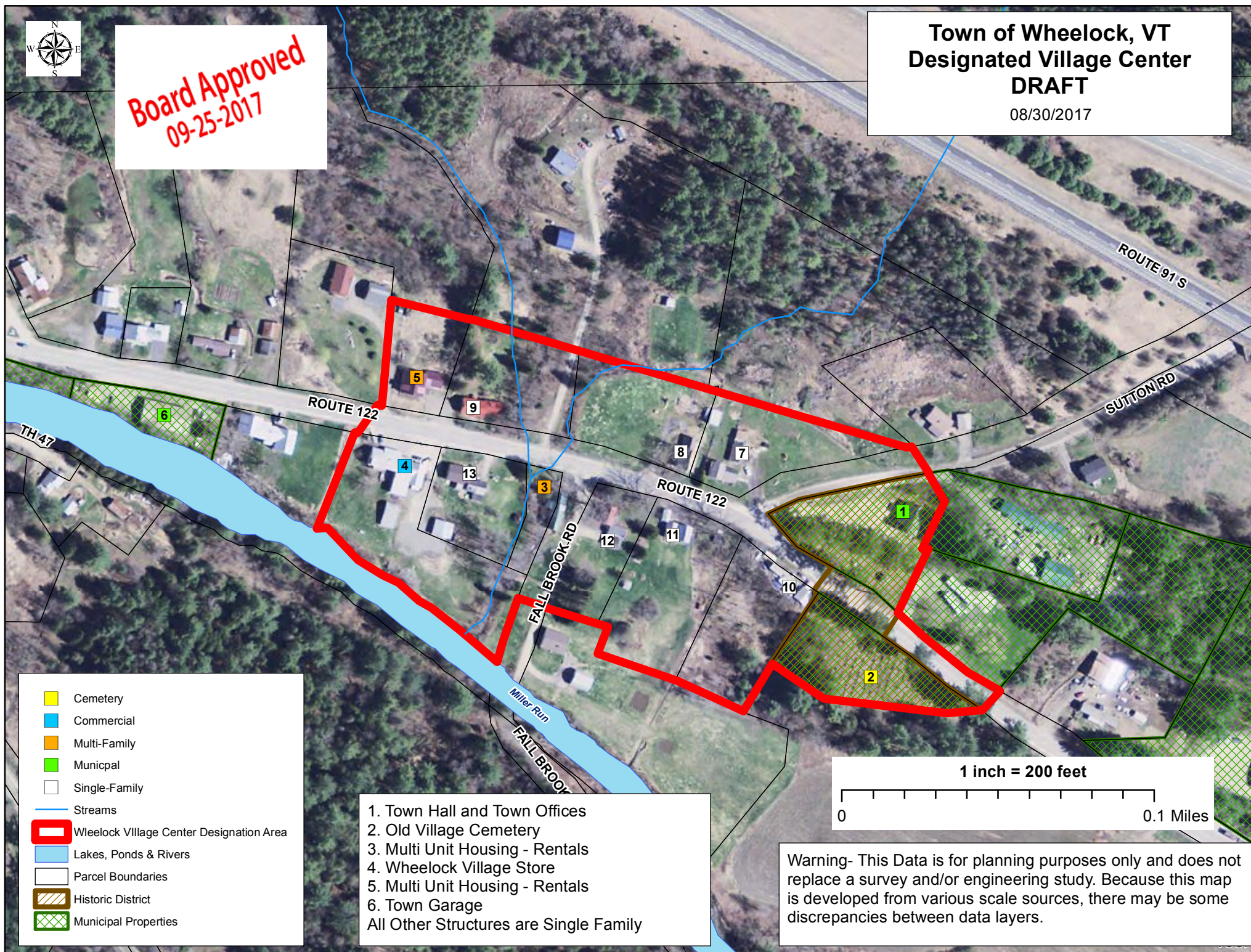




Board Approved
09-25-2017

Town of Wheelock, VT Designated Village Center DRAFT

08/30/2017



Wheelock Village Center

New Application

Complete Application. All Requirements Met.

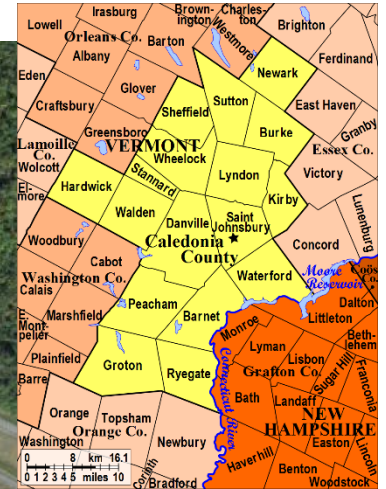
- Cover letter dated 09/19/2017.
- Authorization from selectboard on 05/10/2017.
- Town planning process confirmed on 09/15/2016 by NVDA.
- NVDA notified 05/30/2017.
- Historic district map included.
- Color photographs included.
- Town has no zoning.
- Boundary map included. Boundary was developed by the town in coordination with DHCD staff.

Staff Recommendation

Approve application and award designation.

