



# One Burke Village Infrastructure and Visioning and Economic Development Meeting

October 28, 2020

Online via Zoom

Dufresne Group  
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Tel: (802) 748-8605

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On October 27, 2020 at 5:00 pm, a meeting was held via Zoom video conference to discuss the Burke Visioning and Economic Development Study and Water and Wastewater Study. The following individuals attended:

<u>Individual</u>	<u>Representing</u>
Dan Flanagan	One Burke
Cathie Wheeler	One Burke
Todd Vendituoli	One Burke
Linda Lotti	One Burke
Kevin Mack	One Burke
Laura Malieswski	Burke Chamber of Commerce
Lynnette Claudon	VT DEC
Peter Fairweather	Fairweather Consulting
Greg Gossens	gbA
Andrea Day	Dufresne Group

Andrea Day has prepared the following summary of notes taken at the meeting. Please notify me if you have any corrections or additions to these minutes. Tasks to be completed as a result of this meeting are underlined.

- I. The minutes from September 8, 2020 meeting were approved.
- II. **Visioning/Economic Development Study – Fairweather Consulting**
  - a. Responses from September 19, Community Session
    - i. Posters will be back out at polls to try and get more input. After the meeting it was learned that to limit time people are spending at the polls, posters will not be available then but they can be made available at the Town Offices for viewing and commenting during public meetings.

- ii. The poster categories and some of the comments are noted below. Additional detail is included in the presentation from Fairweather Consulting, attached.
    - Local food processing
    - Artisan crafts/meeting
    - New housing – affordable; renovate historic
    - New café
    - Liked idea
    - Idea to have in conjunction with community meeting room
  - iii. Equestrian – need was questioned
  - iv. Other ideas – several
  - v. General feedback: good turnout, positive attitudes, can do, approximately 130 attendees
- b. What the Town Plan says about West Burke
- i. Consistent with what visioning/ED study has been operating under
- c. Draft Summary Vision Statement for West Burke
- i. West Burke will be a mixed-use pedestrian-friendly village center providing goods and services to area residents as well as visitors in such sectors as hospitality & dining, services, outdoor recreation, and housing. The Village’s physical development pattern will revive, reinforce, build upon West Burke’s historic character while providing connections to historic features and recreation opportunities.
  - ii. Add: Affordable housing for all community members
  - iii. Is fear of West Burke residents becoming East Burke founded in residents’ fear of losing the feeling like it’s their Village? This is the purpose of the Visioning exercise – to make sure the Village meets residents’ needs, keeping focus balanced. Residents will provide businesses with four seasons of customers – first slides of suggested uses are resident centric “community self confidence”

- iv. Can the area support uses that are the same as those nearby?
  - v. East Burke School has interest in some new opportunities for students such as woodworking
  - vi. Keeping growth community-centric may actually encourage more visitors
- d. Market Possibilities for West Burke
- i. Café: 800 sf (potential new establishments = 2.2 within a 10 minute drive time)
  - ii. Outfitter/equipment rental: 1,000 sf (potential new establishments = 8.9 within a 10 minute drive time)
  - iii. Specialty food store: 1,500 sf (potential new establishments = 0.6 within a 20 minute drive time)
  - iv. Housing: 5 units, 1,500 sf each
  - v. Apartments: 5 units, 2 bedrooms, 800 sf each
  - vi. Build out – add 500-800 sf of enterprise for every 15-20 extra units
  - vii. Housing – discuss with Rural Edge
- e. A Potential Conflict between this Vision & Current Zoning
- i. Setbacks don't match dense Villages
    - Front setbacks don't match vision. Suggest reducing to allow for redevelopment in alignment with historic character
- f. Draft Concept Plan for West Burke
- i. Five underutilized properties
  - ii. Four potential infill to match historic density
  - iii. Traffic calming through sidewalks and landscaping – most sidewalks are existing and just need to be reconstructed – on-street parking, crosswalks
  - iv. History walk

