

Wardsboro – Wardsboro Village

New Application

Complete application. All requirements met.

- Cover letter dated March 22, 2022
- Authorization from selectboard on 03/30/2021
- Town planning process confirmed on 03/08/2022 by WRC
- WRC and BDCC notified on 12/22/2021
- Color photographs included
- Zoning map and bylaws included
- Historic district map included
- Village is not served by municipal water or sewer
- Proposed boundary map included, and it was developed in coordination with DHCD staff

Staff Recommendation

Approve application and award designation

Wardsboro – Wardsboro Village

Revitalization Efforts

- Updated the town plan with a focus on village center revitalization in 2021
- Acquired the Gloria Danforth building, and the Friends of the Wardsboro Library transformed it into a public library
- Created McMichael Park, adjacent to the library, and added a new playground, skatepark, and ball fields
- Upgraded the town hall including floor refinishing, new carpeting, new auditorium chairs, stage upgrades, new lighting, and historic curtains
- Host the annual Gilfeather Turnip Festival, Curtain Call's concerts and plays, and other community festivals in the village

Wardsboro – Wardsboro Village

Photographs



Photo #1: Route 100 at the end of Main Street



Photo #3: Methodist Church



Photo #2: Wardsboro Town Hall



Photo#4: Route 100 at the edge of the Village Center at the Restaurant

Wardsboro – Wardsboro Village

Photographs



Photo #5: Looking down Main Street from Route 100



Photo #7: On Fornuto Road at the edge of the Village Center



Photo #6: Route 100 from the Saw Shop at the edge of the Village Center



Photo #8: On Main Street at the end of McMichael Park

Wardsboro – Wardsboro Village

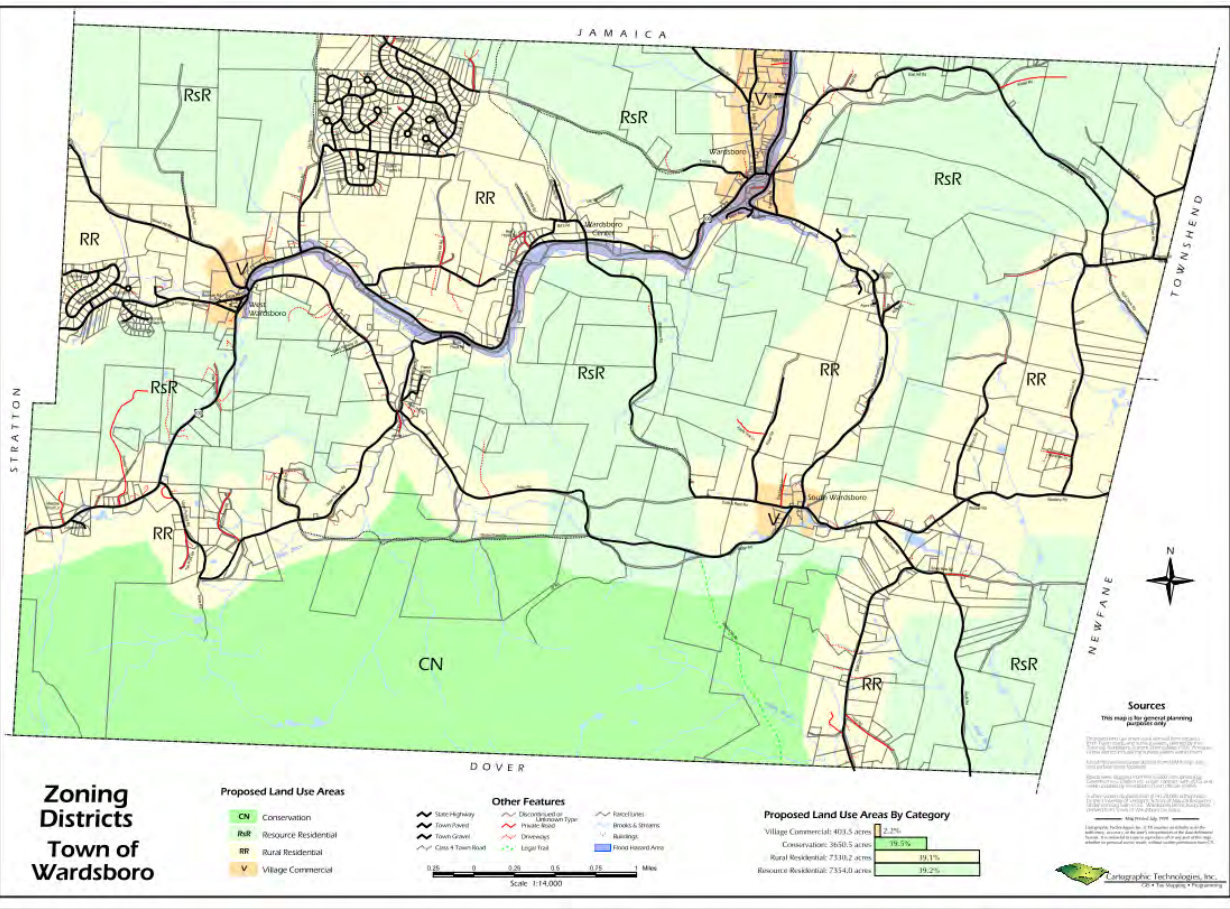
Photographs



Photo #9: On Main Street at the last residential property inside the Village Center across from the library and McMichael Park

Wardsboro – Wardsboro Village

Zoning Map and Bylaws



The proposed designated boundary is in the Village Commercial zoning district.

