



Vergennes Planning and Environment Linkages Study: Land Use Visioning

New Haven DRB/PC Meeting

April 15, 2024



Today's Goals

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

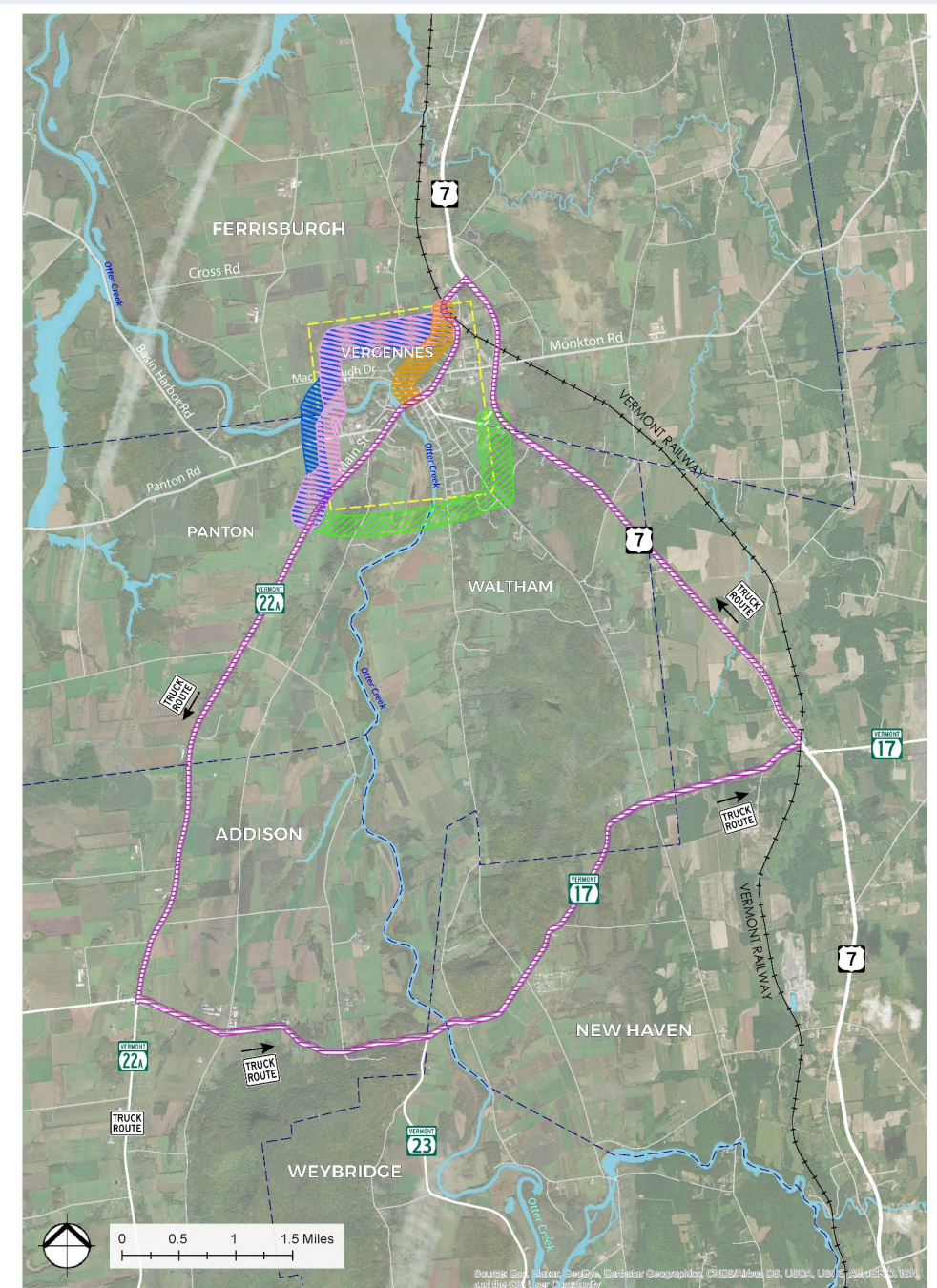
Today's Agenda

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



Review of Route Concepts

- 4 new roadways
- 1 concept that improves existing roadways
- No Build option that would maintain Route 22A in its existing configuration
 - Continual maintenance and repairs would be performed to ensure the safety of the traveling public
 - Safety measures would be implemented to the extent feasible and practical.