- v. New picnic pavilion in park
  - vi. River walk? Accentuating the river again
  - vii. Historic canal related to Mill Pond
  - viii. Focusing redevelopment at intersection of Rt 5 and Rt 5A
- g. Next Steps
- i. Linda discussed with Mike Harris – landowner of old general store/red building potentially interested owner
  - ii. Reintroduce gazebo on corner of Rt 5 and Rt 5A
  - iii. Old grocery store would be good spot for café with synergy use on corner of Rt 5A and Church St
  - iv. A lot of properties that would be good candidates for improvement may not have interest from owners
  - v. Need infrastructure in place to make these buildings developable
  - vi. Some property owners may want more than they are worth – coordinate with Ben Doyle to identify funding opportunities
  - vii. Gazebo and pavilion are good opportunity for teaming with local schools and lumber industry
  - viii. VTrans sidewalk funding; Pavilion farmers market funding
  - ix. Need to get buy-in from property owners
  - x. Concern with cost of infrastructure, need to show improvement potential and how that is tied into water/wastewater
  - xi. Streetscaping may be a first step to getting the project moving
  - xii. Peacham Café was a real community effort
  - xiii. Starting with one building may get the ball rolling – visit with Peacham to learn the path they took
  - xiv. Laura has been posting historic photos on Facebook and has been getting good feedback – particularly on gazebo and pond photos

#### h. Next Steps

- i. Circle back with SE Group and Kingdom Trails Association
- ii. Organize outreach with property owners – coordinate with Mike Harris
  - Linda to reach out to Mike to discuss property owner outreach
  - Linda to reach out to Ben Doyle to see what options there are
- i. Grant deadlines and Schedules
  - i. Some grants coming to an end – looking for updates and reports
  - ii. November 15 deadline for some – break into Phase 1, Phase 2 where Phase 2 is implementation-action plan
  - iii. Need to be careful about renderings until outreach to property owners is done
  - iv. Municipal planning grant due in May
  - v. Is another outreach meeting needed for Visioning? Posters will be out for election day. Maybe an outdoor event in the beginning of the year?

### III. Water/Wastewater Study

#### a. West Burke Wastewater Study

- i. Field investigations delayed until NEPA (National Environmental Policy Act) clearance received.
  - Lynnette would like idea of East Burke sites to get process started for those sites
- ii. First step in NEPA clearance was to complete desktop level archaeological reviews of the two sites proposed for additional field investigation. The two sites are Mike Cole's pit which is located behind the store and the open field area next to the Town offices.

- iii. The Archaeological review found that due to previous disturbance, Mike Cole's property was unlikely to have pre-contact Native American artifacts.
  - iv. The Archaeological review of the School Street property found that additional investigation in the form of a Phase 1 Assessment may be required. This was determined by several factors including soil type, proximity to waterways and the fact that the parcel appears to have had little to no disturbance in the historical records that were reviewed.
  - v. The information has been passed onto the selectboard for review and to determine if they have any concerns or questions. Once they have a chance to review the information, and the State coordinates with UVM Consulting Archaeology Program, who would be completing the assessment, the on-site investigations will proceed.
  - vi. After field investigation is complete, preliminary sizing and cost estimates will be prepared.
  - vii. Received two additional surveys at picnic
- b. East Burke
- i. No new survey responses since last meeting
  - ii. Next steps –
    - Identify potential sites for wastewater system(s)
      - a. Preliminary map from Stone
      - b. Smaller lots make sites difficult

IV. Next meeting – November 17, 5pm

# AGENDA

Responses from September 19, Community Session

What the Town Plan says about West Burke

Draft Summary Vision Statement for West Burke

Market Possibilities for West Burke

A Potential Conflict between this Vision & Current Zoning

Draft Concept Plan for West Burke

Next Steps

# RESPONSES ON SEPTEMBER 19

## POTENTIAL NEW USE: LOCAL FOOD PROCESSING



Great idea, business opportunity/attractor

A local butcher would be awesome.

Kitchen space for use for small scale business

USDA approved

Good

This!

Yes like Hardwick.

Yes

Hemp processing as well.

How about a food incubator space? Or community learning kitchen?

How about a wine tasting room?

Wine shop, too!

Good idea or also a food market (cheeses, veggies)

An idea with potential in collaborating NEK communities!

Food processing for local food shelves?

Permanent site for Summer meals distribution?

# RESPONSES ON SEPTEMBER 19

## POTENTIAL NEW USE: ARTISANS/CRAFTS MANUFACTURING



Yes! Place for people to work—offer classes for all age learners

Multi-use space for public art/crafts/invention—Like at LI [Lyndon Institute]

Good idea. Support small businesses.

Combine arts and education of arts and music for all ages.

Yes! Especially incorporating a youth/elder art center  
😊 \*

Weekend workshops with local artisans?

Maker spaces important but with investment in innovation

3-D printing, coding automation

# RESPONSES ON SEPTEMBER 19

## NEW HOUSING IN THE VILLAGE



Replace burnt out buildings

Refurbish apartment building like Milo downtown[?]

Housing in the village needs to work for families and have outdoor play space

Agree with above—affordable housing

Agree with above

Agree with above

PLEASE!

Affordable mixed income?

