

WARREN VILLAGE IMPROVEMENTS PLAN

RECOMMENDED PROJECTS

Prepared by:

Landplan, Inc. Waitsfield, Vermont
Sanford/Strauss Architects, Waitsfield, Vermont

January 15, 1996

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and
Schematic Improvements Plan**
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Warren Village Improvement Plan

Recommendations:

- Make the Village look like you care about it. Rekindle a sense of civic pride.
- Allow mixed use lots and where appropriate mixed use buildings in the village to increase vitality and activity level without changing the ownership pattern.
- Purchase land for Municipal use and to clarify the center of the Town of Warren.
- Encourage development / use on the Pitcher Inn site. It is the heart of the Village.
- Continue resident participation in the planning process.

What can you do now?

- Connect the Municipal area to the Commercial area with a clearly visible and attractive path, install public facilities, improve access to the parking, create a Town Green.
- Build a public toilet in the municipal area (free standing, at the fire station, or at the church annex) which is attractive, has a bench and telephone on a covered and connected porch.
- Start a tree and landscape planting program right now.
- Install period lights on the bridge over Freeman Brook on Main Street.
- Install welcome signs at the Entries to the Village, for traffic slowing and recognition, and signs directing traffic to the Municipal parking areas.
- Encourage traffic slowing and calming with plantings, trees, signs, walkways and lights, in order to rely less on easily ignored traffic signs

Summary of Planning Process and Mapping

Information Gathering and Priorities:

Residents in Warren have been very interested and involved in making suggestions and shaping the form and future of the Village. Over 75 residents came to a public forum to share their ideas and concerns for the Village. Landplan and Sanford/Strauss have taken the public input and with the Warren Village Advisory Committee have put the priorities into schematic designs which we then priced in order to make more informed choices on priorities or into land use suggestions which we have listed here for review and possible incorporation into the revised Town Plan.

The purpose of the list of capital and land use / planning suggestions is to reflect more accurately the **current use and the vision** that residents of Warren Village and that the residents of the Town at large have for the Village. The proposals are preliminary in that they have not yet been specifically reviewed by the Warren Village Advisory Committee or by the Public. The proposals are, however, based explicitly on information gathered from the Public Forum and from subsequent meetings with the Warren Village Advisory Committee and the various Town Boards.

Mapping:

We have been able to gather and improve existing map information for the Village area. Using the aerial Orthographic photographs as a base, we were able to measure the actual road bed, sidewalks, and house locations, get the building shapes from the Listers' files and make a base map of the Village area. This information was then given to Jonathan Croft, who does the CAD mapping for the Town and he put this new and relatively accurate information into his computer so it is accessible to the Town. The accuracy of the Orthographic base creates some discrepancies with the existing property line map since the property lines are from deeds not surveys. Now that all the information is one computer, the next step will be to make some adjustments and field measurements in order to determine the distance of actual structures from the property lines etc. This map will be a valuable planning tool and is now available through Priscilla Robinson, head of the Town's Maps.

SUMMARY LIST OF PROJECTS AND COSTS

FIRST PRIORITY PROJECTS

IMMEDIATE IMPROVEMENTS

<u>Map</u> <u>Code</u>	<u>Project Description</u>	<u>Total</u> <u>Investment</u>
1a-f	Speed Control of Vehicular Traffic Entering the Village (without pavement changes) (with cobble style pavers)	\$ 2,766.00 9,459.00
2	Reorganization/Additional Parking	215.00
3	Pedestrian Access to Municipal Parking Lot	3,081.00
4	Public Toilet	12,500.00
5a,b	Signage: Directional and "Warren Village"	<u>9,000.00</u>
Total Investments without cobble pavers		\$27,562.00
Total Investments with cobble pavers		\$34,255.00

LONG TERM IMPROVEMENTS

<u>Map</u> <u>Code</u>	<u>Project Description</u>	<u>Total</u> <u>Investment</u>
6	Off-site Sanitary Sewer System(s)	Further Study Required
7	Realignment of Route 100 and Main Street North Intersection	Further Study Required
8	Encourage Redevelopment of Pitcher Inn Site	Zoning Changes
9a,b	Expand Town Library	<u>\$ 8,000.00</u>
Total Investments		\$ 8,000.00

cont'd.

SUMMARY LIST OF PROJECTS AND COSTS cont'd

SECOND PRIORITY PROJECTS

IMMEDIATE IMPROVEMENTS

<u>Map Code</u>	<u>Project Description</u>	<u>Total Investment</u>
10a,b	Relocate Driveway to Municipal Parking Lot	\$12,840.00
11a-d	Decorative Street Lighting along Main Street: On Freeman Brook Bridge	4,976.00
	From Brook Road to Covered Bridge	50,692.00
12	Tree Planting	6,325.00
13a,b	Street Furniture (benches, waste containers)	2,000.00
14a-d	Sidewalk Extensions: Main Street north to river access	32,140.00
15a,b	Rebuild Stairs to Church; Build New Stairs to the Town Hall	18,800.00
	Total Investments with Lights on Bridge Only	\$77,081.00
	Total Investments with Lights on Main Street	\$ 127,773.00

LONG TERM IMPROVEMENTS

<u>Map Code</u>	<u>Project Description</u>	<u>Total Investment</u>
16	Redesign Municipal Facilities Area	Further Study Required
17	Affordable Housing/Village Satellite Housing	Further Study Required
18	Place Electrical Service Underground along Main Street from Brook Road to Covered Bridge	Not Recommended Due to High Project Costs (\$350,000.00 plus)

Part II

**DETAILED DESCRIPTION
OF EACH PROJECT**

RECOMMENDED IMPROVEMENTS

First Priority Immediate Investment

1 Project: Vehicular Traffic Speed Control

Action Description:

Encourage slow vehicular speeds in the Village by installation of non-automated, low maintenance warning and speed control devices, to include:

- Painted diagonal pavement striping and "Slow" warnings on Main Street North and South at intersections with Route 100, and on Brook Road east of Dump Road.
- Other warning signage: "Speed Checked by Radar", "Slow School".
- Painted 24" wide stop bars at intersections with stop signs: Brook Road/Main Street, Flat Iron Road/Brook Road, School Road/Brook Road, Flat Iron Road/Main Street.
- Redesign of the intersection of Brook Road/Main Street by decreasing turning radii and reducing travel lane pavement widths. (see attached sketch)
- Painted crosswalk striping on Main Street at 3 locations: Brook Road, Flat Iron Road, and at the Post Office.
- Use of pavement change as an option to striping at 4 locations on Main Street near the Village Center: Brook Road, Flat Iron Road, Post Office, and Fuller Hill. Pavement change to be "Yankee Cobble" concrete pavers set crushed stone and sand bed for an 8' width. This option would eliminate the need for crosswalk striping.

