



Vergennes Planning and Environment Linkages Study: Land Use Visioning

Waltham Planning Commission Meeting
March 18, 2024



Today's Goals

- Provide updates about the PEL Study's Land Use Visioning work
- Talk about next steps and continuing the conversation

Today's Agenda

- Review Survey Results
- Recap and share highlights of the public workshops
- Share draft Land Use Visioning Scenario maps
- Discuss “next steps”



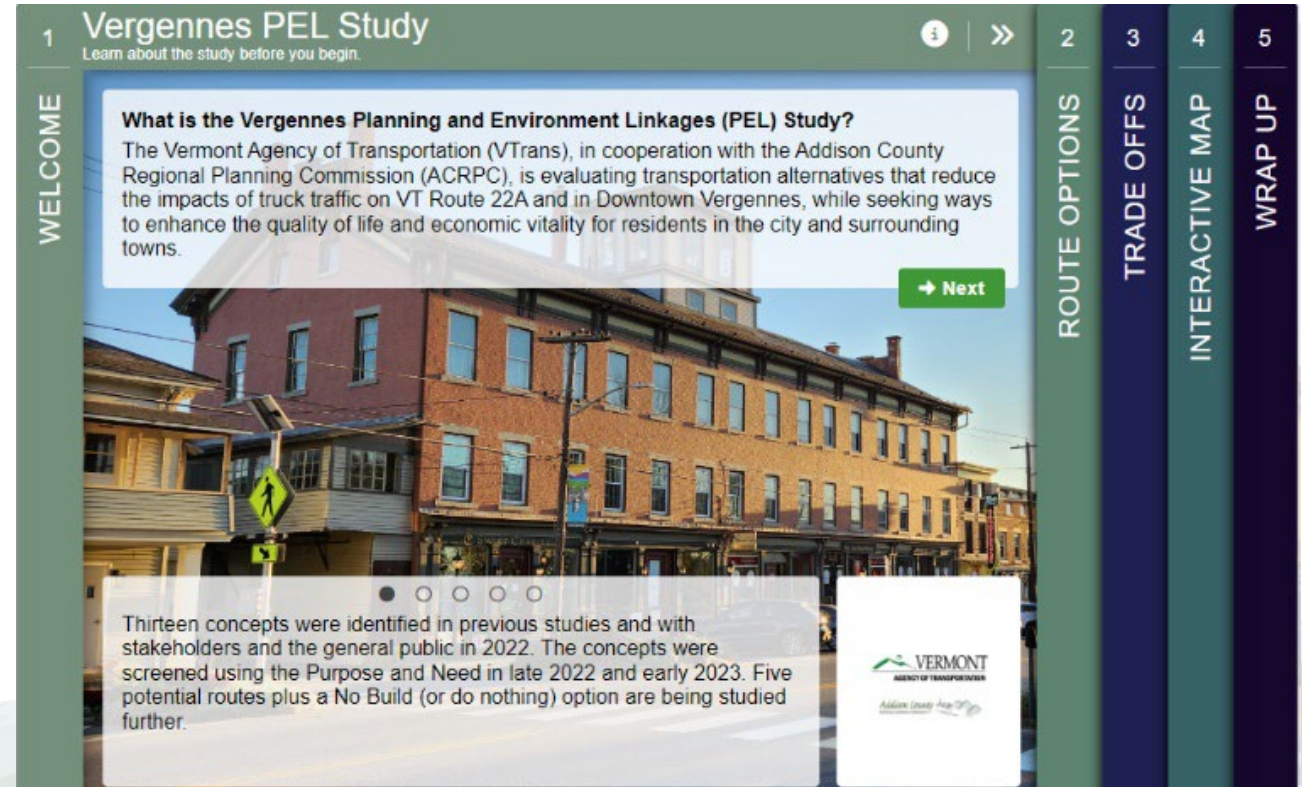


**Public Survey
Summer/Fall 2023**



Summer/Fall 2023 Public Survey

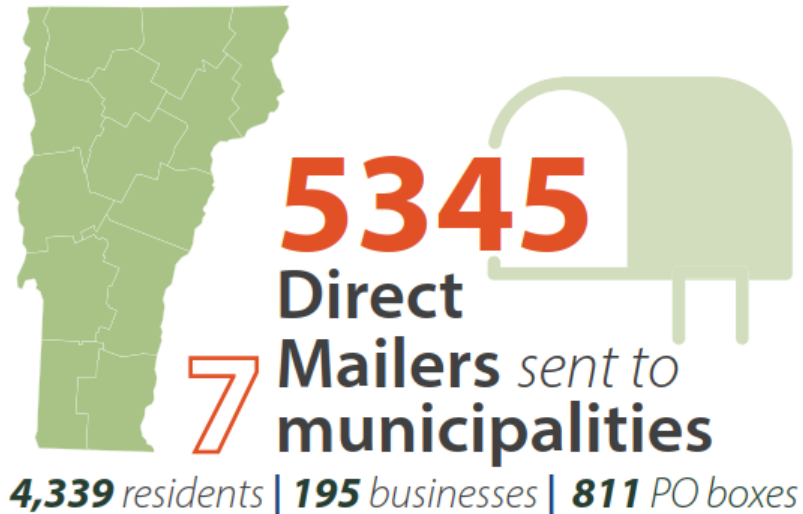
- Survey launched August 17 through September 25
- Goal - Help the Study Team better understand the issues that are important to the public
- Over 900 respondents representing all municipalities potentially affected by these transportation solutions



Survey Distribution

Survey Report available online:
<https://vergennespel.com/public-outreach/>

OUTREACH



Summer/Fall 2023 Public Survey: Key Takeaways

▪Route Preference:

- Route options with the highest average rating were the Blue Route and Pink Route

▪Land Use Preference:

- Respondents preferred to add housing near the police station, Panton Road, and in northern Vergennes

▪Truck Traffic Preference:

- respondents were willing to accept shifting both truck and passenger vehicle traffic away from Route 22A/Main Street to a new roadway or an improved Route 17

▪Over 2,000 open-ended comments:

- Over 100 comments referred to the impacts of the Green Route on residents and residential areas
- Purple and Orange routes received a high number of comments related to safety and circulation of trucks, road geometry (alignment, grade, width, lanes), and traffic congestion
- Comments about businesses / economic vitality and noise were evenly distributed across the route options.

Summer/Fall 2023 Public Survey: Themes of Land Use Comments

Route(s)	Themes from Land Use Related Comments
Green	<ul style="list-style-type: none">- Concerns about the residential character and farmlands in the area.
Pink and Blue	<ul style="list-style-type: none">- Areas in Panton should remain rural.- Varied comments in Vergennes including a call for more open and accessible land, keep land use the same, and support growth and housing in Vergennes such as like Crosby Heights.
Orange	<ul style="list-style-type: none">- Few comments.- Concern over potential impacts to existing buildings.- Support keeping project within Vergennes.
Purple	<ul style="list-style-type: none">- Support for route because it is perceived to not create new construction and uses existing roadways.- Preference for the land use to be kept agricultural.



Land Use Visioning Workshops
Live: December 2023
Virtual: January 2024



Land Use Visioning Workshops: Photos from the In-Person Workshops



Orange Route: 12-4-2023
Pink & Blue Routes: 12-11-2023
Vergennes Opera House



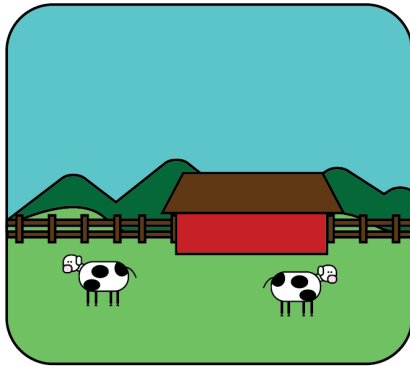
Purple Route: 12-12-2023
Tourterelle Restaurant



