



# Vergennes Planning and Environment Linkages Study: Land Use Visioning

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Vergennes Planning Commission Meeting

April 1, 2024



## Today's Goals

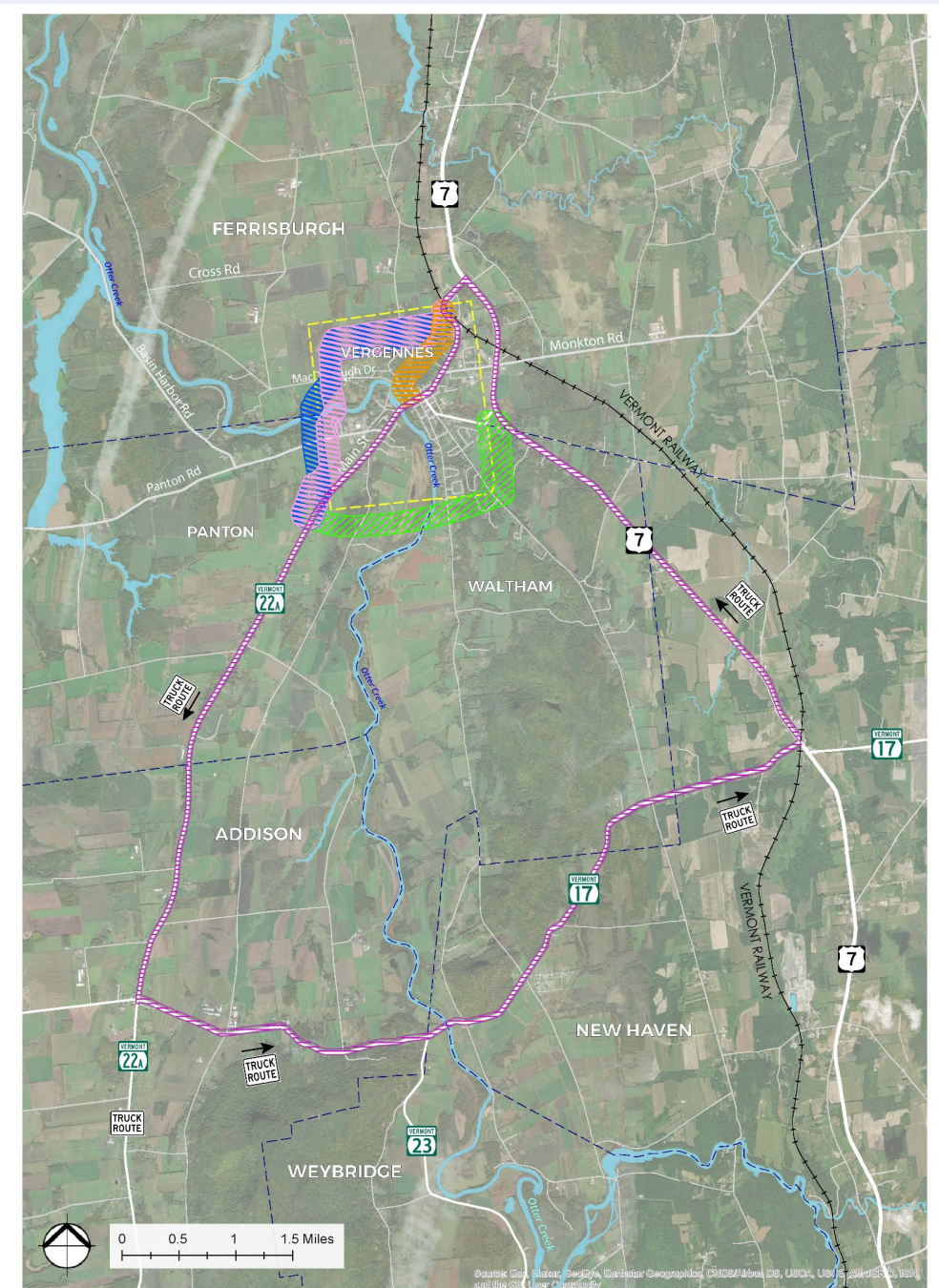
- Provide updates about the PEL Study's Land Use Visioning work
- Talk about next steps and continuing the conversation

