority consideration for state designation.*

For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Gary Holloway: gary.holloway@vermont.gov or 802.522.2444

Designated Downtown and Village Centers

Funding Directory - Economic Development, Planning, and Efficiency

5

Northern Border Regional Commission Grants*

A federal/state partnership that invests in economic and community development projects in Vermont.

Range: Grants up to \$250,000. Match of 20%-50% of total project cost, depending on location.

Eligibility: Participating member states, local governments (city and county), nonprofit and Native American entities

Deadline: Annually in June

Contact: Kristie Farnham, (802) 398-5268, kristie.farnham@vermont.gov

Website: <http://accd.vermont.gov/economic-development/funding-incentives/Northern-Border-Regional-Commission>

BGS Regional Economic Development Grant Program

Matching state grants to stimulate the creation and development or retention of economic development of individual or regional Vermont communities.

Range: \$1,000 - \$25,000

Eligibility: Municipalities and non-profit organizations

Deadline: Annually in July

Contact: Judy Bruneau, (802) 828-3519, judy.bruneau@vermont.gov

Website: <https://bgs.vermont.gov/commissioner/building-communities-grants>

Certified Local Government Program

Federal grants available for resource identification and planning, National Register nominations, downtown planning, public education, archeological studies, and building feasibility studies.

Range: \$500 - \$25,000

Eligibility: Municipalities that are enrolled as Certified Local Governments

Deadline: Annually in December

Contact: Devin Colman, (802) 585-8246, devin.colman@vermont.gov

Website: <http://accd.vermont.gov/historic-preservation/funding/clg-grants>

VTrans Park and Ride Grant Program

Supports the engineering and construction of small municipal owned park and ride facilities to reduce the number of single occupancy vehicles on the roadway.

Range: No minimum or maximum range

Eligibility: Municipalities. Location must be on a municipal, state or leased property on or near a state highway

Deadline: Annually, in August

Contact: Tina Bohl, (802) 793-1743, tina.bohl@vermont.gov

Website: <http://vtrans.vermont.gov/highway/parkandrides>

Efficiency Vermont Incentives*

Efficiency Vermont offers technical assistance, incentives, and financing for energy-related projects for homeowners and businesses seeking to use less energy, save money, and support a clean energy future.

Range: Varies by program.

Eligibility: Homeowners and business owners. Contact us for details

Deadline: Ongoing, no deadline

Contact: Customer Support, (888)-921-5990, info@efficiencyvermont.com

Website: <https://www.efficiencyvermont.com/rebates>

Vermont Community Foundation

A variety of grants are available to support projects to improve environmental sustainability, cultural heritage, social justice, historic preservation, and vitality of Vermont communities

Range: Up to \$25,000. No local match required

Eligibility: Municipalities, nonprofit organizations, grant availability varies by geographic area

Deadline: Varies by grant, throughout the year

Contact: Sarah Waring (802) 388-3355 x 283, swaring@vermontcf.org

Website: <http://www.vermontcf.org/Nonprofits/AvailableGrants.aspx>

* *Grant program awards priority consideration for state designation.*

For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Gary Holloway: gary.holloway@vermont.gov or 802.522.2444

Designated Downtown and Village Centers

Funding Directory - Planning and Financing

6

Municipal Planning Grant Program*

State grants for a wide range of municipal planning projects including municipal land use plans, zoning and subdivision bylaws, designated downtown, village and neighborhood planning.

Range: \$2,500 - \$20,000. Local match required

Eligibility: Municipalities with adopted plans confirmed by their regional planning commission

Deadline: Annually in September

Contact: Jennifer Lavoie, (802) 828-1948, jennifer.lavoie@vermont.gov

Website: <http://accd.vermont.gov/community-development/funding-incentives/municipal-planning-grant>

Hazard Mitigation Grant Program

Provides grants to implement long-term hazard mitigation actions that reduce structure damage or loss of life due to natural disasters. Examples include upsizing culverts, floodproofing buildings and mitigation planning.

Range: No minimum or maximum. Local match of 25%

Eligibility: Municipalities, state agencies, regional planning agencies, non-profits in select circumstances. Eligible entities on behalf of private owners.

Deadline: Funding available after a major disaster declaration. Rolling application deadlines

Contact: Ben Rose, 802-241-5386, ben.rose@vermont.gov

Website: <https://vem.vermont.gov/funding/mitigation>

VTrans/ACCD Better Connections Program*

State 90/10 matching grants for planning that align land use planning and community revitalization with transportation investments.

Range: No minimum. Maximum is \$67,500. Local match of 10%

Eligibility: Municipalities, located outside of Chittenden County with a confirmed planning process

Deadline: Fall 2020. Pre-application meetings conducted prior to December 31

Contact: Jackie Cassino, (802) 272-2368, jackie.cassino@vermont.gov or Richard Amore, richard.amore@vermont.gov

Website: <http://vtrans.vermont.gov/planning/projects-programs/better-connections>

Vermont State Infrastructure Bank

State low interest loan program for the construction or reconstruction of highways, roads and bridges, and pedestrian facilities, as well as certain capital facilities related to rail transit, public transit or electric vehicle charging stations.

Range: No minimum or maximum range. Loan term may not exceed 30 years and requires borrower equity of 10-20%.

Eligibility: Municipalities, Regional Development Corporations, or political subdivisions of the state or private sector companies that have entered into a contract with a public authority.

Deadline: No deadline, ongoing loan program

Contact: Cassie Polhemus, (802) 828-5627, cpolhemus@veda.org

Website: <http://www.veda.org/financing-options/other-financing-option/state-infrastructure-bank-program/>

VEDA Commercial Loan Programs

Low interest loans are available to for profit and non-profit companies to finance downtown revitalization projects under VEDA's Direct Loan Program and its Vermont Small Business Loan Program.

Range: Loans for 40% of project costs to a maximum of \$1.5 million or for \$2 million on renewable energy projects

Eligibility: Projects involving redevelopment of vacant or significantly under-utilized buildings or lots in downtowns or villages that spur employment and economic vitality

Deadline: No deadline, ongoing loan program

Contact: Thomas Porter, (802) 828-5627, tporter@veda.org

Website: <http://www.veda.org/financing-options/>

Brownfield Revitalization Fund*

Grants and loans for remediation of brownfield sites.

Range: Grants are capped at \$200,000

Eligibility: Municipalities, non-profit organizations and private developers

Deadline: Rolling

Contact: Kristie Farnham, (802) 398-5268, kristie.farnham@vermont.gov

Website: <http://accd.vermont.gov/economic-development/funding-incentives/brownfields-initiative>

** Grant program awards priority consideration for state designation.*

For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Gary Holloway: gary.holloway@vermont.gov or 802.522.2444

Designated Downtown and Village Centers

Funding Directory - Planning, Placemaking, and Capacity Building

7

VNRC's Small Grants for Smart Growth*

Provides seed money for community-based initiatives related to smart growth, including efforts related to housing, transportation, community revitalization, conservation, public participation, and advocacy.

Range: \$500 - \$1,500.

Eligibility: Local or multi-town entities, such as a municipality, municipal commission or committee; non-profit organization; or citizens group that is either working with a non-profit or seeking 501(c)(3) status

Deadline: Rolling throughout year

Contact: Kate McCarthy, (802) 223-2328, x. 114, kmccarthy@vnrc.org

Website: <https://vnrc.org/small-grants-for-small-growth/>

AARP Vermont Placemaking Projects for Changing the Built Environment Grants*

Provides funding for small projects that will employ temporary or semi-permanent changes with the goal of leading to permanent change to enhance the livability of the community for people of all ages and abilities.

Range: Up to \$3,000

Eligibility: Statewide, regional and local government entities and non-profit organizations

Deadline: Annually in the spring

Contact: Kelly Stoddard Poor, (802) 393-9187, kstoddardpoor@aarp.org

Website: <https://states.aarp.org/vermont/>

Vermont Council of Rural Development (VCRD) Community Visits

The Community Visit program is a way for towns to engage and bring together their residents, set common goals, and directions in a neutral and facilitated structure, and access resources that will help them take action on those goals.

The Community Visit program, provided at no cost to communities by VCRD, gets citizens engaged in *workingfortheir* communities and connects them to the resources they need to be successful.

Range: Municipal commitment to a community dinner and mailing

Eligibility: Vermont communities

Deadline: Rolling throughout the year

Contact: Jenna Koloski, (802) 225-6091, jenna@vtrural.org

Website: <https://www.vtrural.org/programs/community-visits/about>

Local Motion

Local Motion is Vermont's statewide advocate for active transportation, vibrant communities, and safe streets. The organization provides technical assistance to communities and helps build local capacity, advocates for safer, more livable streets at the local and state level, and teaches bike skills to students and adults.

Eligibility: Vermont communities

Contact: Karen Yacos, info@localmotion.org or (802) 861-2700

Website: <https://www.localmotion.org/>

* Grant program awards priority consideration for state designation.

For more information, please contact:

Richard Amore: richard.amore@vermont.gov or 802.585.0061

Gary Holloway: gary.holloway@vermont.gov or 802.522.2444



MUNICIPAL SOLID WASTE AGREEMENT

between

CITY OF LEBANON, NH

and

Agreement made this _____ day of _____, 2021 by and between the City of Lebanon, a municipal corporation existing in Lebanon, the County of Grafton, and State of New Hampshire (CITY), and the Town of _____, NH/VT, a municipal corporation existing in County of _____, and State of _____ (TOWN), as follows:

WHEREAS, the CITY presently owns and operates a solid waste landfill facility (FACILITY) located off Route 12A in West Lebanon, New Hampshire; and

WHEREAS, there is sufficient capacity in the FACILITY to allow the continued use by other towns for disposal of Acceptable Waste; and

WHEREAS, the CITY is willing to provide this service to such towns.

NOW THEREFORE, in consideration of the mutual promises and undertakings of the parties as set forth below, it is AGREED:

1. ACCEPTANCE AND DISPOSAL OF WASTE

The CITY shall only accept and dispose of Acceptable Waste generated by the residents and property owners of the TOWN in accordance with the terms and conditions and limitations as set forth in this Agreement.

Acceptable Waste includes Residential Refuse, Commercial Refuse, Bulky Waste, Construction and Demolition Debris, Yard Waste and Brush, and Recyclables. All terms are as defined in the Code of the City of Lebanon, Chapter 97, Landfill Regulations, as may be amended from time to time.

Unacceptable Waste is as defined in the Code of the City of Lebanon, Chapter 97, Landfill Regulations, as may be amended from time to time.

Hazardous Waste is as defined in the Code of the City of Lebanon, Chapter 97, Landfill Regulations and NH RSA 147-A, both as may be amended from time to time.

If any governmental entity having jurisdiction shall determine that any substances which are not, as of the date of this Agreement, considered harmful or of a toxic nature or dangerous, are determined to be harmful, toxic or dangerous, such substances shall thereafter be deemed Hazardous Waste.

2. FACILITY OPERATION:

The CITY shall be responsible for the operation of the FACILITY in accordance with applicable State and Federal laws, rules, and regulations.

- A. Compliance with City Code Chapter 97: There is presently in effect in the CITY, Lebanon Code Chapter 97, "Landfill Regulations", which governs and regulates the operation of the FACILITY, attached here as Appendix A. All persons using the FACILITY, including the TOWN, are bound by Chapter 97. Chapter 97 may be modified by the CITY from time to time, and such modifications to Chapter 97 shall apply through the term of this agreement. TOWN will be given 90 days notification of any proposed changes to Chapter 97. If the terms of a modification to Chapter 97 substantively conflict with the terms of this Agreement, the terms of Chapter 97 as amended, or its successor, shall govern.

3. PERMIT REQUIRED:

All users (TOWNS, residents, commercial generator/waste haulers, private businesses, and others) of the FACILITY are required to obtain a permit. Permit procedures are as provided in City Code Chapter 97.

Residents of TOWNS with signed agreements for disposal at the FACILITY may ONLY deliver Acceptable Waste directly to the FACILITY if the TOWN has opted to allow its residents to obtain individual permits. Otherwise, residents of said TOWN will be expected to use the facility (transfer station) provided by the TOWN, and the TOWN will have it delivered to the FACILITY, or residents will have to contract with a commercial waste hauler.

- ☐ The Town of _____ opts to allow its residents to obtain individual permits through their own Town Clerk (acting as agent for the CITY) and to dispose of Acceptable Waste directly to the Lebanon Solid Waste Facility.
- ☐ The Town of _____ opts to allow its residents to obtain individual permits directly from the CITY through an online portal and to dispose of Acceptable Waste directly to the Lebanon Solid Waste Facility.
- ☐ The Town of _____ opts NOT to allow residents to obtain individual permits.

If individual residents are not permitted to dispose directly to the FACILITY, the TOWN shall be considered the permitted user and shall have the obligation to have all Acceptable Waste which the TOWN controls (and for which the TOWN pays) delivered to the FACILITY.

4. DELIVERY OF WASTE:

- A. Certified Waste Transporters: Any commercial generator/waste hauler as outlined in Chapter 97, in good standing with respect to payment of tipping fees and other requirements of this Agreement and Chapter 97, and delivering Acceptable Waste reported to be generated within TOWNS having entered into a Solid Waste Agreement with the CITY shall be deemed by the CITY to be a certified waste transporter.
- B. Weights and Measure: All Acceptable Waste generated within the Town and that is delivered to the FACILITY by permitted commercial generator/waste haulers shall be weighed by the CITY. The CITY shall operate and maintain motor truck scales at the FACILITY, calibrated to the accuracy required by applicable State regulations. The weight record shall contain the gross weight, tare weight (empty truck weight), net weight, date and time of transaction, vehicle identification and town of origin. The CITY shall provide written confirmation of the weight record in accordance with NH Department of Agriculture – Weights and Measure.

The CITY shall maintain daily records of the total tonnage of Acceptable Waste, which shall be the basis for billing and payment. Within ten (10) days after request by TOWN, the CITY shall provide written confirmation of the month, net weight, hauler, and reported origin of Acceptable Waste by municipality.

- C. Temporary Shutdown: If, for any reason, the FACILITY is shut down temporarily and the CITY is unable to accept waste from the TOWN, the CITY shall give notice to the TOWN as to the reason for the shutdown and the expected duration. The CITY shall use its best efforts to return the FACILITY to active service as soon as possible. During the shut down, temporary alternative disposal options may be made by the TOWN to dispose of Acceptable Wastes. After the FACILITY has been placed back into service, the TOWN shall reengage disposal services with the City. The City will cooperate with the Town by extending operating hours if necessary for a reasonable length of time in light of the length of the service interruption once the FACILITY is back in service. The CITY shall neither be liable for alternate waste disposal during any shutdown, nor for any costs incurred by TOWN because of such shutdown.

5. INSPECTION OF WASTE:

The CITY may inspect the contents of any vehicle delivering waste to the FACILITY to determine its composition, point of origin, and conformance with the terms and conditions of this Agreement. Any vehicle found to be delivering Unacceptable Waste, Hazardous Waste, or solid waste from a municipality without a disposal agreement with the CITY shall be required to reload the waste and remove it from the FACILITY without cost to the CITY. In addition to removal of the solid waste, the vehicle operator may be subject to fines or penalties as provided in Chapter 97.

6. COST OF SERVICE:

The cost of service for disposal shall be based on the full cost of ownership and operation of the Lebanon FACILITY, including repayment of all FACILITY related capital, operating and management costs; closure and long-term maintenance set asides in accordance with NHDES requirements; funding of capital reserve accounts for equipment replacement; costs incurred for future expansion activities; and all other costs of FACILITY ownership and operation incurred by the City of Lebanon. The maximum cost of service is to be calculated annually based on the total costs as outlined above divided by all tons (commercial and municipal) anticipated to be received in the next contract year.

The CITY is required by State of NH DES to set aside funds for the closure of the Lebanon FACILITY. These "closure funds" are established on a per ton basis and is part of the cost of service paid for disposal at the Lebanon FACILITY.

For waste or recyclable items delivered by permitted TOWNS or commercial generators/waste haulers, cost of service shall be based on the actual tons of municipal solid waste delivered at the current rate per ton as specified by Chapter 97, Fees, "MSW-Commercial."

For waste delivered directly by residents of the TOWN, payments will be made using "punch cards," or by other means established by the City payable at the rate per ton or set amounts as specified by Chapter 97, Fees, "MSW-Residential."

7. TERM:

- A. This Agreement shall be in effect until such time as either the TOWN or the CITY gives written notice of termination to the other party at least one (1) year in advance of such termination. The minimum term shall extend through the completion of Phase II - C, unless this Agreement is terminated by either the CITY or the TOWN one (1) year prior to the filling to completion of Phase II-C. It is the initial intent of both the CITY and the TOWN to provide for long-term

solid waste disposal through the completion of Phase II of the FACILITY. The term may be extended to a possible future Phase III expansion if agreed to in writing by both parties.

