

West Pawlet Master Plan

Village Revitalization & Cleanup
Pot Luck Meeting - January 26th, 2023

JANUARY 26TH, 2023

Welcome Everyone!

Thank you for joining us, and thank you to **West Pawlet Volunteer Fire Department** for hosting us today!

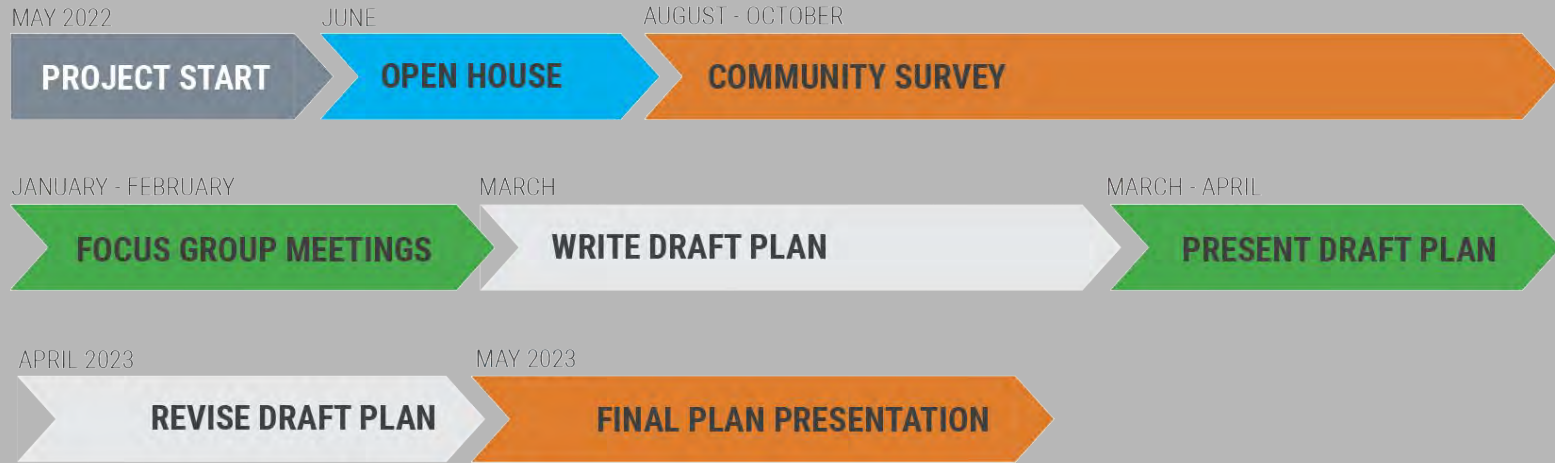


Purpose

My role is to help lead a community discussion about what you want, make suggestions, discuss alternatives, and document what the community decides.

The Master Plan will help identify needs and assist the town with getting grants for future projects.

SCHEDULE



WEST PAWLET VILLAGE MASTER PLAN POT LUCK DINNERS

The Town of Pawlet Municipal Planning Grant Committee is hosting a series of **Pot Luck Dinner Meetings** with West Pawlet residents to discuss selected topics for the Village Master Plan.

We invite you to join us at any one of our **four topic meetings** to enjoy some food, see the results of the recent Community Survey, and discuss topics identified in that survey as most important to local residents. We invite you to bring a dish of easy-to-eat finger foods, appetizers and other dishes to enjoy with your neighbors! Public input from these meetings will be used to craft recommendations for the Draft Plan, which will be presented in the Spring for review.

@ **West Pawlet Volunteer Fire Dept** 6pm-9pm
2806 Route 153, West Pawlet, VT Each Night

January 12th 6pm-9pm **Roadway Intersection & Safety Improvements**
Discuss desired improvements to the Route 153 / Egg St intersection, WWI monument and Rail Trail parking area and local streetscape.

January 26th 6pm-9pm **Village Revitalization & Cleanup**
Discuss ways we could revitalize the village, restore vacant buildings, attract new businesses, improve sidewalks and general cleanup.

February 9th 6pm-9pm **Corner Store**
Discuss ways the town can help to attract a new corner store in the village, where it might be located and what it should include.

February 23rd 6pm-9pm **The Firehouse & Community Events**
Discuss the long-term needs of the Firehouse, how their plans could advance other village goals, and ideas for new community events.



WEST PAWLET VILLAGE MASTER PLAN
This project is funded by a Municipal Planning Grant awarded by the Vermont Department of Housing and Community Development.

For more information, please visit:
www.regrowthplanning.com/pawlet



Pot Luck Dinner Meetings:

Jan 12th: Roadway & Safety Improvements

Today: Village Revitalization

February 9th: Corner Store

February 23rd: Firehouse & Community Events



www.pawlet.vt.gov

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31

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Pawlet eNews December 31, 2022

Posted by Sean Ruck

West Pawlet Village Master Plan

The Town of Pawlet is in the process of developing a Master Plan to help guide the future of the West Pawlet Village. A Master Plan is a document—often with photos, drawings and maps—which outline the desired future vision and general goals of the community. This planning process seeks to invite local residents to provide input on what issues are most important to them and what they would like to see to help shape the plan.

Topics of discussion can include any variety of issues, including business needs, parking, streetscape improvements, housing, zoning, recreation, water and sewer services, tourism, industry, youth and senior activities, trail improvements, and many more. But we need your help—a Master Plan needs to be developed using the input of the community—we want to hear your ideas! Please join us at any of our various events and meetings, described below, to hear different ideas and share your own.

Pot Luck Dinner Meetings

We are hosting a series of four "Pot Luck Dinner Meetings" over the next few months to bring people together and discuss some of the topics which were identified as high priority in the Community Survey. Please join us at any one of our four topic meetings to enjoy some food, see the results of the recent Community Survey, and discuss topics identified in that survey as most important to local residents. We invite you to bring a dish of easy-to-eat finger foods, appetizers and other dishes to enjoy with your neighbors! All meetings will be held at the West Pawlet Volunteer Fire Department between 6pm and 9pm on the dates noted below.

Public comments collected from these meetings will be used to craft recommendations for the Draft Plan, which will be presented to the Select Board in early 2023.

Search

Events

Tuesday, January 10

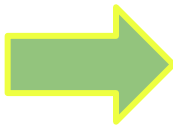
Tuesday, January 10	
7:00pm	Pawlet Select Board
Monday, January 23	
7:30pm	Pawlet Planning Commi

Google Calendar

[See full calendar](#)

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West Pawlet Village Master Plan

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Document Downloads



Document Downloads



West Pawlet Village Center Map



Community Survey Results



Open House Notes



Open House Display Boards



Pot Luck Dinner Presentation 1



Pot Luck Meeting 1 - Notes

January 12

Intersection & Streetscape

FAQ - Frequently Asked Questions

What is the goal of this effort?

The goal of this effort is to develop a vision document which will help guide the Town of Pawlet on achieving both short and long-term priorities for improving the community. The document can be used by local town officials, community leaders and residents to enable an organized and focused approach to getting things done. It can also be used to help leverage future grant funding for specific projects which the community supports.

How is this work being paid for?