## Today's Agenda

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

# 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.



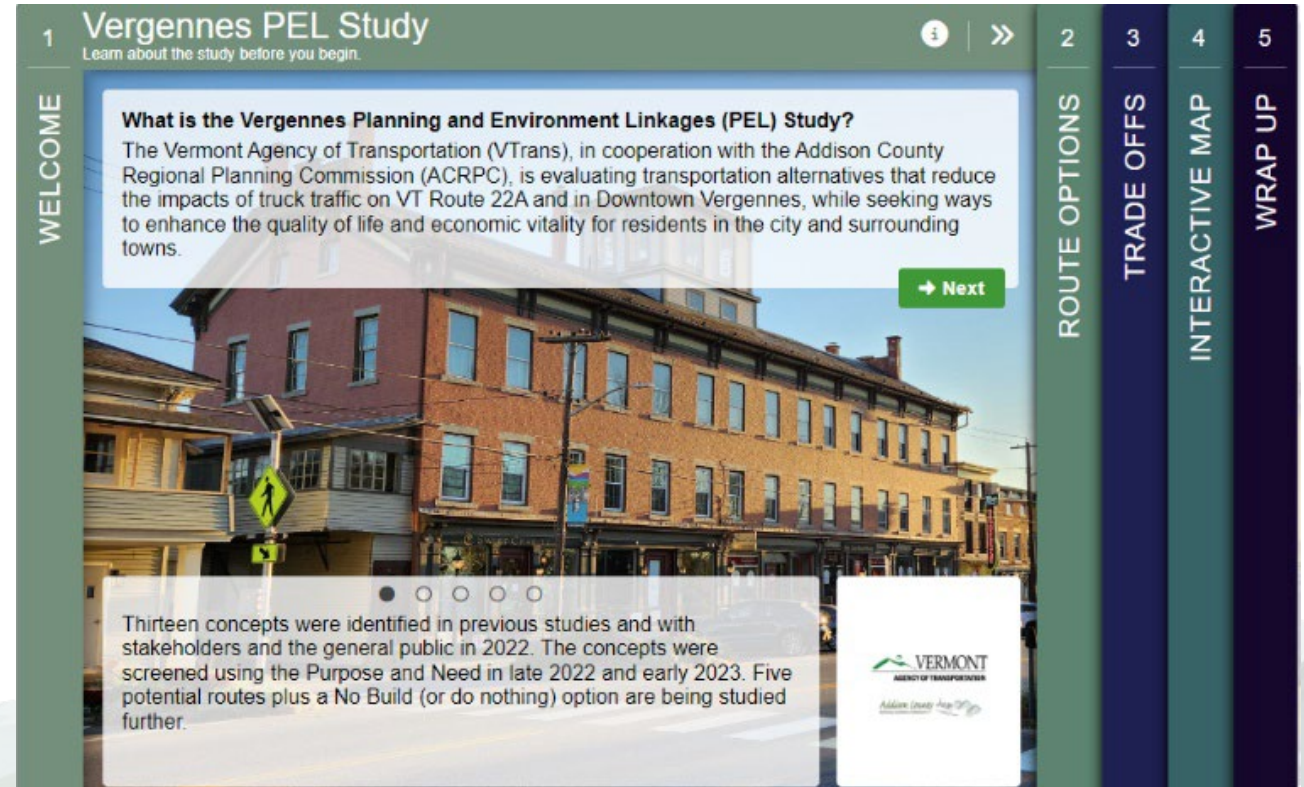


**Public Survey  
Summer/Fall 2023**



# 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



**5345**

Direct

**7** Mailers sent to municipalities

4,339 residents | 195 businesses | 811 PO boxes



**3 email blasts** sent to stakeholder contact list of

**375+**



**2 press releases**  
to area media outlets



**2 regional Front Porch Forum posts**  
reaching the 7 study area municipalities

# 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"><li>- Concerns about the residential character and farmlands in the area.</li></ul>
Pink and Blue	<ul style="list-style-type: none"><li>- Areas in Panton should remain rural.</li><li>- 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.</li></ul>
Orange	<ul style="list-style-type: none"><li>- Few comments.</li><li>- Concern over potential impacts to existing buildings.</li><li>- Support keeping project within Vergennes.</li></ul>
Purple	<ul style="list-style-type: none"><li>- Support for route because it is perceived to not create new construction and uses existing roadways.</li><li>- Preference for the land use to be kept agricultural.</li></ul>





**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*



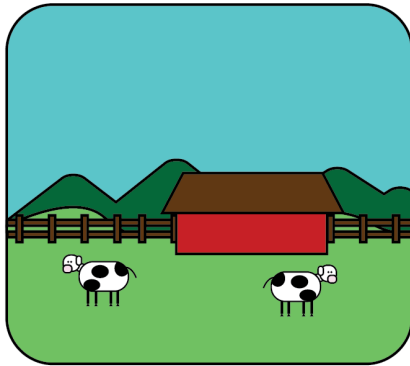
Purple Route: 12-12-2023  
*Tourterelle Restaurant*



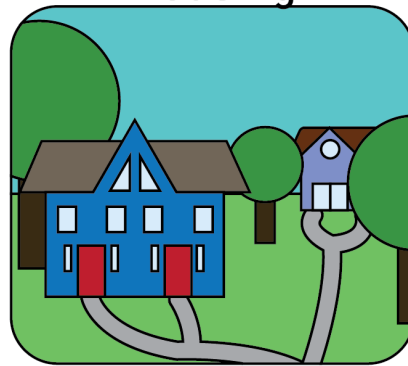
Green Route: 12-13-2023  
*Panton Town Hall*