- B. Non-Compete Clause: The TOWN hereby agrees not to contract with an alternate solid waste disposal facility; except (i) as provided in Section 7(D), (ii) in the event of a temporary shutdown as described in Section 4(C), or (iii) to provide for the new construction of a solid waste disposal facility (such as a transfer station to move Acceptable Waste, that would otherwise be disposed of in the Lebanon landfill) that will directly compete with the FACILITY, during the effective term of this Agreement without proper written notices as provided in paragraph A above. If the TOWN takes either such action, this Agreement may be terminated with no notice by the CITY, and the CITY shall be compensated by the TOWN for any consequential damages to the CITY directly or indirectly caused by the TOWN'S breach of this non-compete agreement.
- C. Termination of this Agreement by CITY for Default: The CITY shall have the right to terminate this Agreement with the TOWN in the event that the TOWN does not comply with the terms and conditions herein, including compliance with Chapter 97. Prior to such termination, the CITY shall give notice to the TOWN in writing as to any and all terms and conditions breached and the TOWN shall have thirty (30) days after receipt of the notice to cure such breach by complying with such terms and conditions. If the CITY in its sole discretion determines that the TOWN has failed to remedy such defects and breach and comply with the terms and conditions herein, the CITY shall have the right to terminate this Agreement by giving written notice to the Chairman of the Board of Selectmen of the TOWN. Such termination shall be effective upon receipt of this notice.
- D. Planning by TOWN for Alternate Facility: The TOWN shall provide the CITY with at least two (2) years' notice of any planned switch to an alternate waste disposal facility or the construction by TOWN of a new solid waste landfill facility; provided, however, that this Agreement shall not terminate automatically at the end of said two (2) year period unless the TOWN or the CITY has provided the required one (1) year termination notice.
- E. Termination of this Agreement by TOWN: The TOWN shall have the right to terminate this Agreement with the CITY. The TOWN shall give the CITY ONE (1) year's notice; in writing. Written notice shall be directed to the Lebanon City Manager and the termination shall be effective one year after receipt of the notification.
- F. The CITY shall provide to the TOWN, annually during the term of this Agreement, an estimate of the life remaining in the active phase of the FACILITY based on an annually updated topographic survey, and the prior year's tonnage.

8. LIABILITY AND INDEMNIFICATION:

The TOWN agrees to indemnify and hold harmless the CITY from and against any and all claims, expenses, and liabilities, including costs and attorney's fees which the CITY shall incur by virtue of any act or omission of the TOWN, its employees, agents, or licensees. The TOWN shall also be responsible for and shall indemnify and hold the CITY harmless from all claims, expenses, and liabilities arising in connection with the disposal of Unacceptable Waste including Hazardous Waste in the FACILITY by its employees, agents, or licensees or entity. Notwithstanding the foregoing, the Town's indemnification and liability obligations shall not apply if the Hazardous Waste is determined to have been deposited in the FACILITY during a period when the TOWN did not use the

FACILITY or in a Phase or cell that was not receiving wastes during the term of this Agreement. This covenant shall continue notwithstanding the termination of the Agreement.

The CITY agrees to indemnify and hold harmless the TOWN from and against any and all claims, expenses, and liabilities, including costs and attorney's fees which the CITY shall incur by virtue of any gross negligence or willful misconduct of the CITY, its employees, agents, or licensees. The CITY shall also be responsible for and shall indemnify and hold the TOWN harmless from all claims, expenses, and liabilities arising in connection with the disposal of Unacceptable Waste including Hazardous Waste in the FACILITY to the extent due to the CITY's failure to comply with the terms of this Agreement, including, without limitation, failure to enforce Chapter 97 and/or the record keeping requirements of this Agreement.

9. EFFECTIVE DATE OF THIS AGREEMENT:

To the extent the TOWN has been disposing of its solid waste in the FACILITY prior to the signing of this Agreement, the TOWN agrees that the terms and conditions of this Agreement apply not only for the term as described in Section 7, but also for any prior use up to and including the date of this Agreement. This Agreement replaces all prior agreements between the CITY and the TOWN for disposal of Acceptable Waste at the FACILITY except for any provisions of such agreements that, by their terms, survive the termination of such agreements. For avoidance of doubt, this Agreement replaces the prior agreement between the City and the Greater Upper Valley Solid Waste Management District.

10. ACKNOWLEDGEMENT OF TOWN'S RESPONSIBILITIES:

- A. TOWN'S Obligation to Reduce Waste and Provide Reports: The TOWN must comply, and must document its compliance, with the requirements of NH RSA 149 -M:2-I regarding waste reduction, and is required to take the following actions:

1. The TOWN must provide for, or document the existence of, an active public or private recycling program available to all residents and/or businesses in the municipality for the period during which waste generated within the TOWN is disposed at the FACILITY.
2. As a condition precedent to disposing of solid waste generated within the TOWN in the FACILITY, the municipality must submit a brief report to the CITY describing the active recycling programs available to residents and providing a plan for meeting a 40 percent waste reduction goal.
3. By no later than March 2 of each year, the TOWN shall provide to the CITY a summary of the tonnage of solid waste, which was recycled, reused, composted or source reduced in the previous calendar year.

Compliance with City Code Chapter 185, Welcoming Lebanon: If the TOWN opts to allow residents to obtain individual permits under Section 3 of this Agreement through their own TOWN Clerk, the Clerk of such TOWN shall receive training on use of the CITY's electronic system for the issuance of such permits. Said Clerk shall be appointed by the City Manager (or designee) to act as agent of the CITY solely for purposes of issuing FACILITY permits. When engaged in that function (but not otherwise), the Clerk will be considered an "agent" of the CITY as defined in City Code Chapter 185 and will comply with the applicable provisions of that Chapter. Violations of the provisions of this Chapter by such agent may result in the cancellation of this agreement at no cost or financial obligation of the CITY.

- B. The signing of this Agreement by the TOWN acknowledges the TOWN's responsibility for the TOWN's share of closure costs as described in paragraph 6 and the TOWN's pro rata share of any expense incurred by the CITY as a result of liabilities arising from the operation of the FACILITY as described in paragraph 8.

Dated the date and year as written on the first page.

CITY OF LEBANON, NH

by:

Signature

Title (Duly Authorized)

TOWN OF _____

by:

Signature

Title (Duly Authorized)



JEANNE D. O'NEILL, CTFA
Principal
ioneill@brownadvisory.com

PHONE (302) 351-7602
FAX (302) 485-1039

June 11, 2021

Mary Riley, Chairman
Board of Sewer Commissioners
Town of Woodstock
P.O. Box 488
Woodstock, VT 05091-0488

RECEIVED
JUN 21 2021

BY:

Re: Richmond House 10-00290001
Parcel 20.52.13.00B

Dear Mary,

Included with this letter is a copy of the delinquent notice as of 4/30/21.

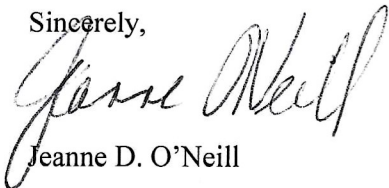
As co-trustee of the Trust that owns the above-referenced parcel, Brown Advisory & Trust Company is requesting abatement of the \$5.97 interest and \$47.72 penalty. In addition to Covid 19 hardships, we note:

- The invoice mailed via USPS was never received at our office
 - (Please correct address from Suite 1407 to 100)
- We have never been in arrears with any sewer, tax or other payment to Town of Woodstock
- We took action immediately upon receipt of the delinquency notice
- The full amount of \$596.50 was paid on May 6, 2021, without delay upon receipt of requested emailed invoice

We appreciate your attention to and accommodation of our appeal.

If you have any questions or I may be of further assistance, please do not hesitate to contact me directly.

Sincerely,



Jeanne D. O'Neill

cc: William W. Chorske
PO Box 208
Woodstock, VT 05091

TOWN/VILLAGE OF WOODSTOCK
PO BOX 488
WOODSTOCK VT 05091
802-457-3456
DELINQUENT SEWER BILL NOTICE AS OF 04/30/2021

PARCEL NUMBER : 20.52.13-00B

CHORSKE WILLIAM W
BROWN ADVISORY
5701 KENNETT PIKE
SUITE 1407
WILMINGTON, DE

19807-1311

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
FY2021S	596.50	5.97	47.72	0.00	650.19 39 ELM STREET

TOTAL AMOUNT DUE 650.19

Please Remit to :

DELINQUENT TAX COLLECTOR
WOODSTOCK SEWER
TOWN OF WOODSTOCK
PO BOX 488
WOODSTOCK VT 05091

Checks are to be made PAYABLE to Woodstock Sewer.

07/06/21
01:16 pm

Woodstock Sewer Tax Administration
Detail Transactions Report
Parcel 20.52.13-00B All Tax Years Full Detail

Page 3
Admin Assist

Parcel	Tax Year	Name						
Description		Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance
Rcpt. Appl. To Prin. Pmt 1		02/18/15	10708145	10015.0	351	3BROWNADV	-372.00	0.00
Parcel Balance								0.00
20.52.13-00B	2015S	CHORSKE WILLIAM W		39	ELM STREET			
Bill Appl. To Prin. Pmt 1		01/06/16			366		372.00	372.00
Rcpt. Appl. To Prin. Pmt 1		03/15/16	10759103	10081.0	368	6 BROWN	-372.00	0.00
Parcel Balance								0.00
20.52.13-00B	2016S	CHORSKE WILLIAM W		39	ELM STREET			
Bill Appl. To Prin. Pmt 1		01/03/17			383		403.50	403.50
Rcpt. Appl. To Prin. Pmt 1		03/17/17	10804605	10154.0	385	2	-403.50	0.00
Parcel Balance								0.00
20.52.13-00B	2017S	CHORSKE WILLIAM W		39	ELM STREET			
Bill Appl. To Prin. Pmt 1		01/05/18			395		444.00	444.00
Rcpt. Appl. To Prin. Pmt 1		01/23/18	10842199	10198.0	395	1 BROWNA	-444.00	0.00
Parcel Balance								0.00
20.52.13-00B	2018S	CHORSKE WILLIAM W		39	ELM STREET			
Bill Appl. To Prin. Pmt 1		12/31/18			403		461.00	461.00
Rcpt. Appl. To Prin. Pmt 1		03/12/19	10889534	10289.0	406	5BROWN	-461.00	0.00
Parcel Balance								0.00
20.52.13-00B	2019S	CHORSKE WILLIAM W		39	ELM STREET			
Bill Appl. To Prin. Pmt 1		01/27/20			446		483.00	483.00
Rcpt. Appl. To Prin. Pmt 1		03/17/20	09302593	10374.0	479		-483.00	0.00
Parcel Balance								0.00
20.52.13-00B	FY2021S	CHORSKE WILLIAM W		39	ELM STREET			
Bill Appl. To Prin. Pmt 1		02/19/21			590		596.50	596.50
Bill Appl. To Pen. Pmt 1		04/26/21			663		47.72	644.22
Bill Appl. To Int. Pmt 1		04/26/21			664		5.97	650.19
Rcpt. Appl. To Prin. Pmt 1		05/14/21	9662961	10558.0	686		-542.81	107.38
Rcpt. Appl. To Int. Pmt 1		05/14/21	9662961	10558.0	686		-5.97	101.41
Rcpt. Appl. To Pen. Pmt 1		05/14/21	9662961	10558.0	686		-47.72	53.69
Bill Appl. To Int. Pmt 1		05/26/21			693		0.54	54.23
Bill Appl. To Int. Pmt 1		06/24/21			708		0.54	54.77
Parcel Balance								54.77
Grand Total								54.77

**Town & Village of Woodstock
Select Board & Board of Trustees
Joint Meeting
July 15, 2021
6:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Mary Riley, Ray Bourgeois, Keri Cole, Joe Swanson, Chair Jeffrey Kahn, Seton McIlroy, Daphne Lowe, Bill Corson, William Kerbin, Nikki Nourse, Trena Tolliver, Police Chief Robbie Blish, Jill Davies, Neal Leitner

A. Call to order

1. Select Board

- a. Chair Riley called the joint meeting of July 15, 2021, to order at 6:00 pm.

2. Trustees

- a. Chair Kahn called the joint meeting of July 15, 2021, to order at 6:00 pm.

B. Additions to and deletions from the posted agenda – none

C. New business

1. Discussion regarding use of ARPA funds

- a. Mr. Kerbin stated that this year the Village will be getting \$44,000 and they will be receiving \$44,000 next summer. The Town will be receiving \$215,000 total. Half they will receive this year, and the other half next summer as well. There are four categories that the money can be spent. The money can be used for things covid related such as hazard pay, aiding households and businesses, loss revenue, and infrastructure such as sewer and water. The money cannot be used to offset taxes or pay debt.
- b. Chair Kahn stated that he had an idea for the Village portion. His idea is to help paint Dr. Coburn's Tonic building. This is a prime visual building in the Village. There are many layers of lead paint on this building. The building has to be tented in order to scrape off the lead paint. The owner of the building did not have the funds to paint the building due to covid.
- c. Ms. McIlroy shared a handout (included in the minutes).
- d. They need to allocate the funds by December 2024, and the funds need to be spent by December 2025.
- e. Chief Blish suggested using some of the funds towards lost meter revenue. This was due to covid.
- f. Chair Riley stated that they will bring this topic back up when they receive the money.

2. Ordinance of Establishment of Certified Local Government Committee

- a. Mr. Leitner stated that this Committee would be established through the National Park Service and National Historic Preservation Act. The majority of committee members have to have professional qualifications. This opens the door to funding for historic preservation. There are currently 23 towns in

Vermont that do this. This is not for brick and motor at all. They do not need to staff the committee. They would need volunteers. The State would choose who would be on the committee. There are people in Woodstock who have expressed interest.

- b. Chair Riley stated that there is a lot to consider.
- c. Mr. Leitner stated that the committee needs to have a minimum of 3 members and a maximum of 9 members. It would be made up of Village and Town residents. At first, he was hesitant to take on another board, but he was reassured that he will not have to staff the committee. The committee would have to follow the open meeting law.
- d. This will be discussed at another meeting. Ordinances will need to be adopted.

3. Discussion regarding use of \$100k Rockefeller investment funds

- a. Chair Kahn stated that the Select Board and Trustees agreed to use \$100,000 of their \$200,000 withdrawal for the purchase of an ambulance.
- b. Ms. Davies stated that it would be nice to put the remainder of the money towards something that is going to last a long time.
- c. Chair Kahn stated that supporting the Town Hall renovation would be a good long term investment.
- d. Ms. Cole stated that it seems like a good use of the money.
- e. Chair Kahn stated that they can designate it towards the 2nd floor renovation.
- f. Ms. Lowe agreed with using the money towards Town Hall.
- g. Ms. Davies stated that so far, they have raised \$3 million. The project is going up in price. Originally, they were thinking \$7-8 million but they keep adding to it. They may need to scale back the project if necessary.
- h. Chair Riley stated that the leadership team meets frequently. They have to wait until they have a cost estimate. Next Tuesday night the leadership team will make a presentation to the Select Board. They will have posters up regarding the plans.
- i. Chair Kahn stated the project may begin as soon as next year.

4. Records Management & Retention Policy

- a. Ms. Tolliver stated that the project was initiated due to the paper storage on the 3rd floor. They need to address all this paperwork due to the Town Hall rejuvenation project. This policy will also be a plan for Woodstock moving forward. She looked at State and Federal laws. She put the policy together. It states how long they need to keep certain documents. The hope is to minimize paper usage.

Motion: by Ms. Cole to approve the Records Management & Retention Policy.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 3-0-0, passed.

Motion: by Ms. McIlroy to approve the Records Management & Retention Policy.

Seconded: by Mr. Corson.

Discussion: none.

Vote: 4-0-0, passed.

5. Discussion regarding park management

- a. Chair Riley stated that there are several parks in town. Each Park has a different focus. The responsibility of every park is a little different. There is East End Park, Teagle's Landing, Tribou Park, and the Green. Vail Field is cared and managed through the Rec Center.
- b. Mr. Corson stated that East End Park is taken care of by the East End Action Group. Faulkner Park is managed by a trust and not the Town's responsibility. Mount Peg is taken care of by the Billings Park Commission. Teagle's Landing was just redone. Arborscape is taking care of it for a year. They need to figure out who is managing it after.
- c. The Boards discussed hiring someone to manage all the parks. This could be part time or full time. They need someone to work with the current groups. They can put it into their budget for next year. Mr. Corson will talk to the groups to see how they feel about this.

6. Friday afternoon closing office at 2:00 pm

- a. Chair Riley stated that she has heard nothing negative about this. They started earlier than previous summers, on Memorial Day weekend.

7. Contact free parking

- a. Chair Riley stated that they have received some concerns regarding people paying the meters during off hours. The meters state on the second screen the hours for the meters which are 10:00 am to 4:00 pm.
- b. Chair Kahn stated that they will be ordering stickers for the meters.

D. Other business - none

E. Adjournment

1. Select Board

Motion: by Mr. Swanson to adjourn the meeting at 7:21 pm.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

Motion: by Mr. Corson to adjourn the meeting at 7:21 pm.

Seconded: by Ms. McIlroy.