Wheelock Village Center

Aerial Map



Wheelock Village Center

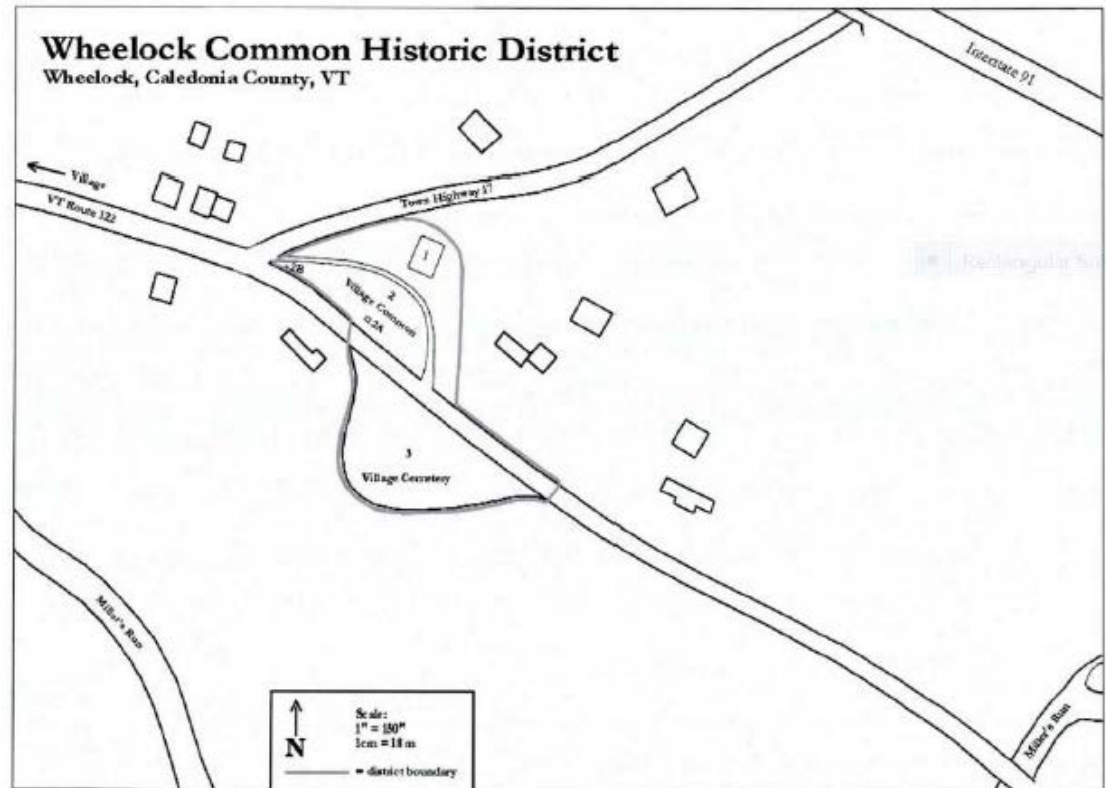
Revitalization Efforts

- Committee working to restore the town hall and address accessibility and life safety issues.
- Secured a VCDP planning grant to address the accessibility and life safety issues of the town hall.
- Awarded grants from the Preservation Trust of Vermont, Freeman Foundation and Division for Historic Preservation to help repair town hall structure and roof. Repairs expected to be completed by September 30, 2017.
- Exploring options to relocate the town garage away from the Passumpsic River and establish a community green space at the current location.

Wheelock Village Center

Historic District Map

The designated boundary contains a National Register historic district.