# Land Use Visioning Workshops: Land Use Icons

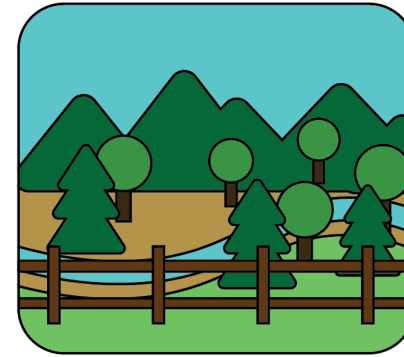
Agricultural/  
Farmland



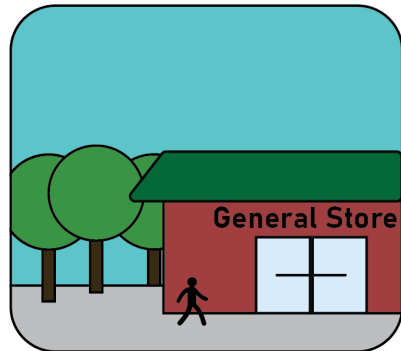
Residential/  
Housing



Open Space/  
Recreation



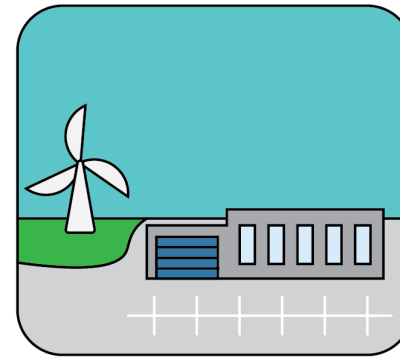
Commercial/  
Retail



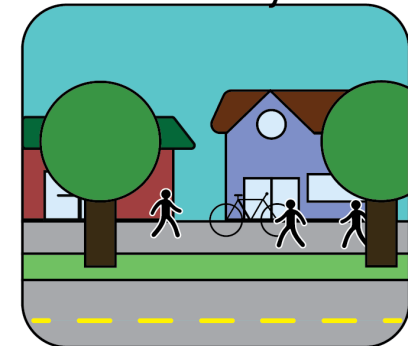
Municipal/  
Community Center



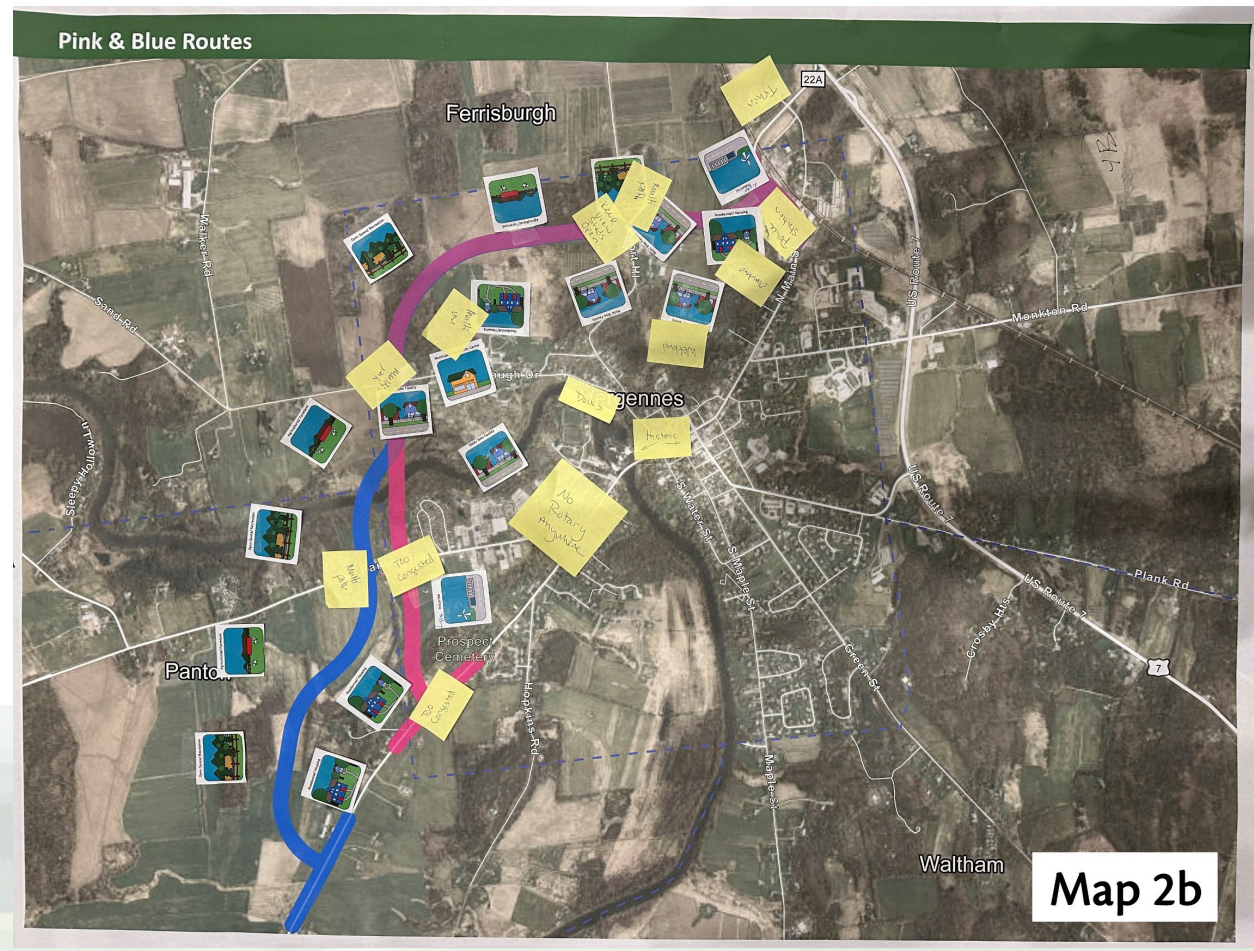
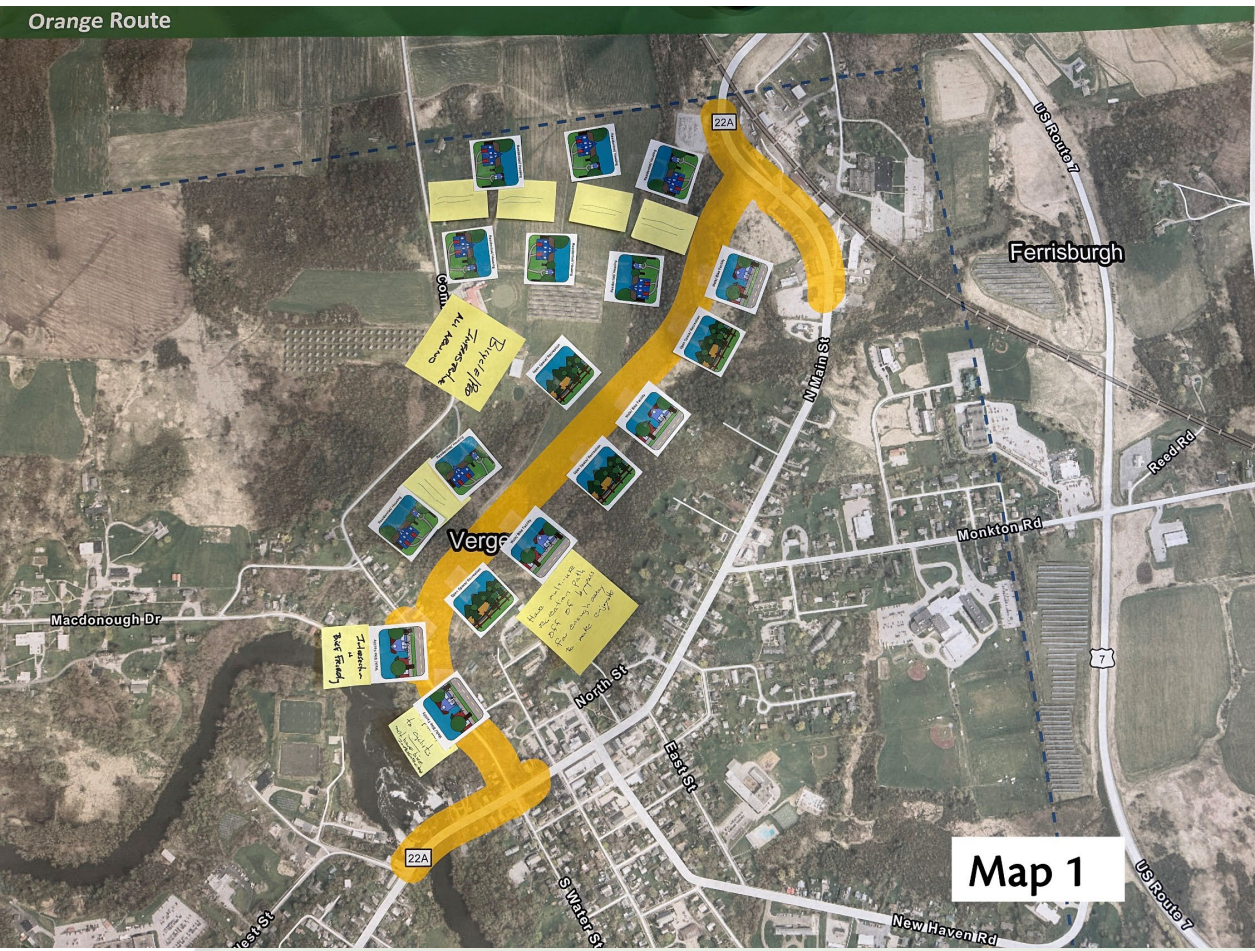
Industrial