The Town of Pawlet Municipal Planning Grant Committee (MPGC) applied for—and was awarded—a grant from the Vermont Department of Housing and Community Development through the Rutland Regional Planning Commission. Regrowth Planning, a local planning consultant, has been hired to organize the public outreach and assist the MPGC with the writing of this plan.

How can I submit comments or suggestions?

West Pawlet residents are invited to attend the various meetings and events for this effort, including the Open House, Pot Luck Dinners and presentations scheduled over the year. You may also submit comments and questions through our online form, located here: [LINK TO COMMENT FORM](#)



COMMENT FORM

COMMUNITY SURVEY

Overview & Purpose

To help collect public input on issues important to the residents of West Pawlet, a brief survey was distributed within the village center and surrounding areas. The purpose of this survey was to help inform locals about the Master Plan process, identify priorities, collect input on known issues, and allow people to identify additional topics or concerns that were not previously discussed. The resulting feedback was informative to identify specific topics which should be discussed further in the later focus group meetings as well as note individual suggestions for the Master Plan.

Survey Design

The survey questions were developed using input from the Open House event as well as suggested topics collected from the Municipal Planning Grant Committee (the committee), Regrowth Planning developed a list of draft questions which were reviewed and discussed by the committee, which were then refined until the final text was agreed upon. The selected questions were then formatted to fit within four pages (two double-sided sheets) to keep it brief and for easy mailing.

The first question on the survey asked people to rank the relative importance of various general topics for the village so that the committee would have information on local priorities and identify future focus group meetings. The remaining questions asked for additional input or detail on these same subjects. The last question provided an open-ended response for people to write in about any topic they pleased. (See copy of survey in Appendix)

Survey Distribution

The survey was distributed in hardcopy via U.S. Postal Service and also made available online for people who did not receive a copy or for additional household members who wished to participate. Since the official "Village Designation" area for West Pawlet is quite small, it was decided that the survey should be mailed directly to all households which were served by the West Pawlet Wastewater Treatment facility. The mailing list for wastewater bills was used as a first step to identify recipients. This list was then reviewed and compared against local tax and property data to identify property owners who lived for mail mailing addresses) out of town, so that an additional copy of the survey could be mailed directly to current occupants of the local home. A total of 137 paper surveys were mailed out.

The survey was additionally advertised on Facebook through the local West Pawlet Neighbors group, as well as on the local Front Porch Forum website.

The paper survey was mailed out on August 23rd with responses collected at Town Hall on September 20th and the closing of the online version on the evening of October 2nd.

Survey Results

Surveys Mailed Out:	137 ¹
Paper survey responses:	19
Online survey responses:	24
Total survey responses:	43

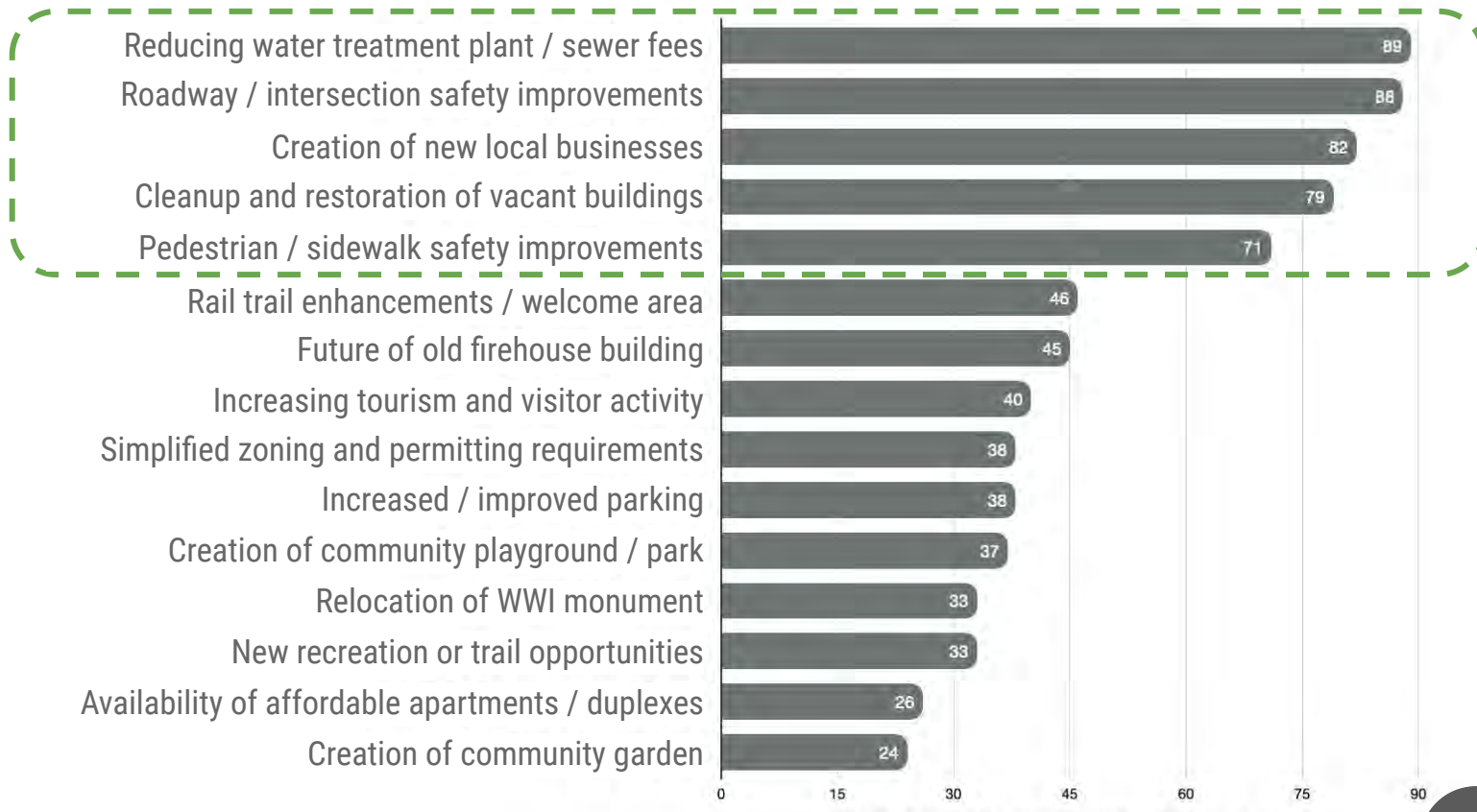
¹ 23 survey envelopes were returned by the postal service as undeliverable to the above home address.