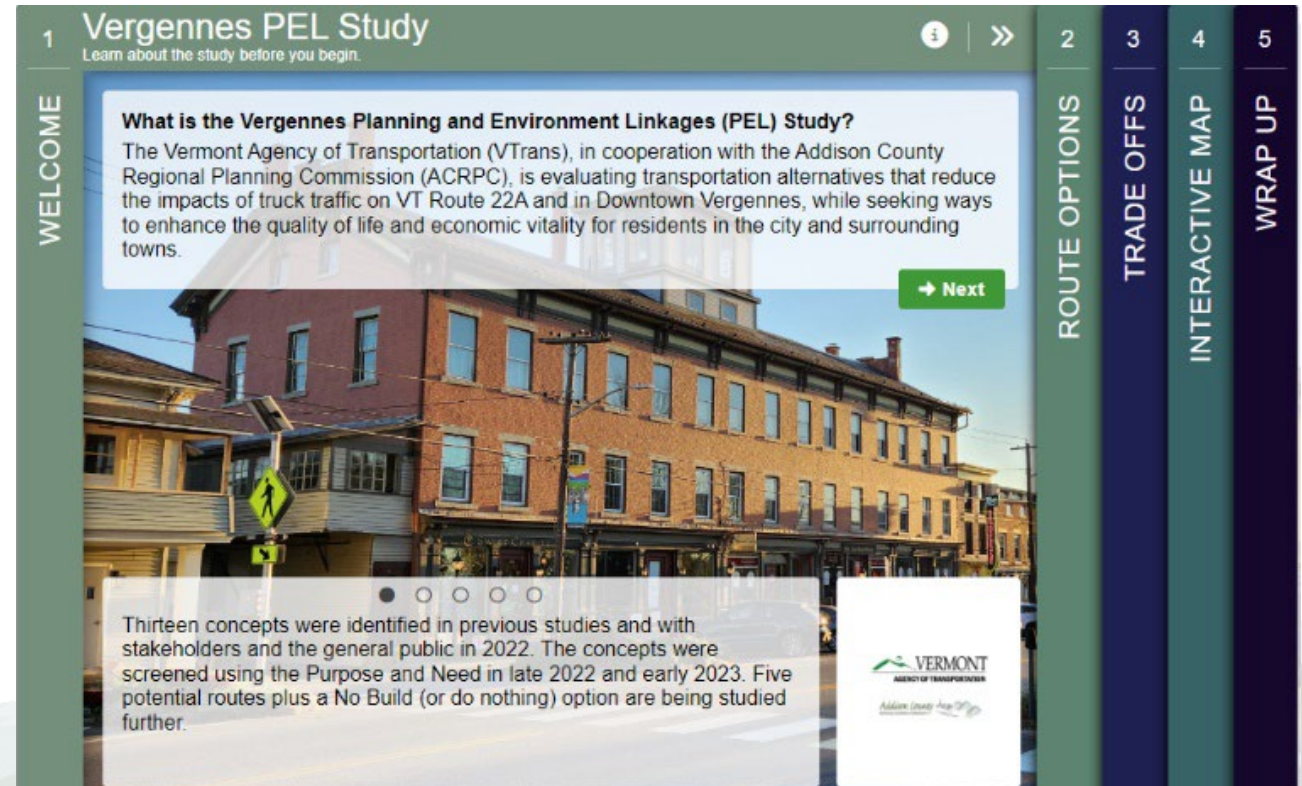


**Public Survey
Summer/Fall 2023**



Summer/Fall 2023 Public Survey

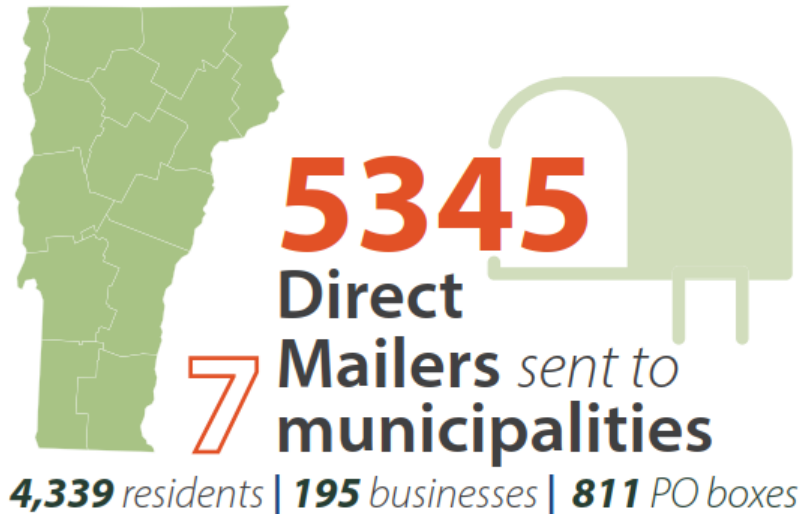
- Survey launched August 17 through September 25
- Goal - Help the Study Team better understand the issues that are important to the public
- Over 900 respondents representing all municipalities potentially affected by these transportation solutions



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



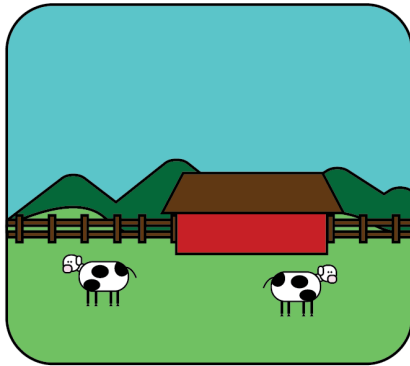
Purple Route: 12-12-2023
Tourterelle Restaurant



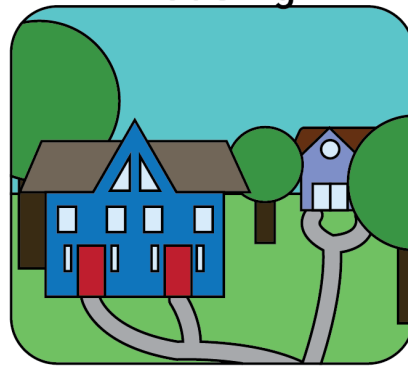
Green Route: 12-13-2023
Panton Town Hall