Wardsboro – Wardsboro Village

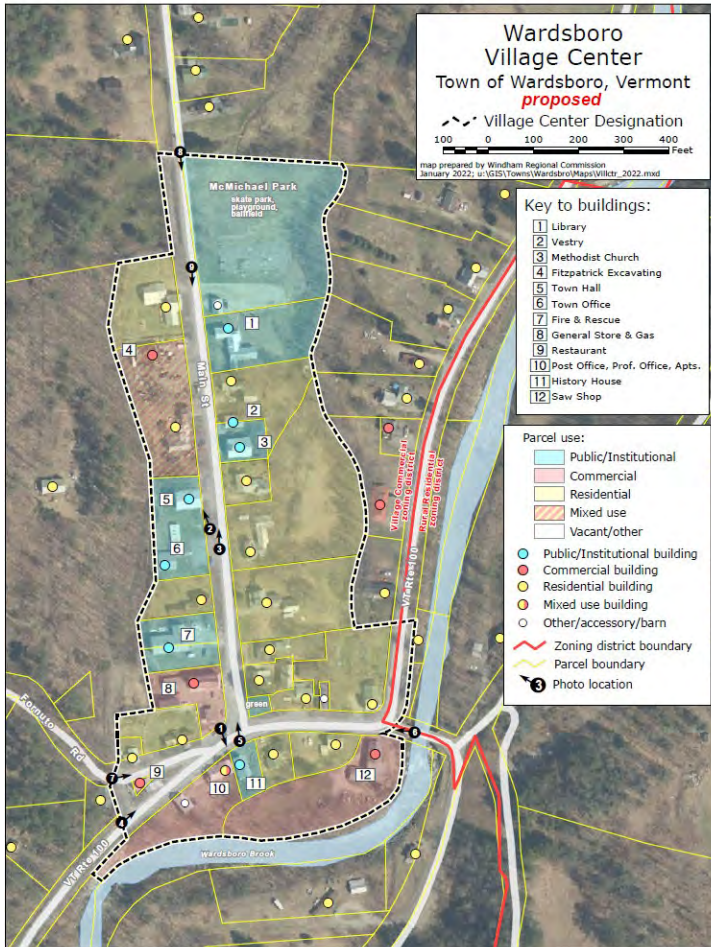
Historic District



The proposed designated boundary area is listed in the State Register of Historic Places.