Walk/ Bike  
Facility



# Land Use Visioning Workshops: Sample In-Person Workshop Maps



# Land Use Visioning Workshops: Sample Virtual Workshop Maps

-  Agricultural/  
Farmland
-  Commercial/  
Retail
-  Industrial
-  Municipal/  
Community Center
-  Open Space/  
Recreation
-  Residential/  
Housing
-  Walk/Bike  
Facility

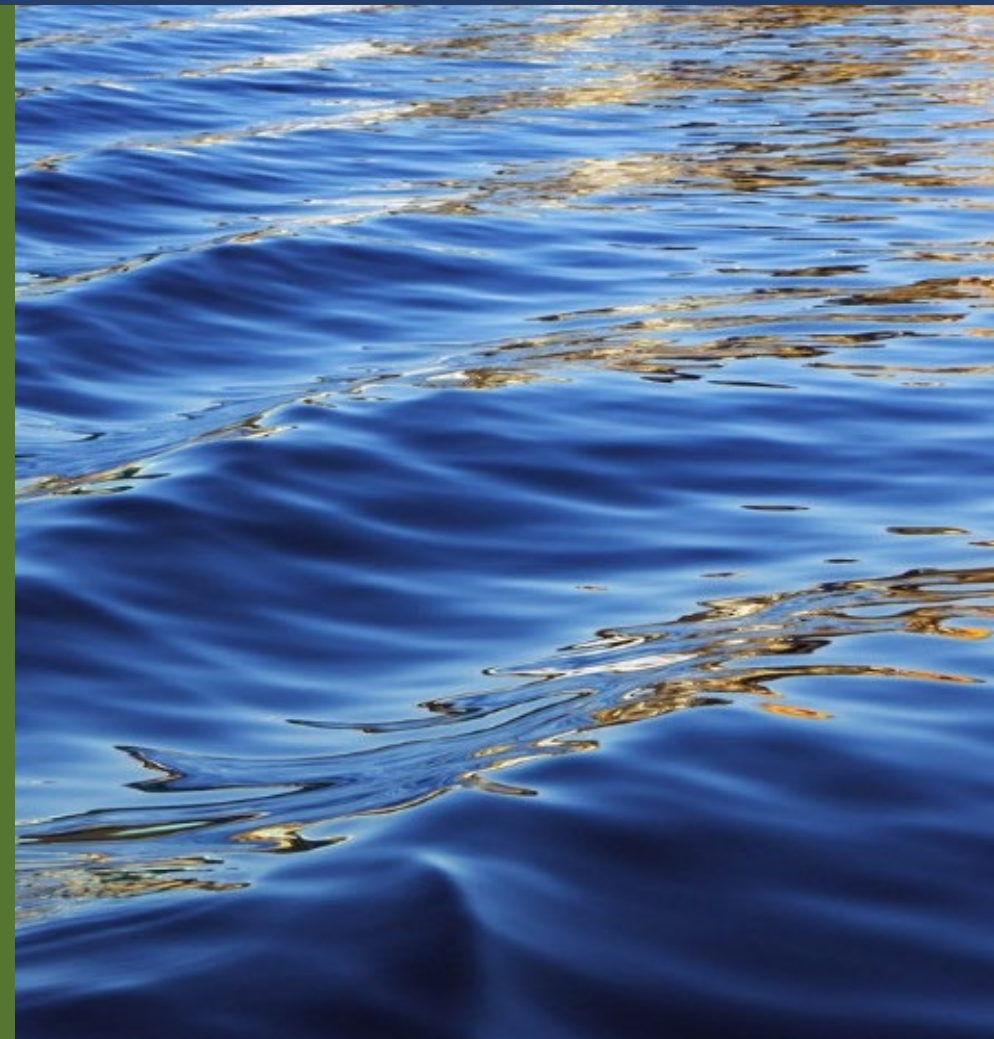


## Land Use Visioning Workshops: Key Takeaways

- 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)