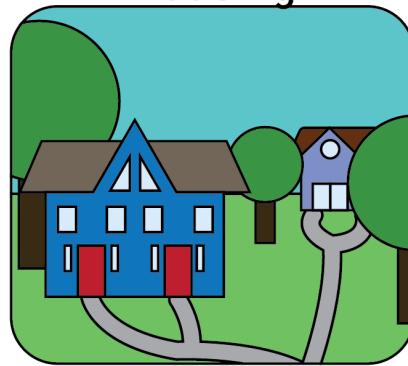
Green Route: 12-13-2023
Panton Town Hall

Land Use Visioning Workshops: Land Use Icons

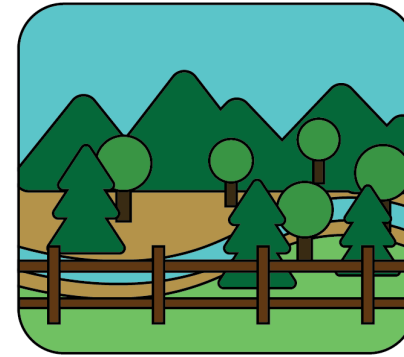
Agricultural/
Farmland



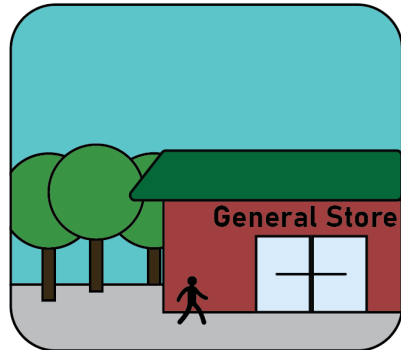
Residential/
Housing



Open Space/
Recreation



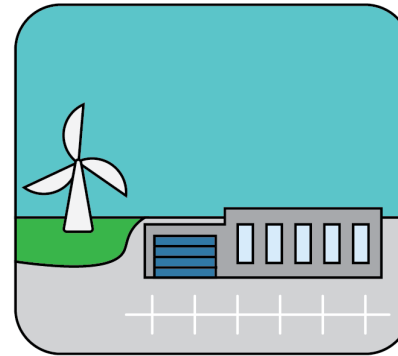
Commercial/
Retail