Land Use Visioning Workshops: Land Use Icons

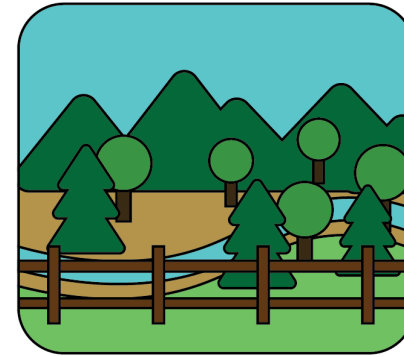
Agricultural/
Farmland



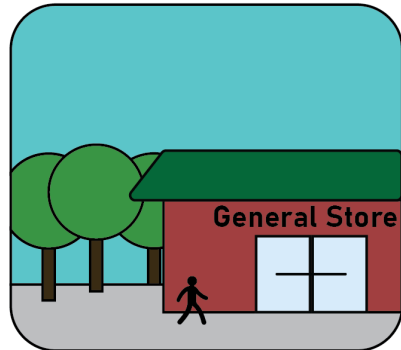
Residential/
Housing



Open Space/
Recreation



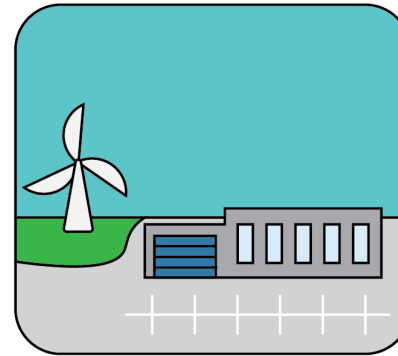
Commercial/
Retail



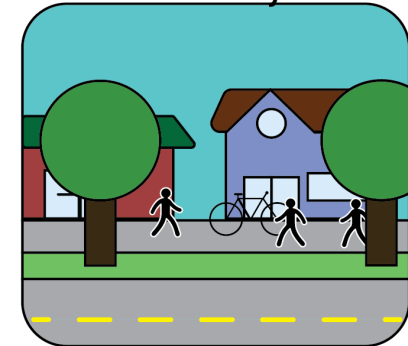
Municipal/
Community Center



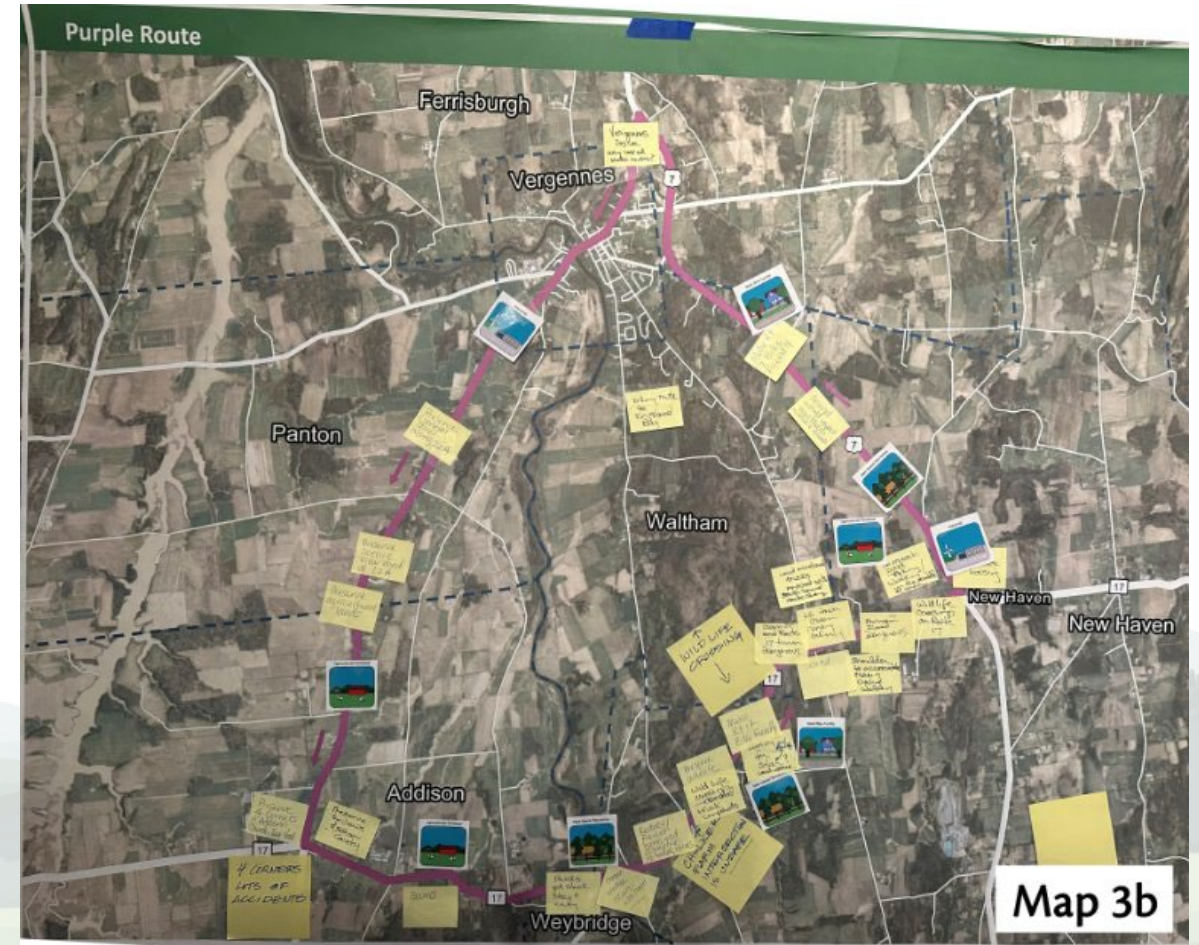
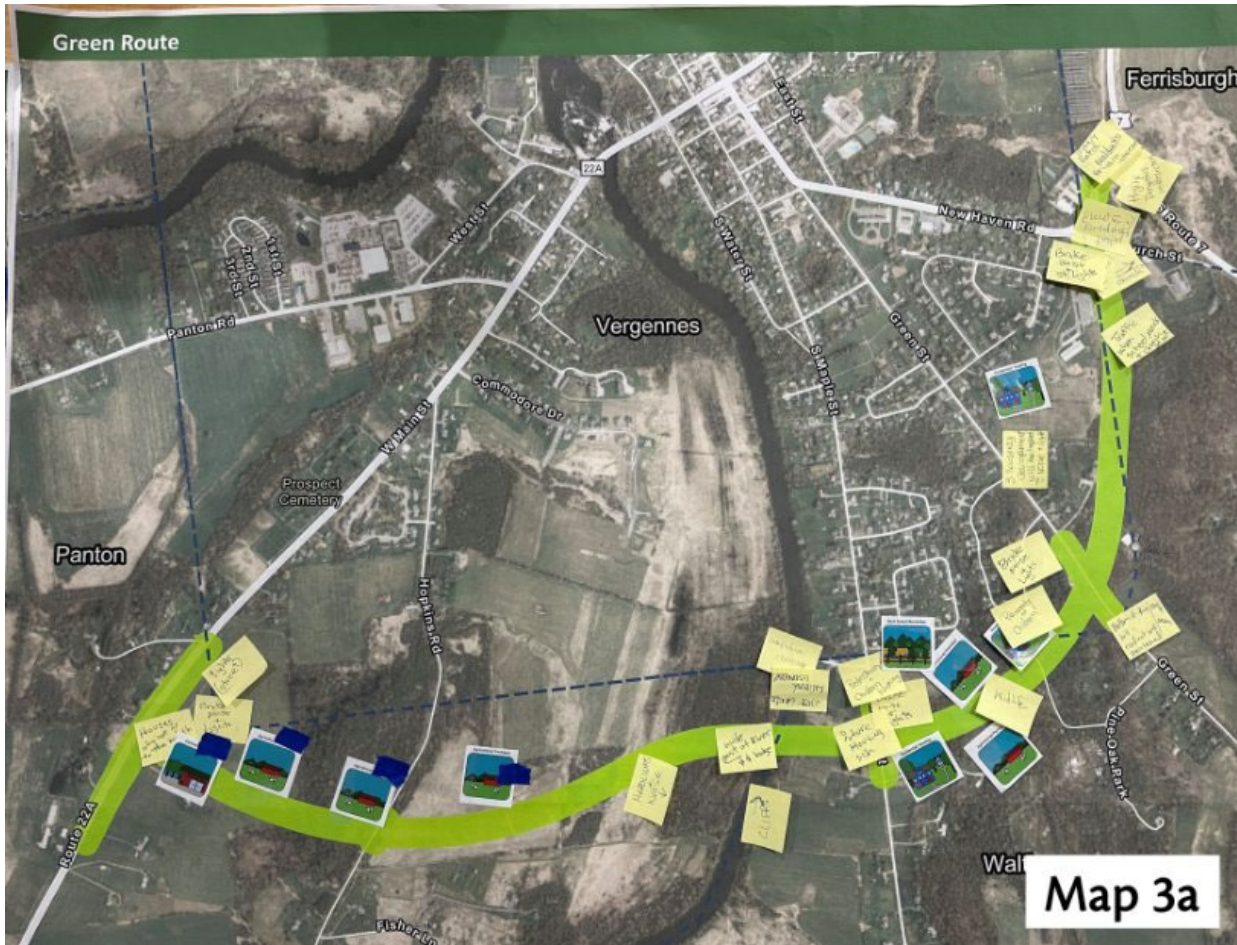
Industrial