Discussion: none.

Vote: 4-0-0, passed.

Respectfully submitted

Nikki Nourse

**Town of Woodstock
Select Board
July 20, 2021
6:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Mary Riley, Ray Bourgeois, Keri Cole, Joe Swanson, William Kerbin, Nikki Nourse, Elijah Lemieux, Eddie English, Fire Chief David Green, Geoff Martin, Wendy Spector, Jill Davies, Seton McIlroy, Thomas McCaughey, Michael Caduto, Tom Beck, Tess Hunter, Antonia Richie, Bill Corson, Jon Spector, Susie Stultz, Susan Ford, Jennifer Endicott, Jenevra Wetmore, Jeffrey Kahn, John Hemmelgarn

A. Call to order

1. Chair Riley called the Select Board meeting of July 20, 2021, to order at 6:00 pm.

B. Additions to and deletions from the posted agenda – none

C. Citizens Comments – none

D. Manager's report

- 1. General report**

- a. Mr. Kerbin stated that the painting company hired by the Stated will be coming back to the striping of the missed crosswalks. They have hired Cori Frederick as the Accounts Receivable Specialist.

- 2. Financial Report**

- a. No questions

E. New business

- 1. Discussion regarding renewable energy credits**

- a. Mr. Martin stated that this project has been a collaborative effort. It has been a really good project. It will help the Town meet its energy goals. They have selected Norwich Technologies to do the project. Now they have to choose whether or not to keep the renewable energy credits or turn them over to Green Mountain Power. There are environmental attributes from the array. If the Town choose not to keep the RECs, the Town can not claim they are using renewable energy. GMP is willing to pay more because the credits benefit them. Keeping the RECs means the Town is using the energy from the array and it advances the Town's renewable energy goals. It would reduce the Town's emissions by 6%. This would be a big stride towards their goal. There is no investment and immediate savings. They have a Net 0 greenhouse gas emissions goal by 2030. This is the last solar project the Town can do.
- b. Chief Green stated that this project is great for Woodstock. However, he is looking at the numbers. The Town is spending a lot of money. They can save money by selling the RECs. They would still be doing the right thing.
- c. Mr. Martin stated that this is the only chance to own the RECs.
- d. Mr. Caduto read a letter to the Select Board (included in the minutes).

Motion: by Ms. Cole to keep the Renewable Energy Credits that are obtained from the solar array.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 4-0-0, passed.

2. FY2022 tax rate

- a. Mr. Kerbin stated that there is an increase due to the education tax going up.

Motion: by Mr. Bourgeois to approve the tax rate for FY2022.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 4-0-0, passed.

3. Approval of Owner's Representative contract for the Town Hall Rejuvenation Project

- a. The Owner's Representative, Bill Ford, is asking for the contract to be approved. A preliminary contract was approved back in April. He is submitting a new proposal for the project. He has had to start 2-3 months earlier than anticipated. They have had to also increase his hours and will expect to have to do more. By September, he will be working three hours per week. As the project goes along, Mr. Ford will have to represent them a little more. He is asking for a raise of \$4.00 total. \$2.00 next year and \$2.00 more in 2023. Mileage charges will about the same. He will help them with contractors. He will be the negotiator between the leadership team and contractors. He will also negotiate with bidders. The contract is not to exceed the amount of \$120,038.
- b. Mr. Spector stated that they are getting billed for the hours Mr. Ford will actually be working. It is not a fixed amount.
- c. Chair Riley stated that right now Mr. Ford is averaging about 1.5 hours per week.
- d. Ms. Spector stated that this is just an estimated schedule. It cannot exceed the amount listed. The project is more complex than they originally planned.

Motion: by Mr. Bourgeois to approve the Owner's Representative contract for the Town Hall Rejuvenation Project as submitted.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 4-0-0, passed.

4. Town Hall Rejuvenation Project update

- a. Ms. Spector shared a presentation (included in the minutes).

Motion: by Ms. Cole to approve the design elements for the purposes of developing initial cost estimates for:

- Add stage wings to stage house
- Construct ADA tower to fully access stage house and incorporate a riverfront patio
- Bring theater house into ADA compliance
- Reorganize offices and meeting rooms

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 4-0-0, passed.

5. Award of Dunham Hill Road ditching project bid

- a. Mr. Kerbin recommended Daniels Construction for the Dunham Hill project.
- b. Chair Riley stated that part of the project is funded by the State.

- c. Mr. Kerbin stated that they have been given an extension. They have time to complete the project. They have only two bids.

Motion: by Mr. Bourgeois to award the Dunham Hill Road ditching project to Daniels Construction for the amount of \$45,000.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 4-0-0, passed.

6. Award of gravel bid

- a. Mr. Kerbin stated that there is an update to the numbers. He is recommending Twin State Sand & Gravel Co Inc. They are the low bidder after recalculating.

Motion: by Mr. Swanson to award the gravel bid to Twin State Sand & Gravel Co Inc.

Seconded: Ms. Cole.

Discussion: none.

Vote: 4-0-0, passed.

7. Letters of support for Norman Williams Public Library

- a. Chair Riley stated that this is an educational opportunity. They are requesting a letter of support for grant application.

Motion: by Mr. Bourgeois to approve writing a letter of support for the Norman Williams Public Library project so they can apply for a grant.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 4-0-0, passed.

F. Other business – none

G. Board of Sewer Commissioners

1. Abatement request – O'Neill – 20.52.13

Motion: by Mr. Bourgeois to deny the abatement request submitted for 39 Elm Street as submitted by Jeanne O'Neill.

Seconded: by Mr. Swanson.

Discussion: Mr. Bourgeois stated that they have received a lot of these, and it sets a bad precedent to approve this request.

Ms. Cole disagrees and thinks they should approve this one.

Vote: 2-2-0, not passed. Tabled until next meeting.

H. Approval of minutes

1. 7/6/21 meeting minutes

Motion: by Mr. Bourgeois to approve the meeting minutes of 7/6/21 as submitted.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 4-0-0, passed.

I. Adjournment

Motion: by Mr. Bourgeois to adjourn the meeting at 8:07 pm.

Seconded: by Mr. Swanson.

Discussion: none

Vote: 4-0-0, passed.

Respectfully submitted,
Nikki Nourse



Sustainable Woodstock

P.O. Box 611 • Woodstock, VT 05091 • 802.457.2911 • www.sustainablewoodstock.org

Inspiring, educating and empowering environmentally, economically and socially responsible lives.

July 20, 2021

To: Members of the Woodstock Select Board: Mary Riley, Chair; Ray Bourgeois, Vice Chair;
John D. Doten, Jr.; Keri Cole; Joe Swanson

Dear Select Board:

On June 15 2021, the Woodstock Select Board voted unanimously to construct a solar array atop the Philip B. Swanson Public Safety Facility. As a result of this forward-looking decision, the Town now has the opportunity to employ both the power and the Renewable Energy Credits (RECs) generated by this array to save the Town a significant amount of money, while simultaneously advancing the town's (and the state's) adopted goals for generating renewable energy and reducing carbon emissions. (See page 2.)

If the Town retains the RECs and purchases the array in year 7, then over the next 25 years Woodstock will realize an energy savings of more than \$413,000. Keeping the RECs will also enable the Town to reduce Woodstock's annual greenhouse gas emissions by approximately 6%, and generate close to 20% of the town's total electricity consumption from renewable energy.

By retaining the RECs, the Town will also build on its previous commitment to advance its sustainable energy goals by investing in the work of the Regional Energy Coordinator. Starting with the initial vote at Town Meeting in 2019, and the corresponding affirmation by the Select Board, the Town of Woodstock agreed to partner with the towns of Barnard, Fairlee, Sharon, Strafford and Thetford in support of the Regional Energy Coordinator's work, whose explicit goals include increasing renewable energy and decreasing carbon emissions. Simply put: Retaining the RECs enhances the work that the Regional Energy Coordinator is doing on behalf of Woodstock and the Upper Valley. Selling the RECs would work at cross-purposes to meeting the Town's and Regional Energy Coordinator's critical goals.

In addition, according to current regulations and restrictions enacted by VT's Public Utility Commission, Woodstock will not be able to use any more net-metered solar power after this array is built. As a result, if Woodstock doesn't use these RECs from the solar array on the Public Safety Facility to help us reach our energy and climate goals now, we likely won't be able to use more net metering credits from similar arrays in the future. In fact, if we as a town decide to sell these RECs to GMP now, then in the future Woodstock may have to *purchase* RECs from elsewhere to reach our long-range energy goals.

The difference in savings between keeping versus selling the RECs is not a loss for the Town—it is a wise investment that will advance Woodstock's energy and emissions goals while making a strong commitment to future generations.

Thank you for your consideration. Please vote for Woodstock to keep the RECs.

Sincerely,

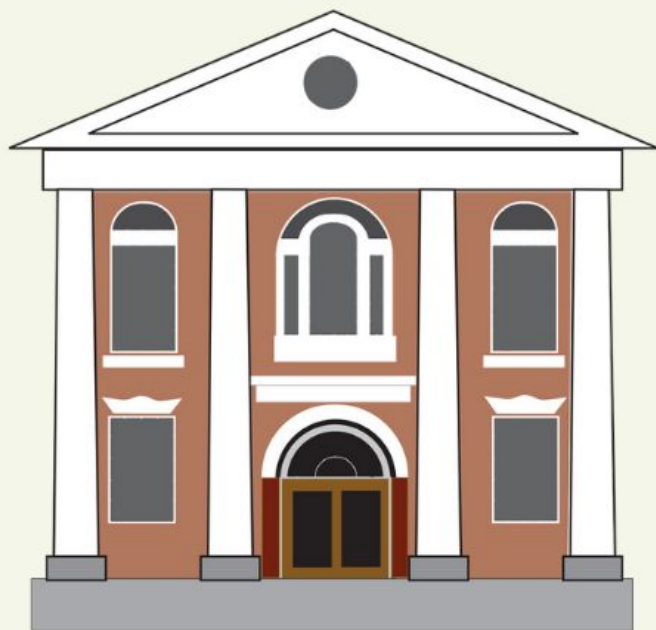
Michael Caduto, Executive Director

Andrew McLaughlin, Board Chair

Jenevra Wetmore, Program Coordinator

Commitments to Climate Action by Woodstock and Vermont

- **Town/Village of Woodstock: Comprehensive Plan Energy Chapter (2019)—Key Goals**
 - Reduce total energy consumption per capita by 15% by 2025, and by more than one third by 2050
 - Meet 25% of the remaining energy need from renewable sources by 2025, 40% by 2035, and 90% by 2050
- **Climate Emergency Resolution (2020)—Key Goals**
 - Commit to transition Woodstock to net zero greenhouse gas emissions by 2030
 - Create a ten year Energy and Climate Plan by the end of 2020 that encompasses these commitments to climate mitigation and adaptation, and a just transition
- **Ready for 100 (2017)—Key Goals**
 - Community-wide Electricity Use: A full transition of the electricity sector to clean, renewable energy
 - This commitment will be achieved no later than 2035 for electricity and 2050 for all energy sectors
- **Vermont Global Warming Solutions Act of 2020 (H.688)—Goals**
 - Requires the state to reduce greenhouse gas pollution to 26% below 2005 levels by 2025
 - Reduce emissions to 40% below 1990 levels by 2030; and 80% below by 2050



Woodstock Town Hall

Rejuvenation Project

Update to the Selectboard

7/20/21

Objective:

To gain Selectboard approval of preliminary schematic designs for the purposes of cost estimation

Agenda:

1. Summarize the project's progress to date
2. Present proposals to estimate costs
3. Review next steps

Objective:

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Town Hall Rejuvenation Project—Progress Summary

We recognize that Woodstock Town Hall is more than just a building

- It is a **symbol** of our community. The condition of our public buildings reflects the health of the community that
 - ✓ draws visitors
 - ✓ attracts new residents
 - ✓ maintains property values
- The Pentangle Theater is an **economic driver** that
 - ✓ attracts visitors to our local businesses
 - ✓ serves families through cultural education and entertainment
- Town Hall is where our civil servants do the **town's work** for our community. They need
 - ✓ facilities that efficiently and effectively provide taxpayer services



Town Hall Rejuvenation Project—Progress Summary

The Selectboard launched this initiative in August 2018 because:

- There were structural concerns with the 1928 stage house
- The exterior envelope had significantly deteriorated
- The theater had not been renovated since 1987
- HVAC systems were at the end of their lives and energy inefficient
- The building didn't meet ADA accessibility codes



Town Hall Rejuvenation Project—Progress Summary

THRP Leadership Team

Selectboard Chair, **Mary Riley**

Municipal Manager, **Bill Kerbin**

Executive Director, Pentangle Arts, **Alita Wilson**

Communications—**Jill Rose**

Construction—**Hank Savelberg**

Finance—**Jill Davies**

Finance—**Jon Spector**

Fundraising—**Wendy Spector**

Pentangle Arts Board Representative—**Thomas McCaughey**

Professional Team

Lead Architects, **Black River Design**

Principal, **John Hemmelgarn**

Project Manager, **Rollin Tait**

Civil Engineers, **Kevin Worden**, Engineering Ventures

Electrical Engineers, **Alan Gould**, Pearson and Associates

Geotechnical Engineers, **Shawn Kelley**, Sanborn Head

Mechanical Engineers, **Roy Swain**, Kohler and Lewis

Structural Engineers, **Katie Hill**, Sellers Treybal

Theater Design, **Alec Stoll**, Stages

Owner's Representative, **William Ford**

Phase 2

Apr 2020–Oct 2020

- Determine next steps
- Form Leadership Team
- Accept seed funding
- Hire architect



Town Hall Rejuvenation Project—Progress Summary

Our Vision of a 21st Century Town Hall

A Building that serves our community

- ✓ Solidly constructed to last 50+ years
- ✓ Energy efficient
- ✓ ADA accessible
- ✓ Historical and architecturally beautiful
- ✓ Appropriate technology
- ✓ Efficient to maintain

Theater for cultural education, entertainment, and inspiration

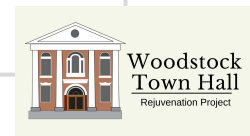
- ✓ Accessible, healthy, and comfortable for audience
- ✓ State-of-the-art and flexible for a wide range of performances
- ✓ Historical and gracious
- ✓ Event spaces for flexible uses
- ✓ Efficient back-of-the-house
- ✓ Endowment to maintain theatre value

Town Offices to support civic functions of local government

- ✓ Meeting spaces for town employees, municipal boards and committees
- ✓ Remote participation capabilities
- ✓ Efficient, secure access to public documents through digital storage
- ✓ Natural light and ambient sound management
- ✓ Staff amenities
- ✓ Customer focus

Public Spaces that encourage community engagement

- ✓ Publicly available to Woodstock residents and business owners
- ✓ Variety of spaces for work and play
- ✓ Unique amenities
- ✓ Available days and evenings



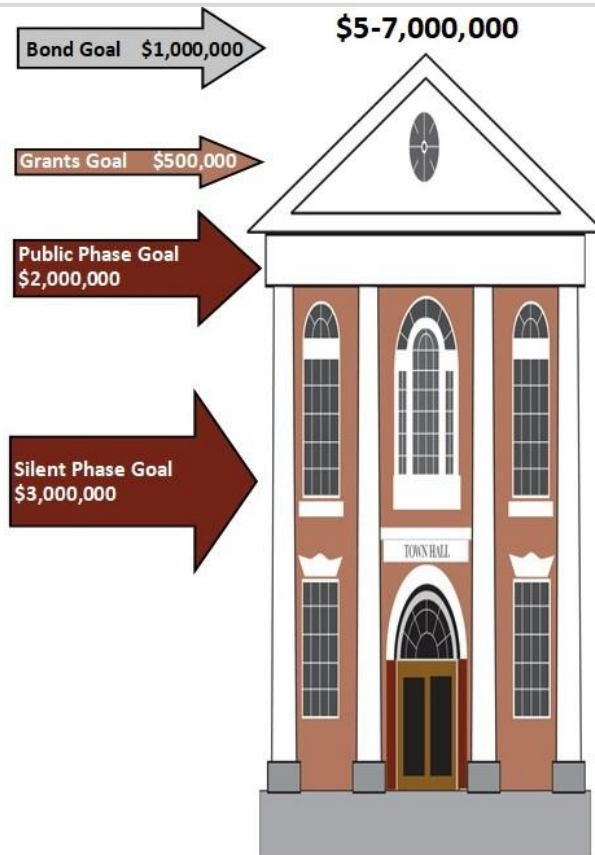
Town Hall Rejuvenation Project—Phase 3 Concept Development

Two project goals

Goal 1: A single plan that integrates the multiple uses of Town Hall



Goal 2: Minimize the cost to taxpayers



Town Hall Rejuvenation Project—Progress Summary

Review of Approved Design Elements

The following ideas were presented to and approved by the Selectboard in April 2021. They form the foundation of the schematic plans we are presenting today.