Survey Feedback

PRIORITY ISSUES IN WEST PAWLET - weighted scores



PRIORITY ISSUES IN WEST PAWLET - weighted scores

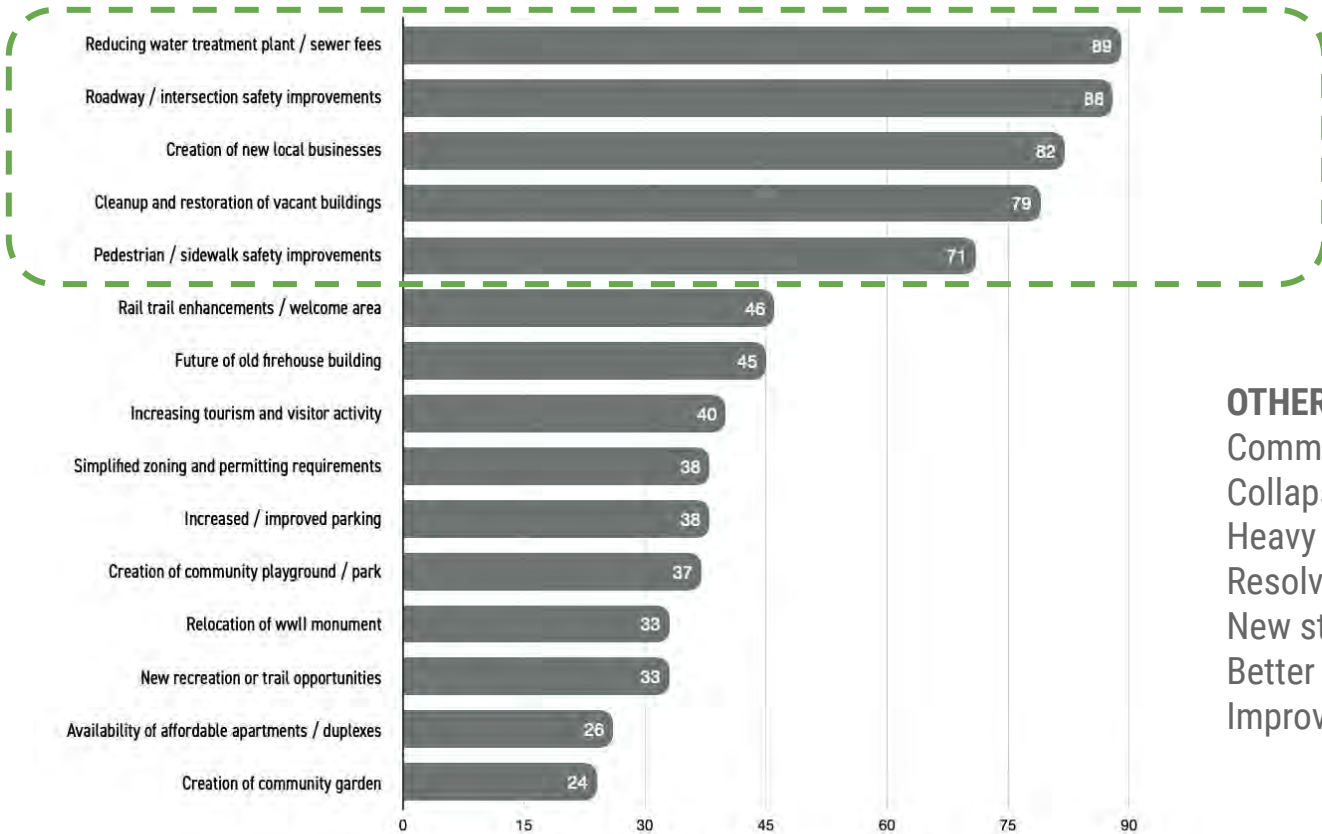


**HIGHEST
PRIORITIES**

PRIORITY ISSUES IN WEST PAWLET - weighted scores



■ Weighted Score



HIGHEST PRIORITY TOPICS

OTHER:

- Community event gathering space
- Collapsing road over quarry
- Heavy truck traffic
- Resolve old railroad barn building
- New stores, corner store, co-op
- Better outreach to new residents
- Improve intersection

Priority Ranking of Selected Issues in West Pawlet Village

3 If the existing WWI monument were to be relocated, where do you feel would be the best location for it?

This question provided people with five choices:

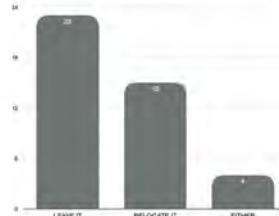
- **Leave it** where it is (but provide landscaping and intersection safety improvements around it).
- **Relocate** to a new park/scenic area near the Firehouse Annex building.
- **Relocate** to a new park/scenic area near the Rail Trail parking area.
- **Relocate** to a new park/scenic area near the Rail Trail trail head.
- **Other** (write-in answer)



the people who indicated support for one or more relocation options, the option near the Firehouse Annex building was the most popular. This was followed by the Rail Trail Trailhead. The least popular relocation option was near the Rail Trail parking area. Note that because people were allowed to select multiple relocation options, the total number of votes for the different options (25) exceeds the number of people who voted to relocate it or were identified as "either".

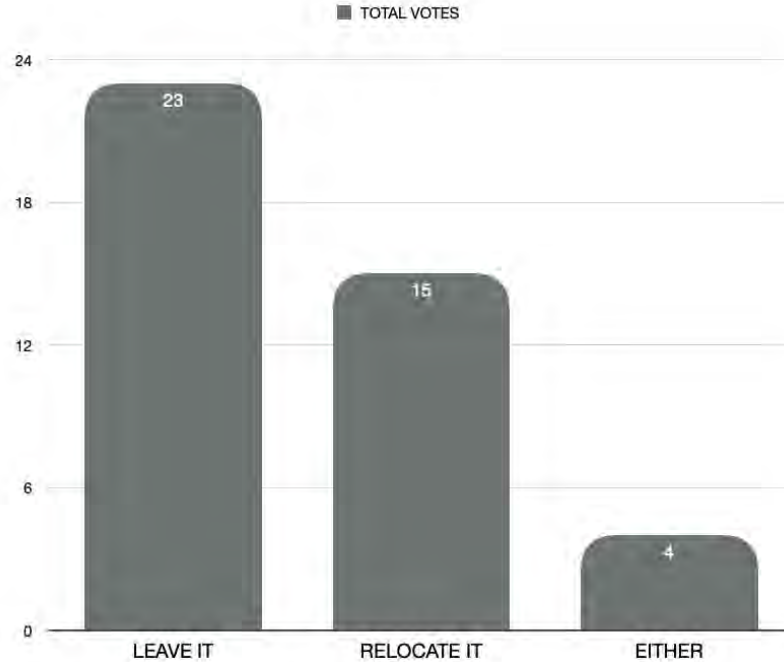
Since people were given the freedom to select more than one option, it was (for example) possible for them to select all three of the relocation options provided. This means that someone indicating they wanted the monument to remain had only one "vote", while someone who wanted to relocate the monument could potentially vote three times. To account for this, we first look at the total number of people who wanted the monument to remain where it is (vs.) the total number people who wanted it to be relocated (somewhere). The results of this breakdown shows that 23 people preferred that it remain where it currently is, 15 people wanted to see it relocated, and four were in support of either.

We then looked at only the responses which supported one of the different relocation options to see which locations were the most popular. Of



▲ WWI Monument Relocation - Response Distribution

1. Two people did not select a leave/relocate option, however wrote in the "either" category. Field data shows that they seemed to be either unsure or undecided. Others indicated they would agree both leaving it where it was and at least one relocation option, so they were identified as "either".