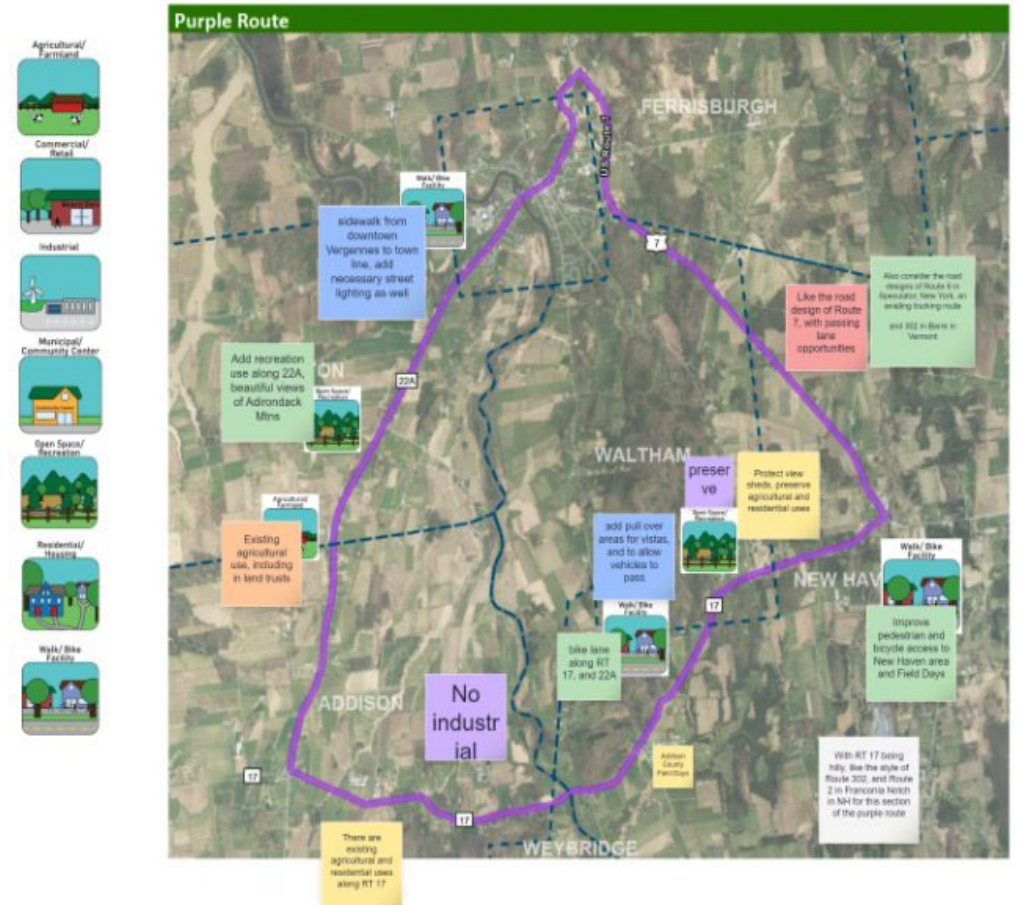
Walk/ Bike
Facility



Land Use Visioning Workshops: Sample In-Person Workshop Maps



Land Use Visioning Workshops: Sample Virtual Workshop Maps