	<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
1a	Diagonal Pavement Striping Main Street North and South and Brook Road	\$ 370.00		
1b	24" Wide "Stop Bar" Pavement Markings (5)	78.00		
1c	Other Warning Signage (4)	500.00		
1d	Realign Intersection Brook Road and Main Street	1,556.00		
1e	Crosswalk Striping (3) <i>or</i>	272.00		
1f	Cobble Pavement Changes (4)	6,955.00		
	Total Investment	\$2,776.00	<i>or</i>	\$9,459.00

RECOMMENDED IMPROVEMENTS

First Priority Immediate Investment

2 Project: Reorganize Parking

Action Description:

- *Install pavement striping to define parking spaces on all paved surfaces, including the municipal parking lot*
- *Expand width of pavement (approximately 5 feet) along Pitcher Inn property line to allow parking on both sides of the street, two lane traffic and pedestrian path*
- *Require businesses to provide on-site parking for employees and miscellaneous other parking signage (e.g. "head-in" parking)*

<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
Parking Striping on Town Right of Way and Municipal Lot (45 spaces)	\$ 165.00	Striping by Business Owners (10 spaces)	\$ 49.00
		Expanded right of way and pavement Width at Pitcher Inn to be required as part of permits for reconstruction	-0-
		Additional on-site employee parking and miscellaneous other signage to be provided by businesses	
Total Investment	\$ 165.00		\$ 49.00

RECOMMENDED IMPROVEMENTS

First Priority Immediate Investment

3 Project: *Walkway to Municipal Parking Lot*

Action Description:

Provide more direct pedestrian access from the commercial uses to the public parking lot (and proposed public toilet) by constructing a walkway from the bridge at the Warren Store thru the gazebo park, across Flat Iron Road to the northwestern corner of the Warren United Church property, and then winding up the bank with as gentle slope as possible to intersect with the Church driveway near the front steps of the Church. Pavement surfaces to vary, using brick pavers in the park area and bituminous asphalt up the embankment.

	<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>
3	Walkway Construction	\$ 3,081.00	Location of property line between Neill property may not be as shown on tax map. Research possible existing right of way from church property down to Flat Iron Road.

RECOMMENDED IMPROVEMENTS

First Priority Immediate Investment

4 Project: Public Toilets

Action Description:

Provide handicap accessible men's and women's public toilets in a location central to commercial uses, parking and municipal functions. Options for sewage disposal on municipally owned and centrally located lands are very limited. Possibilities include: connection to the existing church septic field; construction of a new field in the lands reclaimed by relocating the driveway to the municipal parking lot. These options will require further engineering analysis. Consequently, cost allowances of \$2,000.00 and \$8,000.00 respectively for engineering and new septic field construction have been included in the estimate below.

The recommended location for public toilets is an addition to the eastern side of the fire station building at parking lot level. The estimated costs include 120 s.f. of building construction plus roof overhang, and an allowance for pipe trenching to the septic field. (See attached sketch)

	<u>Town Investment</u>	<u>\$ Amount</u>	<u>Action by Others</u>	<u>\$ Amount</u>
4	Public Toilet Building Costs	\$11,500.00		
	Allowances (engineering, septic field construction and pipe trenching)			<u>11,000.00</u>
	Total Investment	\$22,500.00		

RECOMMENDED IMPROVEMENTS

First Priority Immediate Investment

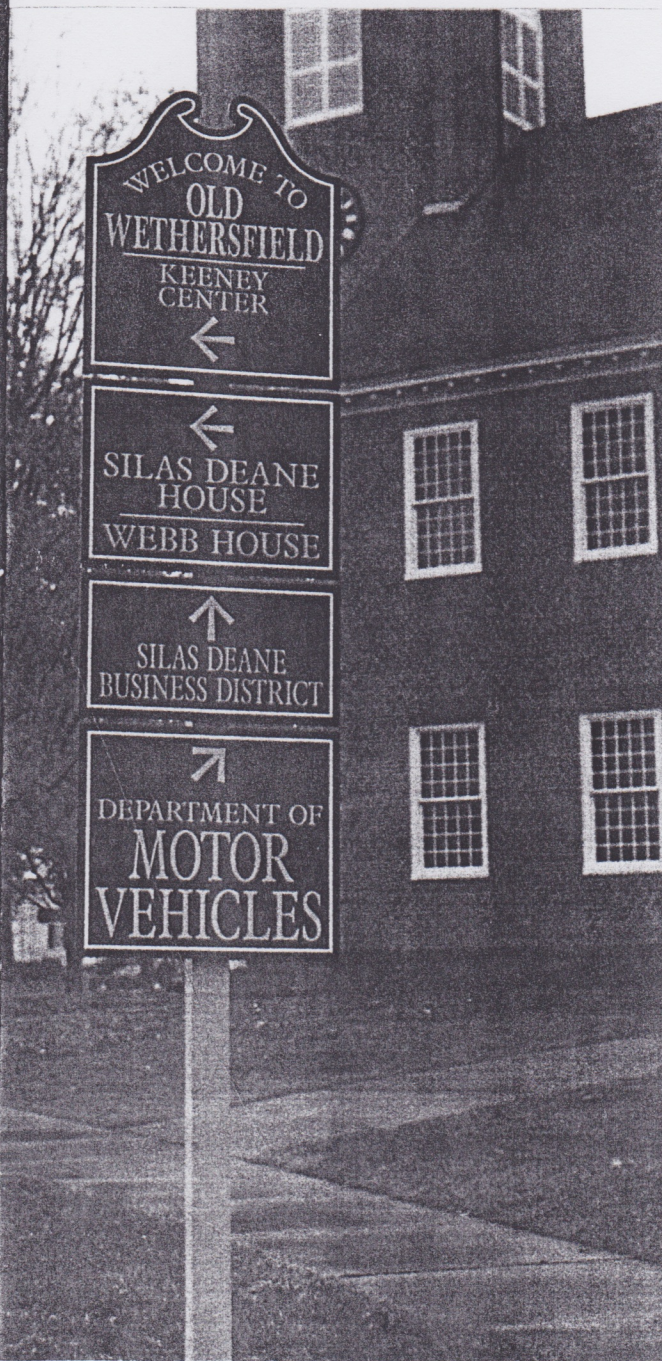
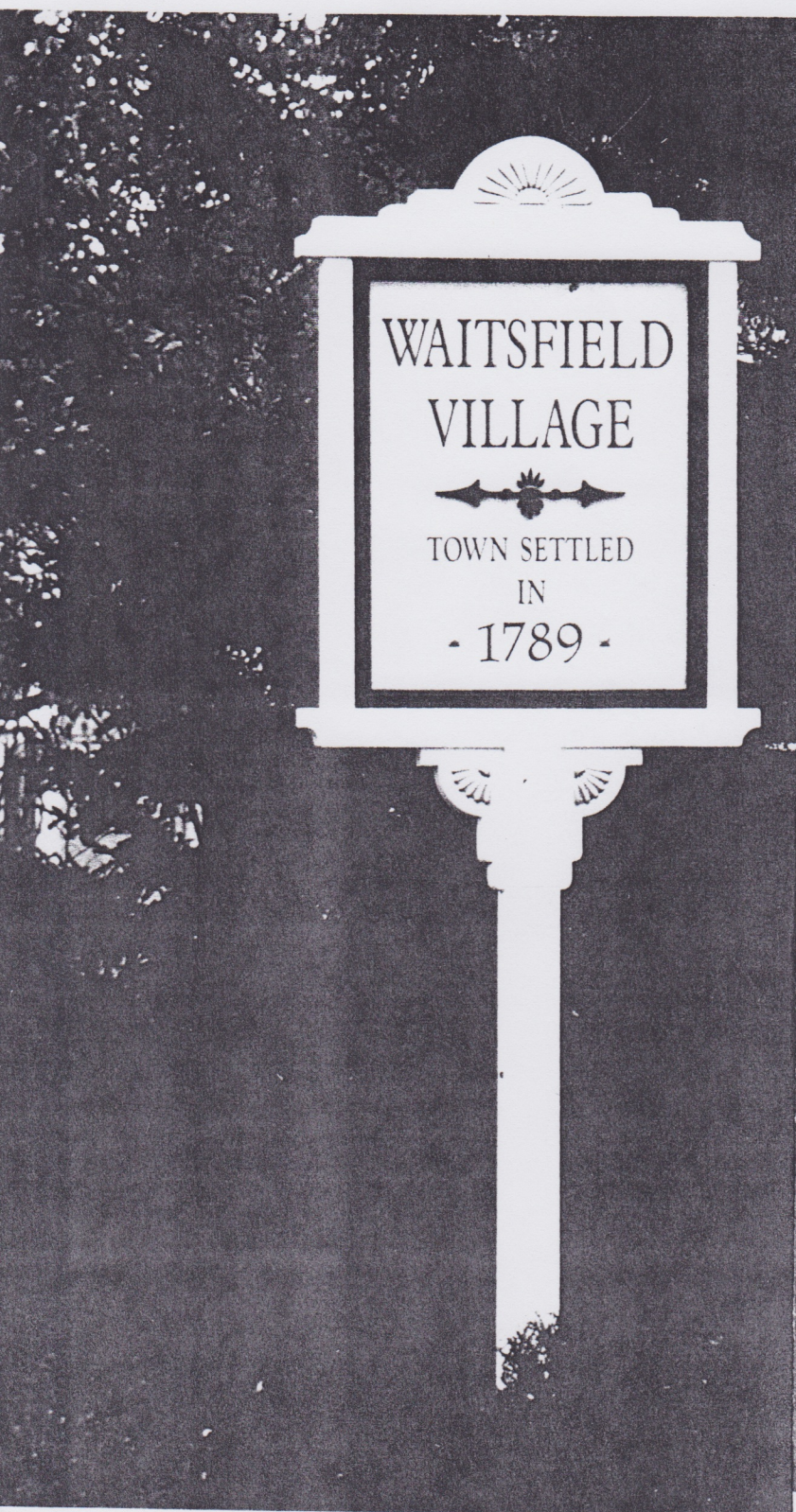
5 Project: Directional and Village Signage