Wardsboro – Wardsboro Village

Proposed Boundary Map

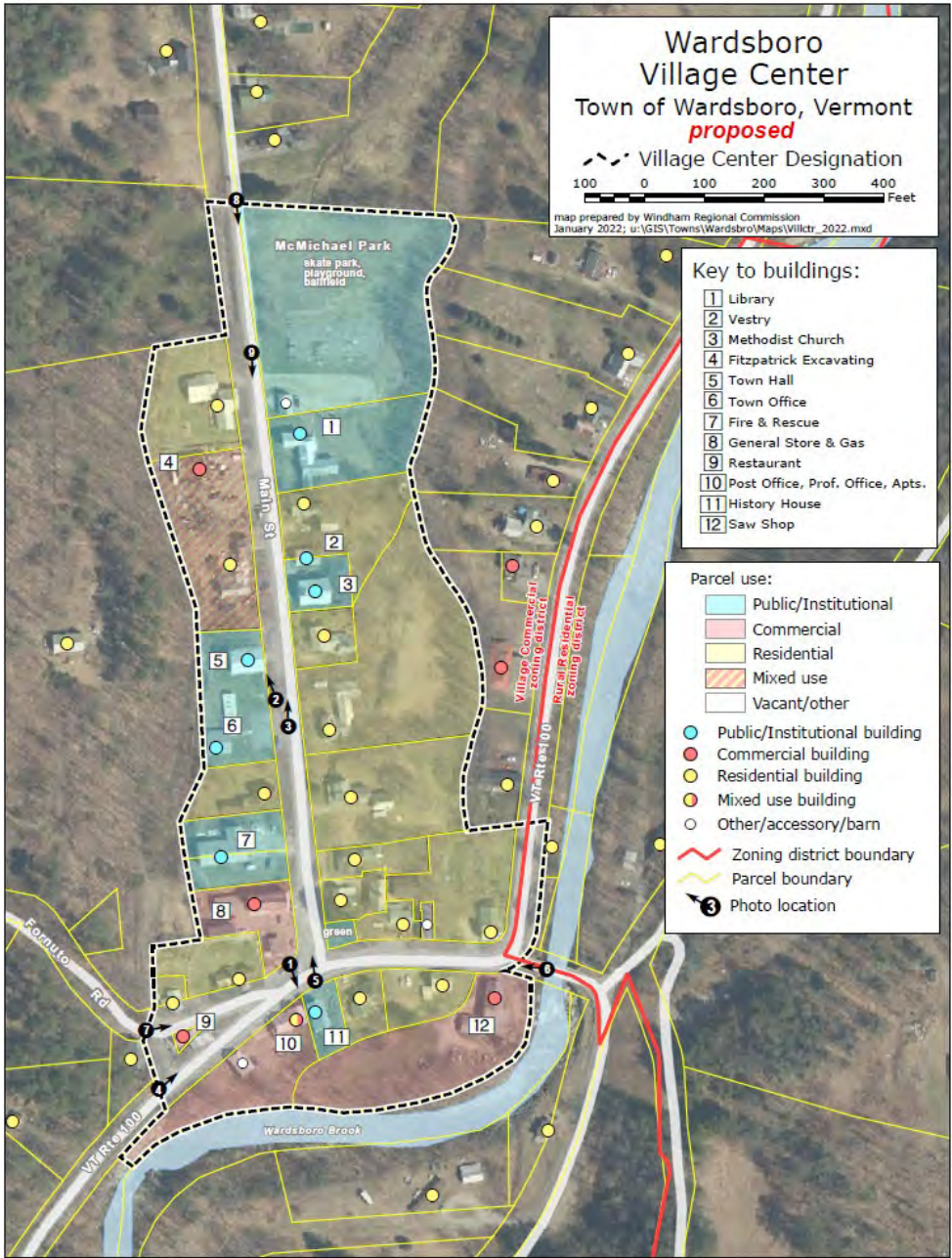


The proposed boundary runs along Main Street and VT Route 100, and includes the library, Methodist church, town hall, park, town office, fire & rescue, post office, local businesses and a restaurant, and single-family and multifamily residences.

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

Wardsboro Village

Proposed Boundary Map



Wardsboro – Wardsboro Village

Discussion/Questions and Motion



Staff Recommendation
Approve application and award designation

TOWN OF WARDSBORO

P.O. Box 48

71 Main Street

Wardsboro, VT 05355

March 22, 2022

Richard Amore
Vermont Village Center Designation
Program Division for Community Planning and Revitalization
Department of Housing and Community Development (DHCD)
One National Life Drive, 6th Floor
Montpelier, VT 05620

Dear Richard:

The Town of Wardsboro is submitting an application for Village Center designation.

Wardsboro is seeking this designation to advance historic preservations and economic development objectives by helping Wardsboro be more competitive for grants that support economic development and historic preservation as well as the potential of accessing tax credit opportunities for applicable projects. The town has seen revitalization in Wardsboro village as a result of the Friends of the Wardsboro Library's work to acquire the Gloria Danforth building, transforming it into the current awesome home of Wardsboro's public library. The Town has modified the space adjoining the library to become McMichael Park, housing a playground, skatepark and ball field. Wardsboro's Town Hall has seen recent upgrades including floor refinishing, new carpeting, new auditorium chairs, stage upgrades of new front drapery, new lighting and the addition of a set of historic painted backdrop scenic curtains. These enhancements have been catalysts for the annual Gilfeather Turnip Festival, Wardsboro Curtain Call's concerts and plays, and other community festivities. There remain many further development and revitalization opportunities in the village.

The name, address, daytime phone number and email address of the primary contact person for application:

Karen M Davis, PO Box 141, Wardsboro, VT 05355, 802-896-6810, kwkmdavis@yahoo.com.

The list of documents included in the application:

- a. Copy of Selectboard Minutes documenting authorization of this application
- b. Letters to the Windham Regional Commission and Brattleboro Development Credit Corporation, informing them of this application
- c. Letter from Windham Regional Commission stating approval of town plan and planning process
- d. Map of Wardsboro Village Center
- e. Photos of Wardsboro Village Center borders
- f. Evidence of Wardsboro's Town Plan verbiage of intent to apply for Village Center.
- g. Link to approved revised Town Plan
- h. Municipal Infrastructure:
 - i. Wardsboro has neither a municipal water system nor wastewater system.
 - ii. Link to Wardsboro's Zoning Map and Bylaws
 - iii. State Register Historic District boundary map for Wardsboro Town Hall and Methodist Church

Thank you for your assistance of this pursuit.

Karen Davis, Wardsboro Selectboard co-chair

Cc: John Bennett, Wardsboro Selectboard, Wardsboro Town Clerk

SELECTBOARD MEETING

30 March 2021 - Minutes

The meeting was held by video/phone conference call, using software provided by GoToMeeting.com, in accordance with requirements of Act 92 during Governor Scott's declared state of emergency due to the COVID-19 pandemic. The meeting was called to order by selectperson Karen Davis at 7:12 pm with selectpersons Kathy Andersen, James Knapp and Peter Sebastian attending. Also attending were clerk/treasurer Jackie Bedard, assistant clerk Michelle Hull, road foreman Greg Donna, DVFiber member Donna Sebastian, and Jared Kotz. Driveway entrances, Potter Road, transfer station, and town meeting were added to the agenda.

CITIZENS CONCERNS: JARED KOTZ: Jared Kotz attended because he believes the town needs to address the road conditions which caused Cobb Reed Road to fill his yard with mud following a heavy rainstorm on Christmas day. He stated that over the years, the height of the road has increased, causing more runoff, and that a ditch had been dug on the other side of the road which he believed also contributed. Selectperson Andersen stated that the work done by Plimpton in the fall had stood, and the runoff had flowed around that area to Kotz' lawn. It was agreed that the road foreman would meet with Mitch Plimpton at the site to try to find a solution. **SANDER BIDS:** The clerks opened bids to purchase the sander from the 2015 GMC truck as follows:

Springfield GMC Buick -	\$2000
Mark Ellison -	\$2100
Robert Joslin -	\$2500

Joslin was named as winning bidder, and the clerk will inform his that he must deliver cash or a cashier's check to the town office.