■ TOTAL VOTES

Breakdown of responses - Future Monument Location

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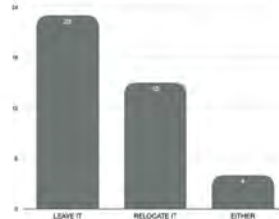
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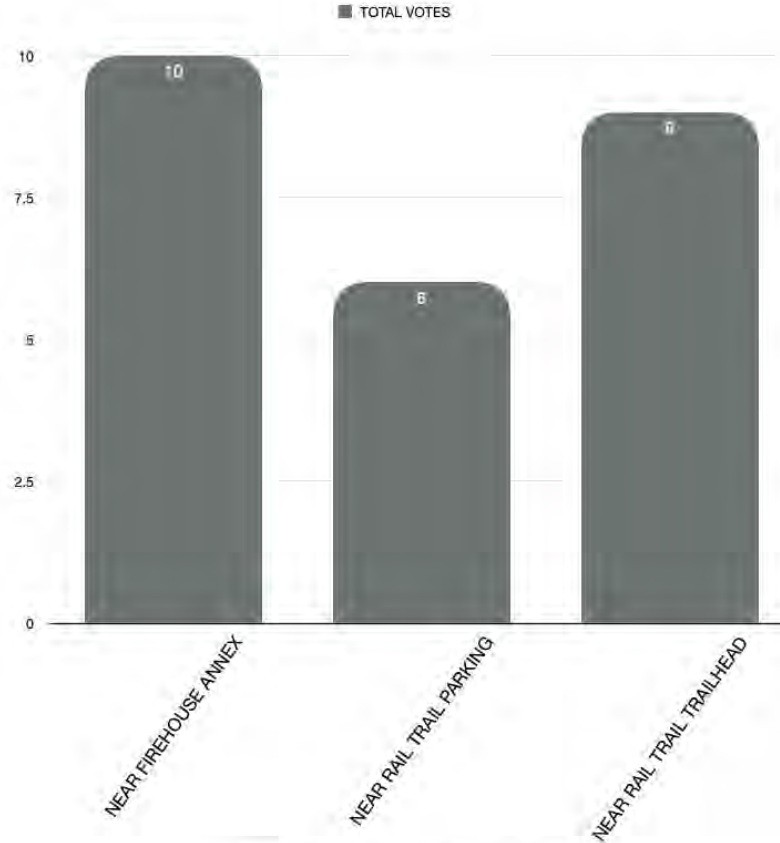
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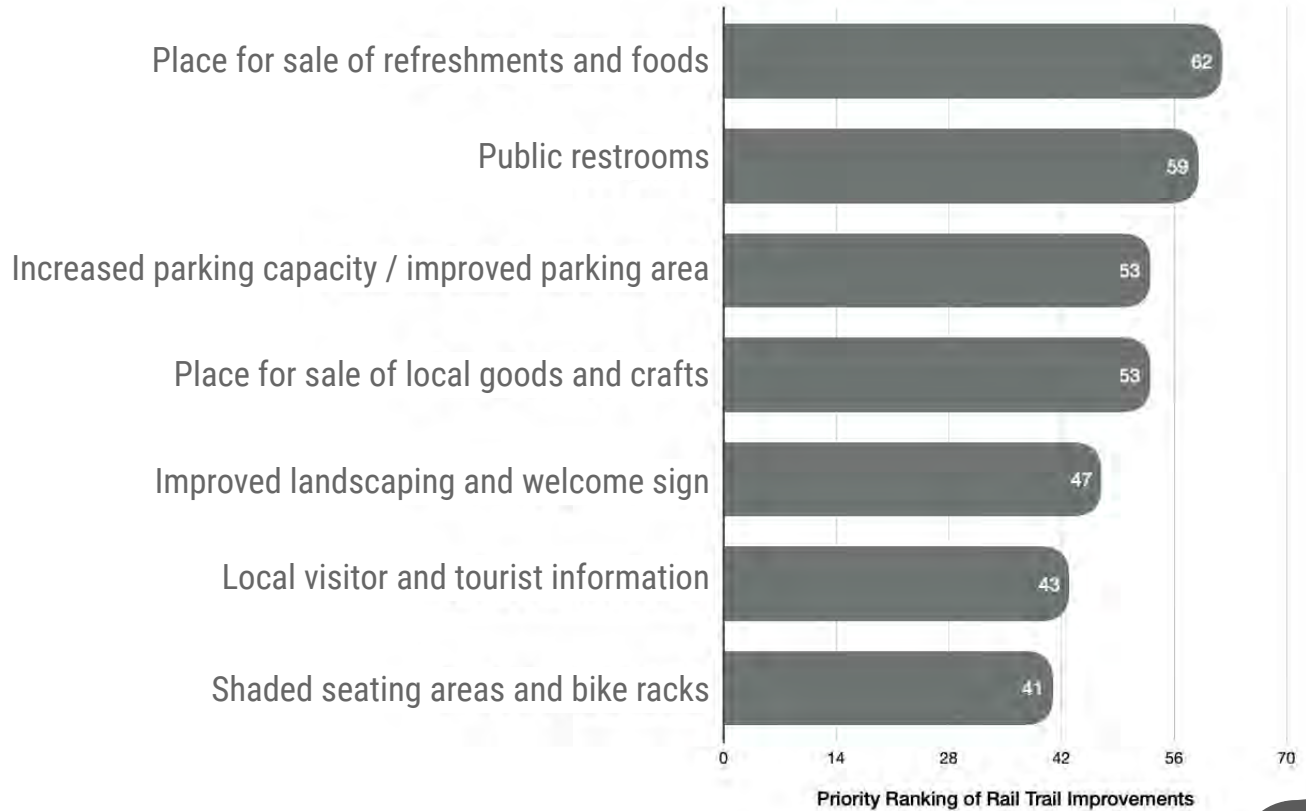
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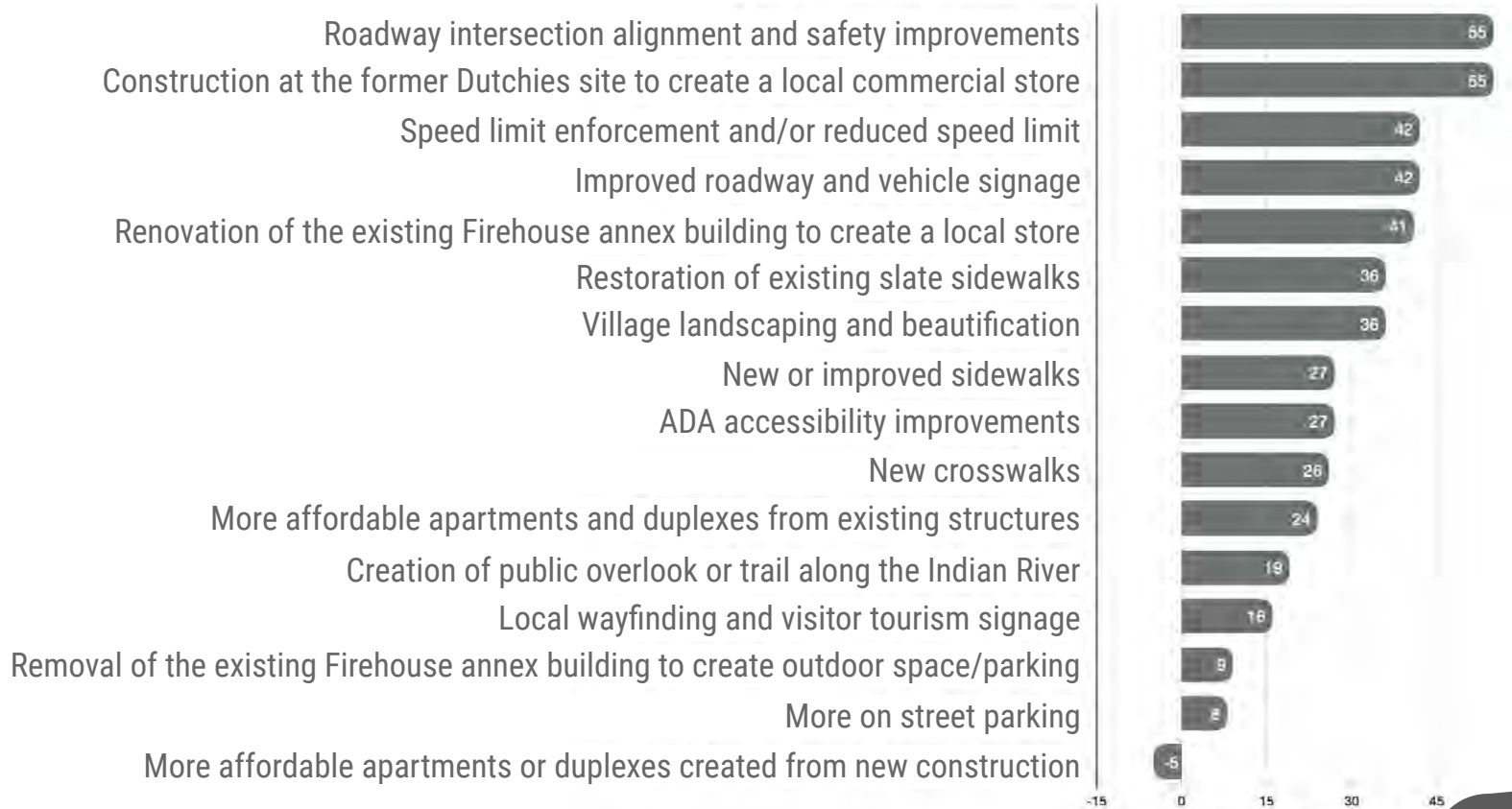
▲ WWI Monument Relocation - Response Distribution