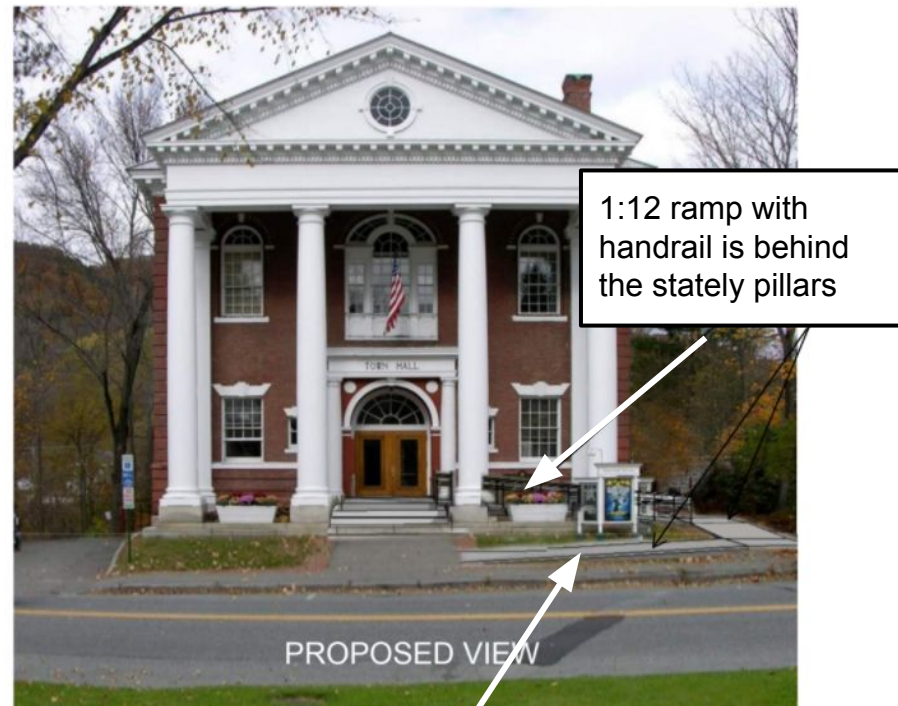
1. Universal ADA access
2. Replacement of 1928 stage house



Town Hall Rejuvenation Project—Progress Summary

Provide Universal ADA access

This plan provides access to the front door with minimal impact on the exterior aesthetics. The covered walkway is removed; the handrail doesn't detract from the stately architecture.



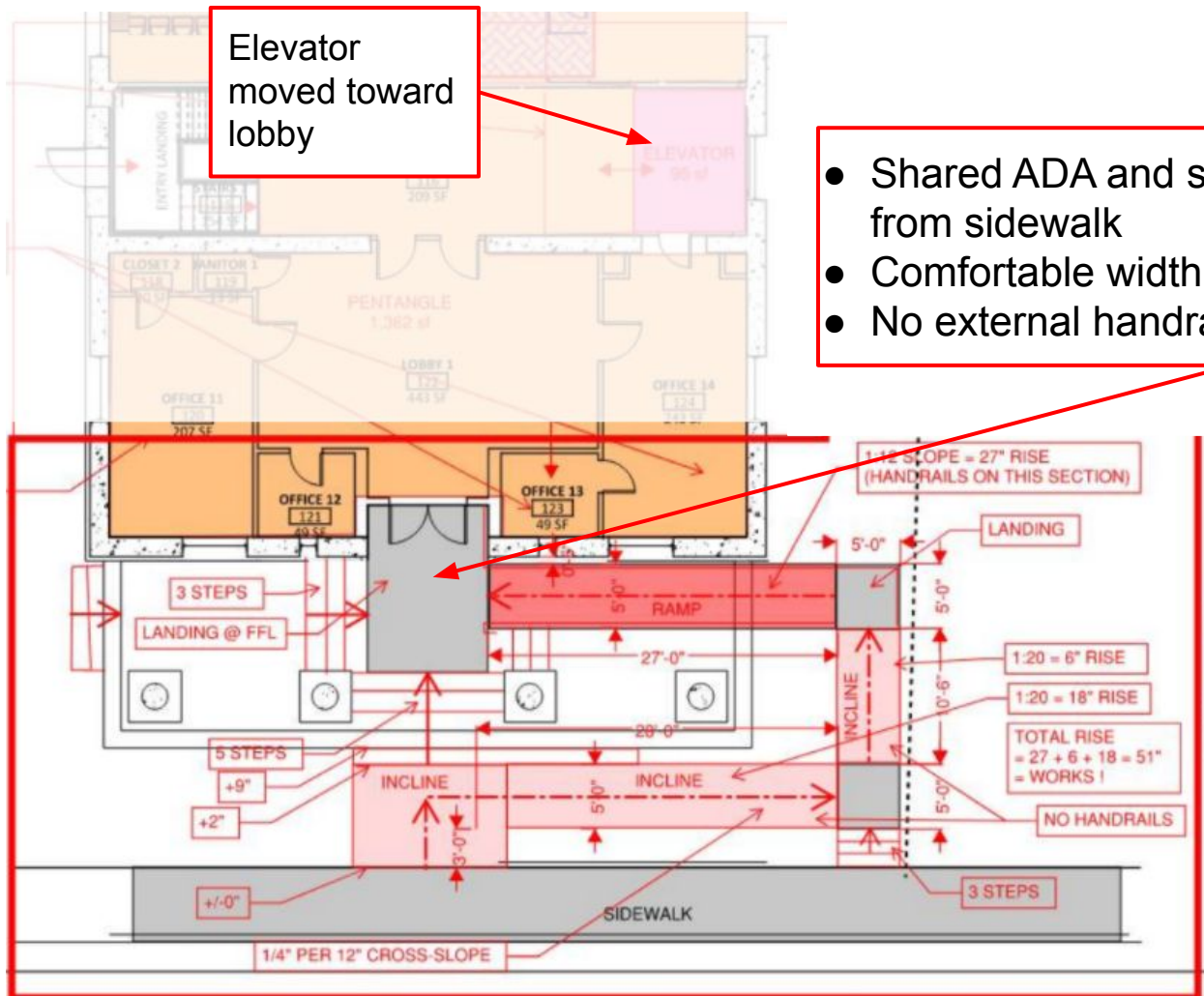
1:20 incline can be blended into the landscaping



Town Hall Rejuvenation Project—Progress Summary

Provide Universal ADA access

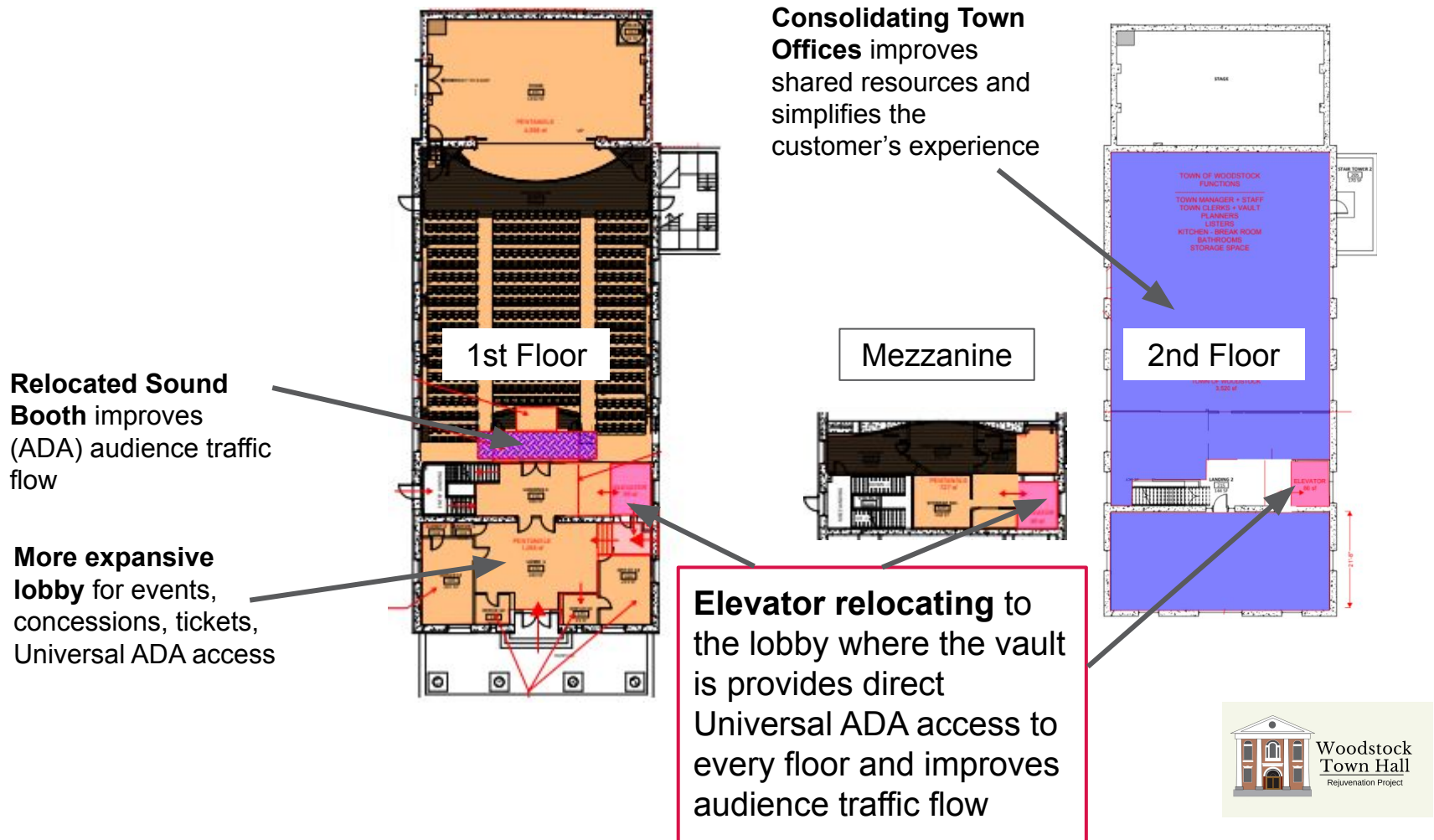
Inside the building, the new elevator would open directly into the lobby.



Town Hall Rejuvenation Project—Progress Summary

Provide Universal ADA access

The new elevator will provide ADA access to all floors. This calls for the Town Clerk to move to the 2nd floor, which consolidates the town offices.

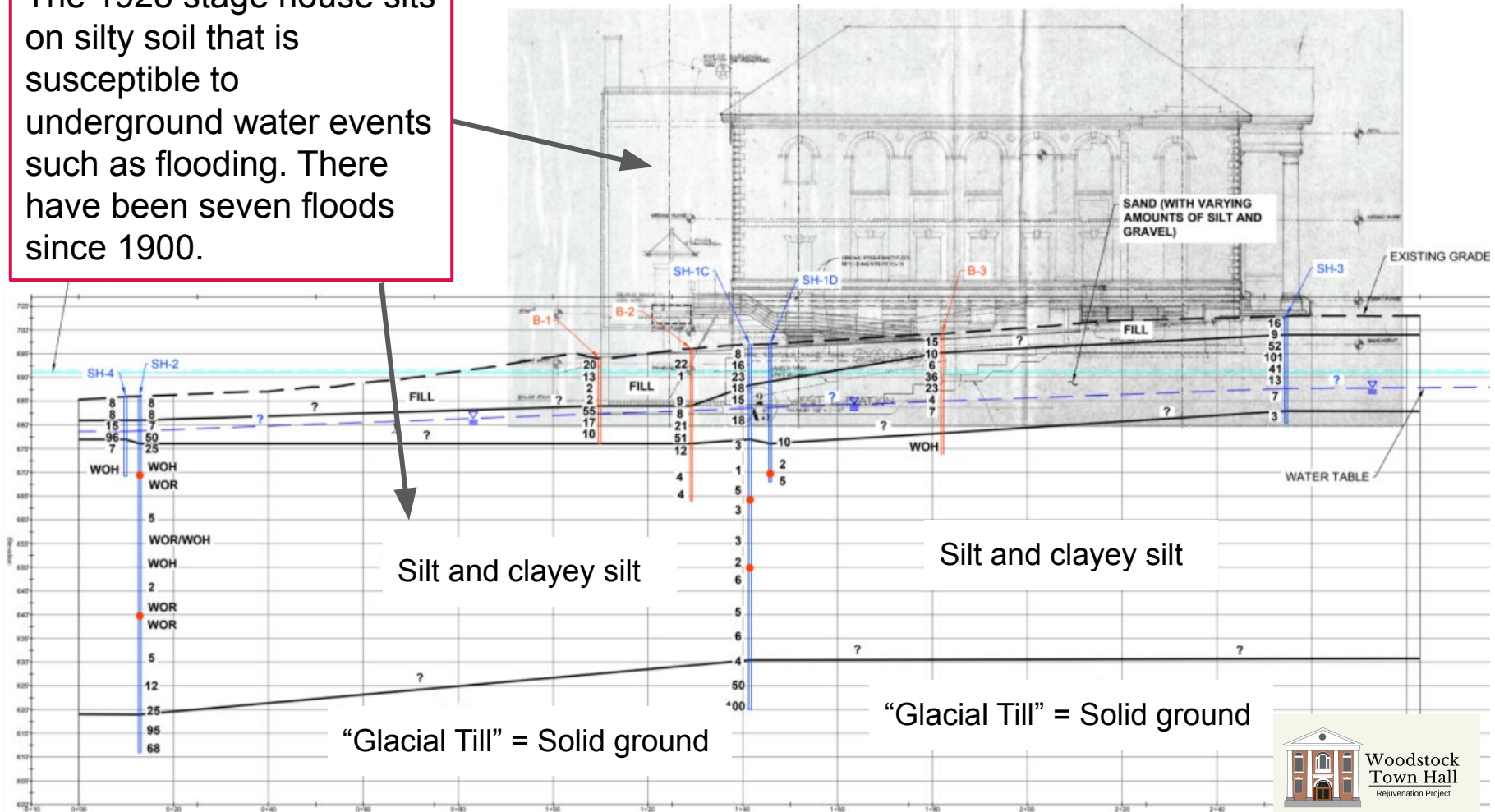


Town Hall Rejuvenation Project—Progress Summary

Replace the 1928 stage house

To ensure that our investment in the project will last another century

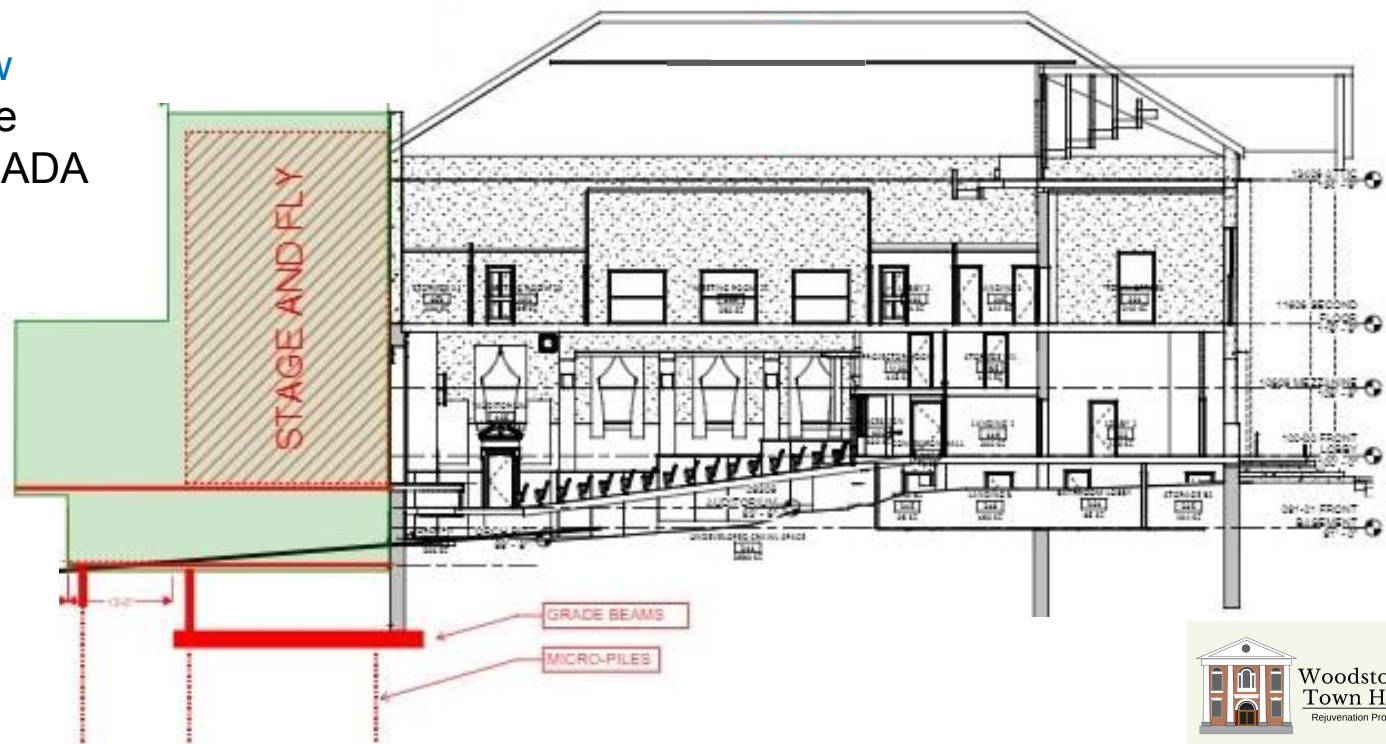
The 1928 stage house sits on silty soil that is susceptible to underground water events such as flooding. There have been seven floods since 1900.