TOWN OFFICIALS REPORTS: DVFIBER: Selectperson Davis made a motion to appoint Thomas Almeida as Wardsboro representative to the DVFiber board, with Donna Sebastian and James Hamilton as alternates, seconded and so moved unanimously. She will sign the form as chair, and forward appropriately.

WARDSBORO BROADBAND COMMITTEE: Selectperson Davis made a motion to reduce the number of members of the Wardsboro Broadband Committee from 9 to 7, and to end the terms at the Selectboard meeting following town meeting as follows: Lise Fortin (2021), Donna Sebastian and Mike Jones (2022), and Tom Almeida, Donna Fernandes, James Hamilton, and Paul Spector (2023), seconded, and unanimously so moved.

VILLAGE CENTER DESIGNATION: Selectperson Davis reported on the recent meeting with Richard Amore of the Department of Housing and Community Development and others. She stated that the first step would be adding explicit language to the town plan regarding applying for Village Center Designation. She reported that John Bennett of WRC would help with this step, which will take a few months. After some discussion, Selectperson Sebastian made a motion to pursue Village Center Designation for Wardsboro, seconded and unanimously so approved.

AUDITORS: It was agreed to advertise in Bucketville News and on Anita Rafael's website for volunteers for the auditor positions.

ZONING ADMINISTRATOR: After the clerk reported on salaries from additional towns, it was agreed to raise the ZA's salary to \$17.50/hour beginning July 1, and to revisit zoning fees. **LISTER:** Jennifer Densmore's resignation as lister was accepted.

PUBLIC WORKS FOREMAN/ROAD COMMISSIONER'S REPORT: The road foreman reported that he was working on the grant for a box culvert on Sheldon Hill Road. He advised that a cable had broken on one of the overhead garage doors and the repairman had stated that the springs on the doors would need to be replaced this year, as when the doors degrade, they retain water and become heavier. The foreman stated that he had received an estimate of \$3626 from Ski Door to repair/replace the doors. He reported many new stretches of mud in the roads that they have been repairing with 3" stone, cerpak, and 1 ½" stone. Selectperson Knapp reported that a new motor had

SELECTBOARD MEETING
30 March 2021 - Minutes

been purchased to repair the transfer station compactor and advised that we repair the old motor as a spare. Selectperson Andersen asked that different signage be used on Potter Road as at least 8 vehicles who ignore the "road unmaintained in winter" signs have been towed this winter. There was some discussion, and it was agreed to revisit the matter in July. The board approved overweight permits for CAMP Precast, Frost Wells, and Suburban Propane; Selectperson Knapp will sign. Selectperson Sebastian noted that William Frost had begun using a second driveway on Lower Podunk Road again. After some discussion, it was agreed that the clerks would send Frost another letter. It was reported that Rory Chadwick had been confrontational to the dump attendant, saying the attendant was watching him. Reportedly, Mark stated that he was seeing if Chadwick had stickers on his bags, and that he had closed himself in the office rather than escalate the situation. There was some discussion of whether to install working cameras at the transfer station.

MINUTES: Selectperson Knapp made a motion to approve the minutes of March 16, as amended, seconded, with Davis, Knapp, and Sebastian voting to approve, and Andersen abstaining.

TREASURER'S REPORT: PAY ORDERS: Pay orders #38 & 39 for Payroll and #27 for Accounts Payable were submitted electronically and approved. Selectperson Knapp will sign for the board. It was noted that things are on track according to the treasurer's report.

OLD BUSINESS: HAULING CONTRACT: The board agreed to review the contract with Casella Waste.

CONTAINERS: The clerk reported she had received a letter from Windham Solid Waste to sign if the town wishes to take possession of the 5 recycling containers.

BUILDING REPAIRS: No news on ramp. It was agreed the clerk would ask Gerry Cloutier about a gutter on the porch over the ramp. It was agreed to add \$6,000 to the budget for garage doors and to begin a capital plan for the garage.

TOWN MEETING: Selectperson Davis will order a 30' x 40' tent and 2 side panels.

NEW BUSINESS:

CLASS 4 ROADS/TRAILS/NATIONAL FOREST: It was noted that new US Forest Ranger Martina Barnes had offered to speak with the board; it was agreed to meet her and see what's on her mind. Selectperson Andersen also reminded the board that they wish to speak with the Fish & Game Warden in regard to an ATV ordinance and she asked that someone speak to a VAST representative in regard to a no-wheeled vehicles sign they had erected on a town trail without the board's input. There was some discussion of limiting town liability by reclassifying Class 4 roads to trails.

CONFLICT OF INTEREST POLICY: Selectperson Davis reported that there was a July 1, 2019 deadline for towns to adopt a conflict of interest policy, which she believes Wardsboro lacks.

ADJOURN: The meeting was adjourned at 9:20 pm.

Michelle J. Hull, Assistant Clerk

Date Approved: _____

TOWN OF WARDSBORO
P.O. Box 48
71 Main Street
Wardsboro, VT 05355

December 22, 2021

Chris Campany, Executive Director
Windham Regional Commission
139 Main Street Suite 505
Brattleboro, VT 05301

Dear Chris:

This letter is intended to officially inform the Windham Regional Commission of the Town of Wardsboro's intent to apply for Village Center designation.