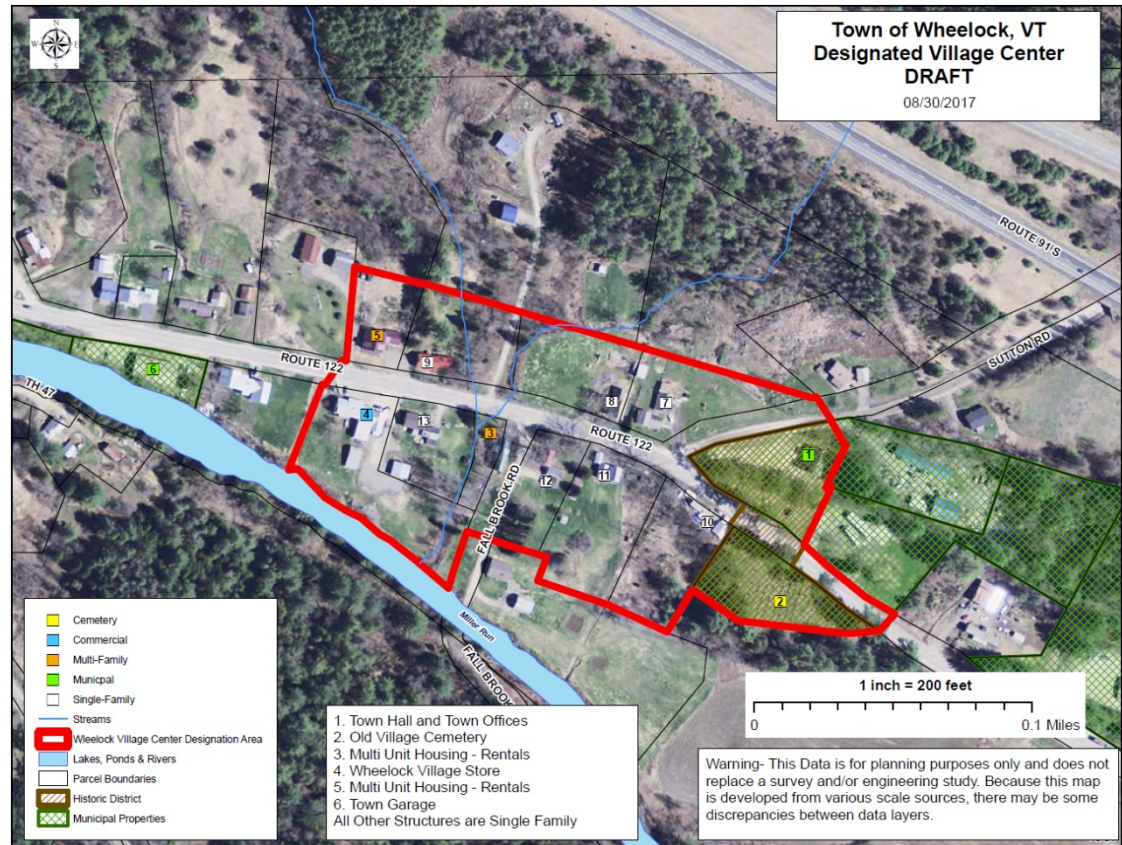


Wheelock Village Center

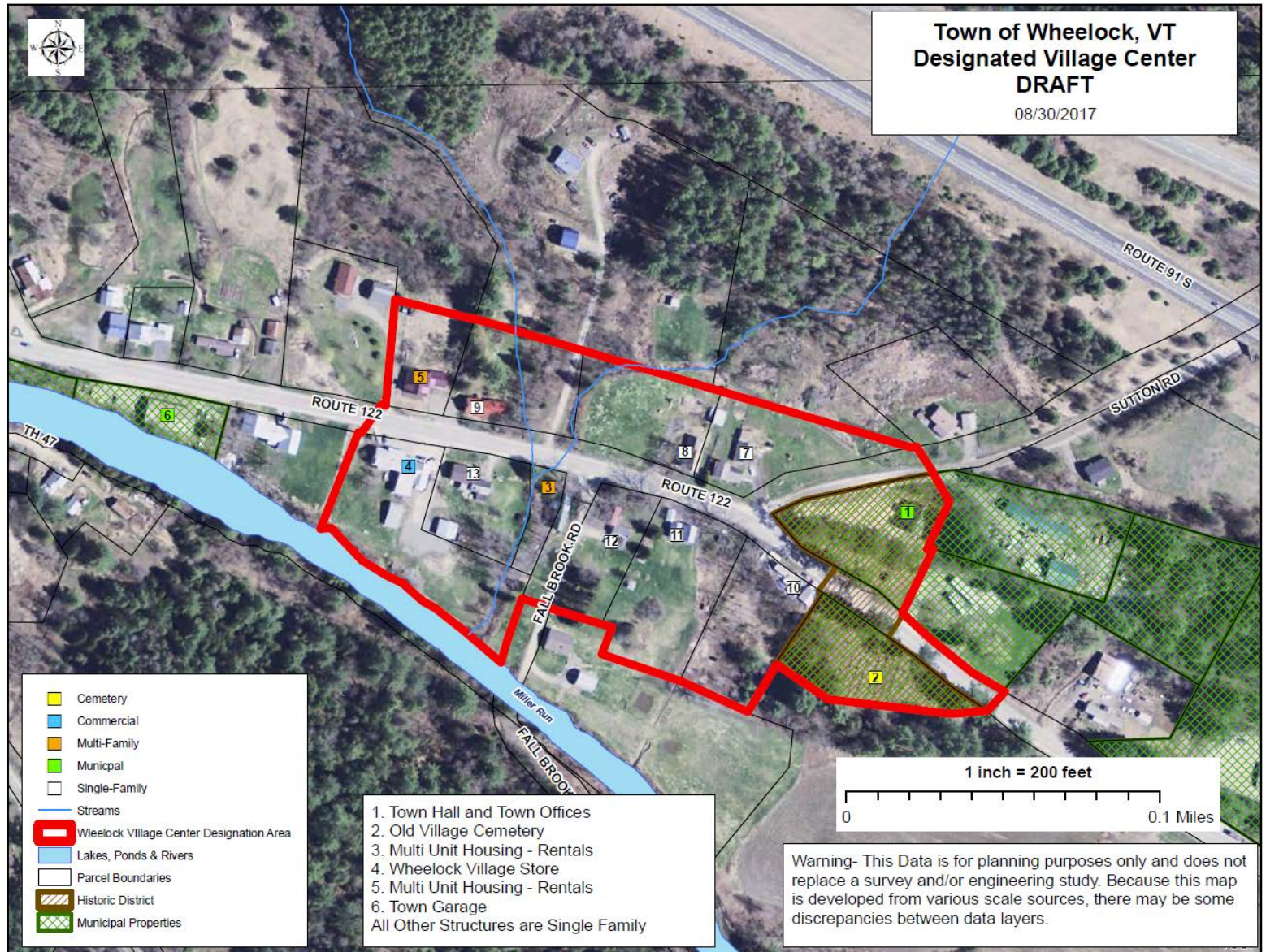
Proposed Boundary Map

The proposed boundary runs primarily along Route 122 including the Town Hall and Town Offices, Wheelock Village Store, cemetery, and multifamily and single family residences.