HOW NEEDED ARE EACH OF THE FOLLOWING RAIL TRAIL IMPROVEMENTS?



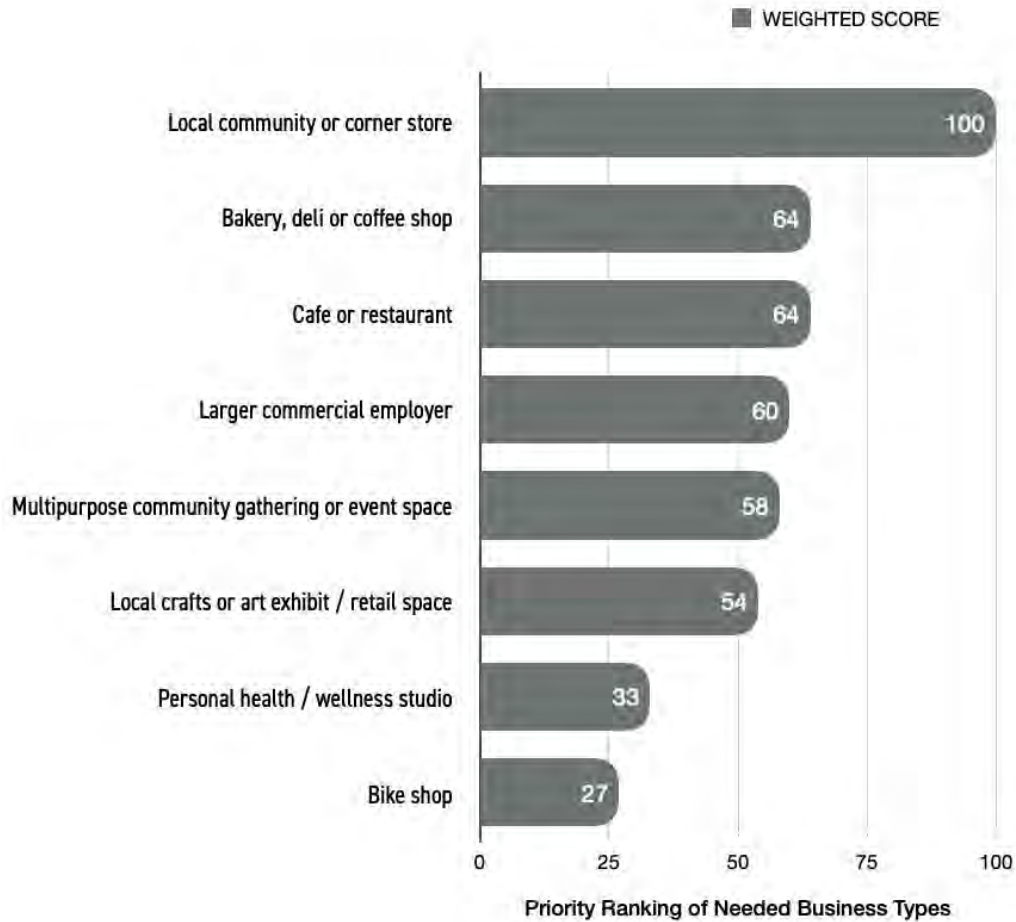
MOST DESIRED CHANGES IN WEST PAWLET - weighted scores



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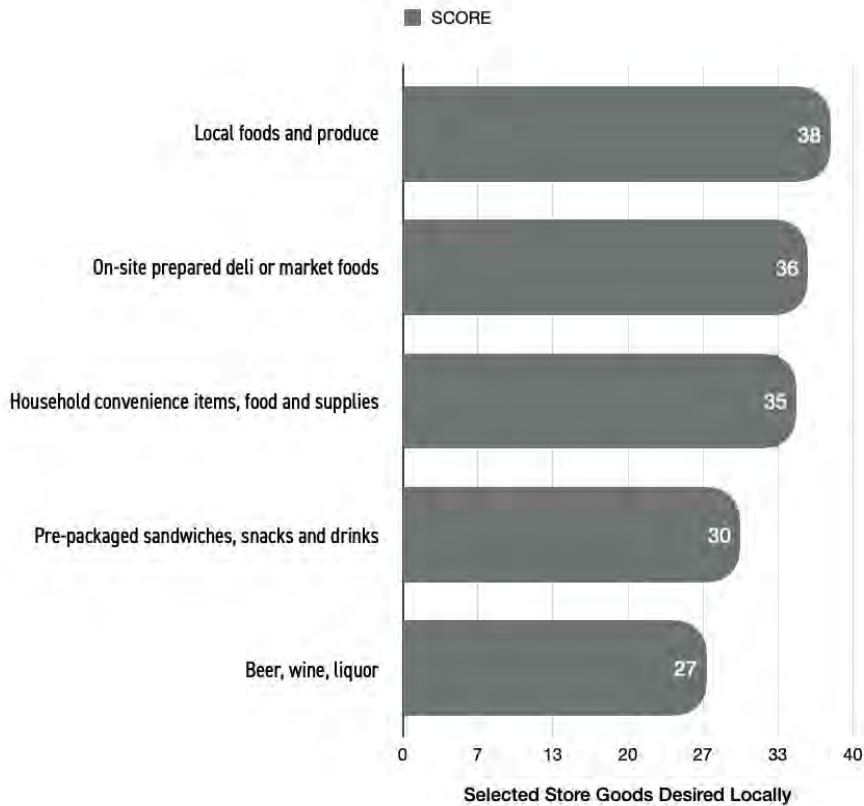
**TODAY'S
DISCUSSION**