On March 25, 2021 Wardsboro representatives met via videoconference with Richard Amore to learn all we could about the program and the application process. Thank you for alerting us that John Bennett could assist our application process; John was a participant on the March 25 call. The Selectboard voted unanimously to proceed with the village center application at the March 30, 2021 board meeting.

Wardsboro's Planning Commission recently made numerous amendments to Wardsboro's Town Plan, including the necessary references to the Village Center designation. These town plan changes have gone through the Planning Commission's public hearing on November 8, 2021. Public support was expressed with only one minor correction needed (references to "Wardsboro Center" have corrected to be "North Wardsboro"). No public comments were received at the Selectboard's public hearing on December 7, 2021. The Selectboard voted to adopt the plan at the December 7, 2021 board meeting. My understanding is that Wardsboro's Town Clerk has or shortly will be submitting the revised Town Plan to the Windham Regional Planning Commission for review and approval.

With the Town Plan update moving toward completion, I've coordinated with Jeff Nugent to begin work on the required map of the village center area needed for the application. My intent is to submit our application before February 7, 2022 if possible.

Thank you for your assistance of this pursuit.

For the Wardsboro Selectboard,

Karen Davis, Wardsboro Selectboard co-chair

Cc: John Bennett, Sue Westa

**TOWN OF WARDSBORO
P.O. Box 48
71 Main Street
Wardsboro, VT 05355**

December 22, 2021

Adam Grinold
Brattleboro Development Credit Corporation
76 Cotton Mill Hill
Brattleboro, VT 05301

Dear Adam:

This letter is intended to officially inform the Brattleboro Development Credit Corporation of the Town of Wardsboro's intent to apply for Village Center designation.

On March 25, 2021 Wardsboro representatives met via videoconference with Richard Amore to learn all we could about the program and the application process. Wardsboro's Selectboard voted unanimously to proceed with the village center application at the March 30, 2021 board meeting.

Wardsboro's Planning Commission recently made numerous amendments to Wardsboro's Town Plan, including the necessary references to the Village Center designation. These town plan changes have gone through the Planning Commission's public hearing on November 8, 2021. Public support was expressed with only one minor correction needed (references to "Wardsboro Center" have corrected to be "North Wardsboro"). No public comments were received at the Selectboard's public hearing on December 7, 2021. The Selectboard voted to adopt the plan at the December 7, 2021 board meeting. Wardsboro's Town Clerk will be submitting the revised Town Plan to the Windham Regional Planning Commission for review and approval.

With the Town Plan update moving toward completion, I've coordinated with Jeff Nugent of the Windham Regional Planning Commission to begin work on the required map of the village center area needed for the application. My intent is to submit our application before February 7, 2022 if possible.

Please alert me of any questions or concerns.

For the Wardsboro Selectboard,

Karen Davis, Wardsboro Selectboard co-chair

Cc: John Bennett, Windham Regional Planning Commission



March 21, 2022

Karen Davis, Chair
Wardsboro Selectboard
Town of Wardsboro
P.O. Box 48
Wardsboro, VT 05355

Dear Karen,

This letter is to serve as confirmation that the Windham Regional Commission (WRC) Executive Board voted at its March 8, 2022 meeting to approve the Wardsboro Town Plan as amended December 7, 2021. At the same meeting, the Board subsequently voted to confirm Wardsboro's municipal planning process. We look forward to continuing to work with Wardsboro as you implement your Town Plan.

Sincerely,

A handwritten signature in blue ink that reads "John Bennett". The signature is written in a cursive, flowing style.

John Bennett
Associate Director

CC: Donna Sebastian
Jack Cunningham

Wardsboro Village Center

Town of Wardsboro, Vermont

proposed

--- Village Center Designation

100 0 100 200 300 400 Feet

map prepared by Windham Regional Commission
January 2022; u:\GIS\Town\Wardsbro\Maps\Willctr_2022.mxd

Key to buildings:

- 1 Library
- 2 Vestry
- 3 Methodist Church
- 4 Fitzpatrick Excavating
- 5 Town Hall
- 6 Town Office
- 7 Fire & Rescue
- 8 General Store & Gas
- 9 Restaurant
- 10 Post Office, Prof. Office, Apts.
- 11 History House
- 12 Saw Shop

Parcel use:

- Public/Institutional
- Commercial
- Residential
- Mixed use
- Vacant/other

- Public/Institutional building
- Commercial building
- Residential building
- Mixed use building
- Other/accessory/barn
- Zoning district boundary
- Parcel boundary
- 3 Photo location

