

MEMO

To: Hisotirc and Architectual Advisory Committee (HAAC)

From: Emily Heymann, Planner

Date: December 3, 2021

Re: **Village Bylaw Revision Outstanding Tasks/Notes**

Overview: Aside from Bylaw Chapter 42 itself, there are several elements that need to be transmitted to the Planning Commission and Selectboard, as well steps for public outreach. I would like your feedback on the public outreach rough draft.

Other Recommendations to Planning Commission and Selectboard

- Grant Funds or Revolving Loan Fund (low or no-interest loans) to aid homeowners with the cost of restoring contributing historic structures in the Village Zoning District (may be beyond the scope because not mentioned in current Town Plan/Village Master Plan, but good idea to grease the wheels with Planning Commission/Selectboard now)
 - Funding amount determined by Selectboard and managed by Finance
 - Applications submitted to Planning Office and reviewed by HAAC
 - HAAC makes recommendation to Selectboard
 - Selectboard finalized grant awards
 - Finance with P&Z assistance administers grant funds

Need: State and federal grants are targeted at properties owned by municipalities or non-profits or a income generating businesses. However, most historic structures in the Village review areas are non-income producing residences. Staff is unsure if income producing rented apartments are eligible (for example: a home converted to apartments vs. condominium-ownership).

- **2025 Town Plan Rewrite Brainstorm Ideas**
 - Consider expanding Village Zoning District to include properties along Williston Road from Allen Brook crossing to Johnson Lane
 - Expand historic district overlay throughout Williston to include historic structures no in Village. Based on [this map](#), a significant number of historic properties are not in village.
 - Grant and/or Revolving Loan Fund for historic restoration projects

Village Bylaw Revision Outreach Plan

1. Joint Meeting with HAAC and PC to review draft chapter and outreach plan before it launches publicly
2. Mail out To Residents, Businesses, and Property Owners within Village:
 - Letter, poster, or postcard mailed (what style is best?)
 - o Survey (hard copy and link)
 - o Link to Overview Video
 - o Can request a complete hard copy of Bylaw chapter
 - o Invitation for 101 meetings with staff (Zoom or in-person at office or their property) to explain how this revision will impact their property in the village
3. Town Wide Mail Out/Outreach
 - a. Same letter/postcard to a random selection of town-wide residents but without option for hard copy or 101 meeting
 - b. Front Porch Forum, Planner's Corner, town email lists
 - c. Posters and flyers in public places
4. Overview powerpoint or video by staff (similar to [Growth and Open Space video](#))
 - a. Town Zoning Districts (purpose of Village vs. other areas)
 - b. Process Timeline: Master plan outreach > Master Plan goals/outreach > implementation. Bylaw revision is implementation
 - c. Why Village? Strengths, weaknesses, opportunities (SWOT) analysis
 - d. Village characteristics (town water sewer/state highway, civic center, etc.)
 - e. Examples of bad outcomes under current bylaw and how it is fixed
 - f. Examples of new, good outcomes from new bylaw
 - g. Response to public experience through review process (privacy protections between commercial vs. residential properties), consistency and predictability with design and material standards
5. Village Vibrancy Walking Tour
 - a. Day-time mid-week and daytime weekend offering (winter evenings are too cold and dark)
 - b. Hot Cocoa/tea/cider and cookies
 - c. Tour Guide microphone/speaker. Record tour for accessibility

Example Name: "Treasuring the past, focused on the future"

- Before 1950s-ish: Interesting/quirky stories of Williston Village history. Not as "static" as it first appears. The moving the Chapin's house (77-79 Penny Lane). 1880s homes get "dressed up" as economy and wealth prospered.
- 1950s to 1980s: Big Box and Strip Mall fears. Student model of a Red Lobster in the Village. Fear of strip mall development from Burlington to Richmond along Route 2. Interstate Highway changing how we travel, commute, and the economic patterns in Town. (Hint: Village was kind dingy with several gas stations)
- 1990s to 2010s: little change, some stagnation. Acknowledge different tenors of Historic Preservation Committee (HPC).

- 2010s to today: Changing demographics, aging population, need for “missing middle housing”
- 6. Informational Session with HAAC (not a public hearing, answer questions about how the bylaw will work, major changes from current to proposed standards, etc.).
- 7. Warned Public Hearing with Planning Commission
 - a. Final Review and amendments to Chapter 42. Final draft transmitted to Selectboard.