More low income housing yes! Updated, energy efficient

Outdoor spaces and rental options!

Yes to affordable housing, especially since other development ideas may drive property values up and make housing less affordable.

Renovation of historic buildings

Renovate old buildings for contemporary use

# RESPONSES ON SEPTEMBER 19

POTENTIAL NEW USE: OUTFITTER SHOP  
FOR BIKING, SNOWMOBILING, HORSE RIDING, ETC.



Maybe USS[?] or Lead & Tackle could have a branch or outlet here

This!

Outfitting store great idea

Good!

Possible outfitter for kayaks & paddle board rentals

Good idea—must make West Burke biker friendly

Great idea—would attract more bikers and young people

How to differentiate?

Yes, combined with local crafts, etc. would be great!

Sutton and West Burke, need more solar projects

# RESPONSES ON SEPTEMBER 19

## POTENTIAL NEW USE: CAFÉ



Food attracts people. How about a multi-use space? With VT Foodstuffs (veggies, meat, cheese), food to eat. A configurable shed space?

Great idea!

Yes! Absolutely!

Yes! Love it!

Internet

Yes! Could the old Big Bertha's be a food/café/sports outfitter space?

Definitely Yes! Coffee, Cake and Socializing

Yes

Yes! Coffee shop Take out food

Yes!

Great idea with good food!

Café Lotti II!

Yes with community conference room a la the Polish Princess in Lancaster

Internet café at library.

Let a develop[er?] put in coffee shop

# RESPONSES ON SEPTEMBER 19

POTENTIAL NEW USE: A BUILDING WITH A MIX OF LOCAL ARTS/CRAFTS, OFFICES AND OTHER USES



I would love an art studio offering classes  
Fabric store

Yest to local artists/classes combo

Great idea! Can this be combined with the café idea?

Great idea! Having comfy office space/hang out would attract a lot of people!

A shared workspace with Good wifi!

Yes! Perhaps similar to art/café space @ Highland Center (which is kind of far!!)

Great idea

Antique store!

Open studio/shared studio space or co-op?

Great way to attract AND KEEP young people in the area locally to have more mixed-use space closer to home.

# RESPONSES ON SEPTEMBER 19

## POTENTIAL NEW USE:

### SPACE TO HOST EQUESTRIAN TRAIL RIDERS



If there is a need. Are there already opportunities for this at the campground?

Unsure of the market for this.

Sounds good!

Trails for specific uses are good but multi-use trails can be more successful and include more types of users.

# RESPONSES ON SEPTEMBER 19

## OTHER IDEAS FOR POTENTIAL NEW USES?



More events in park-library  
Yes. Event space in a larger multi-use building  
Bike swap in park....outside?  
Open ski room more often  
Café, hangout place  
Outdoor nature scape playground  
Great idea!  
WIFI Internet in Library  
How to instill pride in the community  
Inclusion of all  
Medical Services  
    For folk here in town  
    For those visiting—bikers  
    Essential business  
    Help with testing  
    And medical issue that may come up where folks don't need to travel for

What about the snow?  
When planning for making roads and sidewalks and gathering places remember snow banks. The need for snow removal versus not with financial and personnel demands on Town  
Barber shop  
Salon  
Indoor swimming pool  
Coffee shop or brewery  
Local beers on tap  
Spa  
CROSS WALK  
Sidewalk  
25MPH through the village  
Fitness/wellness yoga, too!  
Center?  
Sports complex/multi-use?  
Childcare/Learning center—outdoor focus?

# WHAT THE TOWN PLAN SAYS ABOUT WEST BURKE

Future development may create additional village centers, and it is appropriate to keep the scale, character and architectural style of these village centers similar to the existing villages, even if they do not contain historic structures.

## **Strategies**

- Maintain Village Center Designation for East Burke and West Burke villages.
- Encourage village center growth.
- Work to ensure that future development is compatible with the villages' historic character. Village improvements, such as sidewalks and streetlights, should also maintain the character.
- Discourage the demolition of historic structures and encourage the restoration and re-use of these structures.
- Consider the creation of a Design Review Board to ensure new village construction and other commercial construction maintains the character of Burke.
- Support the creation of a network of pedestrian and cycling paths that interconnect the villages.
- Support low impact lighting, shared parking, sidewalks, crosswalks, and well-defined streetscapes.
- Explore means of controlling the lighting so that it is directed where it is needed, and does not create glare. Lighting should be maintained at consistent levels that are safe for vehicles and pedestrians, but does not create excess light trespass beyond property lines.
- Explore the use of street lighting fixtures that mimic the period of the historic buildings.
- Limit the size and lighting of signage to be consistent with the character of the villages.
- Study the feasibility and impact of providing a municipal water supply, and sewage and run-off water processing capabilities for both East Burke and West Burke villages.
- Study the feasibility and benefits of designating growth centers.