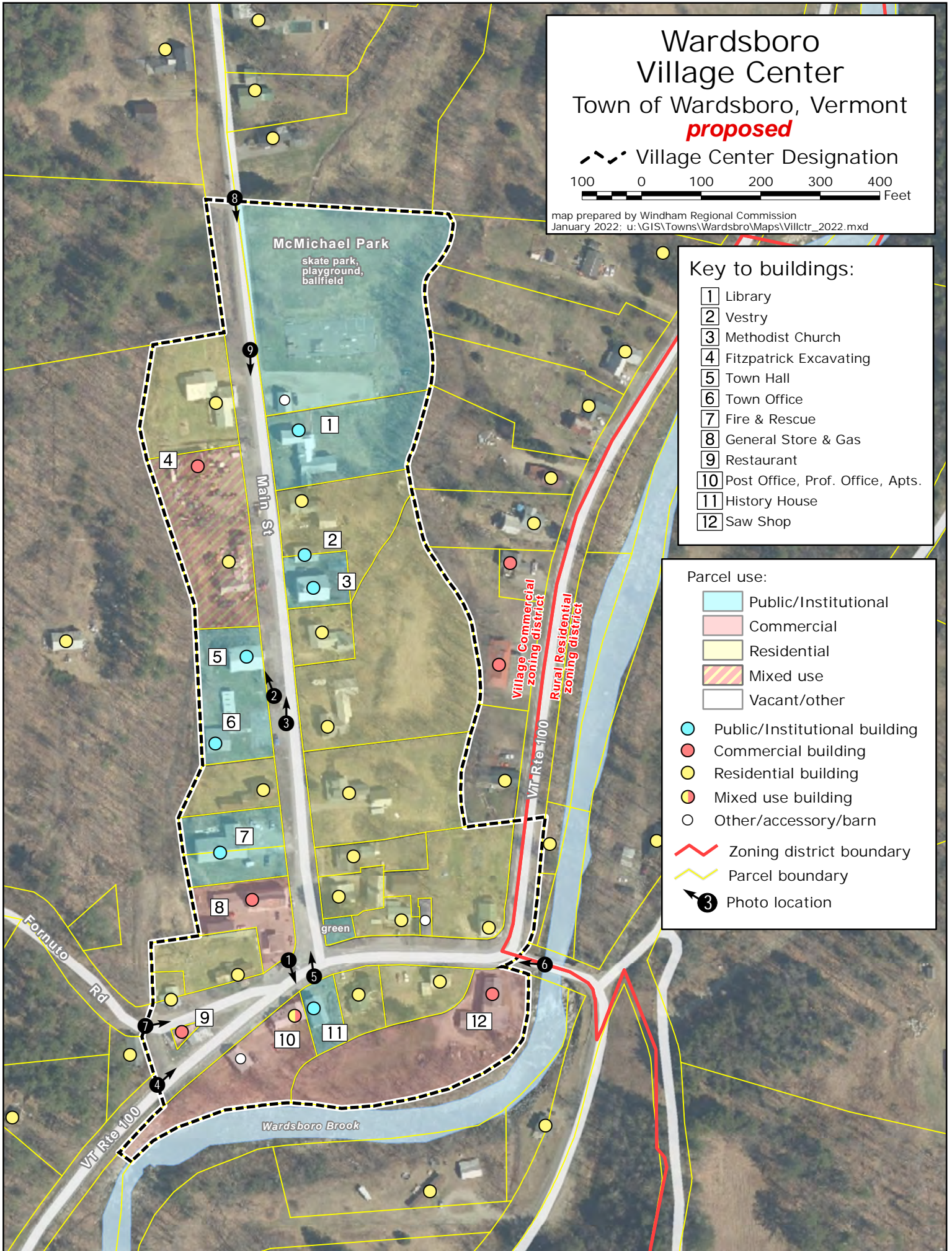




Photo #1: Route 100 at the end of Main Street



Photo #2: Wardsboro Town Hall



Photo #3: Methodist Church



Photo#4: Route 100 at the edge of the Village Center at the Restaurant



Photo #5: Looking down Main Street from Route 100



Photo #6: Route 100 from the Saw Shop at the edge of the Village Center



Photo #7: On Fornuto Road at the edge of the Village Center



Photo #8: On Main Street at the end of McMichael Park



Photo #9: On Main Street at the last residential property inside the Village Center across from the library and McMichael Park

TOWN OF WARDSBORO

PLANNING COMMISSION

P.O. BOX 48 WARDSBORO, VERMONT 05355
EST 1780

Planning Commission Reporting Form for Municipal Plan Amendments

This report is in accordance with 24 V.S.A. §4384(c) which states:

“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.

Upon request of the Wardsboro Selectboard, the Wardsboro Planning Commission (WPC) proposes amendments to the Wardsboro Town Plan that support Village Center Designations. As proposed, the Village Center Designation applies to the villages of Wardsboro Center and West Wardsboro. One proposed policy item and one proposed recommendation for action are also included. See Appendix A page one for language of the proposed amendments and placement within the Wardsboro Town Plan pages and text.

Since the Selectboard request involves amendments to the Wardsboro Town Plan, the WPC thought it prudent to make additional minor amendments to clarify location of habitat connectors in the plan. These proposed amendments include two inset maps developed by the Vermont Agency of Natural Resources and partners; and one paragraph for each inset map that describes the map. In addition, proposed language was added to clarify two related policies. See Appendix A pages two and three for the proposed inset maps, language, and placement within the Wardsboro Town Plan pages and text.

The WPC also included one correction to the Residential Heating Conservation & Fuel Conversion section of the plan which shows the wrong chart number for the reference made in the text. See Appendix A page one for the proposed correction.

At a WPC meeting in which town plan amendments were discussed, a member of Wardsboro Fire and Rescue suggested updates to the Fire Protection and Emergency Medical Services sections of the town plan. Proposed language for these updates are also included in Appendix A on pages three and four.