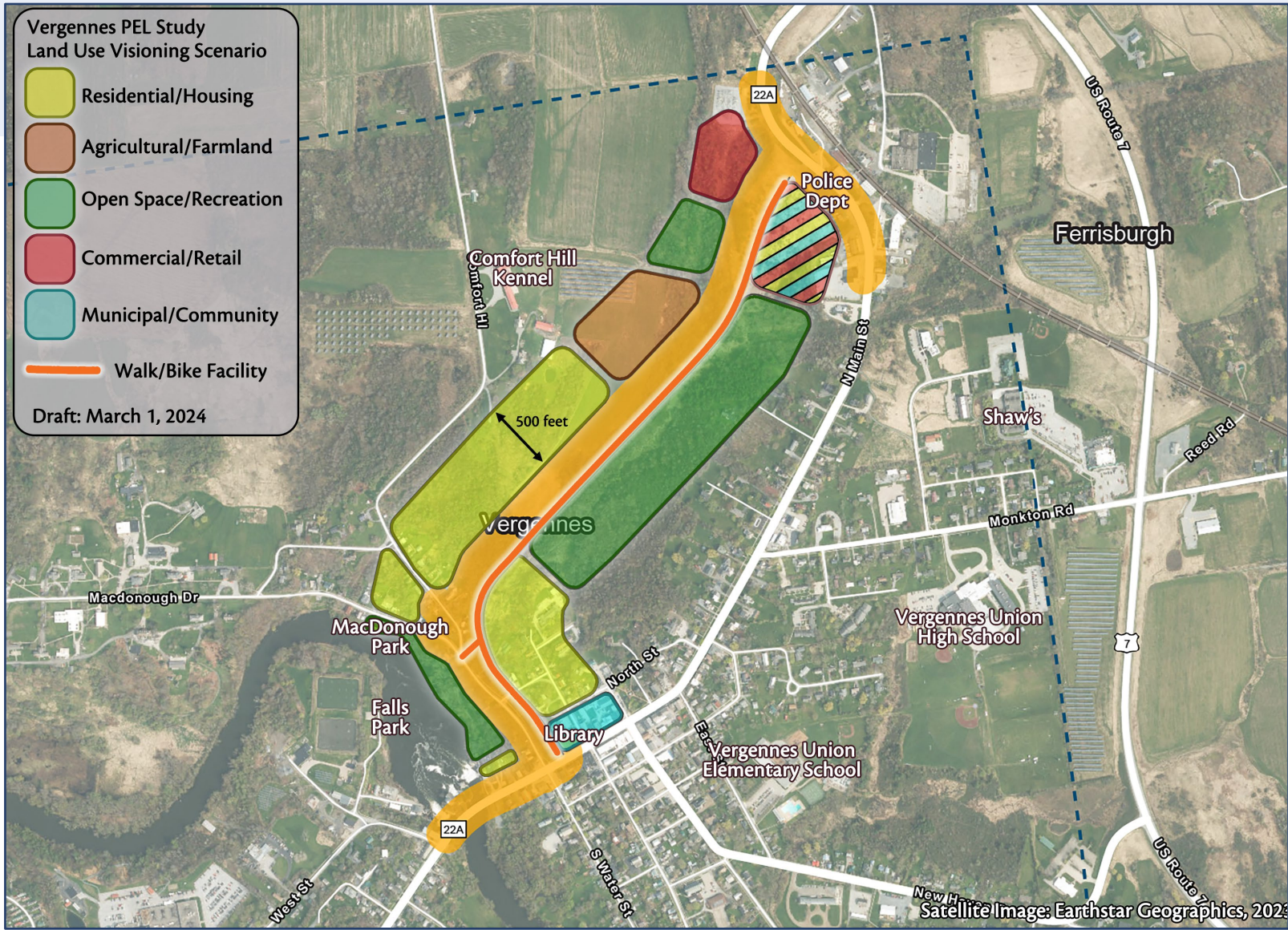
# Land Use Visioning Scenarios

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

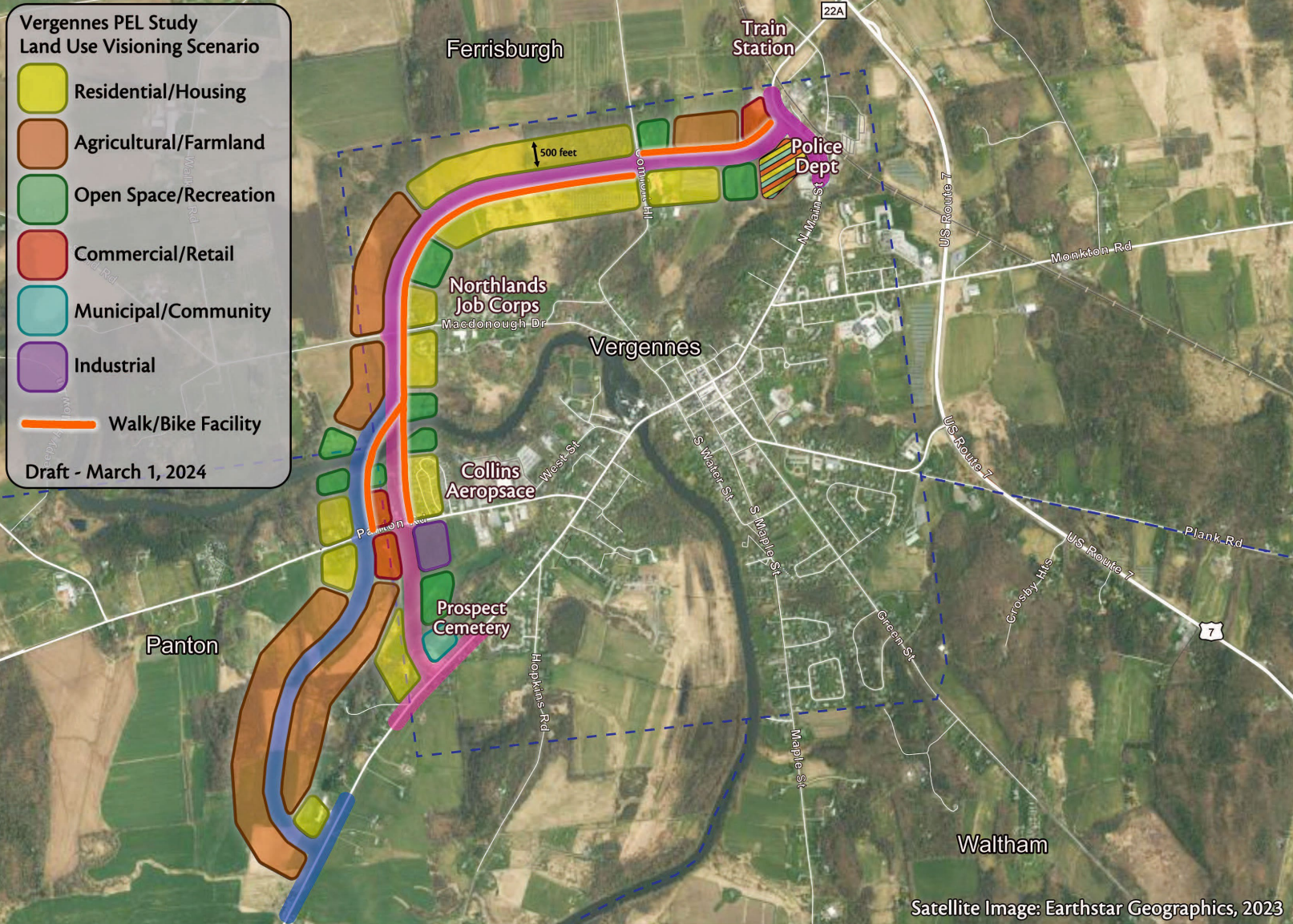