Town Hall Rejuvenation Project—Progress Summary

Replacing the 1928 stage house provides the best value

- Demolish the existing 1928 stage house
- Reinforce the main block
- Build a new larger stage house and ADA tower



Objective:

To gain Selectboard approval of preliminary schematic plans for the purposes of cost estimation

Agenda:

1. Summarize the project's progress to date
- 2. Present proposals to estimate costs**
3. Review next steps

Town Hall Rejuvenation Project—Phase 3 Concept Development

We seek approval to estimate the cost of 4 proposals toward Goal 1

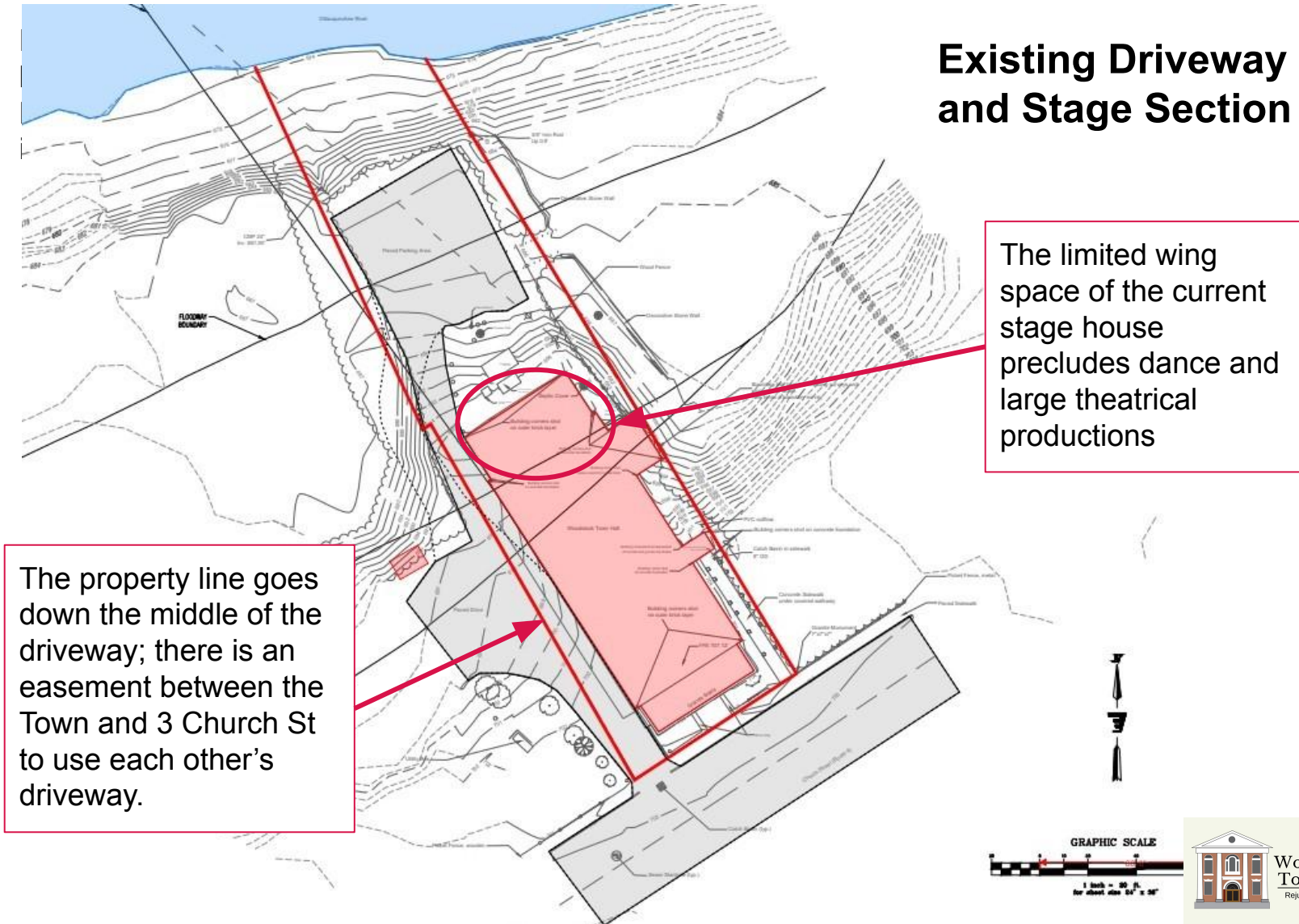
Goal 1: A single plan that integrates the multiple uses of Town Hall



1. Include stage wings on the new stage house
2. Construct an ADA tower to fully access stage house and incorporate a riverfront patio
3. Bring the theater house into ADA compliance
4. Reorganize offices and meeting rooms

Town Hall Rejuvenation Project—Phase 3 Concept Development

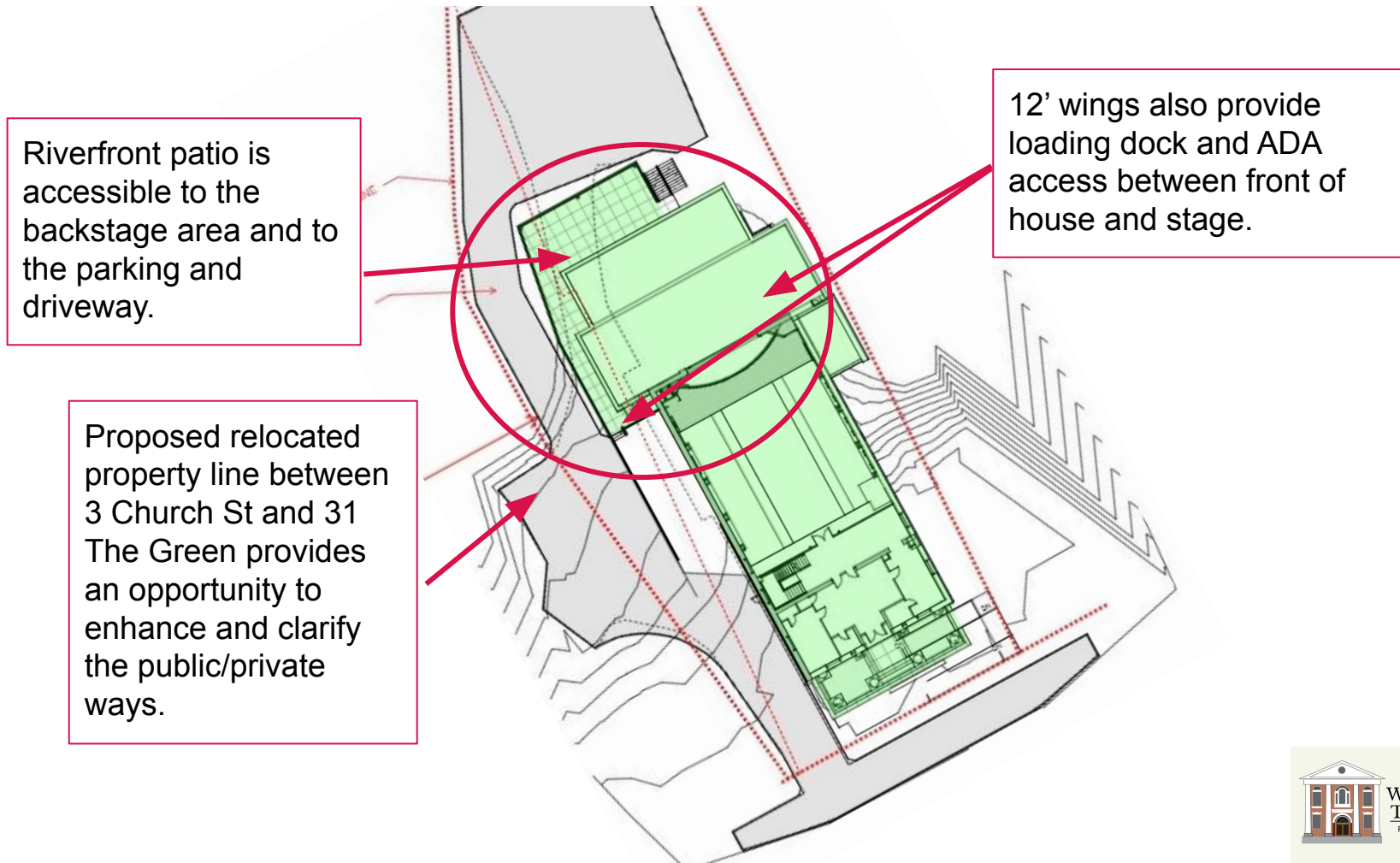
Proposal to add wing space to new stage house



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to add wing space to new stage house

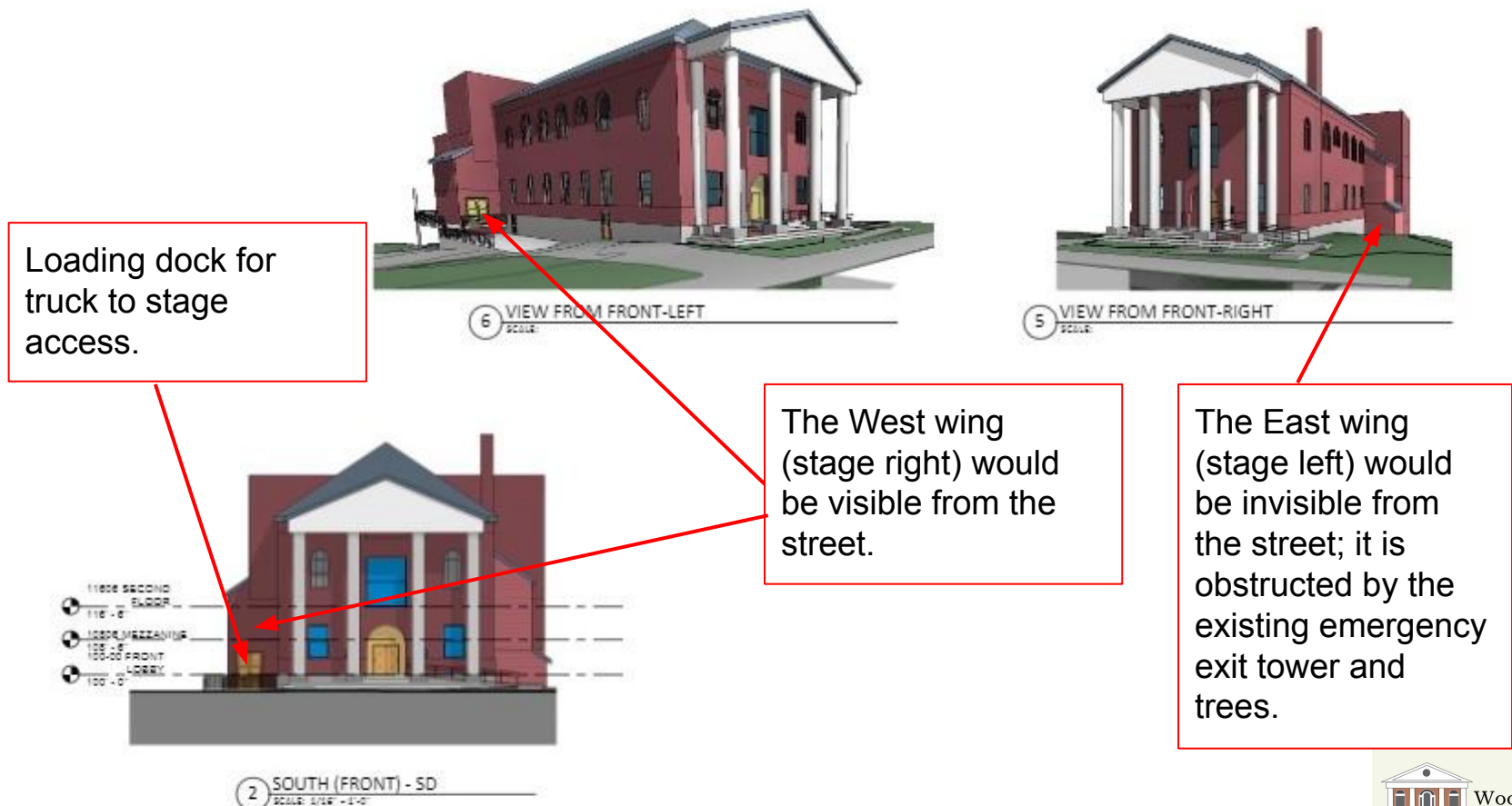
A riverfront patio provides visual relief to the exterior as well as an amenity for the workers, audiences, and the public.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to add wing space to new stage house

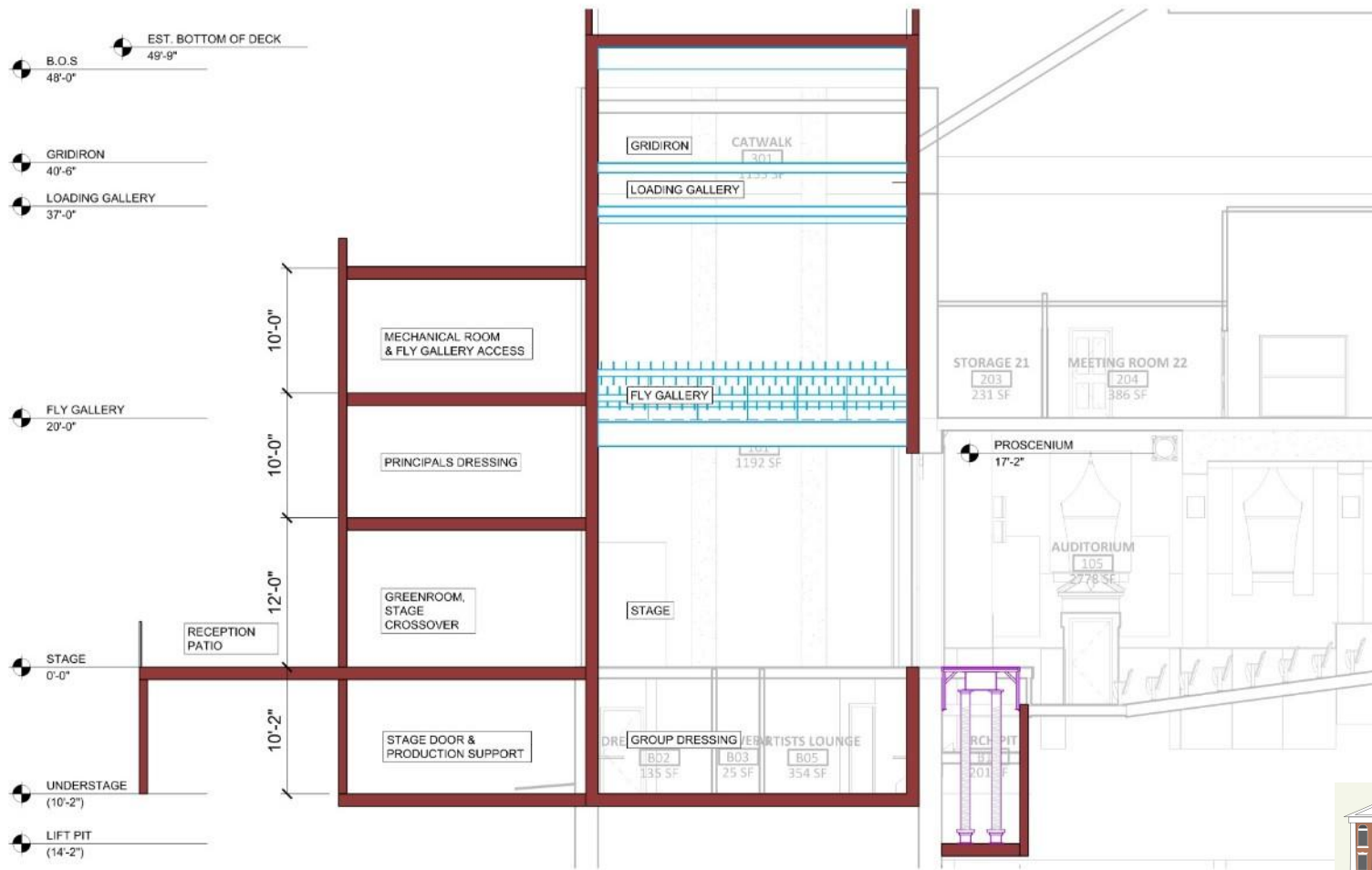
Adding wing space to the stage house will enable a wider range of productions, such as dance and larger casts, and provides direct truck-to-stage loading. The East wing would be invisible from the street; the West wing would protrude from the profile of the main block.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to construct an ADA tower