Action Description:

- Provide decorative "*Village of Warren*" signs at each of the major entrances to the Village (Main Street North and South, and Brook Road). Note that signs cannot be placed in the State owned rights of way. Locations have therefore been selected where Town owned rights of way provide sufficient space and where visibility is sufficient. These locations do not allow substantial space for landscaping. The ideal location at Main Street North would be just north of the hedge row on the property line between Aske and the State of Vermont. It is not clear whether there is sufficient space on the Aske property since survey stakes are not visible. This option requires further research.
- Provide **directional signs** at strategic locations in the village for: public rest rooms, public parking, municipal building, river access.

(See attached illustrations of typical signage design)

	<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
5a	Village Entrance Signs (3)	\$ 6,600.00	Possible contributions by Lions and Rotary Clubs.	
5b	Directional Signs (8)	2,400.00	Funding also available thru the Preservation Trust of Vermont	
	Total Investment	\$ 9,000.00		



D PLACE (TIE)

ner
ky Potter
& Wood Sign Systems
tfield, VT
ator
& Wood Sign Systems

The graphic details on this center
posted sign are carved, gilded and ap-
plied to a 4 x 5-ft. MDO slab. The
sign is painted in latex, the letters are
vinyl.

n of Waitsfield



RECOMMENDED IMPROVEMENTS

First Priority Long Term Investment

6 Project: *Resolve Problem of Failing Septic Systems*

Action Description:

Proceed with the off-site Municipal Septic System study in progress. Modify the scope of the study to include consideration of separate system(s) for critical areas in the Village as opposed to a Village-wide system. Focus on reducing the high estimated cost of a Village Wide system concentrated in one distant disposal field by identifying smaller disposal areas closer to the Village center that might satisfy the needs of the "critical areas". Research for potential disposal sites should not be limited to municipally owned lands. Identify the specific individual systems that are failing in order to best determine the most efficient solution.

RECOMMENDED IMPROVEMENTS

First Priority Long Term Investment

7 Project: *Realignment of Route 100 and Main Street North Intersection*

Action Description:

The current alignment of this intersection is not conducive to slowing traffic entering the village. The State owned right of way currently extends eastward to the river, and northward from the hedgerow along the Aske property, and there is a significant amount of flat land between the existing intersection and the river that is not being used. Consequently, the physical constraints to redesign of the intersection are not so severe as to preclude exploration of alternative design solutions. Discussions with the State Department of Transportation should be reinstituted.

RECOMMENDED IMPROVEMENTS

First Priority Long Term Investment

8 Project: *Encourage Redevelopment of the Pitcher Inn Site*

Action Description:

The results of public forums indicated a strong public sentiment for encouraging "vitality" in the Village, and that commercial uses of appropriate scale and type are desirable. In this context, commercial use is the best use for the Pitcher Inn site. However, there are several existing constraints to development within the Village Commercial Zone (which includes the Pitcher Inn site), such as on-site sewage disposal, zoning restrictions concerning stream and street setbacks, mixed use buildings, and parking.

Judicious relief from some of these constraints through Town initiatives will make commercial development of properties within the Village Commercial Zone more feasible. For instance, connection of the Pitcher Inn property to a "critical area" off-site septic solution discussed above would provide greater site design flexibility, such as space for more off-street parking. Relief from certain zoning space regulations (e.g. setbacks) will also encourage private commercial investment.

RECOMMENDED IMPROVEMENTS

First Priority Long Term Investment

9 Project: Expand Town Library

Action Description:

Improving the Warren Library was one of the most commonly expressed priorities at the public forum.