# Draft Land Use Visioning Scenarios: Orange Route



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

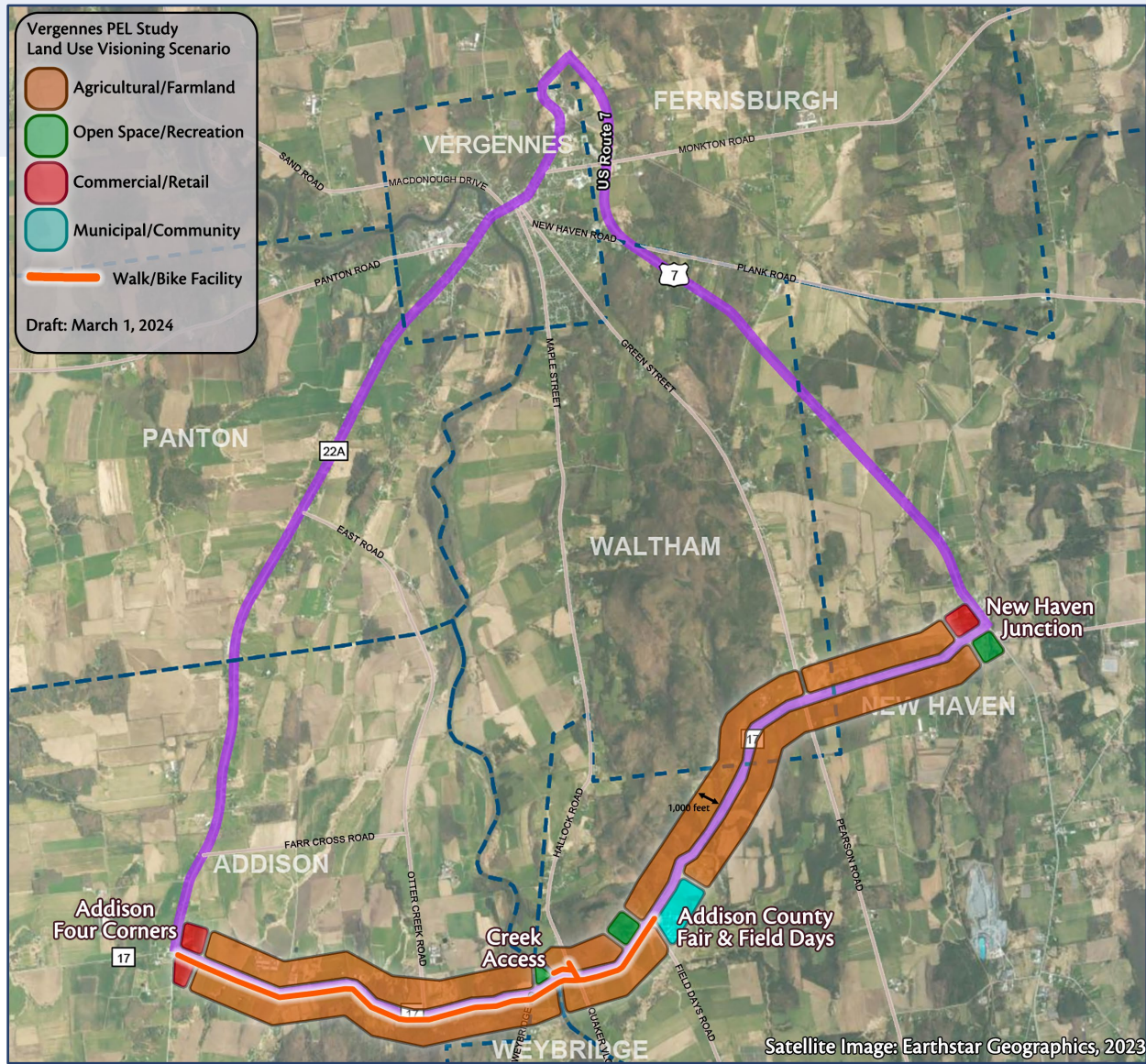
# Draft Land Use Visioning Scenarios: Pink & Blue Routes