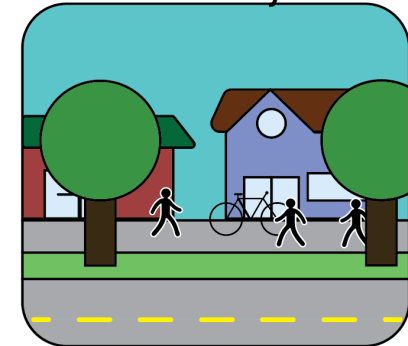
Municipal/
Community Center



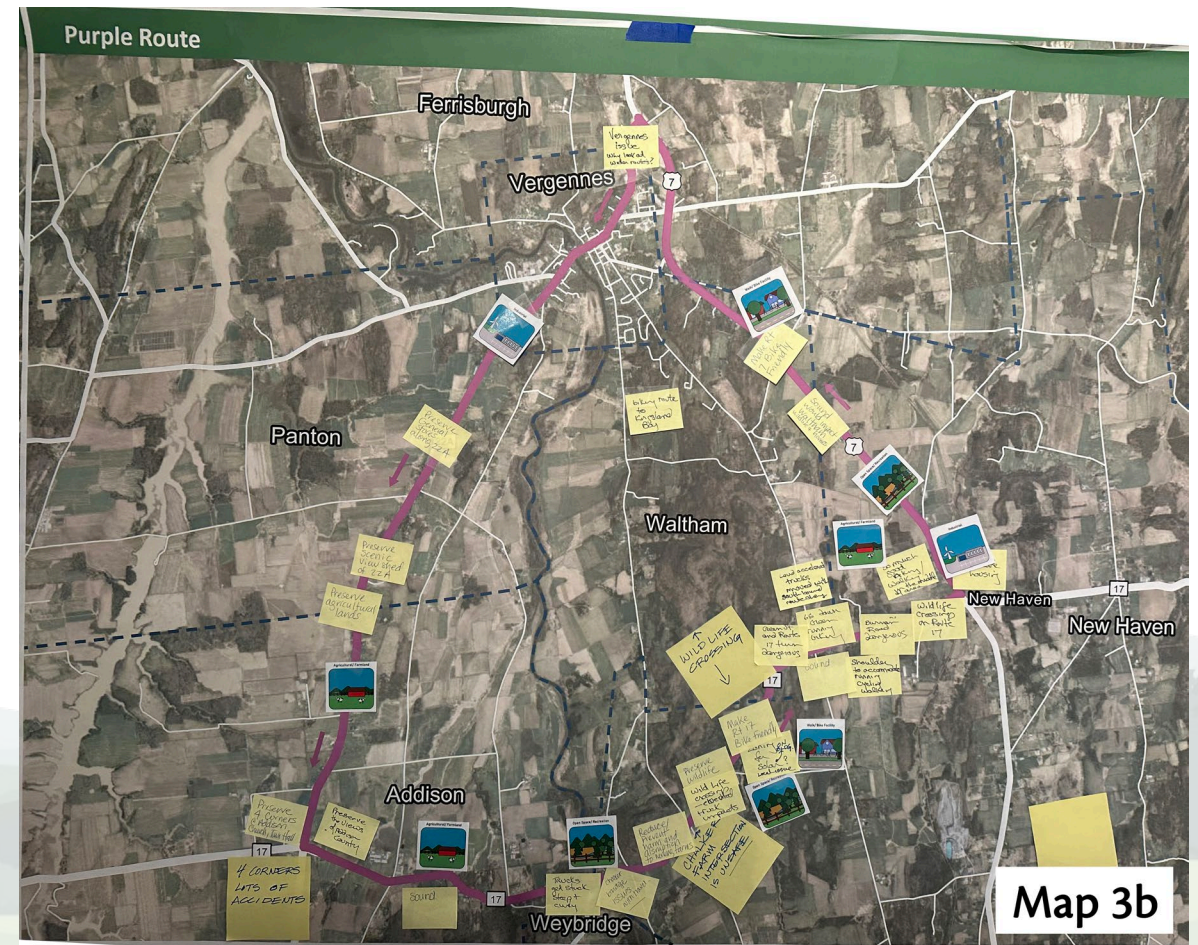
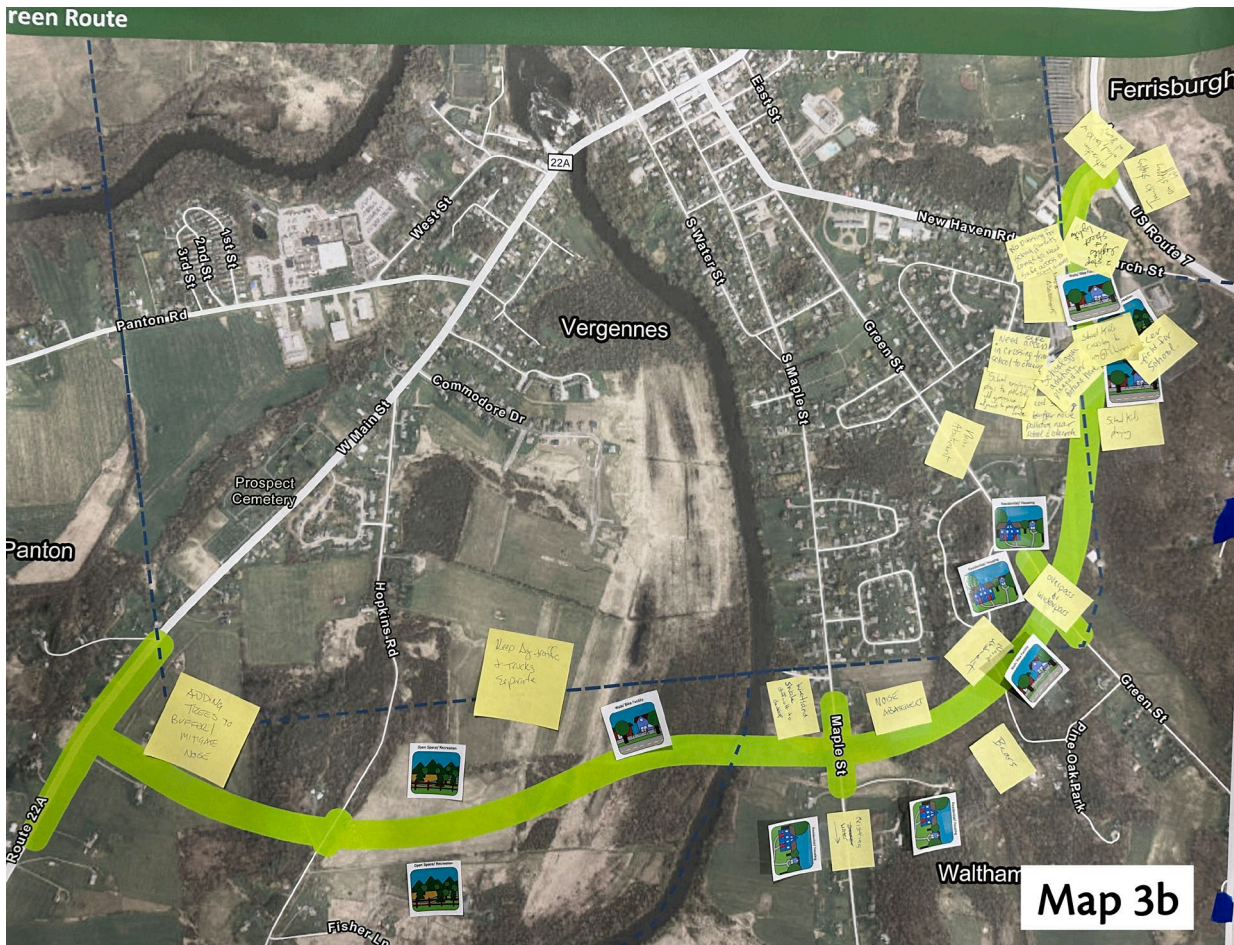
Industrial