The Town worked with staff to define the boundary that meets statutory definition and submitted a map that meets the program's requirements.



Wheelock Village Center



Wheelock Village Center

Photographs

RENTAL HOUSING –MULTIPLE UNITS



RENTAL HOUSING – MULTIPLE UNITS



WHEELOCK VILLAGE STORE






WHEELOCK TOWN HALL



Wheelock Village Center

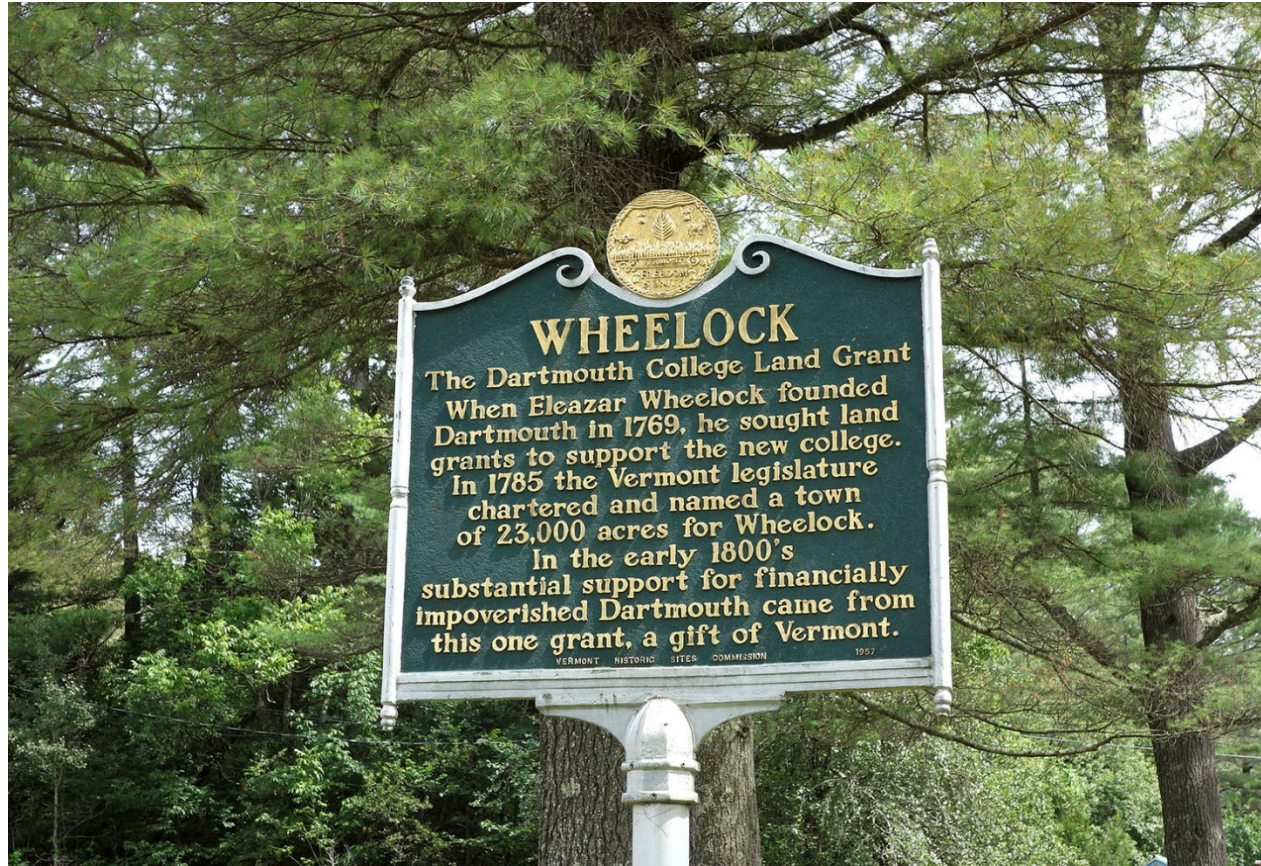
Photographs

EAST END OF VILLAGE BOUNDARY – from north side RTE 122	EAST END OF VILLAGE BOUNDARY - from south side of RTE 122
	

WEST END OF VILLAGE – from south side RTE 122 past boundary	WEST END OF VILLAGE – looking East-past boundary – town garage
	
rental property visible on left past fence	town garage on right, store on right with cars parked in front

Wheelock Village Center

Discussion/Questions and Motion



Staff Recommendation

Approve application and award designation.

Town of Wheelock
PO Box 1328
Lyndonville, VT 05851

September 19, 2017

Dear Members of the Vermont Village Center Designation Program Committee,

The Town of Wheelock is applying for Village Center Designation.

Wheelock is a small, rural community of about 300 households and 810 residents, located in the Northeast Kingdom. Wheelock's demographic data indicates it is a community of working people earning modest incomes and living in modest homes.

Wheelock has been struggling for over a decade to address serious needs for a new town garage and rehabilitation or replacement of the Town Hall. Initiative after initiative has failed to gain sufficient public support. The people of the community are discouraged. The present state of the village area located on Route 122 reflects the depressed state of the people. Houses stand empty, the general store struggles to stay open owing years of delinquent taxes, the town garage is in a dilapidated condition, lots owned by the town are strewn with rusted out culverts, ugly yellow chloride storage tanks, piles of dirt and assorted road equipment debris. The Town Hall can only be used in accordance with restrictions imposed by the Department of Public Safety. Wheelock's village school burned down, the village church was torn down due to disrepair. The Wheelock Village Post Office was closed decades ago.