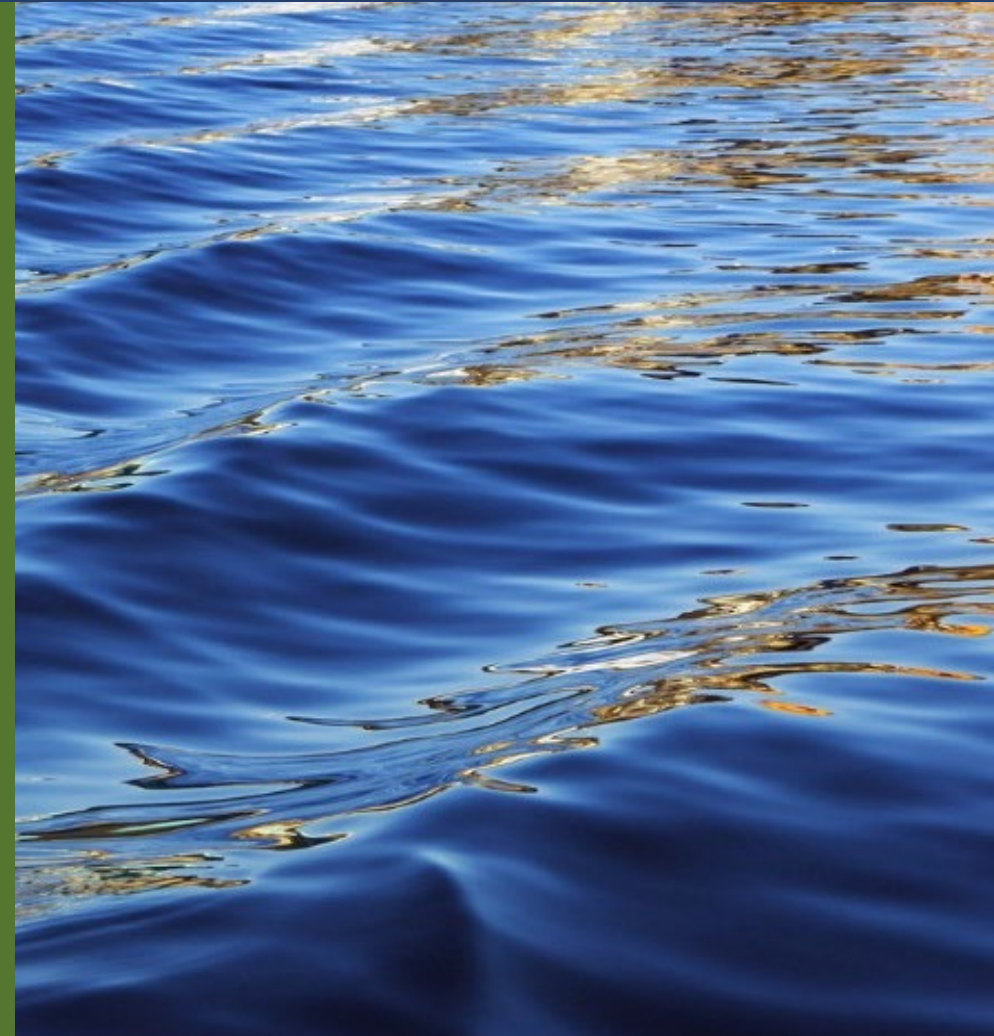


Land Use Visioning Workshops: Key Takeaways

- 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)