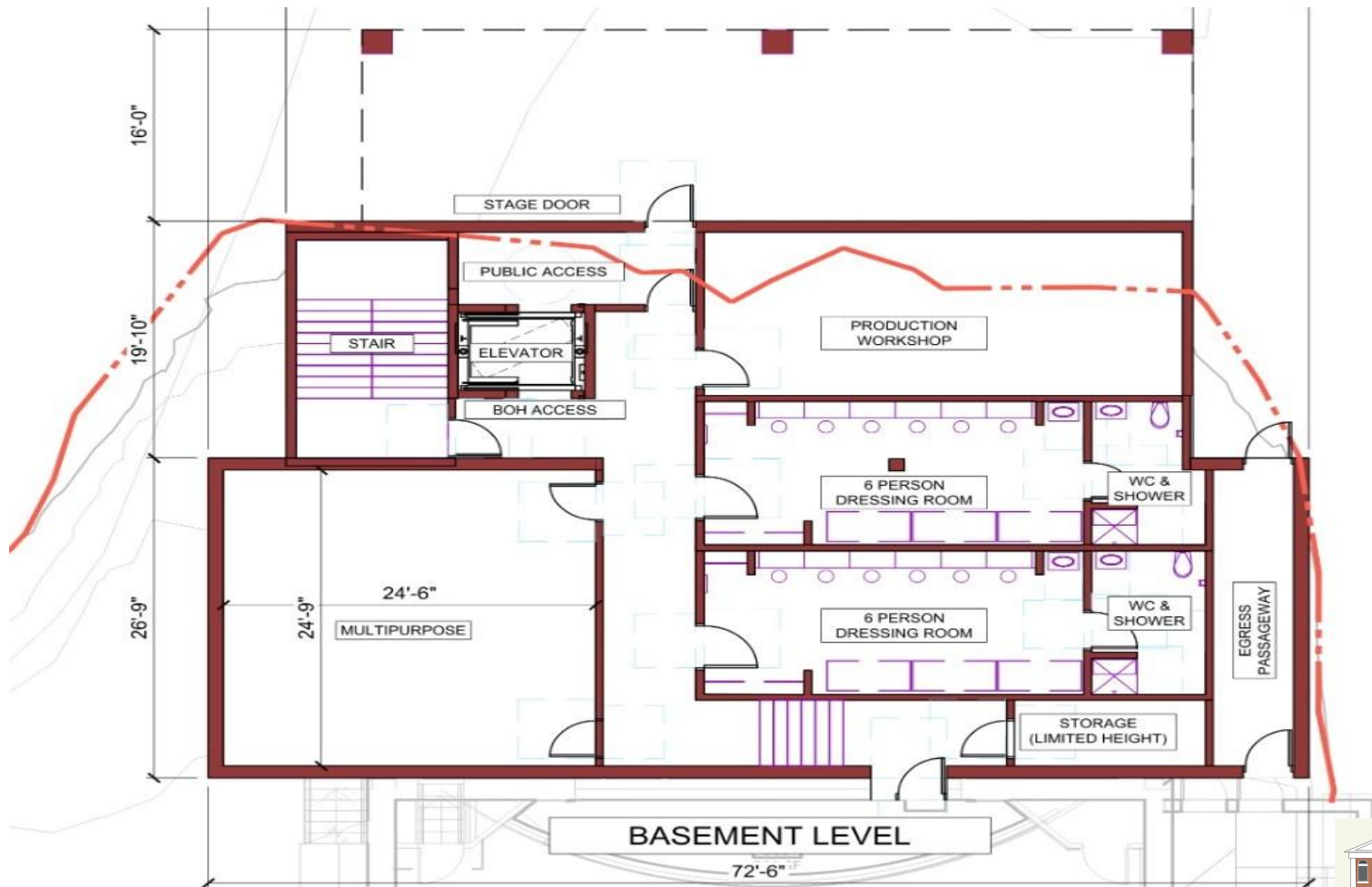
Expanding the footprint to the flood line and supporting upper levels over the flood line with pilings will provide needed ADA access, storage, and better backstage flow and workspace.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to construct an ADA tower

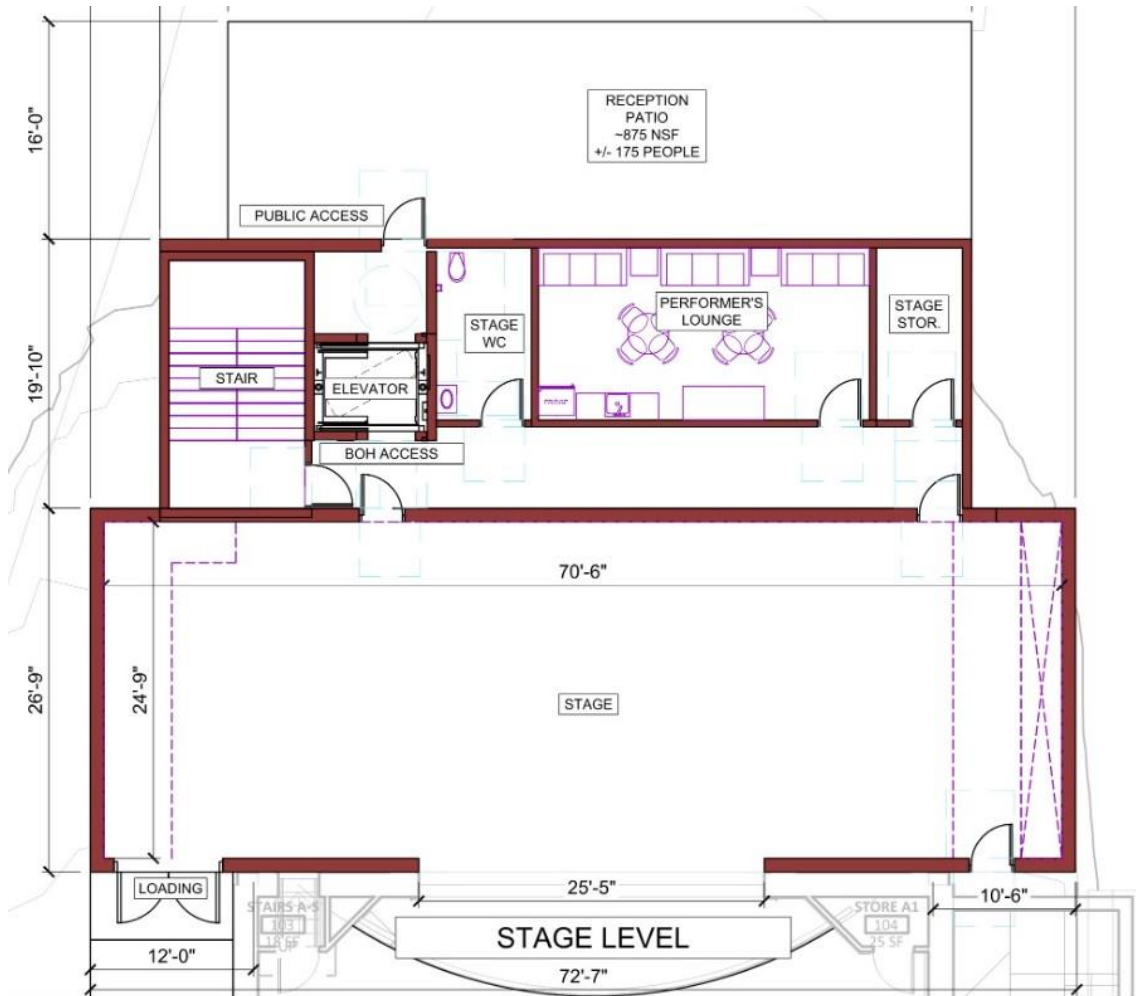
The multi-purpose room could be used for rehearsals, community space, temporary green room, etc. A wheelchair bound honoree or performer could access the front of the theater through this entrance.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to construct an ADA tower

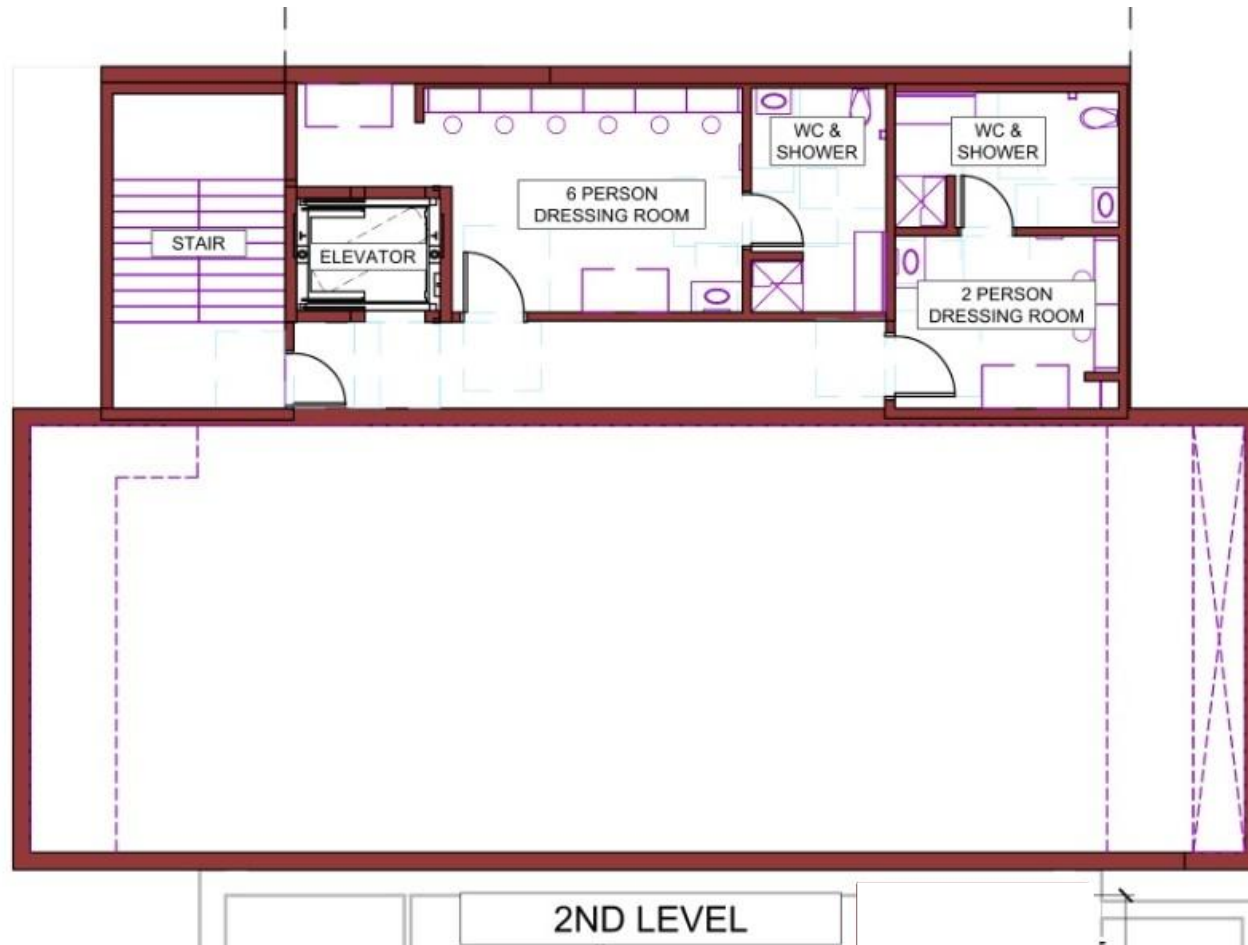
Access from the performers' lounge to the patio could also provide additional event space. Access from the stage to the storage area could provide piano storage.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to construct an ADA tower

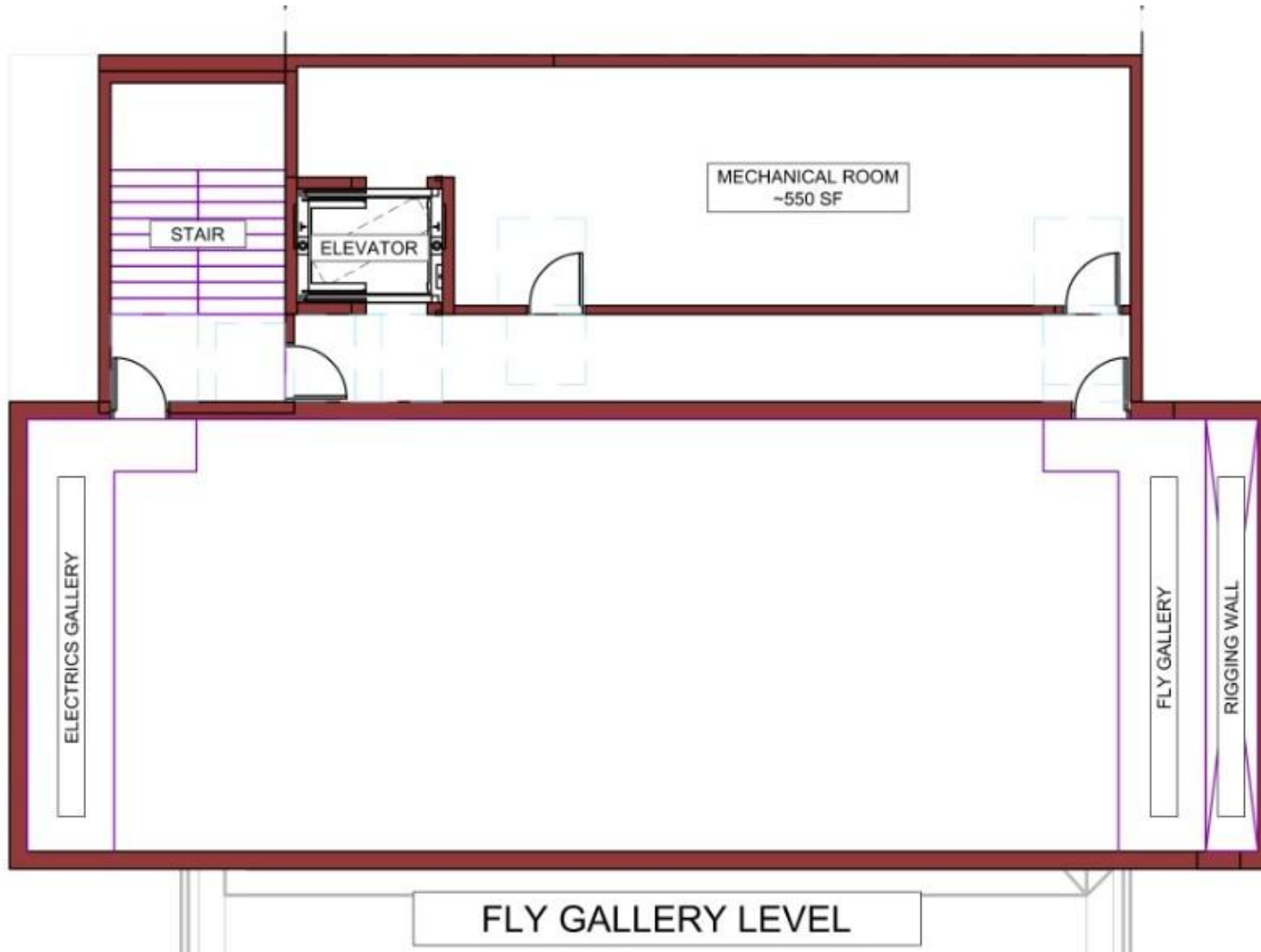
Additional performer preparation area on this floor is only one level away from the stage.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to construct an ADA tower