- **Space Expansion:** *Space constraints at its present location preclude any significant physical expansion. The Town should therefore initiate analysis of options for building additions to the existing structure, or relocation of the library to other existing or vacant sites. There are a variety of options for relocation into buildings currently used for public functions. These options are discussed in Redesign of the Municipal Facilities priority. Space analysis indicates the need to approximately double the floor area of the library to at least 1,600 sq.ft. Additional space requirements include stack space and a separate children's library room.*
- **Automation:** *The library is currently only partially automated, having computer access to the Vermont Automated Library System (VALS). The facility lacks card catalogue automation, a second "user" computer to access files, and circulation automation. Investments therefore will include hardware, software and support services.*

	<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>
9a	Initiate Design/Feasibility Analysis for Space Expansion/Renovation (Allowance)	\$ 1,000.00	Fundraising by Friends of the Warren Library (FWL).
9b	Automation	7,000.00	Fundraising by FWL. Research application for private grant assistance (e.g. American Library Association) in conjunction with the Valley's School Library Systems.
	Total Investment	\$ 8,000.00	

RECOMMENDED IMPROVEMENTS

Second Priority Immediate Investment

10 Project: *Relocate Driveway to Municipal Parking Lot (see attached sketch)*

Action Description:

- *Realign driveway intersection with Main Street to the south to allow adequate turning radius.*
- *Remove existing Green Mountain Power Pole and replace overhead electrical, telephone and cable TV services to fire station, post office and Jennings's property with underground services from pole at Flat Iron Road. (Note that the GMT and Waitsfield Telecom charges for relocating the pole and reinstalling secondary overhead service are less than \$1,000.00. The option of relocating the power pole has been discounted because it will require placement of a another pole and guy on the west side of Main Street for secondary service to the Jennings's and Post Office properties. This option will require substantial tree clearing on the Jennings's property, will require an easement for the additional pole, and will further exacerbate the unsightly web of poles and wires in the municipal facilities area.)*
- *Construct sidewalk parallel to driveway with bituminous asphalt paving to provide pedestrian access from the Post Office to the Municipal Building and parking lot.*

<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
10a Utility Service Changes	\$ 9,744.00		
Driveway Construction	2,738.00		
Subtotal	12,482.00		
10b Walkway Construction	<u>358.00</u>		
Total Investment	\$12,840.00		

RECOMMENDED IMPROVEMENTS

Second Priority Immediate Investment

11 Project: Decorative Street Lighting

Action Description:

Replace existing "cobra" style street lights mounted on Green Mountain Power poles. Existing lights are owned and maintained by the utility company. Replacement lights cannot be mounted on the utility company poles. However, this policy of GMP is being reviewed and may change early next year. The costs below reflect installation of new decorative poles and colonial style 250 watt metal halide lights with underground power connections. If new lights can be mounted on Green Mountain Power poles, the estimated cost of the lighting conversion could be reduced by as much as 70 per cent. Light style replicates the historic Warren Village gas lamps. (See attached specification sheets)

There are currently 20 street lights in the study area. To achieve equivalent lighting intensity with replacement lights would require approximately twice as many fixtures because of the narrower lighting cone from the lower pole height. The cost of this many new lights is prohibitive (approx. \$2,500.00 per fixture). Consequently, decorative lighting is recommended along a limited section of Main Street, from Brook Road south to the Covered Bridge, as follows:

- *16 pole mounted lights along Main Street from Brook Road to the Covered Bridge, and along paths to municipal parking lot.*
- *3 pole mounted lights to replace existing pole lights in municipal parking lot.*
- *4 pole mounted lights on the concrete bridge abutments*
- *4 wall bracket mounted lights on public buildings to provide continuous walkway lighting, one each on the Town Hall, Post Office and 2 on the Fire Station.*
- *3 wall bracket mounted lights to provide continuous walkway lighting, one each on Roth Real Estate, Parade Gallery and Warren Store commercial buildings.*