Wheelock needs a new vision, a plan to help us reach that vision, and any and all kinds of financial incentives and support.

Wheelock has a committee working to save our Town Hall and address accessibility, life safety and rehabilitation needs. A Planning Grant was secured from VCDP to develop a design to develop the space, accessibility and rehabilitation needs of our Town Hall. Grants have also been awarded by the Preservation Trust of Vermont and Freeman Foundation and the Vermont Department of Historic Preservation to help repair the timber framing support system in the Town Hall roof. It is hoped the timber framing work, the first step in the rehabilitation of our Town Hall, will be completed by September 30, 2017.

Wheelock had a successful bond vote for the purchase of a property that would have addressed the needs for a town garage but the offer was withdrawn by the owner of the property.

Wheelock's citizens have shown support for these revitalization efforts. Some have come forward with ideas, others have offered verbal support. Not only do we hope to save and rehabilitate our historic town hall, but we also plan to move the town garage out of its present location. One dream is to create a green space at that site where the dilapidated garage currently sits. The site is along the Miller's Run by the some beautiful falls that used to power the mills. Village Center Designation is one step in our plan to lift up our community.

The primary contact person for the Village Center Designation initiative is

Carol Rossi Town Clerk, Town Treasurer
PO Box 1328
Lyndonville, VT 05851
802-626-9094
wheelocktown@gmail.com
Office hours – Tues 10am-6pm; Wed & Thur 9am-3:30pm

or home 4972 South Wheelock Rd.
Wheelock, VT 05851
802-626-9083
teachpeace2002@yahoo.com

Documents included in this application :

- a copy of the minutes of the Selectboard Meeting of May 10, 2017
- copies of letters to the regional planning commission and regional development corporation
- a letter from the regional planning commission ‘confirming’
- a color map designating the boundaries
- photos of the village center district
- a copy of the Selectboard minutes indicating the amendment to the Town Plan to include the intent to apply for Village Center Designation
- National Historic District boundary map

Submitted by,

Carol Rossi

cc: NVDA

TOWN OF WHEELOCK
SELECTBOARD MEETING
May 10, 2017

Call to Order: The meeting was called to order at 6:00 pm by Denis Sawyer

Present: Selectboard members Dennis Sawyer, Damon Smith, David Lee, Town Clerk and Treasurer Carol Rossi. Administrative Assistant, Lucia Dente. Citizens, Kathy Schmidt, Brian Plust, Gary Norcross, John Voyta, Chuck Rice, Gaylon Smith.

Selectboard Election of Vice Chair:

Damon Smith made a motion to nominate David Lee as Selectboard Vice Chair. David accepted the nomination. Dennis Sawyer seconded the motion; so voted

Amended Policies:

Carol Rossi changed three policies she would like the Selectboard to review. First one, the contribution for employee health insurance; second, to amend policy that is in place for Town Clerk and Treasurer. Carol pointed out that in the past the Town Clerk was paid full pay for three months while on sick leave; third, Road Crew and Forman policy. David Lee asked Carol to send all three policies to him for review so they have the same format. Dennis made a motion to accept the road crew policies, seconded by David Lee; so voted. Dennis made a motion to accept the road Forman policy, seconded by Damon Smith; so voted. Carol will make copies and present to road crew and Forman and have them sign them. It was stated that prior notice has to be made to employees regarding the contribution insurance. Hold off on the other ones until Selectman can review and make them all with the same format. Dennis Sawyer stated that he mentioned this to them in January and February. Amend policy to state that none of the benefits apply to the town clerk or treasurer. Question from Carol was to review compensation sick days etc.

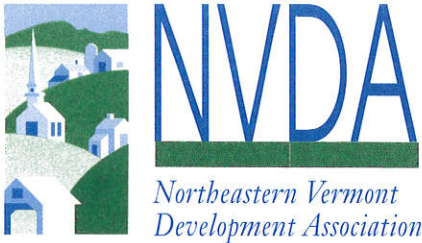
Hazard Mitigation/Flood Regulation Resolution:

Flooding and Erosion. National Flood Insurance Program. We need to adopt an administrator to carry out these orders. Carol Rossi stated that we have had five meetings on this issue. Discussion followed with the Board and citizens to join the national flood insurance plan. (FEMA). No fee to join but a lot of regulations. You can't take trees wood and/or debris out of the river. It is an environmental issue. Dennis stated that In a flood event we updated our coverts to 18 inch. It brought us up to 80% coverage. If we don't adopt this we will drop down to 70%. Peter Miller has gone out to help people. Dennis Sawyer stated that "back in the day" you could go into the river and remove tree limbs, etc. Not anymore. Damon Smith made a motion to not adopt the Proposed Amendment to the Town Plan, seconded by David Lee; so voted. A motion was made by Dennis Sawyer to accept flood Hazard Mitigation, seconded by David Lee; so voted.