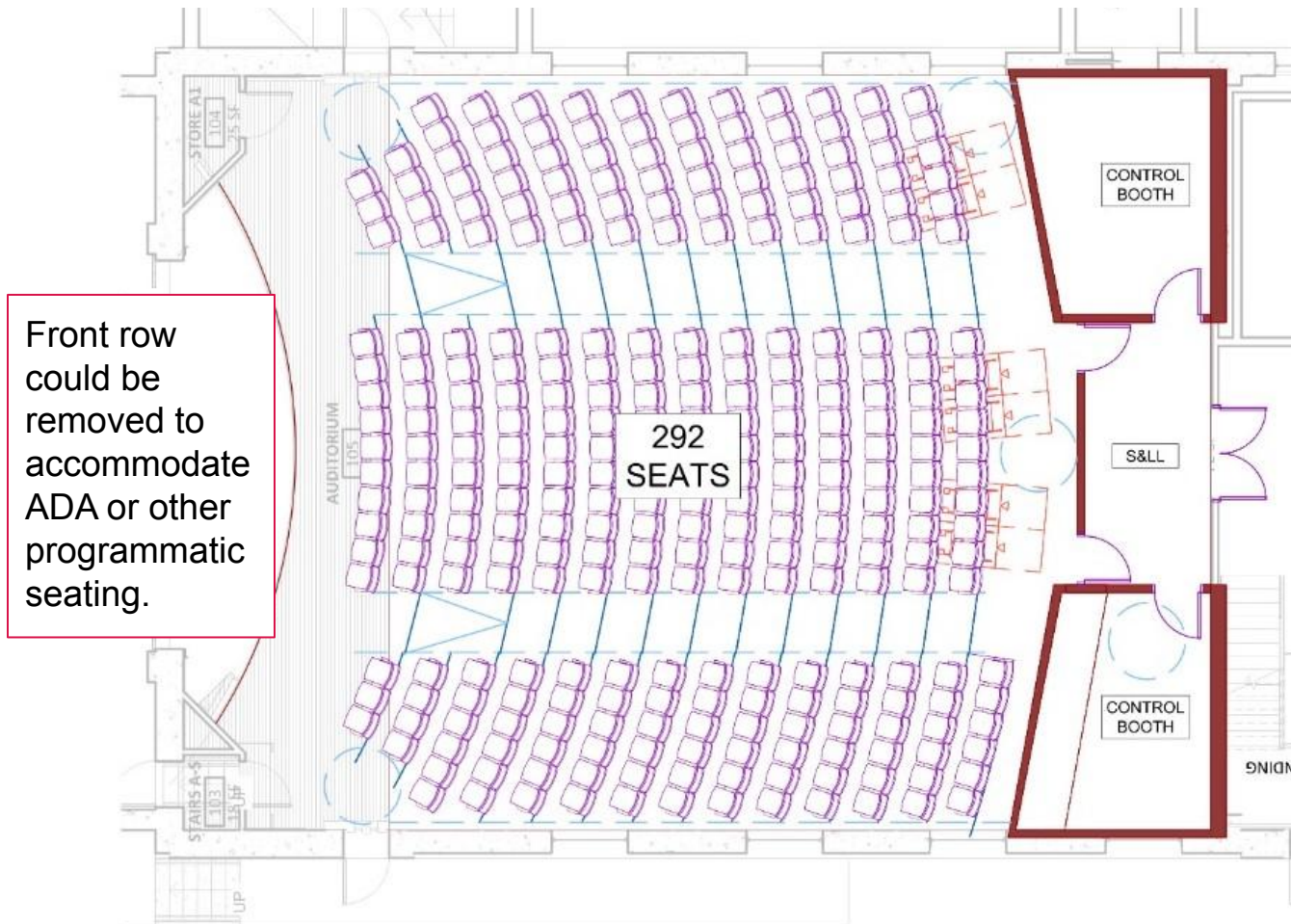
ADA access to the fly gallery level is also provided.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to bring theater house into ADA compliance

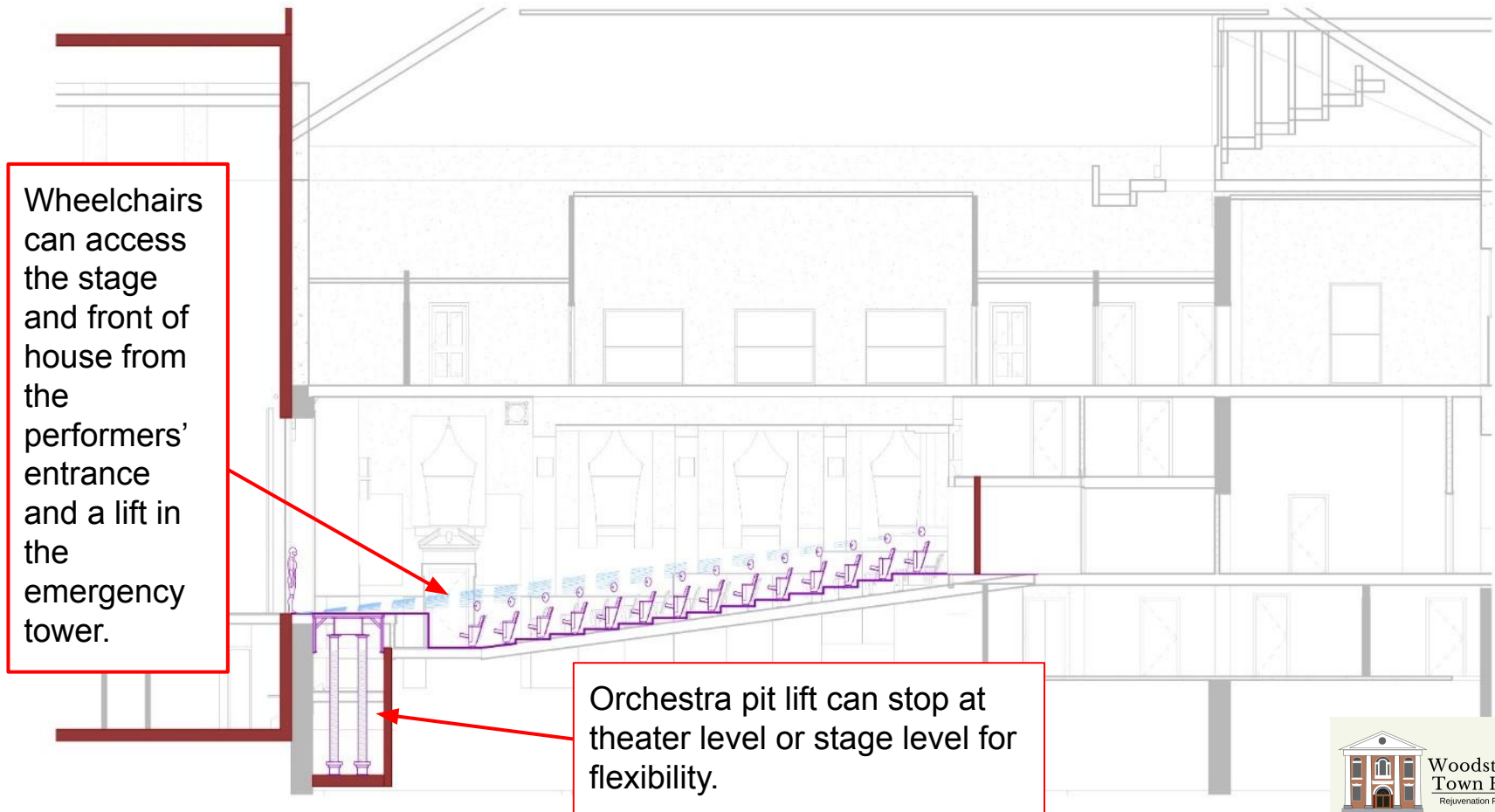
The curved rows and larger, more comfortable seats, with the required ADA accessible seats, will reduce the audience size by approximately 25%. Access between the front and back of the theater house is not 100% accessible but meets ADA standards.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to bring theater house into ADA compliance

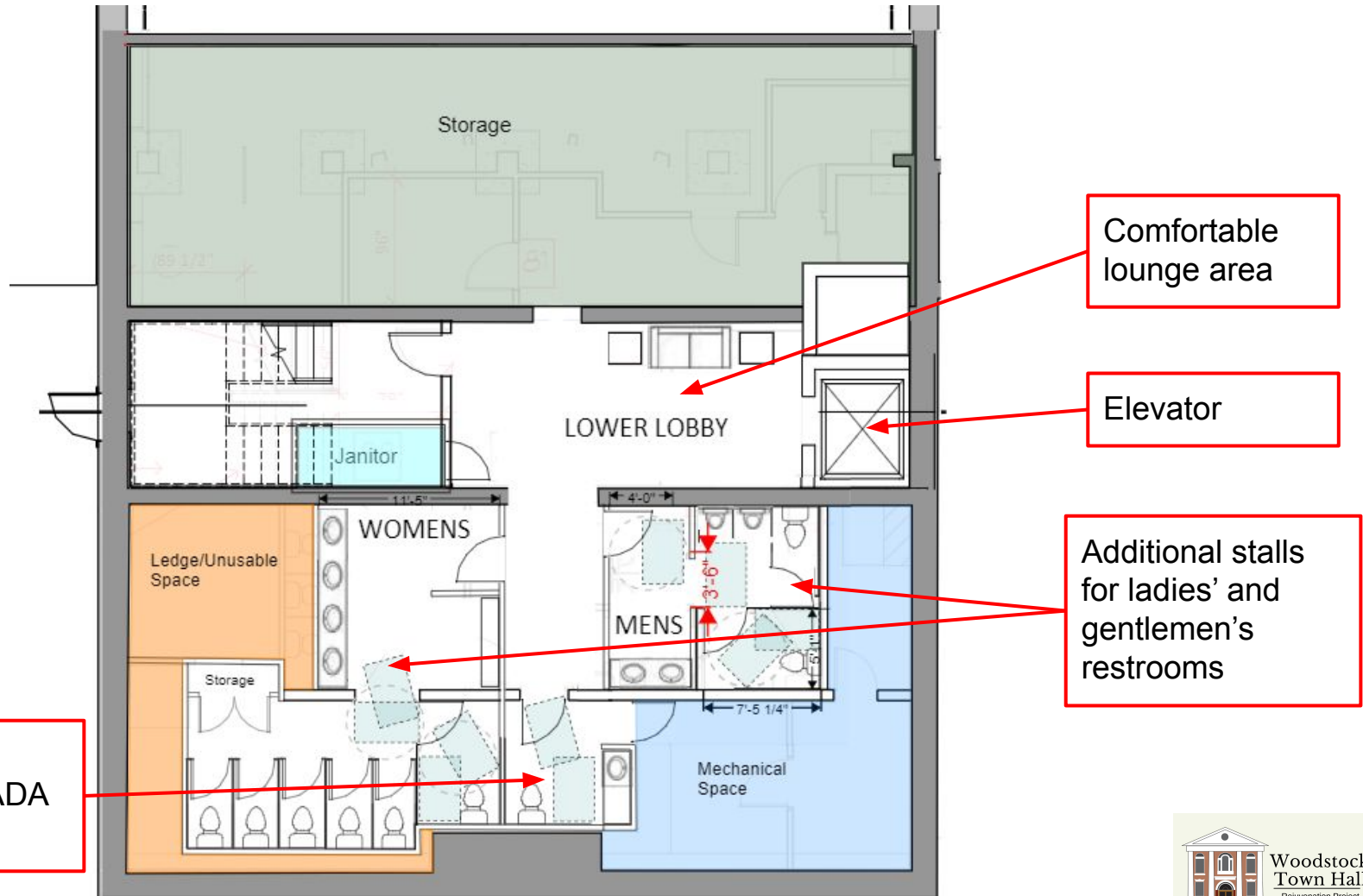
The non-ADA-compliant steep aisle would be overbuilt with steps rising 4–5.5", increasing parabolically toward the back, to provide ideal site lines, even for dance. The steps provide a safer way between the front and back rows than the ramp; however, wheelchairs would need to exit the building to find a route.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to bring building into ADA compliance

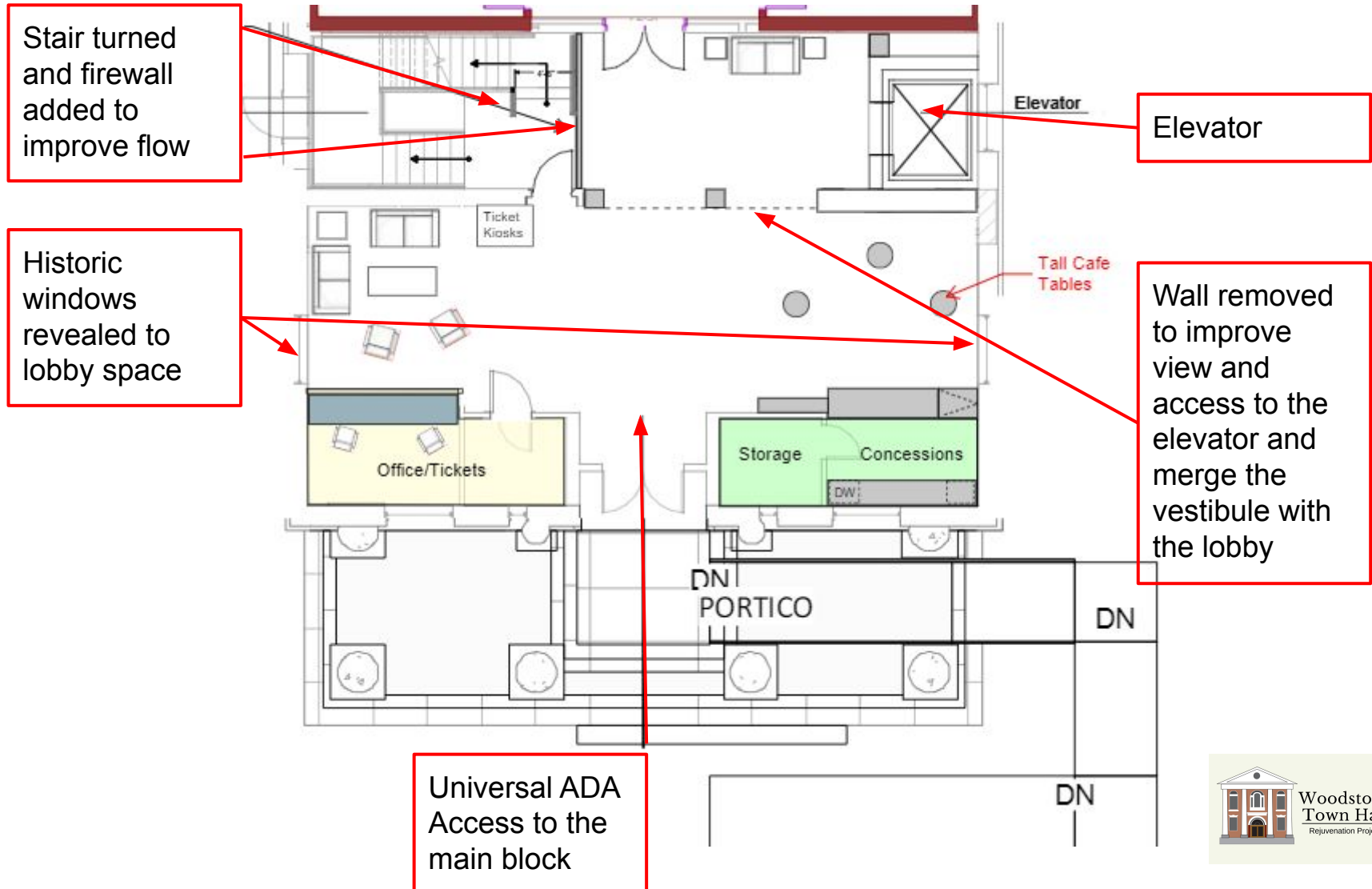
The elevator is moved to the lobby for universal access to the offices, mezzanine, and lower lobby



Town Hall Rejuvenation Project—Phase 3 Concept Development

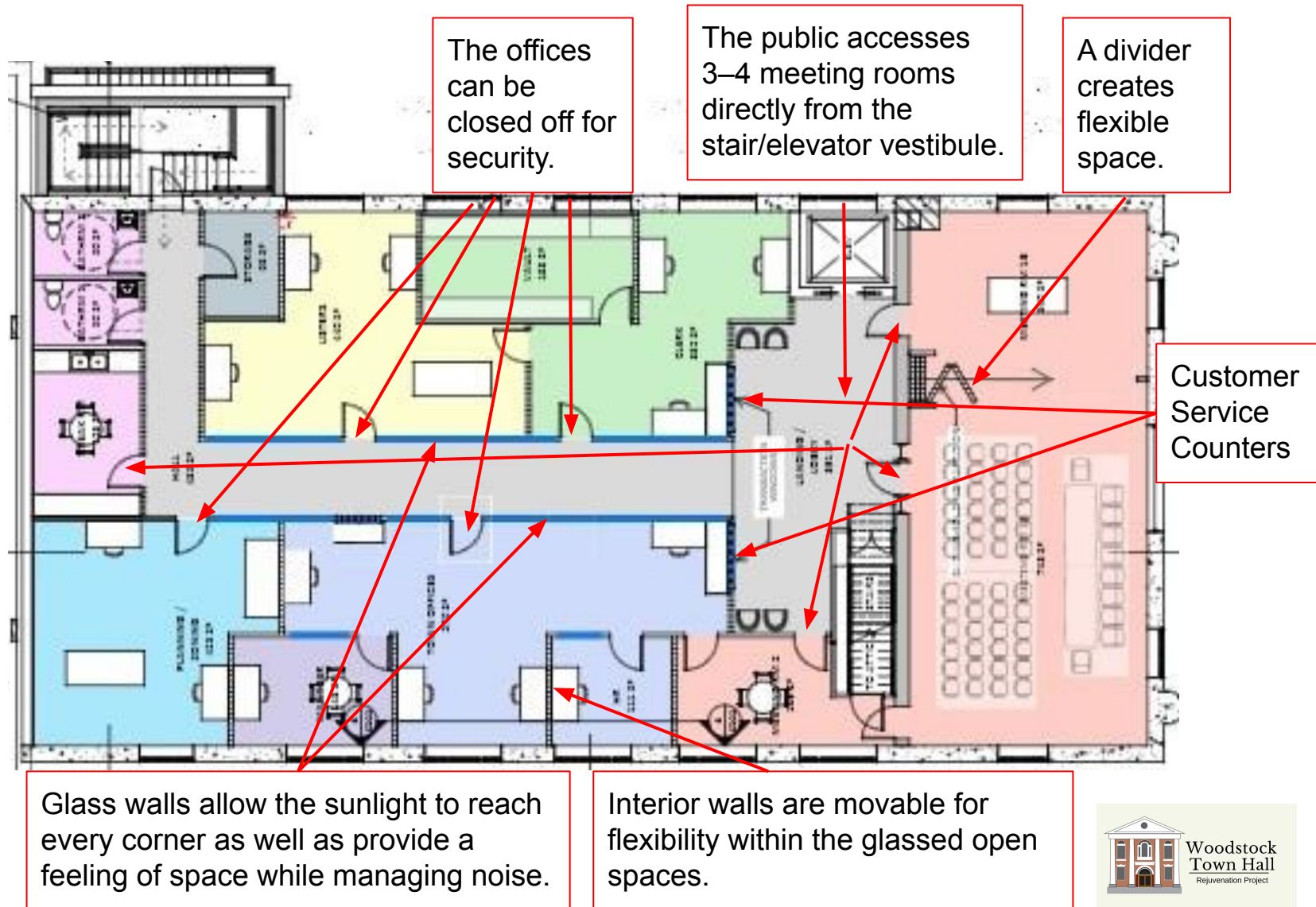
Proposal to bring building into ADA compliance