cont'd

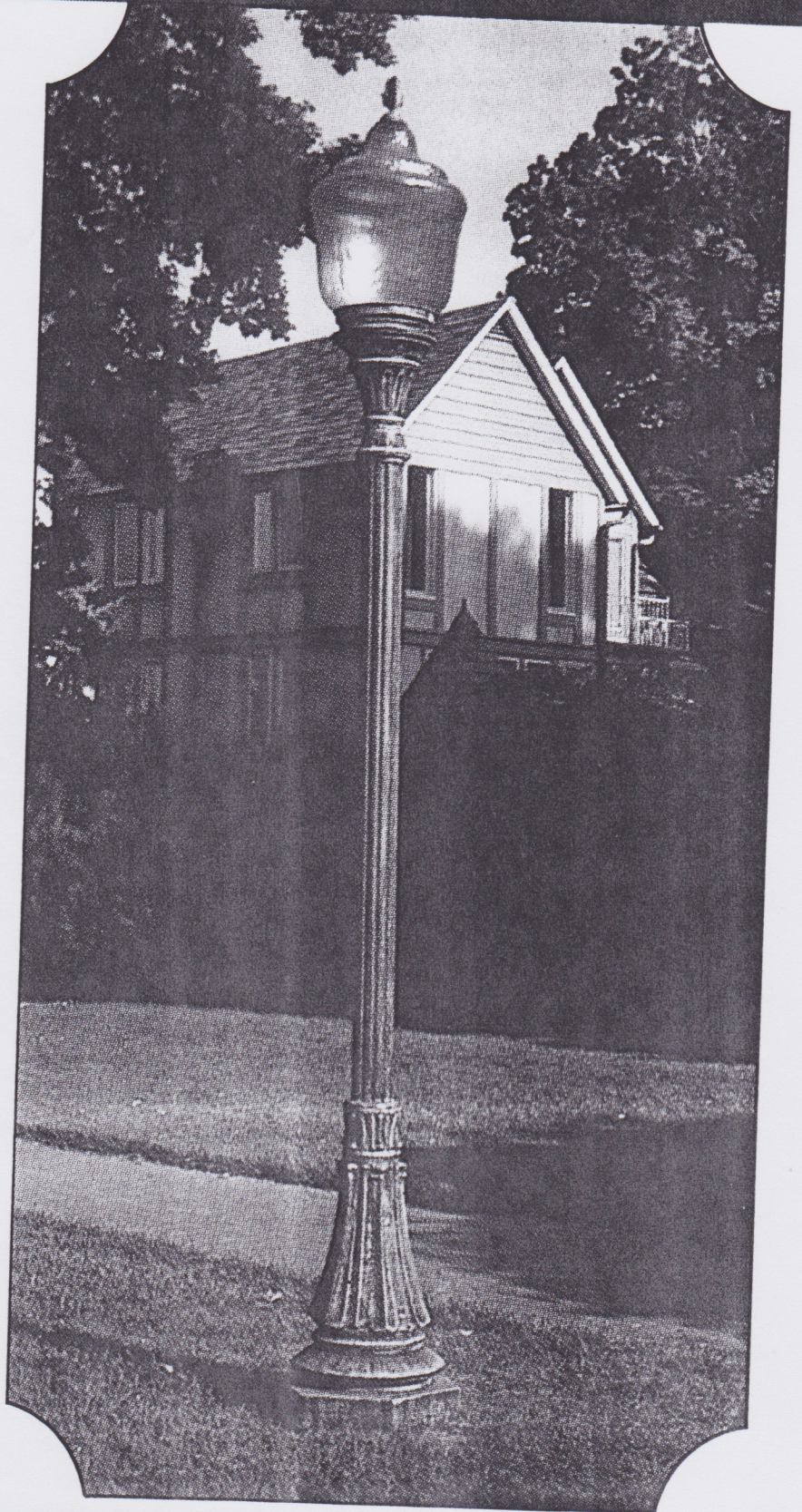
RECOMMENDED IMPROVEMENTS

Second Priority Immediate Investment

11 Project: *Decorative Street Lighting* cont'd

<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions By Others</u>	<u>\$ Amount</u>
11a Install 12 Sternberg #9403 State/Williamsburg lights with anodized black aluminum TF3610 10' high pole and 175 watt metal halide lamp.	\$39,468.00	Green Mountain Power to remove existing light fixtures	\$ -0-
11b Replace 3 existing municipal parking lot lights with 3 #9403 with TF3610-10' poles	3,282.00		
11c Install 4 #9403 lights with TF3610-5' poles on bridge abutments - 75 watt each	4,976.00		
11d Install 4 #9403 lights with #80WB wall brackets on public buildings - 75 watt	4,538.00	Install 3 #9403 lights with #80WB wall brackets on commercial buildings	\$ 3,404.00
Total Investment	\$52,264.00		\$ 3,404.00

(Note: funding assistance for street lighting is available thru I.C.E.D. T.E.A. grants program administered by the Vermont Department of Transportation.)



BOULEVARD/GEORGETOWN

D650/4408-DFP Features our historic, ornamental hex-base and deep fluted post

RECOMMENDED IMPROVEMENTS

Second Priority Immediate Investment

12 Project: *Tree Planting*

Action Description:

Tree plantings are recommended for the purposes of regaining the character of tree lined village streets and for purposes of narrowing the visual appearance of Main Street to discourage speeding. Plant type is deciduous 2.5"-3.0" caliper Norway Maple. (note: of the most suitable varieties of maples, the Norway maple is both salt tolerant and fast growing, while the Legacy Sugar Maple and Crimson Red Maple are salt tolerant but considerably slower growing. The Green Leaf Ash is also salt tolerant and very fast growing, but not as historically appropriate as the maples).

Locations are: between the Fire Station and the Town Hall (7), along the Pitcher Inn property (3), along the southern border of the Johanssen property (2), at the northeastern corner of the Aske property in the Town road right of way (1), along the proposed new walkway from Brook Road to the river access park (3), on the east side of Main Street near Fuller Hill (2), and on the west side of Main Street from the end of the existing side walk to the Groom residence (4). Also recommended is a spruce tree to replace the dead tree in the Jennings's Property hedgerow (obtain consent from Louise Jennings). Total number of trees: 23.

<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
Tree Planting (23)	\$ 6,325.00	Funding assistance for planning and installation available from the Urban and Community Forestry Grants Program administered by the Vermont Dept. Forest and Parks	

RECOMMENDED IMPROVEMENTS

Second Priority Immediate Investment

13 Project: *Street Furniture (benches and waste containers)*

Action Description:

Enhance the visual appearance of the Village Center by providing historic design cast iron frame benches and forty gallon waste containers in decorative frames. Benches to be placed at 3 locations along the sidewalk network: at the edge of the gazebo park overlooking Freeman Brook, at the municipal parking lot, and overlooking the Mad River at the existing dam (provide tree clearing for view to the Warren Arch). Waste containers to be located at 2 locations: in the gazebo park, and at the municipal parking lot at the site of the proposed public toilet. (Note that waste containers and benches are currently provided by the Warren Store. The Store should be encouraged to enclose their waste container with the same decorative frame. Benches and waste containers should be required as part of permits for new commercial and particularly food service uses.)

<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
13a Benches (3)	\$ 1,500.00		
13b Waste Containers (2)	<u>500.00</u>	Warren Store (1)	\$ <u>225.00</u>
Total Investment	\$ 2,000.00		\$ 225.00

RECOMMENDED IMPROVEMENTS

Second Priority Immediate Investments

14 Project: Extend Sidewalks Along Main Street

Action Description:

- *Extend sidewalk north along west side of Main Street from bridge at Warren Store to intersection with Brook Road. Surface treatment to be brick pavers laid in sand bed with poured concrete curbing.*
- *Extend sidewalk north along west side of Main Street from Brook Road to parking area at new river front park. Widen existing roadbed shoulder to receive sidewalk by filling existing embankment. Walkway pavement to be bituminous asphalt with concrete curbing. Pressure treated wood railing along embankment.*
- *Construct sidewalk along southwest side of Main Street from river front park north to intersection with Trout Hollow Road. Walkway pavement to be bituminous asphalt with poured in place concrete curbing, except rolled asphalt curbing over bridge. Existing road and bridge widths can accommodate min. 4 ft. wide path.*
- *Extend existing poured concrete sidewalk and curb south to covered bridge.*
- *See also related work for Pedestrian Access to Municipal Parking Lot - Project #3*

	<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
14a	Main Street Sidewalk from Bridge Northward to Brook Road (cost without curb)	\$ 6,925.00 (4,355.00)		
14b	Main Street Sidewalk from Brook Road Northward to River Access Parking Lot	10,447.00	Possible need of easement (donation) from Tim Owings	
14c	Main Street Sidewalk from River Access to Trout Hollow Road	4,437.00		
14d	Poured Concrete Sidewalk to Covered Bridge	10,331.00		
	Total Investment	\$32,140.00 (with curb)	\$29,570.00 (without curb)	

RECOMMENDED IMPROVEMENTS

Second Priority Immediate Investment

15 Project: *Stairs to Church and Town Hall*

Action Description:

Church Stairs

- Repair stone steps from church to Main street and surrounding retaining wall
- Repair retaining wall from fire station to Flat Iron Road
- Replace steel railing with wrought iron newel posts and wall mounted railings
- Post lighting

Town Hall Stairs

- New stone stairs and retaining walls similar to church stairs (including drainage)
- New wrought iron railings and newel posts
- Post lighting

	<u>Town Investment</u>	<u>\$ Amount</u>	<u>Actions by Others</u>	<u>\$ Amount</u>
15a	Church stairs, walls railings and light	\$ 9,200.00		
15b	Town Hall stairs, walls, railings and light	\$ <u>9,600.00</u>		
	Total Investment	\$18,800.00		

RECOMMENDED IMPROVEMENTS

Second Priority Long Term Investment

16 **Project:** *Redesign Municipal Facilities Area*

Action Description:

Public functions are currently concentrated in one area of Town. These include the Warren United Church, Municipal Offices, Library, Fire Station, Post Office and Town Hall. While this presents a logical situation for a municipal functions park, several aspects of this layout need improvement.