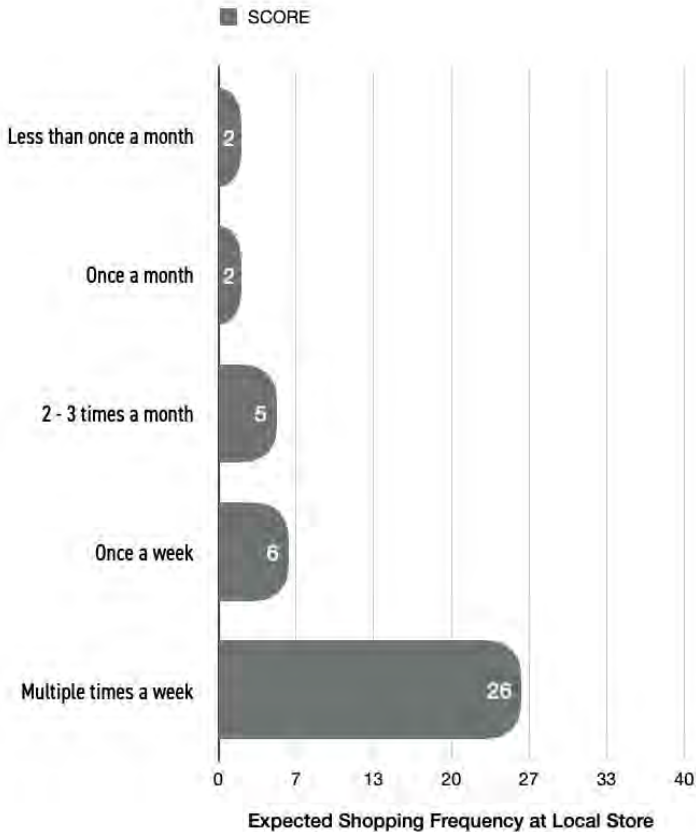


Priority Ranking of Needed Business Types

How needed are each of the following types of businesses in West Pawlet?

If a local community store could be established in West Pawlet, what goods would you like it to sell?





If a local community store could be established which carried the items you selected above, how often do you think you would shop there?

Describe the ideal future “vision” for West Pawlet in 3 words:

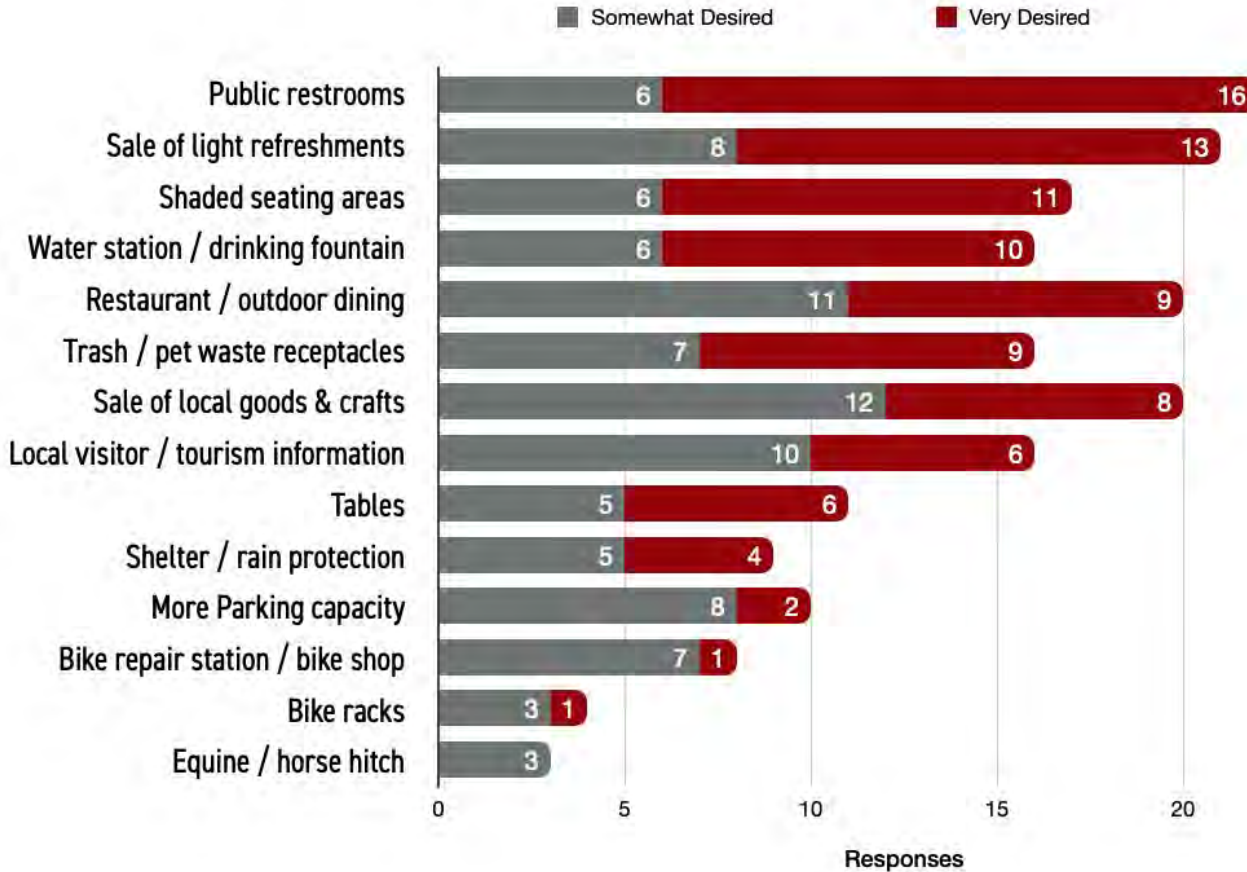
1. Community together semi-modern
2. safer more convenience
3. I don't know
4. Connected Neighborly Social
5. Quaint local town
6. Peaceful friendly community
7. Clean lively historic
8. Historic friendly quaint
9. Lawn care store safe
10. freedom from 'gunschools'
11. Safe walkable pleasant
12. Ideal family town
13. Convenience Variety Participation
14. Leave As Is
15. Inclusion Health Wellness Tourism
16. Improved Use of Existing Buildings
17. Overtaxed Overtaxed Overtaxed
18. Keep W-Pawlet Funky
19. Active community artistic
20. Enjoy Life Here
21. Community Opportunity Beautification
22. Quiet Welcoming Outdoor activities
23. Simple elegant functional
24. restoration beautify desirable
25. historical and quaint
26. Beautiful productive helpful
27. Beautiful Ecological
28. Rural Historic Simple living
29. Safe Quiet Healthy
30. Great for Future
31. Welcoming Commerce Neighborhood-focused
32. Hometown Friendly Relaxing