Town Plan, 2018 update, p. 18.

# DRAFT SUMMARY VISION STATEMENT FOR WEST BURKE

West Burke will be a mixed-use pedestrian-friendly village center providing goods and services to area residents as well as visitors in such sectors as hospitality & dining, services, outdoor recreation and housing.

The Village's physical development pattern will revive, reinforce and build upon West Burke's historic character while providing connections to historic features and recreation opportunities.



# MARKET POSSIBILITIES FOR WEST BURKE

**Table 1. Potential New Establishments in West Burke to Capture Existing Unmet Demand, 2017 data.**

<b>Retail Category</b>	<b>Uncaptured Resident Spending within a 10 Minute Drive Time from West Burke</b>	<b>Spending Adjusted for tourism*</b>	<b>Potential New Establishments based upon average sales per establishment**</b>
Restaurants	\$1,248,347	\$1,920,534	2.2
Sporting Goods/Hobby/Musical Instruments	\$1,206,838	\$2,011,397	8.9
Specialty Food Stores	\$267,101	\$296,779	0.6

Source: compiled by Fairweather Consulting with data from ESRI Business Analyst.  
 \*Adjustments based upon Ken Jones, Ph.D., 2017 *Benchmark Report Tourism in Vermont*, Vermont Tourism & Marketing, Agency for Commerce & Community Development, December, 2018, p. 20. Restaurant leakage adjusted to reflect that 35 percent of restaurant spending is tourism-related.. Sporting Goods, etc. leakage adjusted to reflect that 40 percent of total outdoor recreation spending is tourism-related. Specialty Food Stores adjusted to reflect that 10 percent of total retail spending is tourism related.  
 \*\*Average sales/establishment calculated using data for the 10-minute drive time from West Burke, except for "Specialty Food Stores" which uses data from the 20-minute drive time since such an establishment is not found within the 10-minute drive time.

Café: 800 square feet

Outfitter store/equipment rental: 1,000 square feet

Specialty food store/processor: 1,000 square feet

Housing: 5 units single family, 1,500 square feet each

Apartments: 5 units; 2 bedroom(?), 800 square feet each

We might want to do a quasi “build out”, simply maxing out housing capacity and adding an 500-800 square foot enterprise (e.g., micro-micro brewery, wellness practitioner, etc.) for every 15-20 extra units.

# A POTENTIAL CONFLICT BETWEEN THIS VISION & CURRENT ZONING

## §210 (1). Village Mixed Use (“VMU”)

### General Purpose

The purpose of the Village Mixed-Use District is to continue the established pattern of mixed residential, institutional, and commercial uses in East and West Burke Village. The VMU designates areas appropriate for higher-density development and provides a mix of land uses including commercial, retail, public service, transit, and residential that are in close proximity, planned as a unified complimentary whole, and functionally integrated.

The two areas designated by this district – East Burke Village and West Burke Village - are considered to be the Town’s “growth centers.” This district is also intended to: (a) provide a pedestrian-oriented circulation network that minimizes vehicular traffic, (b) encourage the traditional village center pattern of appropriately scaled buildings facing onto a well-defined and active public street, (c) promote innovative site planning to maximize uses, shared parking, public open space and pedestrian amenities, which create an aesthetically pleasing and socially active community center, and (d) anticipate the future development of additional infrastructure, as appropriate, to support these uses.



Water/Sewer	Minimum Lot Size*	Min. Lot Width	Front Setback	Side Setback	Rear Setback
Off-lot water <i>and</i> sewer	.25 acre (10,890 sq. ft.)	80 ft.	40 ft. min.	10 ft. min.	15 ft. min.
Off-lot water <i>or</i> sewer	.35 acre (15,246 sq. ft.)	80 ft.	40 ft. min.	10 ft. min.	15 ft. min.
No off-lot water <i>or</i> sewer	.75 acre (32,670 sq. ft.)	150 ft.	55 ft. min.	15 ft. min.	25 ft. min.

\*Minimum lot size applies to single-lot developments. For information on Density Bonuses see Article 7.



# NEXT STEPS

Circle back to SE Group & Kingdom Trails

Create detailed mapping/renderings of the vision for West Burke

Committee makes final review/comments

Finalize Vision document, incorporating

- market analysis
- summary of community visioning
- Renderings
- action plan & funding sources