- *The Library needs additional space.*
- *Parking for the post office is inadequate and often dangerous.*
- *The municipal parking lot is underutilized most of the time.*
- *None of these buildings currently offers easy renovation for public toilets.*
- *Access to the Town Hall is limited and difficult.*
- *Vehicular access to the municipal parking lot from the south is awkward.*
- *The interrelationship between these functions is not visually defined. e.g. by landscaping or a town green.*

Some of these improvements have been addressed in other priorities. However, this area needs a comprehensive design plan that considers options for interchanging functions within the existing buildings, examining relocation of some functions to other areas of town, acquisition of adjoining properties, and building additions and renovations.

Some possible options include:

- *Relocation of the Post Office to the Library area.*
- *Acquisition of all or a portion of the Blair property for relocation of the Library and/or addition to the Municipal Building, and direct access to the Town Hall.*
- *If demands on the Fire Department due to Sugarbush expansion exceed the capacity of the existing station, an option would be to relocate the fire station to municipally owned lands at the Town Garage site.*
- *Renovation of the fire station building to house the library, public toilets and possibly a senior citizens center*
- *Acquisition of the Jennings's Property, (with provision for life estate for Louise Jennings) for use as the village green and public access to the river.*
- *Renovation of the post office building as a Town Historical Museum and/or shelter for events held on the town green, through acquisition or joint agreement with Jesse Cota, its current owner.*
- *Purchase of a portion of the Hanke property east of the municipal Building for septic or building expansion.*

RECOMMENDED IMPROVEMENTS

Second Priority Long Term Investment

17 Project: *Affordable Housing/Village Satellite Housing*

Action Description:

A strong public sentiment for creating affordable housing within the Village was expressed at the Public Forums. There was also considerable sentiment for enhancing the vitality of the Village by encouraging additional housing development. Options for achieving these objectives include "infill" of additional dwelling units within the existing fabric of structures and land ownership, and development of peripheral or "satellite" sites. Town initiatives for encouraging additional housing can include the following:

- *Explore the possibility of locating satellite housing projects on Town owned lands, such as adjacent to the eastern portion of the cemetery or on the Eaton property east of the recreation field.*
- *Explore the possibility of acquiring property. Some options might include the Carter gravel pit or the Bissel property at the north end of the village.*
- *Explore the "scattered sites" approach to affordable housing by identifying smaller, scattered properties that could be developed/rehabilitated. This approach offers the advantage of integrating affordable housing within the existing fabric of the Village without creating concentrations. Sites can be developed jointly with the landowners to avoid acquisition costs by the Town. This option will involve review and modification of zoning regulations concerning lot density, mixed use structures, and setback limits particularly as applied to conversion of accessory structures to primary uses. This option assumes adequate on-site septic capacity or provisions for off-site sewage disposal.*
- *Solicit assistance from state agencies or private non-profit groups to fund or develop affordable housing. Some such agencies include: the Vermont Office of Development and Community Affairs, Vermont Housing Finance Agency, and Housing Vermont. Options exist for initiating projects at minimal municipal expense.*
- *Review experience in other Vermont towns that have been pro-active in affordable/satellite housing, such as Stowe and Hinesburg.*

IMPROVEMENTS NOT RECOMMENDED

18 Project: *Place Electrical Service Underground from Brook Road to the Town Hall*

Green Mountain Power Corp. has estimated their costs of removing the existing overhead line and replacing with an underground system to be \$293,825. Additional work not included in this quote involves trenching and backfilling, ledge removal, concrete vaults for pad transformers and switches, patching of asphalt pavement, modifications to service entrances at structures, and Waitsfield Telcom costs for cable TV and telephone changes. This additional work would increase the total cost of the project to over \$350,000.00. These costs have been deemed impractical, and the project has not been included in the list of recommended improvements.

Part III

APPENDICES

Appendix A.

Summary of Capital Improvement Priorities

After reviewing the suggestions for capitol improvement items with the Village Advisory Committee and the Select Board, the following are the priorities for design and subsequent pricing based on the lists generated by the Select Board and the Forums. We have grouped these priorities by project area and, within each group the work can be done incrementally. The first three, **off street parking, street parking and traffic slowing** were considered critical by residents in the village. Elements of each project are keyed to the pricing sheets by the (#).

1. Up grade parking areas off street, Municipal lot and North lot:

It was the consensus that existing parking should be upgraded and maximized before new spaces are developed. Signs and improved pedestrian access will help people to use the existing lots.

Municipal lot:

- Improve connection to side walk system (renovate existing steps and walkway, add ramp walkway to cross the Flatiron Road) (#3, 15)
 - Improve driveway access from the street especially right turn going North (will require moving utility pole) (#10a,b, 18)
 - Add Rest room facilities (explore municipal area: addition to church annex, municipal building, fire house or free standing), water, telephone (#4)
 - Provide Sign "Village Parking" (#5b)
 - Plantings, trees, especially along the road (#12)
 - Picnic tables, benches. (# 13)
 - Recommend getting a physical and deed survey of the municipal area in order to determine boundaries and elevation changes.
- Repair the church steps, and retaining wall. Add new wrought iron railing (#15)

New North lot:

- Add side walk connection to center of town. (#14)
- Sign "Village Parking" (#5a)
- Lighting along side walk and at the lot.(#11)

Give priority to Municipal lot in terms of using \$10,000 funding already allocated.

Miscellaneous.:

- Ruby Blair property: Continue to pursue purchase of land or house and land, use as possible library or Post Office site.
- Hanke land: Examine purchase of low flat land next to library for septic or library expansion.

2. Upgrade on street parking:

- Provide sidewalks and lighting where there is parking. (#14)
- Park on two sides of Main Street at the triangle
- Park on west side from the Post Office to the covered bridge.

Information on the village road right of ways is buried deep in the deeds as there are few surveys of the village properties. It is likely that there is more land to work with than the paved area and shoulder, but in any case Village residents need to be in support of sidewalks etc. even if the land is "right of way."

Recommendations:

- Stripe Diagonal parking at the Bradley House and side of the Warren Store.
- Stripe the access to the "back yard" employee parking to keep it clear. Striping will organized the parking, however there may be resistance to the formality. (#1)
- Add Signs designating "Short term parking", "Use municipal lot for long term parking".(#5)
- Request Inn site to add area to the road for parking and a side walk with an "island" at the existing telephone pole or put the power at that point underground.

3. Traffic slowing:

3A. Entry to the Village Signs:

Provide "Welcome to Warren Village" signs, lighting and plantings at: (#11,12)

- Brook Road East of School Road
- Main street at Rt. 100 North
- Main at Rt. 100 South

Notes:

At the North intersection the Agency of Transportation should be invited to look at the intersection again with traffic calming in mind.