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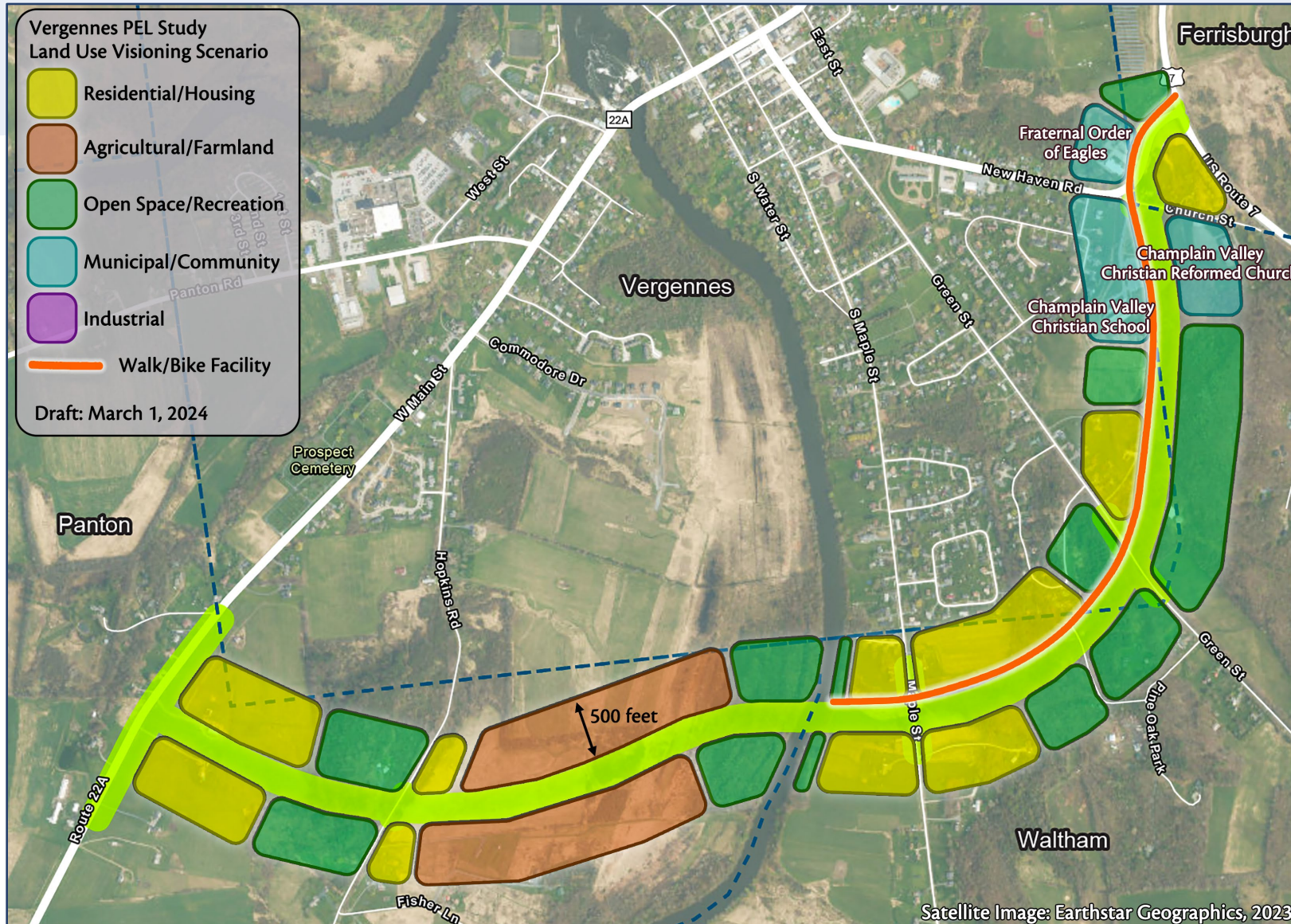


# Draft Land Use Visioning Scenarios: Purple Route



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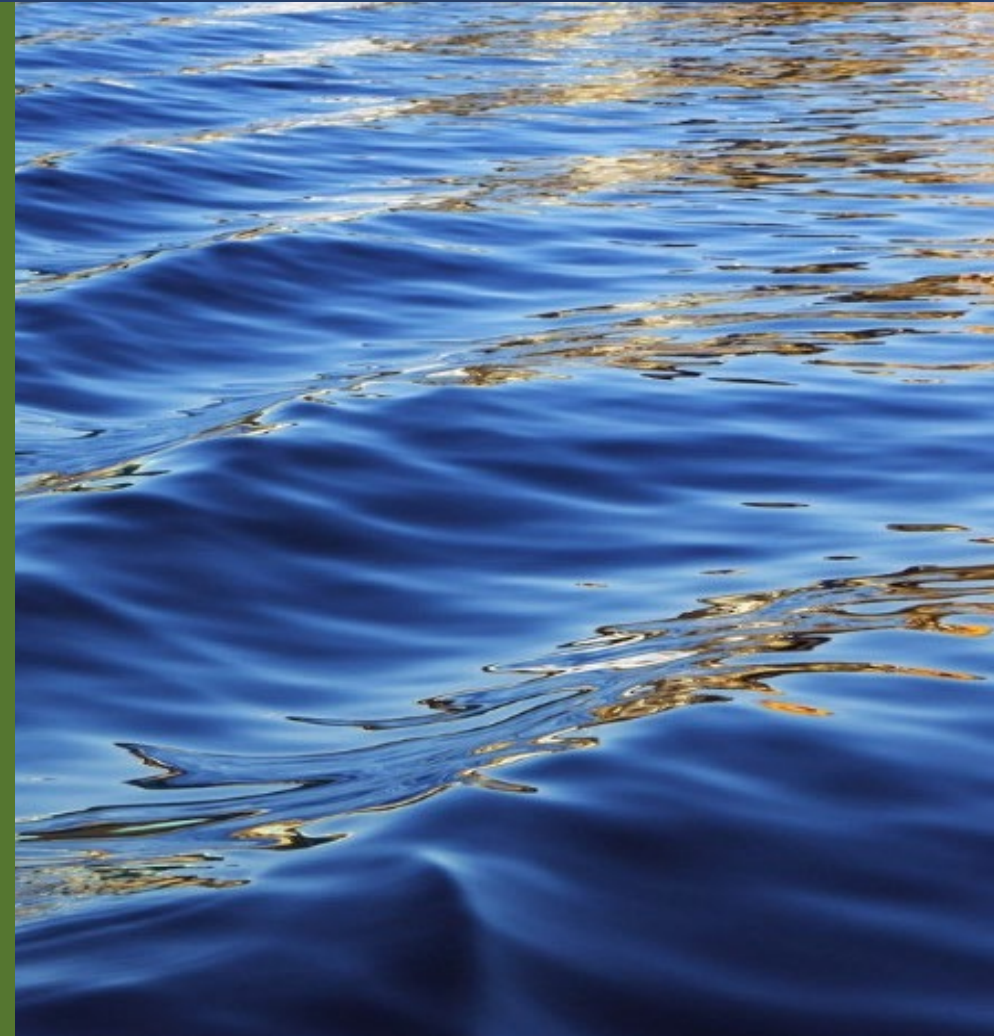
# Draft Land Use Visioning Scenarios: Green Route