Village Center Designation:

A motion was made by David Lee to adopt the village designation program, seconded by Dennis Sawyer; so voted





June 5, 2017

Richard Amore
Planning Coordinator
Agency of Commerce and Community Development
1 National Life Building
Davis Building, 6th Floor
Montpelier, VT 05620-0501

Dear Richard,

This letter is to inform you that the Town of Wheelock's planning process was confirmed in an NVDA public hearing held on September 15, 2016. This letter also confirms that NVDA, Wheelock's Regional Planning Commission, has been informed of the Town's intent to pursue Village Center Designation. This letter is being cc'd to Carol Rossi and it should be included in the town's formal applications for Village Center Designation.

Statute requires NVDA to review and confirm the planning efforts of the towns in the Northeast Kingdom at least twice every eight years. This process, however, has typically been more frequently to ensure that as many towns as possible are eligible for the State's municipal planning grants, as well as other benefits, such as designation in the Vermont Downtown Program.

The Town of Wheelock was confirmed because it met the following requirements, as determined by 24 V.S.A. §4350:

- (1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in section 4302 of this title;
- (2) is engaged in a process to implement its municipal plan, consistent with the program for implementation required under section 4382 of this title; and
- (3) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

We are delighted that Wheelock is pursuing this designation. In fact, our regional plan specifically aims to maintain traditional development patterns (such as village centers) through the following strategies:

- encouraging adaptive reuse of historic structures;
- supporting beautification efforts in town centers;
- encouraging desired town center development through investment, maintenance, and expansion of infrastructure, such as sidewalks, parking, public spaces, and water and sewer; and finally
- assisting communities applying for designation under the Vermont Downtown Program.

Please don't hesitate to give me a call if I may be of any further assistance in this matter.

Sincerely,

Alison Low AICP CFM
Senior Planner

Cc Carol Rossi, Town of Wheelock

PO Box 630 36 Eastern Avenue, Suite 1 St. Johnsbury, Vermont 05819-0630 802 748-5181 Fax: 802 748-1223

The regional planning and development commission serving The Northeast Kingdom: Caledonia, Essex and Orleans Counties
NVDA is an equal opportunity lender, provider and employer

Town of Wheelock
PO Box 1328
Lyndonville, VT 05851

NVDA
36 Eastern Ave. #1
St. Johnsbury, VT 05851

May 30, 2017
Dear Mr. Snedeker,

This letter is written to notify the Regional Planning Commission and the Regional Development Corporation that the Selectboard of the Town of Wheelock plans to apply for Village Center Designation. The contact person for this process is Carol Rossi, Planning Commission member.

The following steps were taken during this process:

Planning Commission Meeting	Sept. 21, 2017
Certified Mailing to Required Parties	Sept. 27, 2017
Notices Posted and Published	Oct. 11, 2017
Public Hearing of the Planning Commission	Oct. 27, 2017
Referred for Selectboard Consideration	March 13, 2017
Notices Posted and Published	March 20, 2017
Selectboard Public Hearing	April 12, 2017
Selectboard Decision	May 10, 2017

I am also writing to ask for the required letter from NVDA stating that planning process is “confirmed” under 24 VSA Sec. 4350 by the commission.

I am also writing to ask if NVDA would provide the required colored map delineating the boundary of the proposed district. I met with Richard Amore on October 4, 2016. He toured the village and established the boundaries for the designated area. It is my recollection that the boundaries run from the Wheelock Historic District to the west side of the Wheelock Village Store on Route 122.

Thank you for your help with this. I am including a copy of my cover letter to the Village Center Program Committee.

Yours,

TOWN OF WHEELLOCK
PLANNING COMMISSION
September 21, 2016

Present: Members Steve Amos, Lorraine Poulin, Carol Rossi
 Visitor Rachel Lindstrom

The Planning Commission currently has four members. A quorum of the present membership was present.

All present agreed that Wheelock should participate in the Village Center Designation Program. The benefits to the town would be priority consideration for state grants and eligibility for tax credits for historic structures and businesses in the designated area.

All present agreed that the Wheelock Town Plan be amended as follows:

LAND USE

Add to the final paragraph: The village area is in need of improvements. Participation in the Vermont Village Designation Program would offer the benefits of priority consideration for state grants and eligibility for tax credits.

Add to Goals: Encourage revitalization of the village center.

Add to Strategy: Apply for Village Center Designation.

All present agreed to warn a Public Hearing for October 27, 2016 at 5:40 pm.

Carol Rossi will mail the necessary documents and post the necessary warnings in accordance with the procedure defined in Title 24, Chapter 117, Sections 4384, 4385 and 4441-4447 if the Vermont Statutes.

**Town of Wheelock
Notice of Public Hearing**

Notice is hereby given to the residents of the Town of Wheelock that the Wheelock Planning Commission will hold a public hearing in the town of Wheelock at the

**Wheelock Town Hall
on Thursday, October 27, 2016
at 5:40 pm**

This hearing will be held for public review and comment on the following proposed amendment to the Wheelock Town Plan:

LAND USE

Add to final paragraph: The village area is in need of improvements. Participation in the Vermont Village Designation Program would offer the benefits of priority consideration for state grants and eligibility for tax credits.

Add to Goals: Encourage revitalization of the village center.

Add to Strategy: Apply for Village Center Designation.