At the South intersection the Agency of transportation should be invited to look at the guard rail since it obscures sight lines.

3B. Intersection improvements:

Use intersections to slow traffic down, improve pedestrian crossings, square off the corners where necessary:

- Brook and Main: sidewalk, square corner at Hoare House (#1, 14)
- Flat Iron and Main: Repair the existing church stairs, add new lighting and ramp further East on Flat Iron up to the municipal area. This is an historical intersection and should be enhanced not altered. Research "Rural Resource Protection Plan" for this type of intersection. (#15,3,11)

3C. Bridge improvement and beatification:

- Add period lighting on the bridge at the Warren Store (#11)
- Highlight the four village bridges in order to further slow traffic when the time comes, add planters, lighting, trees on the embankments in order to call attention to the bridges and provide more traffic calming..

4. Sidewalk and pedestrian improvements:

- Provide access from the two municipal lots to the Store (as noted above) (#3,14)
- Continue the side walk and lighting to the covered bridge. (#14, 11)
- Provide stairs from the Town Hall to the street and lighting (also a traffic slowing device and to highlight the Town Hall) (#15,11).
- Improve the walking and visual connection from the municipal lot to the Town Hall
- River access improved at new north lot.

5. Trees and Plantings:

Recommendations:

Utilize the State tree program - Urban and Community Forestry Grants Program for grants: This is a 50- 50 (state/local) match basis, but does include "in kind" donations of labor and materials as part of the local portion. The program requires a planning grant first through which inventories of existing trees and a streetscape master plan is made. The Town is eligible for planting grants after the planning is complete. These grants are for up to \$4,000 per grant in 1996.

Encourage a volunteer groups, boy scouts, to oversee planning, planters, tree planting and "beautify " the village.

Tree planting including those noted above: (#12)

- Municipal lots
- Intersections
- Along street at the municipal lot
- At sidewalks
- Main Street to the covered Bridge, Brook Road and Flatiron
- Entries to the village

Suggest planter and planting locations including those noted above:

- Bridges
- Entry points to Town or Village signs
- Municipal lot - at top of bank and cemetery not down along road.
- Gazebo

6. Street lighting extended and changed to a historical style: (#11)

- Parking areas
- Sidewalks
- Bridge
- Stairs

7. Underground Power: (#18)

At present the price for underground power from Brook Road to the Town Hall is substantial. In addition to the cost of removing the poles, adding transformers and burying the power and telephone lines, each business or residence would also have to install a new service entrance. This is an extremely costly project which will be hard to justify at this time. There is no question that aesthetically it would be much better.

It is possible that the telephone company and the power company would agree the "organize" the overhead wires so at the very least the appearance is not so chaotic.

8. Future Considerations

- Improve parking and access for the Post Office.
- Encourage greater visual connection between the Municipal lot and the Commercial area. Improve the green spaces.
- The Fire Station is a symbol of civic pride and the spirit of volunteerism, although it is not used during the day it should be highlighted in a way that recognized its members contribution to the community and encourages others in their civic duties.
- Look for a Town Green site to clarify the down town feeling. Talk to Mrs. Jennings to see if she is interested in some kind of sale or lease of land between her house and Main Street.. (#16)
- Septic: #6
 - Encourage a "Sanitary Survey" of the existing systems
 - Look at smaller group solutions
 - Look at Alternate disposal systems.
 - Encourage the start of separate Alpine village study.

Note: I realize that we are often talking about private land, whether for sidewalks or future purchase. We have not talked to the landowners about these ideas, they ideas are for planning consideration only. It is important to be as sensitive as possible and to contact the landowners and find out their interests.

APPENDIX B.

Summary of Planning, Zoning and Land Use Recommendations:

RESIDENTIAL CHARACTER:

It is clear from the comments of residents that there is little interest in changing the physical appearance or the ownership form of the Village. People want to control their lots, and the development form. There is an interest in increasing the activity level and vitality of the Village. **Presently "conditional use" is the effective form of design control.** Clarifying the goals and reflecting the actual form of the Village in the Town Plan and Zoning would help to create a future more in line with the present vision and rely less on conditional use as design review. **Implementing a form of design review although unpopular may be more effective in accomplishing compatible future growth and change.** (See Time and Place in Bennington by William Higgins.)

Encourage village where people actually live and work - by zoning and use

- **Allow or encourage mixed use within buildings and lots** by owner/residents
- **Allow out-buildings to be developed as rental units, work places** etc. by residents, as the septic allows
- **Zoning should reflect mixed use and actual lot size, which is typically smaller than 1 acre**

These changes would allow and increased activity level while having little effect on the physical appearance. Control of the activities would remain in the hands of the land owners who live on the lots.

Residential scale, design - zoning, heights

- **Minimum lot size should be based on septic capacity until there is an alternate sewage disposal program.** Most of the lots in the village are under 1 acre now. Having the minimum lot size of 1 acre does the opposite of encouraging Village style development, it spreads out the village so that it no longer has a village character.
- **Minimum lot size for lodges should be based on septic capacity.** There are no inns and lodges presently which have 1 acre much less 2 acres as required by zoning. As long as the businesses can provide for off-site or on-site parking and septic, smaller lots should be encouraged.
 - **Reduce minimum setbacks, add maximum setback** to keep the village character of houses close to the street.
- **Minimum set back 10 feet, maximum set back 25 feet** for the primary structure.
- **Side yard 10 feet**
- Residential character is set at the entries to the Village from Rt. 100. Zoning for visual residential Village character is most important at these entry points.
- **Encourage "satellite" housing development in the compact village form** - It is clear that residents in the Village do not want to change the visual density or the character. Owners want to have as much control as possible over where they live. In order to be consistent with the Town Plan by encouraging growth adjacent to the existing village, the Town should identify property adjacent to village center, connected to the existing road system, and within walking distance of the village for possible future use in the form of a new neighborhood road in the compact village style. (#17).
- **Eaton property near the school**

- Near cemetery
- South end of the Village
- Pursue grants for technical assistance in planning for future Compact Village style growth

Examples of other towns who have initiated infill, affordable housing or residential development adjacent to town centers:.

Stowe - Julie Campoli study to add a new street to Stowe village. The new street keeps the existing fabric intact and adds housing within walking distance of the existing commercial area. The lot sizes, set backs and design reflects the existing character and density, not large lot and long set backs typical of new zoning. This study was funded by a grant for planning from _____

Randolph and Middlebury have done studies for infill housing.

Montpelier recently funded a study for commercial growth.

Hinesburg created Town sponsored affordable housing in the Village area.

The National Endowment for the Arts and the Vermont Communities

Foundations funded the study of "Compact Village Neighborhoods for Vermont Growth Centers."