If the proposal would alter the designation of any land area, the report should cover the following points:

1. The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.

The villages of Wardsboro Center and West Wardsboro currently have a designation of village commercial on Wardsboro's Proposed Land Use Map and Wardsboro's Zoning Map. In the short term, a Village Center Designation is not expected to result in a significant increase in traffic in these areas. Parts of the villages in Wardsboro Center and West Wardsboro are along state

TOWN OF WARDSBORO

PLANNING COMMISSION

P.O. BOX 48 WARDSBORO, VERMONT 05355
EST 1780

highway Route 100, which is a main artery through the town of Wardsboro. Stratton-Arlington Road is well traveled by both locals and tourists, since it leads to Stratton Mountain resort and Green Mountain National Forest. Municipal government buildings, the firehouse, a church, and public library are along Main Street in Wardsboro Center, and community events are held here. Over time, the designation may result in more development in these village areas.

The proposed addition of the inset maps is to show existing areas of habitat connectors (connectivity blocks) in Wardsboro. Clarifying language for policy number 3 refers to areas already designated as conservation and resource residential on Wardsboro's Proposed Land Use Map. Clarifying language for policy number 5 will have minimal impact on existing land use, but future proposed development in rural residential areas along East Dover Road and surrounding Snow Mountain Farms development (not including Snow Mountain Farms development) would need to be designed to minimize impacts on continued viability and use of the habitat connectors.

2. The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:

- (A) the municipal tax base; and*
- (B) the need for public facilities;*

Improvements to both residential and commercial structures and growth in Village Center Designations will positively impact the municipal tax base. No immediate need for additional public facilities is foreseen. However, if the areas of Village Center Designations were to become more concentrated on smaller lots, plans for a municipal waste water treatment plant would need to be considered.

Private property (land and structures) within the areas of habitat connectors will continue to contribute to the municipal tax base and do not create a need for additional public facilities.

3. The amount of vacant land which is:

- (A) already subject to the proposed new designation; and*
- (B) actually available for that purpose, and the need for additional land for that purpose.*

Both Wardsboro Center and West Wardsboro Village areas principally contain parcels with at least a minimum of one-half acre; many parcels are larger, and a few are vacant. No additional land is necessary to include in this designation.

Most of the land in the habitat connectors in Wardsboro is forested with some open meadows, ponds, and streams. Even the area along East Dover Road and the area surrounding Snow Mountain Farms Development are mostly forested with some open meadows, ponds, and streams. Although there are many houses along East Dover Road, most of the parcels are large.

TOWN OF WARDBORO

PLANNING COMMISSION

P.O. BOX 48 WARDBORO, VERMONT 05355
EST 1780

4. *The suitability of the area in question for the proposed purpose, after consideration of:*
(A) *appropriate alternative locations;*
(B) *alternative uses for the area under consideration; and*
(C) *the probable impact of the proposed change on other areas similarly designated*

Village Center Designation is intended for village centers. Wardsboro's two village centers are Wardsboro Center and West Wardsboro. As stated previously, most public facilities are located in Wardsboro Center and most community events take place in Wardsboro Center. West Wardsboro can be considered for an additional Village Center Designation should that become necessary. No other areas are being considered for this designation.

The National Forest Service land and surrounding parcels along the south of Wardsboro in conjunction with similar land in towns to the south, east, and west of Wardsboro make this area suitable as travel corridors for wildlife. Although the northern habitat connector in Wardsboro is smaller, it provides connections for travel northwards, as well as east-west connections. People living in and near these habitat connectors currently coexist with the wildlife.

5. *The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area."*

No change has been proposed to the size and boundaries of Wardsboro Center and West Wardsboro village commercial districts. The areas are suitable for Village Center Designation, especially the areas north and west of the Wardsboro Brook. The land north and west of Wardsboro Brook, particularly along Main Street and Stratton-Arlington Road in these village commercial districts is away from the flood hazard area.

Travel corridors for wildlife currently exist in Wardsboro at a local scale and a landscape scale. The areas shown in the proposed inset maps for habitat connectors identify the highest priority connectivity blocks at a landscape scale showing where these habitat connectors in Wardsboro connect to the highest priority forest blocks in our region. Most of the land in these two connectivity blocks which is currently designated as either conservation district or resource residential district consists of forestland. Little development exists in the northern habitat connector that surrounds Snow Mountain Farms Development. No development exists in most of the interior of the southern habitat connector except for East Dover Road and Gault Road which run north-south through the east side of the southern habitat connector. Existing development is mostly along town highways in these areas and is mixed with forest.

Appendix A

Wardsboro Town Plan – Proposed Amendments to Current Town Plan

September 28, 2021; North Wardsboro corrections updated November 8, 2021

Page 56 Historic Resources – insert as last paragraph:

Achieving Village Center Designation for the villages of Wardsboro, also known as North Wardsboro, and West Wardsboro will help provide state tax credits and access to certain grants to help preserve historic sites and properties. It will further the following statewide goal in Title 24 §4302:

(5) To identify, protect and preserve important natural and historic features of the Vermont landscape, including

(D) important historic structures, sites or districts, archaeological sites and archeological sensitive areas.