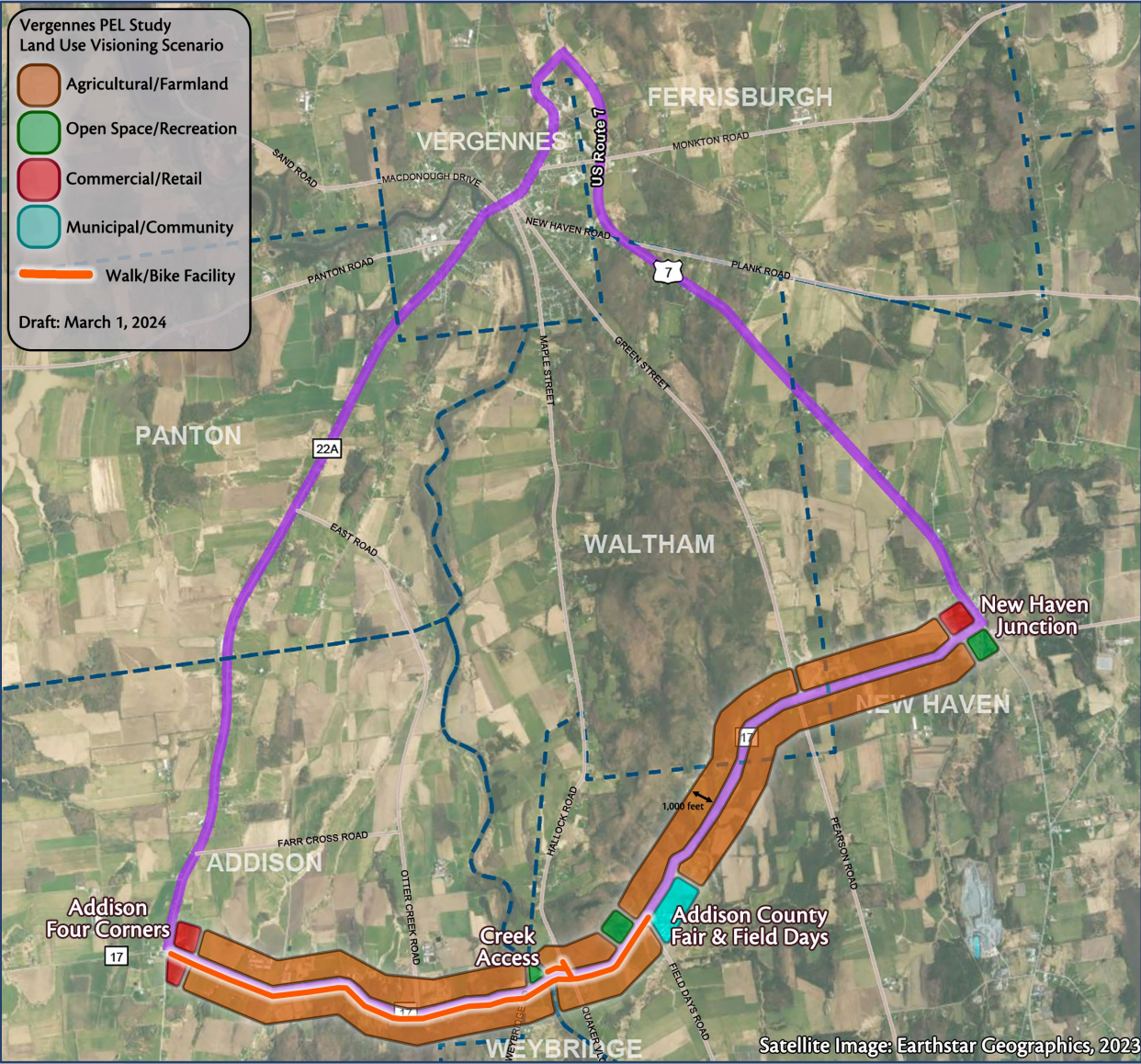


Land Use Visioning Scenarios

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
- 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)
- 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

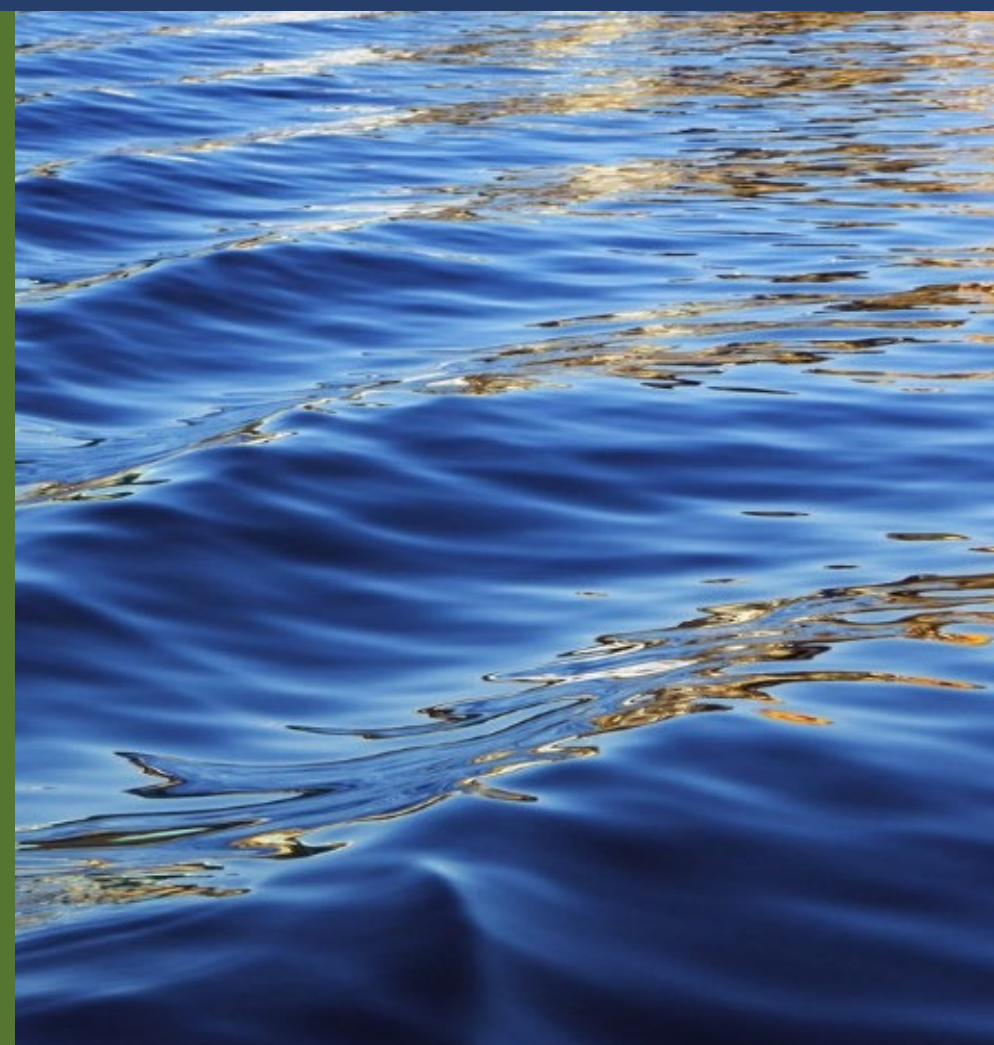
Draft Land Use Visioning Scenarios: Purple Route



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



Next Steps & Communications



Develop Integrated Transportation and Land Use Alternatives



We are here

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