COMMERCIAL CHARACTER:

The same comments from "Residential" apply to the Commercial District of the Village

- Encourage home business / vitality through zoning, conditional uses, permitted mixed use and use of out building with in lots
- Mixed use presently is allowed only on Main Street section, there is a conditional parking waiver for mixed use businesses on Main Street.
- Encourage business in commercial district and home businesses compatible with a residential neighborhood.
- Septic and parking are presently the limiting factors.
- The multi-unit density of four units per acre should probably be four units per lot, since **right now most of the multi-unit dwellings are on lots well under 1/2 acre.**
- **The hotel/motel density should definitely change from 3 bedrooms per acre.** The largest lot in the entire village is about 2 acres and that lot is not in the commercial district. For example the present zoning mean that the Pitcher Inn site which originally had more than 17 bedrooms could only have three. This only encourages motels to locate outside of the village or other centers and locate along Rt. 100. etc. Which is not compatible with the Town Plan.
- **Setbacks 5 feet minimum and 15 feet maximum.**
- **New buildings should be required to provide non-curbed separated sidewalks.**

DEFINE MUNICIPAL AREA:

- Encourage municipal area to be seen as a whole; Town Hall, Municipal Building, Church, Cemetery, Fire Station.
- **Link the municipal area to the commercial - the priority is for improved facilities and access to parking and public bathrooms**
- Library - keep in mind future need for more space and exposure
- Encourage community activities enhance the area with tables, benches, planting.
- Pursue the Ruby Blair land for expansion to Municipal building
- Look at the portion of the Hanke land adjacent to the Municipal Building for near term added sewage capacity.

- Survey the Municipal area. The new mapping has provided a reasonably accurate picture of the Municipal area. It would be valuable for the Town to survey the area in order to add the elevation heights. It is likely that old deeds are the only source of information for property lines, however determining ownership would be very helpful.

TOWN GREEN AND ENHANCE EXISTING GREEN AREAS:

- Enhance the Gazebo, Municipal lot, Town Hall and slope with the war memorials with trees, lights, steps etc.
- Pursue a central green space for a Town Green. Contact private landowners e.g. Mrs. Jennings for future lease or purchase of her yard, which would create an effective link between the Commercial area and the Municipal area. Further it would create more flexibility for the Post Office traffic.

INN SITE:

Encourage small scale private or public use. For the vitality of the down town, this site should not be a park.

Recommend active use for the site to help to maintain the viability of the commercial area

Site plan review should request:

- **Easement in order for the town to expand the road bed for parking, make a peninsula for the power pole or put it underground**
- **A non-curb 4 foot side walk from the Hoare Property to the Bridge**

At the Pitcher Inn site there is not enough room for a sidewalk, two lanes of traffic and east and west parking on Main Street.

FIRE STATION :

The fire station should be enhanced. It is a source of local pride, a symbol of the volunteer spirit. There is space adjacent to the northern above-ground portion of the fire station for expansion. If there is a compatible function, that area should be utilized.

SEWAGE STUDY:

There is substantial support to :

- Explore small scale approaches to the obvious need for a solution to the village septic problems. For example: The Bradley House has built a mound system. It is possible that system could be expanded to provide sewage capacity for the Inn site, the Warren Store which could then provide its own public bathrooms and the use of Bradley House and the Guest House. The recent problem with joint ownership of sewage capacity (Madden) should be addressed so the Town has immediate recourse for future group systems which are not maintained properly.
- Pay for a sewage solution from the general fund, but then charge the users for the maintenance and up keep.
- Initiate a "septic survey" or inventory so the extent of need is clear.
- Exploring a municipal water system which would free more land for septic disposal.
- Start a septic study for Alpine Village

GROWTH AREAS:

Growth issues: The Town Plan encourages growth near or adjacent to existing centers. Given the present septic issues, compact new neighborhoods with adjacent sewage capacity are a challenge but an attractive alternative to spreading out individual houses.

- Small neighborhoods are desirable as opposed to spread out development
- Affordable housing will be a critical need in the future
- Compact development will limit the services required in terms of infrastructure and will have less of an impact on the visual character of the villages and country side.
- **Locate compact village style growth areas with possible mixed uses within lots.**

Evaluate:

- **East Warren Grocery / Four Corners area, historically a village center**
- **Alpine Village**
- **Town owned property adjacent to the Village.**

Appendix C.

Funding Sources

Following is a list of Agencies which fund either technical assistance or actual projects. Many of these grants require substantial planning before they give implementation grants which is why the technical assistance grants have become crucial. The more specific the plans and the goals for the Town of Warren are the more readily Warren can use these programs. As state and federal money becomes more scarce, it will be increasingly important to attract private investors and to encourage them to propose projects in keeping with the long term vision that residents have for their town. It is also increasingly important to keep residents active, interested and aware of future planning, capital improvements, and the importance of their role in the physical future of their town. One of the best sources of work is volunteers and contributions in kind.

Agency of Transportation

ICED TEA Program: State Administered Federal Funds "Enhancement Program." Uncertain about the level of funding for 1996, but typically these funds used for enhancement of the travel experience. For this project, they might be used for preserving historic structures, traffic calming, lighting, public toilets, parking improvement, signs.

Agency of Housing and Community Affairs

Community Development Block Grants: State administered Federal Grant program. Low income housing, elderly housing, economic development. Need to meet requirement that 51% of the target group has to be low to moderate income people. Warren Village would qualify. Grants could be used to look at the feasibility of satellite compact village areas, of multi-use lots, increasing the number of dwelling units per lot and partial funding for development.

Vermont Housing and Conservation Board

Funds available to help purchase land needed for Town Preservation, Revitalization.

Vermont Downtown Program

Technical assistance for downtown's, Main Street Program. Planning needed to maintain the village character and revitalize to meet present needs.
Jane Lendway 828-3042

Historic Preservation Grants:

Barn Grant Program

50 - 50 State Funded program for preservation and creative reuse

Agricultural Barn Grants

50 - 50 State Funded program for the repair or return of barns to agricultural use

Technical Assistance Grants

For the rehabilitation of downtown's
For sustained downtown revitalization

Preservation Trust of Vermont

Private foundation which usually gives matching grants for technical assistance and construction for signage, historic walkways, lighting on historic bridges, historic stairs, and administers Foundation grants. Paul Bruhn

Certified Local Government for the Mad River Valley

This group is able to submit grant requests for technical assistance for planning and zoning work and to sponsor public advocacy and education. It is considered the most

effective grant program for feasibility studies, effective leverage for 50 - 50 grants for small scale historic projects. It is made up of a group of local residents / professionals and has several members from Warren.

Trees for Local Communities

50 -50 Cost share program administered by the Vermont Department of Forests, Parks and Recreation, Urban and Community Forestry Program. This program requires a planning grant first to inventory trees and make a master plan, then it supports planting grants.

Grass Roots / Local Volunteer Initiatives

The volunteer spirit is very powerful. Any group which would like to do a village enhancement project should be encouraged. There have been many people who have said, "I'll get that going." Each contribution from individuals and groups (like Yestermorrow's at the new North Village park) should be praised and encouraged. Civic pride needs to be encouraged.