Copies of the proposed revision and of the Town Plan are available at the Wheelock Town Clerk's Office at 1192 Route 122, Wheelock, VT.

Dated in Wheelock September 21, 2016
Wheelock Planning Commission

**Town of Wheelock
Notice of Public Hearing**

Notice is hereby given to the residents of the Town of Wheelock that the Wheelock Selectboard will hold a public hearing in the Town of Wheelock to address proposed amendments to the Town Plan at the

**Wheelock Town Hall
on April 12, 2017 at 7:00pm.**

Wheelock Flood Hazard Regulations

This hearing will be held for public review and comment on Wheelock's proposed Flood Hazard Regulations in accordance with 10 V.S.A. Chapter 32, and 24 V.S.A. Chapter 117 Sec. 4424 and 24 V.S.A. Chapter 59. If and when it is adopted the Flood Hazard Regulations shall apply to Special Flood Hazard Areas within the Town of Wheelock in and on the most current flood insurance studies and maps published by the Department of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, as provided by the Secretary of the Agency of Natural Resources:

Here are the contents of the Wheelock Flood Hazard Regulations:

- I. Statutory Authorization and Effect
- II. Statement of Purpose
- III. Other Provisions
- IV. Lands to Which these Regulations Apply
- V. Summary Table: Development Review in Hazard Areas
- VI. Development Review in Hazard Areas
- VII. Development Standards
- VIII. Administration
- IX. Certificate of Occupancy
- X. Enforcement and Penalties
- XI. Definitions

Village Center Designation Program

LAND USE

Add to final paragraph: The village area is in need of improvements. Participation in the Vermont Village Designation Program would offer the benefits of priority consideration for state grants and eligibility for tax credits.

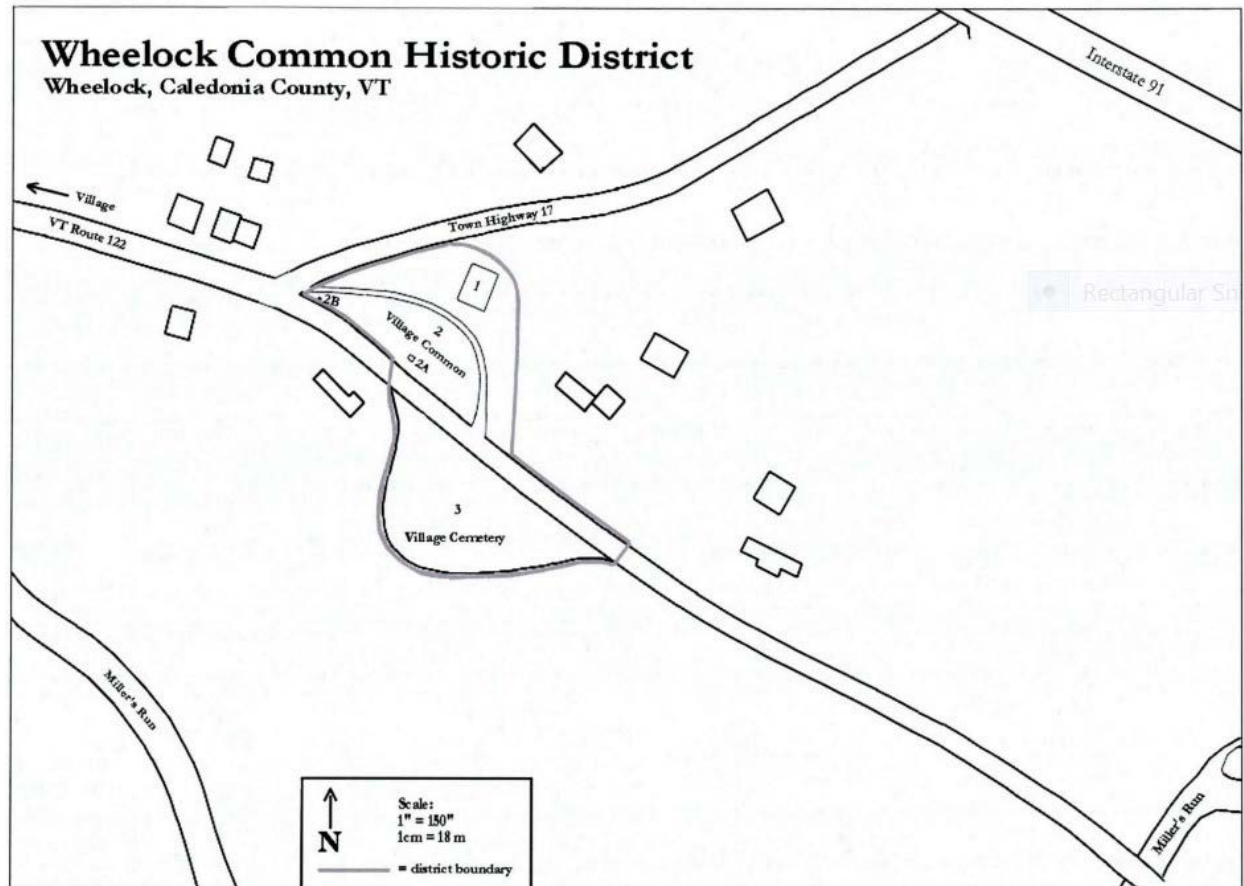
Add to Goals: Encourage revitalization of the village center.