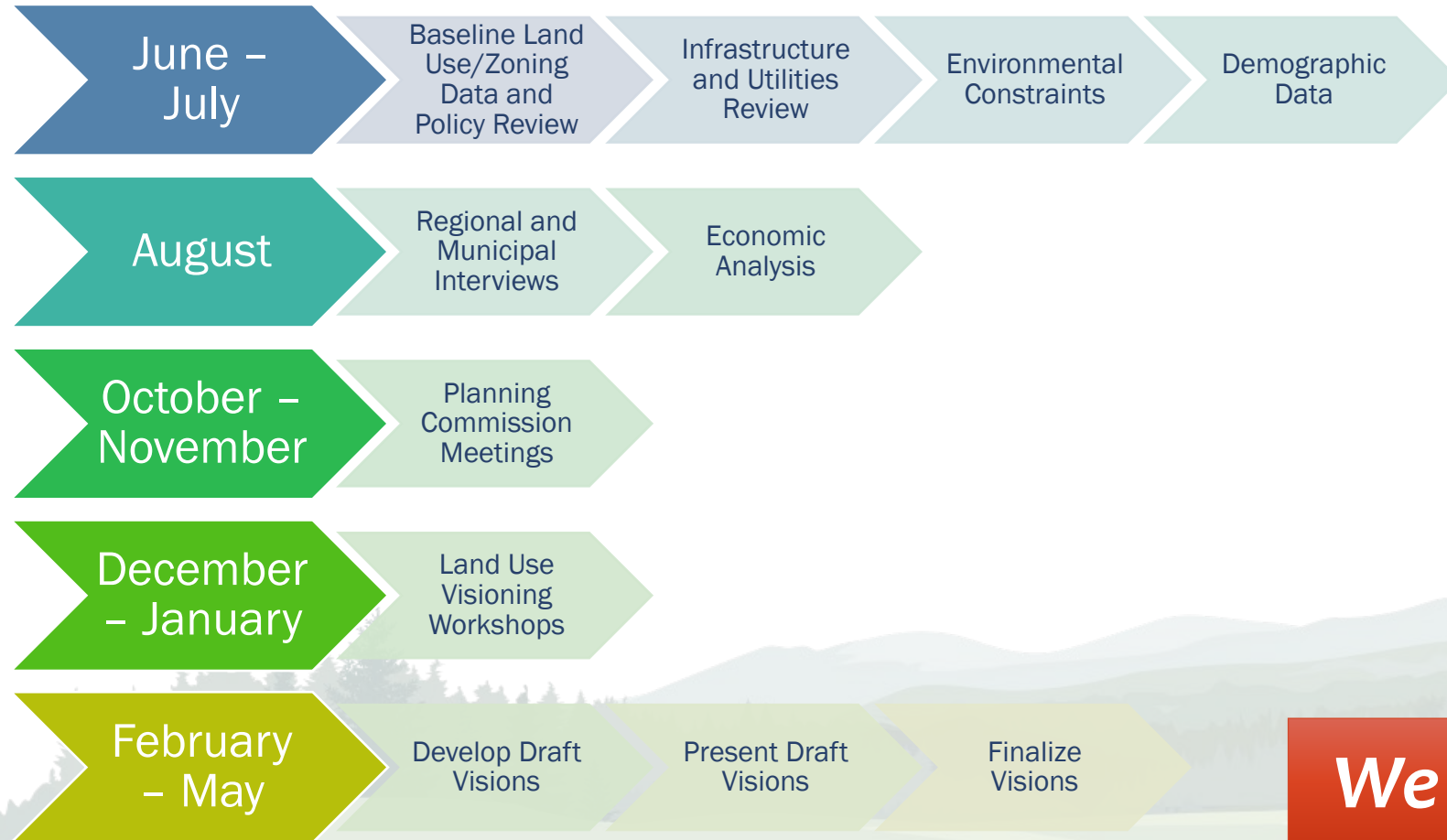
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## **Next Steps & Communications**



# Develop Integrated Transportation and Land Use Alternatives



## Other comments and wrapping up



We welcome your input and appreciate your feedback.

Please visit <https://vergennesspel.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 [vergennesspel@gmail.com](mailto:vergennesspel@gmail.com) for further information or to contact the study team.

# What Comes Next?

## Technical Work

### 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

## Outreach Activities

Public  
Engagement