Walk/ Bike
Facility



Land Use Visioning Workshops: Sample In-Person Workshop Maps



Land Use Visioning Workshops: Sample Virtual Workshop Maps

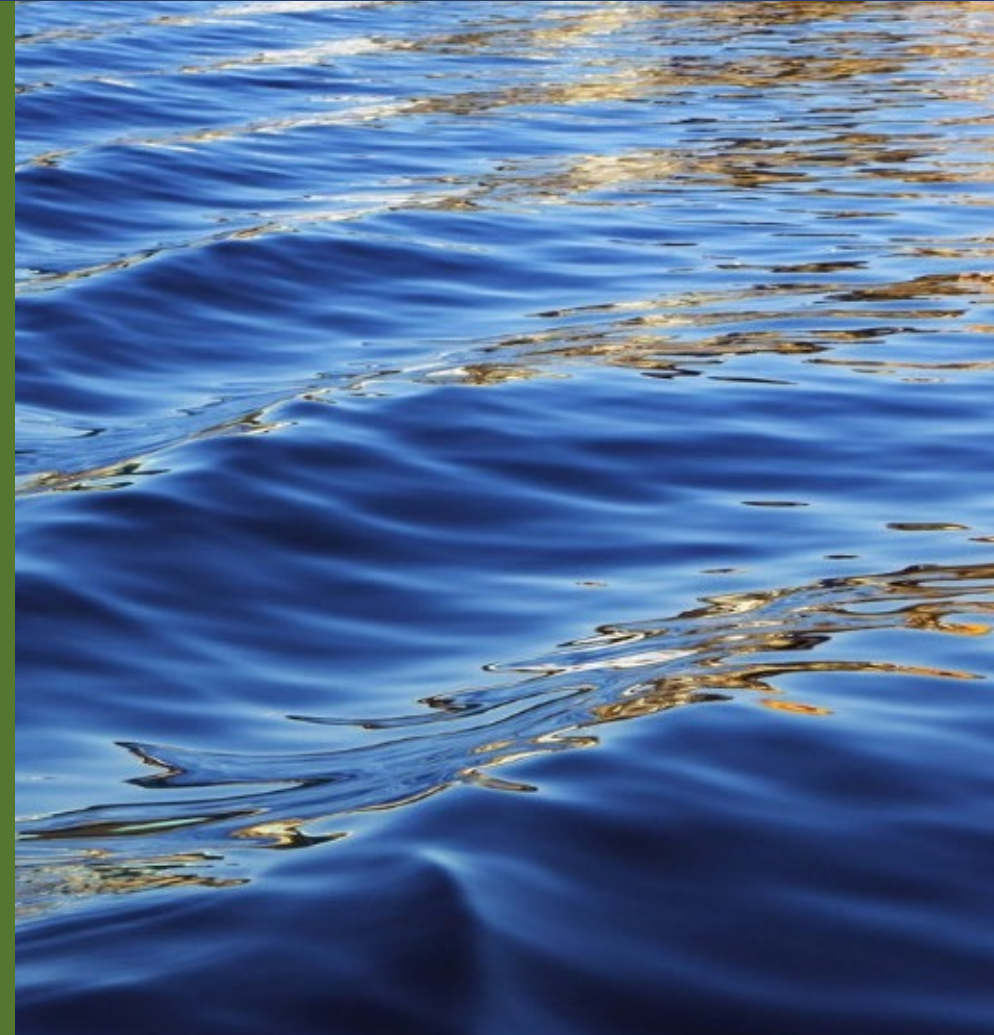


Land Use Visioning Workshops: Key Takeaways

- Desire to maintain agricultural lands and protect working farms; little support for breaking up farmlands to accommodate a new route
- Desire to maintain open space and protect and enhance outdoor recreation opportunities via shared use paths, walking trails, etc.
- Within Vergennes, there is some interest in increasing development adjacent to areas that are already developed, in a manner that maintains or strengthens the economic vitality of Main Street
- Concerns about impacts to wildlife and natural resources
- Concerns about safety in locations where a new route may intersect with existing roads



Land Use Visioning Scenarios (March 2024 Drafts)