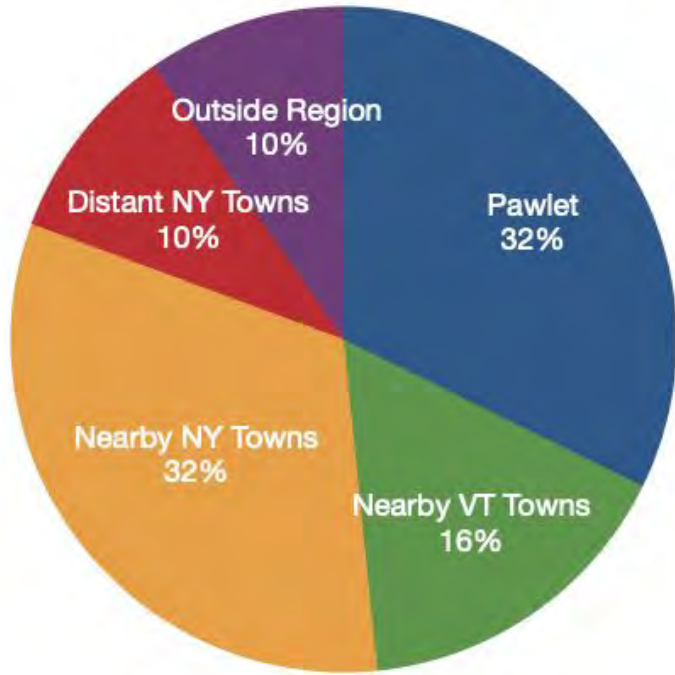
Rail Trail Survey

DID YOU STOP AND PAUSE IN WEST PAWLET FOR ANY OF THE FOLLOWING?





What amenities or services would you LIKE TO find here in West Pawlet?



Rail Trail Visitors - By Hometown

Where do you live?



Discussion topics:

Village landscaping & beautification

Restoration of slate sidewalks

New sidewalks / crosswalks

ADA accessibility

Rail trail enhancements

Increasing tourism

Creation of new local businesses

Cleanup & restoration of vacant buildings

General property/yard maintenance



Two Realms:

Public lands

- Road right-of-ways
- Town / State owned lands
- We have control / influence over



Two Realms:

Public lands

- Road right-of-ways
- Town / State owned lands
- We have control / influence over

Private lands

- Private ownership
- We don't have control / influence over



What is beautification?

- Pawlet has its own casual identity

*funky artistic neighborly
quiet simple relaxing
rural historic*



What is beautification?

- Pawlet has its own casual identity

*funky artistic neighborly
quiet simple relaxing
rural historic*

- Not pushing any “Beverly Hills” fancy

Looking to identify little improvements which strengthen what we already have.

Public areas





Public Lands

- State owned property
- Town owned property
- Road right-of-ways

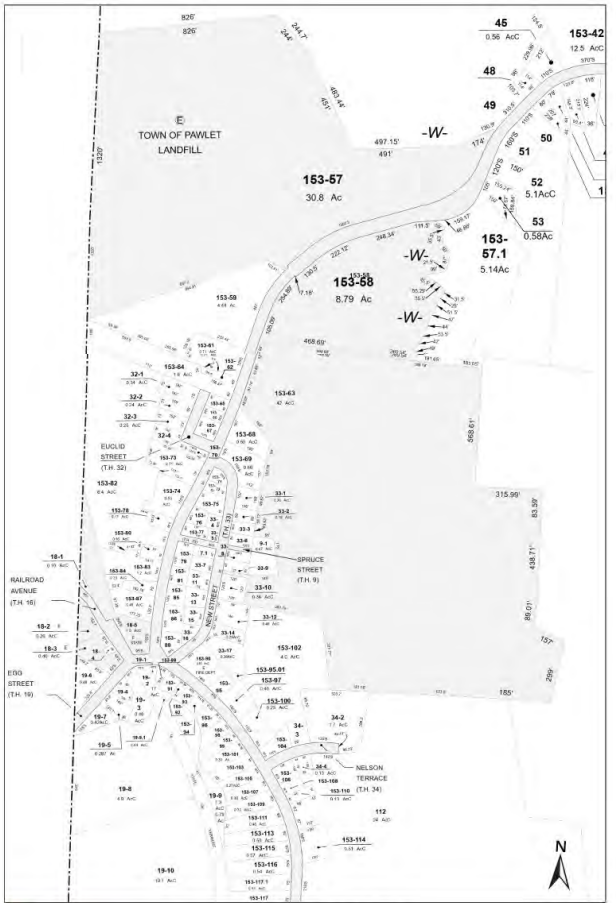


Public Lands

- State owned property
- Town owned property
- Road right-of-ways

Reference map provided

- Can draw ideas on map
- Where would you like to see improvements?
 - Roadways and curbs?
 - Sidewalks and crosswalks?
 - Landscaping?
 - Other improvements?



REGROWTH WEST PAWLET VILLAGE REFERENCE MAP - PUBLIC LANDS FOR CONCEPTUAL PLANNING PURPOSES ONLY - NOT AN OFFICIAL SURVEY









Main Intersection





Existing Conditions



Alternate Concept

Room for more greenspace

Trees

Plantings



Rail Freight Shed

Ownership limbo

On state land

Needs to move

Would love to find way to re-use it somehow

Will likely go away





Rail Freight Shed

If shed goes away.....

What should we do with this area?

Desired improvements where shed used to be?





Dutchies site

Somewhat awkward shaped site with slope.

Too small to subdivide.



Dutchies site

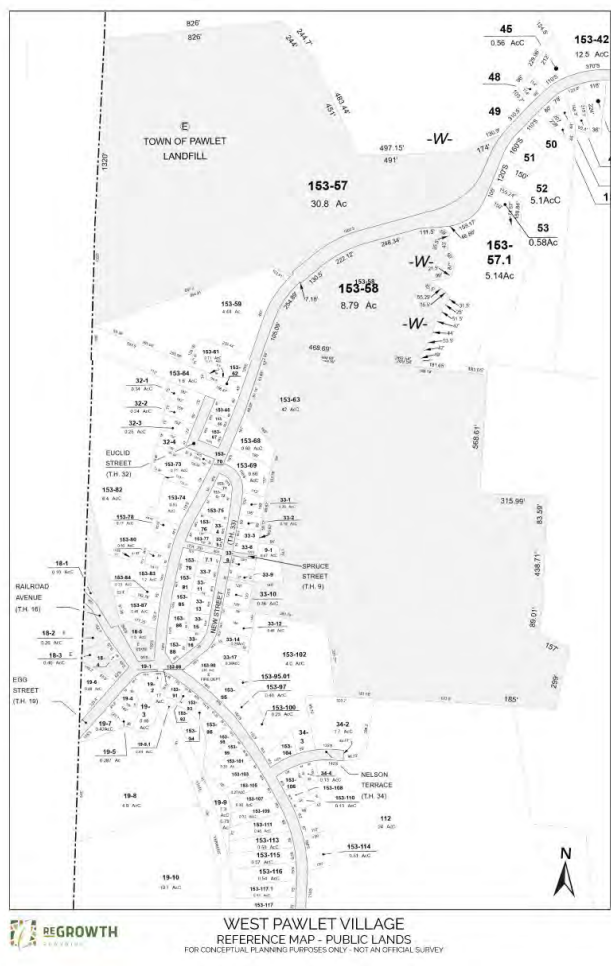
Somewhat awkward shaped site with slope.