The elevator is moved to the lobby for universal access to the offices, mezzanine, and lower lobby



Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to reorganize offices and meeting rooms



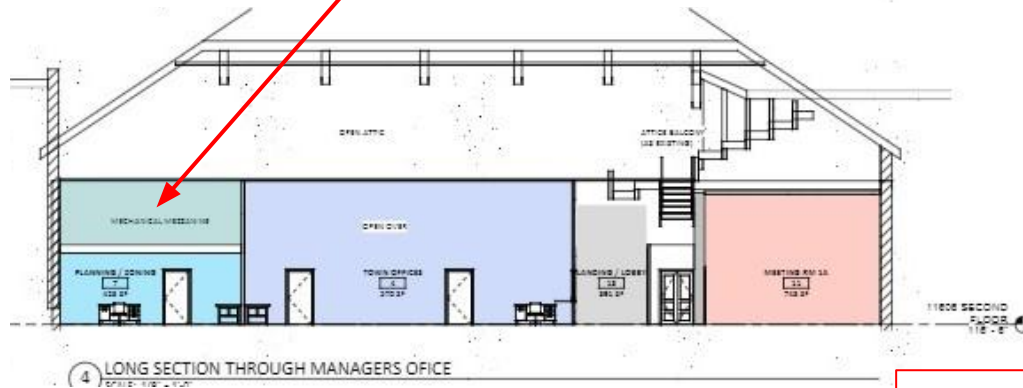
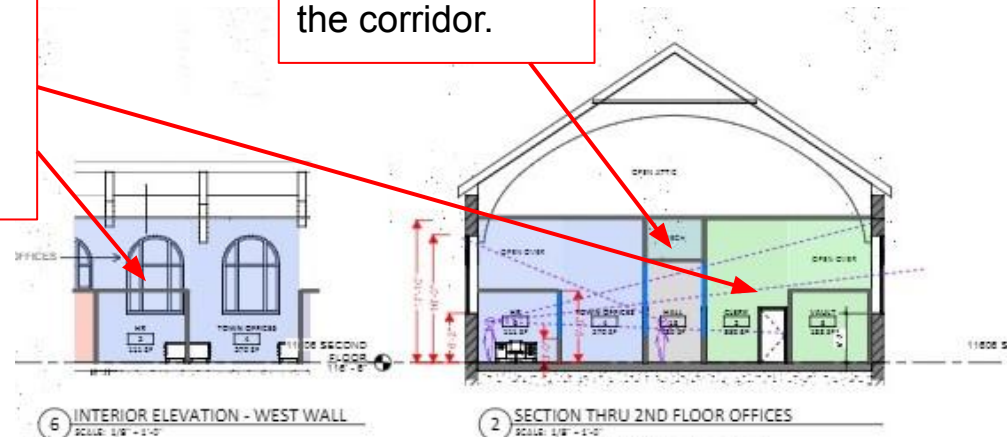
Town Hall Rejuvenation Project—Phase 3 Concept Development

Proposal to reorganize offices and meeting rooms

Historic windows would be fully revealed, with light penetrating the glassed corridor.

Mechanicals are located above the corridor.

A mezzanine at the back of the building provides storage and some mechanicals.



The Municipal Manager's office and the Vault would be boxed spaces over which light would pass.



Town Hall Rejuvenation Project—Phase 3 Concept Development

Questions?



Objective:

To gain Selectboard approval of preliminary schematic plans for the purposes of cost estimation

Agenda:

1. Summarize the project's progress to date
2. Present proposals to estimate costs
3. **Review next steps**

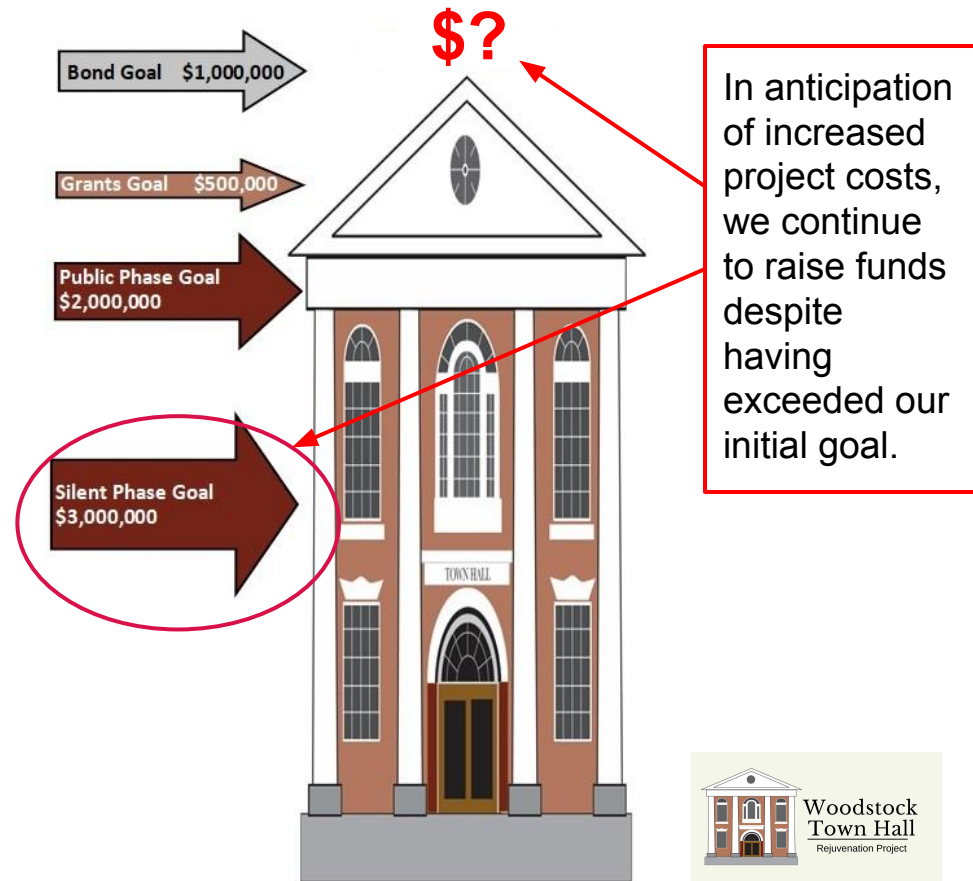
Town Hall Rejuvenation Project—Progress Summary

We have made significant progress on Goal 2

Goal 1: A single plan that integrates the multiple uses of Town Hall



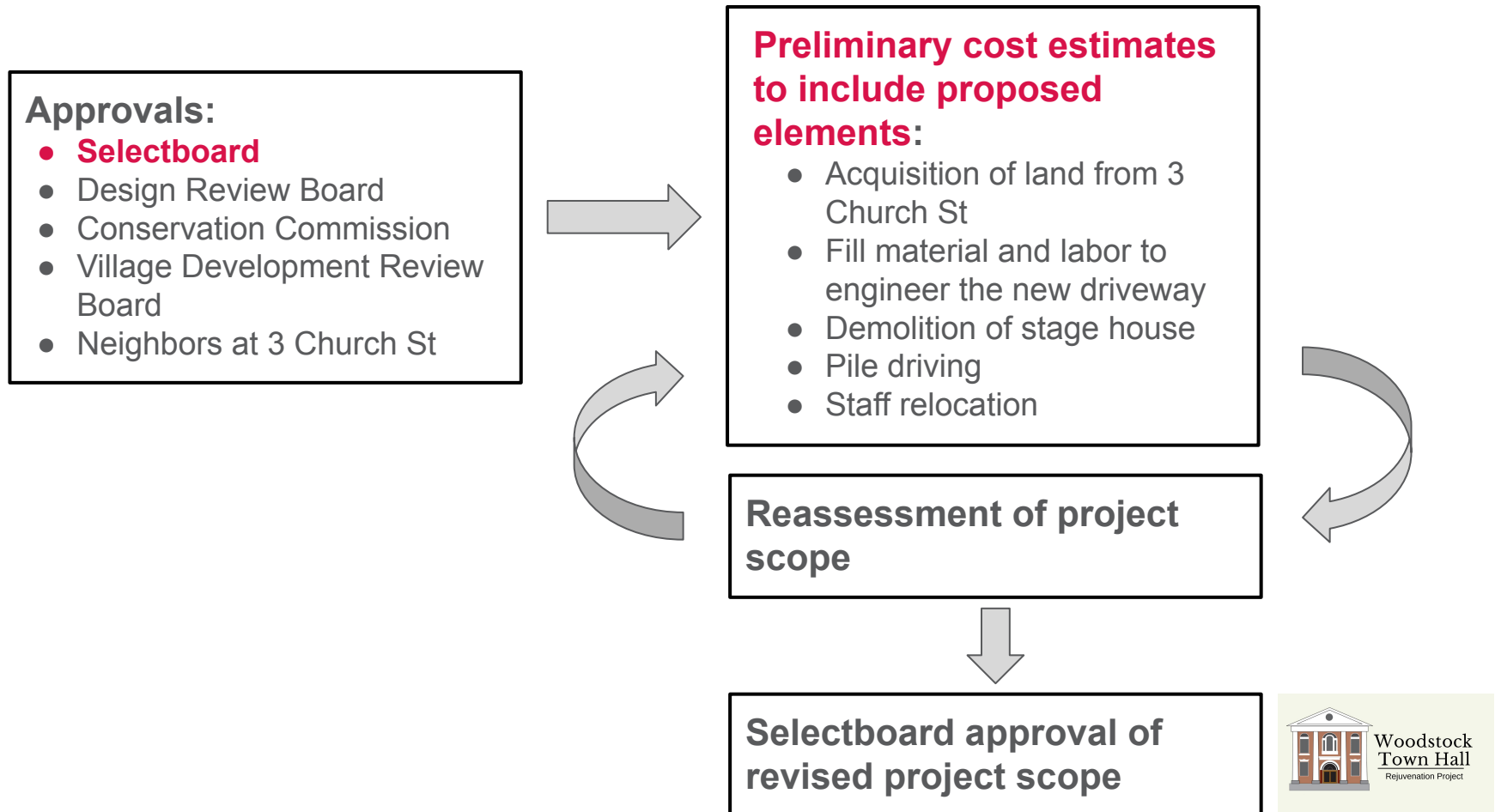
Goal 2: Minimize the cost to taxpayers



Town Hall Rejuvenation Project—Next Steps

Next Steps

Before completing Phase 3, there are many steps, including:



Town Hall Rejuvenation Project—Next Steps

Phase 4—Engage the public and produce plans

Phase 4

Engage Public & Produce Plans

Sept 2021–Mar 2022

- Share concepts with public
- Execute public fundraising
- Develop construction drawings
- Confirm project financing
- Bond vote March 2023

The official kick off of the public phase will happen when we have concepts to share, a schedule of public feedback meetings, a financing plan, and a public fundraising goal. We currently anticipate this to happen in September, 2021.

Phase 4 will allow ample time for

- community input,
- concept design refinement,
- fundraising,
- cost estimates,
- construction drawings,
- bids,
- project financing details,
- bond vote preparation,
- and the bond vote



Town Hall Rejuvenation Project—Next Steps

Phase 5—Construction

Phase 5

Construction

Apr 2022–Apr 2023

- Demolition of stage house
- Construction

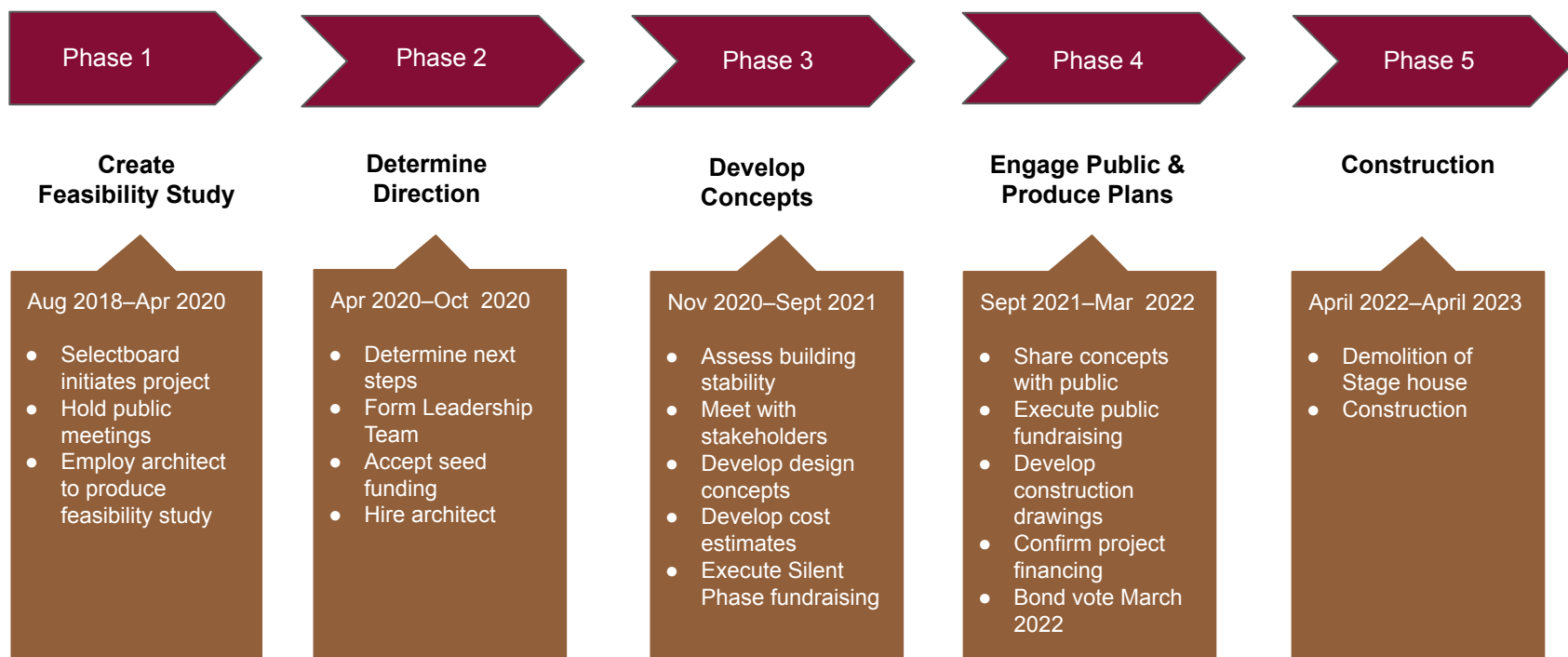
The construction phase acknowledges the complexity of the project but we are working toward a one-year process with the following in mind:

- April or early November, when tourism dips, are best times for demolition of the 1928 stage house and driving piles.
- Summer, when Pentangle Arts can best leverage the outdoors, is the best time to close the theater.
- Exterior construction is approximately 10% more expensive in the winter.
- Current cost of materials is at a historic high.
- There is a regional shortage of construction personnel.

Town Hall Rejuvenation Project—Next Steps

The project could be completed by 2023

The timing is highly elastic, however, this timeline provides an idea of what to expect in each phase



Town Hall Rejuvenation Project—Phase 3 Concept Development

Please approve these preliminary design elements for the purposes of developing initial cost estimates:

1. Add stage wings to stage house
2. Construct ADA tower to fully access stage house and incorporate a riverfront patio
3. Bring theater house into ADA compliance
4. Reorganize offices and meeting rooms