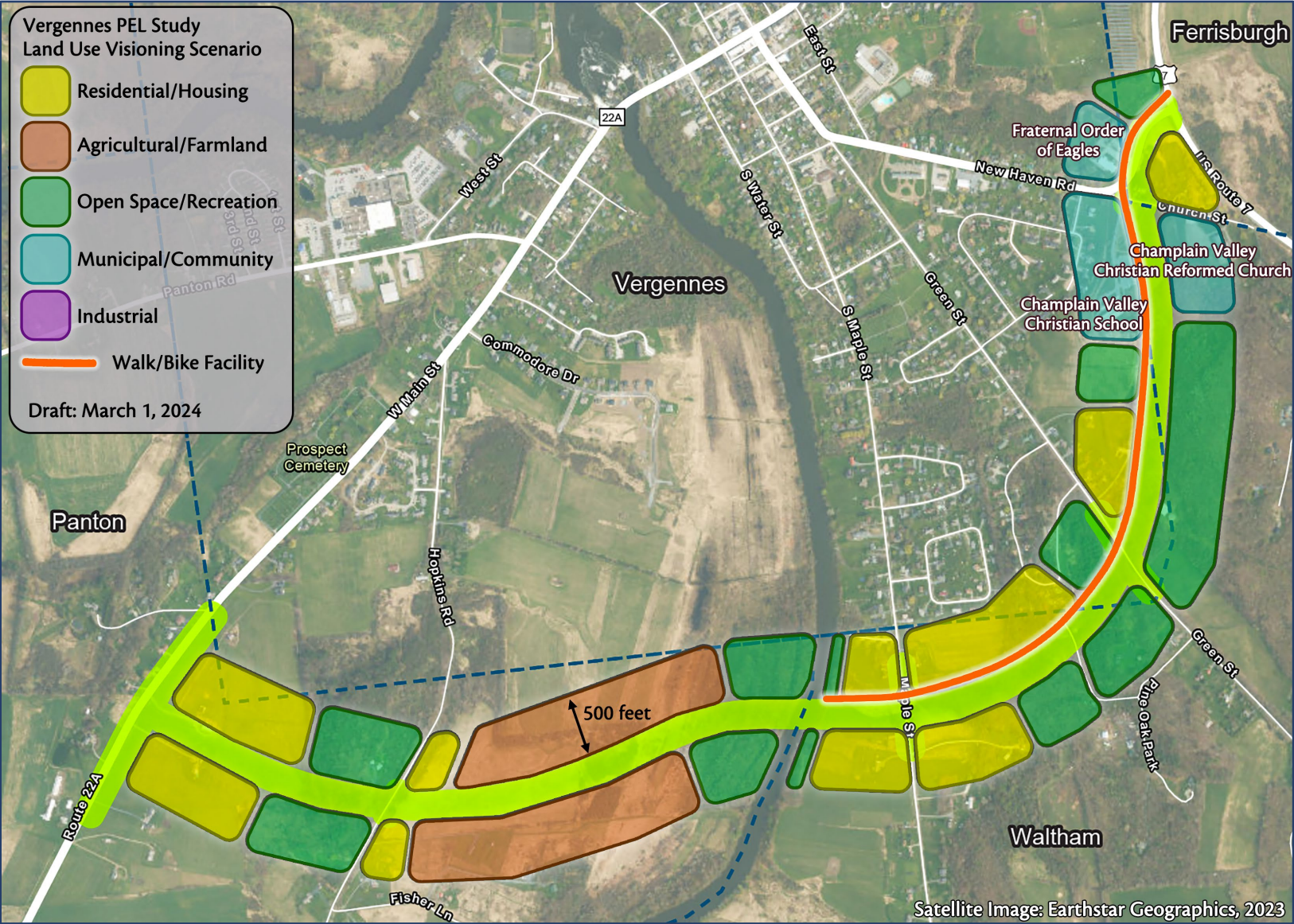


Land Use Visioning Scenarios

Developed based on:

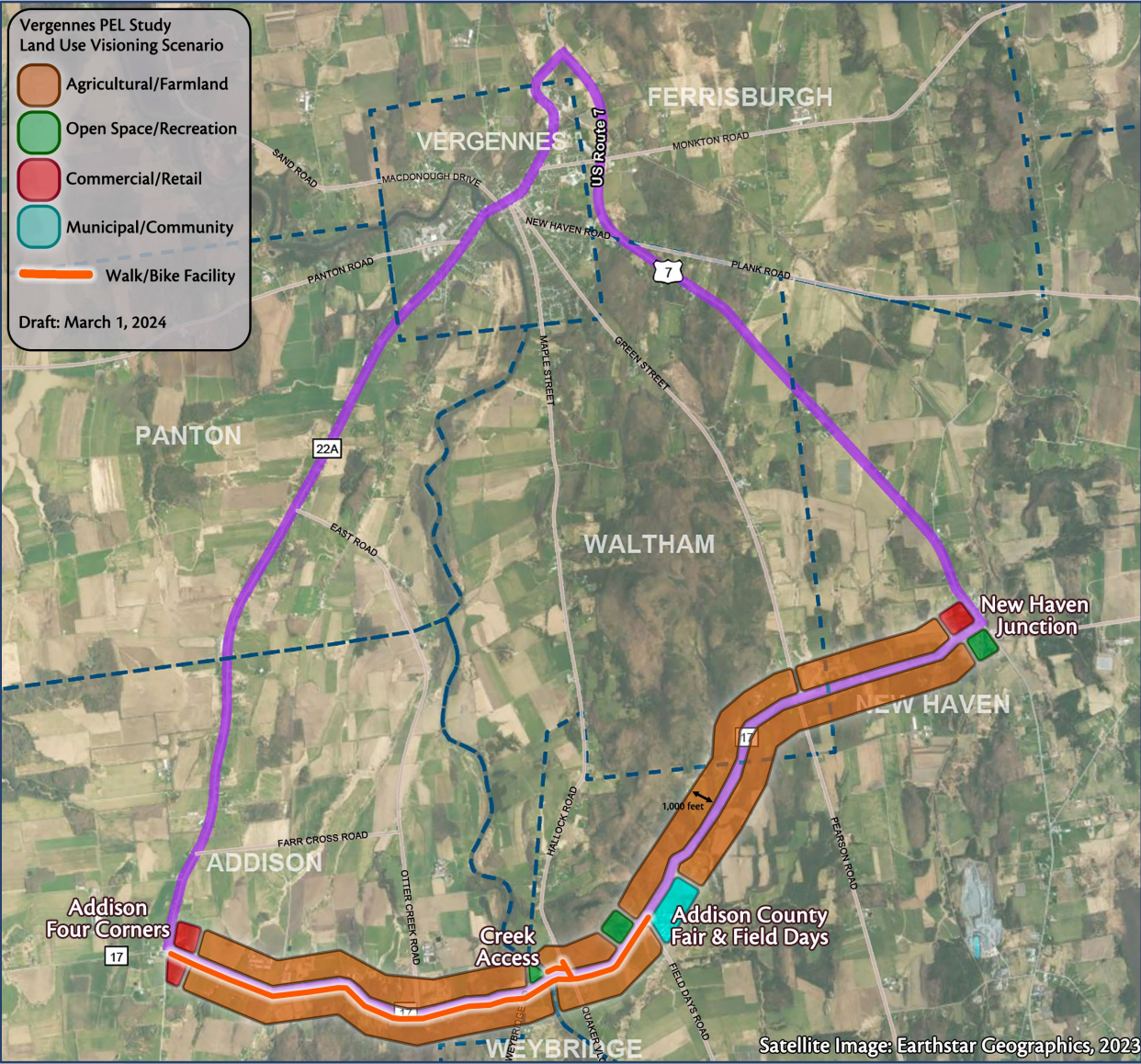
- Review of existing conditions and prior community planning work
 - Previous visits with municipal planning commissions
 - Input received from land use visioning workshops
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- A tool to guide future conversations within each community, as aligned with municipal plans and vision for community character (e.g., promoting economic vitality, limiting sprawl, conserving lands)
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- Will be included in the Implementation Plan for the PEL Study as recommendations for consideration within the city/towns, if one of the routes moves forward

Draft Land Use Visioning Scenarios: Green Route



This Land Use Visioning Scenario is intended for discussion purposes and does not imply or authorize changes in property ownership or other legal consideration.

Draft Land Use Visioning Scenarios: Purple Route



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Next Steps & Communications



Develop Integrated Transportation and Land Use Alternatives



Other comments and wrapping up



We welcome your input and appreciate your feedback.

Please visit <https://vergennespel.com/> to join our email list for Study updates and view the following:

- Summer/Fall 2023 Public Survey report
- Land use visioning workshop summaries
- Digital “fly-through visualizations” of each route
- Community liaison blog posts

Please visit email us at vergennespel@gmail.com for further information or to contact the study team.

What Comes Next?

Technical Work

Outreach Activities

Evaluation of Concepts

- Traffic impacts, multi-modal considerations
- Environmental impacts – wetlands, floodplains, habitats, noise

Implementation Plan

- Land use regulations
- Funding and financing

Draft and Final PEL

- Documents the planning process, key findings, and results of the analysis

Public Engagement