Too small to subdivide.

Town could potentially use part of it and sell off rest.



WEST PAWLET VILLAGE MASTER PLAN



Other?



Private land



















Other underutilized / vacant properties?



Property Renovations



Property Renovations

Two biggest obstacles to renovations:

- Time & Money

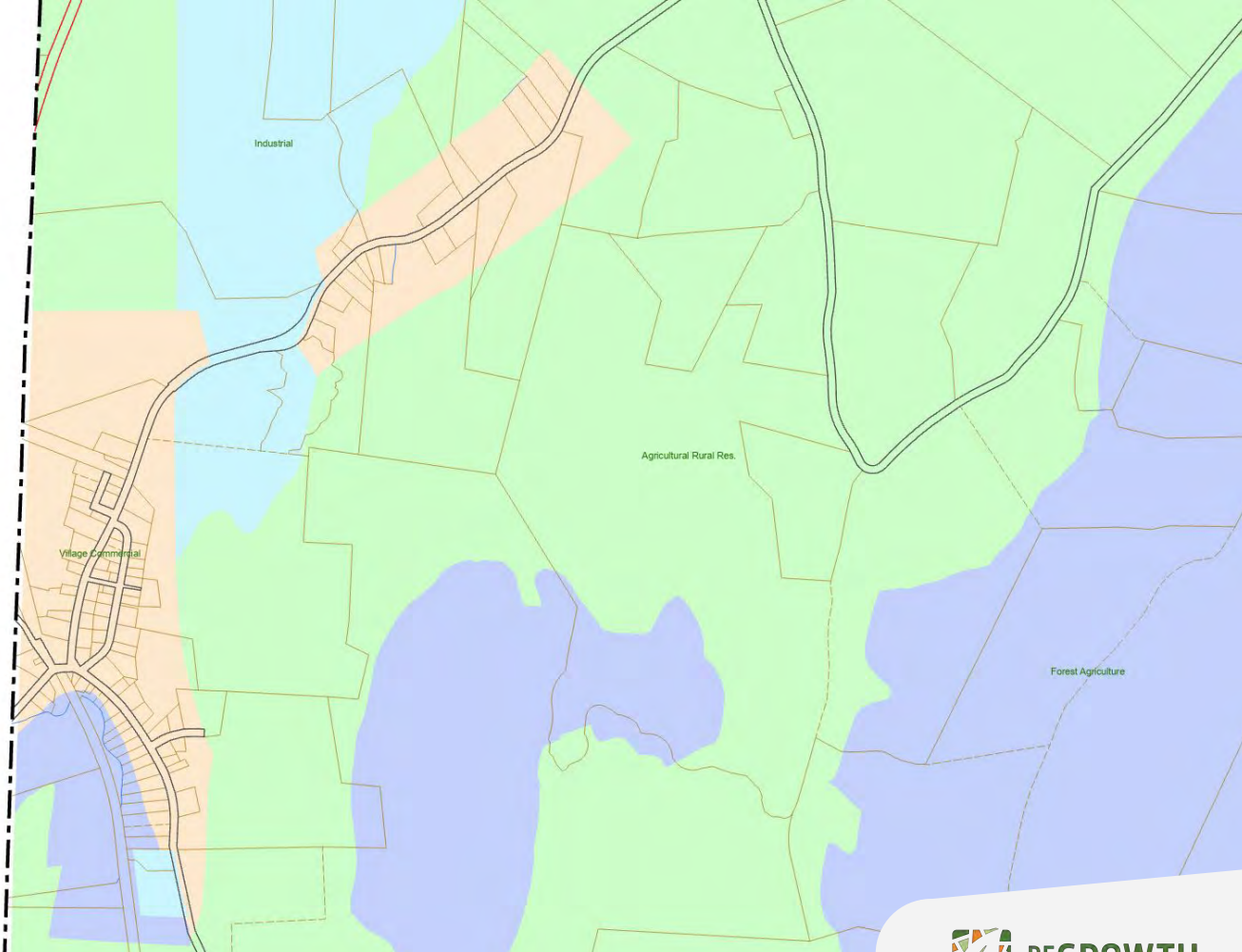
If you had the time and money to make improvements, what would you want to do?

Are there any local codes or regulations which are getting in your way?



Zoning

Village Commercial (VC)



Zoning

- Village Commercial (VC) covers large area
- Retail stores are conditional use (not permitted by right)
 - Vague, broad term
 - Could define specific types of stores desired, sizes
 - Provide easier approvals for types we want to attract
- Minimum setbacks, maximum building coverage, parking
- Could consider new district in heart of village which is tailored to what we want.

Suggested New Uses

- Local store (*next meeting!*)
- Community gathering space
- Co-op for local products
- Local child care
- Farmer's market
- Bike shop / rental
- Bakery / cafe
- Antiques
- Public restrooms
- Playground / park
- Dog park
- Game weigh station

What else?

Suggested New Uses

- Local store (*next meeting!*)
- Community gathering space
- Co-op for local products
- **Local child care**
- Farmer's market
- Bike shop / rental
- *Farm stand?*
- *Dispensary?*
- Bakery / cafe
- Antiques
- Public restrooms
- Playground / park
- Dog park
- Game weigh station

How to attract potential businesses?

What would make a business owner want to open up in WP?

- *More people / customers*
- *Activity attracts activity*
- *Community events*

Property maintenance

Some people commented on lack of upkeep

- Can be a sticky issue – subjective
- Municipalities and code enforcement officers often don't want to come down on property owners.
- Are there specific problems in the code we can address?
- May be a better solution....

Community Activities



Community Cleanup

IDEA: West Pawlet “Green Up” Day

- Annual village-wide event, held every spring
- Residents come together to make village improvements

Community Cleanup

IDEA: West Pawlet “Green Up” Day

- Annual village-wide event, held every spring
- Residents come together to make village improvements
- Public space improvements, plant flowers, paint, repair etc
- Clean up their yards, facades, plant landscaping
- Timed just before bulk-pickup trash collection
- Friendly competition, maybe silly awards or prizes
- Ends with community gathering, BBQ, kids games, etc
- Great for community spirit, pride



Community Cleanup

IDEA: Potential Volunteer Opportunities

- Several local people already have asked how they can help
- Number of people have offered to assist with other items

What are potential volunteer ideas?

- Put together list and solicit helpers

Community Cleanup

IDEA: Fundraising Project

- Local crowd-funded improvements to village
- What are potential candidates?
- Put together list of potentials
- People could vote for improvements they most support
- One project chosen per year

Example communities

Are there examples in other communities you think might be good ideas in West Pawlet?

Other Discussion Topics?

Information on project webpage:

www.regrowthplanning.com/pawlet

You can submit additional comments and suggestions via our online form.

Thank you everyone!

www.regrowthplanning.com/pawlet