Add to Strategy: Apply for Village Center Designation.

Copies of the proposed revised Flood Hazard Regulations are available at the Wheelock Town Clerk's office at 1192 Route 122, Wheelock, VT.

Dated in Wheelock, Vermont, March 13, 2017.

Wheelock Selectboard



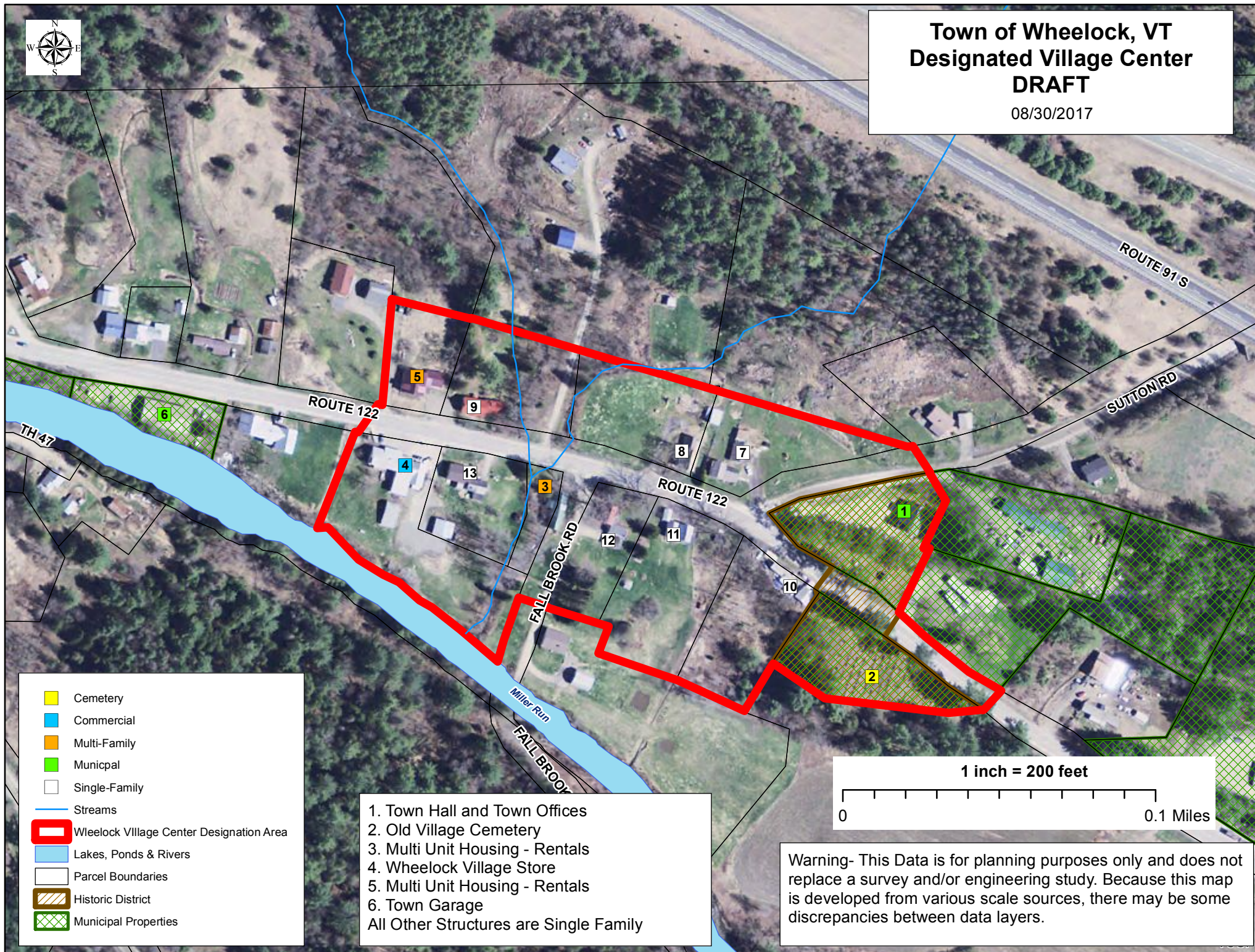
Wheelock Common Historic District 2007: includes Town Hall, Village Common, Civil War Monument, Village Cemetery




http://orc.vermont.gov/Documents/Wheelock_NationalRegister__NominationForm_00000002.pdf





Town of Wheelock, VT Designated Village Center DRAFT

08/30/2017



EAST END OF VILLAGE BOUNDARY – from north side RTE 122	EAST END OF VILLAGE BOUNDARY - from south side of RTE 122
	
EAST END OF VILLAGE – looking east from boundary	
	TOWN OF WHEELOCK

WEST END OF VILLAGE – from south side RTE 122 past boundary	WEST END OF VILLAGE – looking East-past boundary – town garage
	
rental property visible on left past fence	town garage on right, store on right with cars parked in front

TOWN OF WHEELLOCK – ROUTE 122

TOWN OF WHELOCK – ROUTE 122

<p>RENTAL HOUSING –MULTIPLE UNITS</p> 	<p>RENTAL HOUSING – MULTIPLE UNITS</p> 
<p>WHELOCK VILLAGE STORE</p> 	<p>WHELOCK TOWN HALL</p> 