Page 57 Community Economic Development – insert as fourth paragraph:

Achieving Village Center Designation for the villages of Wardsboro, also known as North Wardsboro, and West Wardsboro will help provide state tax credits and access to certain grants to help preserve historic sites and properties. It will further the following statewide goal in Title 24 §4302:

(1) To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside

(B) Economic growth should be encouraged in locally designated growth Areas employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter 76A of this title.

Page 58 Policies – insert after policy number one:

Achieve Village Center Designation to advance historic preservation and economic development objectives as noted in the Historic Resources and Economic Development sections of this plan.

Page 59 Recommendations for Action, Near Term – insert after action number one:

Apply for Village Center Designation to help Wardsboro be more competitive for certain grants to support economic development and preserve historic sites and properties.

Page 73 Residential Heating Conservation & Fuel Conversion, first paragraph, second sentence – insert (words shown in blue) and delete words crossed out:

~~Figure 5~~ **Table 13** on page *(insert appropriate page number)* shows how much energy should be conserved, through 2025, 2035, and 2050, to help the town arrive at these energy goals.

Appendix A

Wardsboro Town Plan – Proposed Amendments to Current Town Plan

September 28, 2021; North Wardsboro corrections updated November 8, 2021

This map shows the highest priority interior forest blocks and highest priority connectivity blocks in Wardsboro, as identified on BioFinder, an online mapping tool developed by the Vermont Agency of Natural Resources and partners.

Page 39 Policies, Forest Blocks and Habitat Connectors – insert (words shown in blue) in policy number 3:

Roads longer than 1,000 feet are prohibited within the forest blocks, as identified on Wardsboro's Proposed Land Use Map as **Conservation and Resource Residential areas**, unless a longer road reduces impacts on natural resources.

Page 39 Policies, Forest Blocks and Habitat Connectors – insert (words shown in blue) and delete words crossed out in policy number 5:

Where development takes place within a habitat connector, as identified on **the inset map of Highest Priority Interior Forest Blocks and Highest Priority Connectivity Blocks on pages (insert appropriate page numbers) Wardsboro's Proposed Land Use Map**, development shall be located at the edges of the connector area in order to facilitate wildlife travel through the area. In the event that there is no land that is practical for development outside the wildlife connector, the development's design must minimize impacts on the continued viability and use of the corridor.

Page 51 Fire Protection, second bullet – insert (words shown in blue) and delete words crossed out:

- One 4WD, 300 gallon per minute, ~~mini-pumper~~ **brush truck**. This unit is primarily used for forest/brush fires in the summer, ~~and chimney fires in the winter,~~ and is used to tow the off-road rescue unit, **and is used in other non-fire situations**.

Page 51 Fire Protection, combine third and fourth bullets – insert (words shown in blue) and delete words crossed out:

- A 4WD Rescue Unit that carries a full complement of ~~Basic~~ **Advanced** Life Support equipment. ~~An~~ **The** off-road rescue unit ~~consisting~~ **consists** of an enclosed trailer, snowmobile, ATV, and rescue sled for assisting and recovering patients from areas not accessible by other vehicles. The rescue sled carries ~~Basic~~ **Advanced** Life Support equipment. **There are three trailers; one for snow and two with wheels.** ~~The trailer and ATV were replaced and upgraded in late 2008.~~

Page 51 Fire Protection, fifth bullet – insert (words shown in blue) and delete words crossed out:

- Twelve self-contained breathing apparatuses and new gear for firefighters were purchased in 2016 with a large grant. **In addition, there are two multi-gas meters and 30kw generator to supply back-up power to firehouse.**

Page 51 Fire Protection, second paragraph, last sentence – insert (number shown in blue) and delete number crossed out:

Wardsboro Fire & Rescue responds to approximately ~~90~~ **110** calls per year, of which two-thirds are rescue related.

Appendix A

Wardsboro Town Plan – Proposed Amendments to Current Town Plan

September 28, 2021; North Wardsboro corrections updated November 8, 2021

Page 51 Fire Protection, third paragraph, first sentence – insert (words shown in blue) and delete words crossed out:

Plans for the next few years include replacement of the ~~The~~ Rescue Truck ~~was replaced~~ with a unit that is capable of carrying more equipment, ~~and replacement of The Department seeks to replace~~ one fire truck.

Page 51 Emergency Medical Services, first sentence – insert (words shown in blue):

Wardsboro Fire and Rescue are first responders ~~at the advanced level.~~

Documents are “housed” on Windham Regional Commission’s website

Town plan: adopted July 9, 2019, (amended December 7, 2021) [PDF](#)

Town plan maps: [PDF](#)

Documents are “housed” on Windham Regional Commission’s website

Wardsboro Zoning bylaw: adopted September 2008, [PDF](#)

Wardsboro Zoning maps: [PDF](#)

Listed on State Register
 VT ACHP 2-24-87
 Date: _____

STATE OF VERMONT
 Division of Historic Sites
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER: 1319-6	
NEGATIVE FILE NUMBER: 71-A-11	
LATITUDE 43 02' 30"	LONGITUDE 72 47' 20"
U.S.G.S. QUAD. MAP: Londonderry Quad. - 15 min. series	
PRESENT FORMAL NAME: Town Hall	
ORIGINAL FORMAL NAME:	
PRESENT USE: town hall	ORIGINAL USE: town hall
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME: architecture	
STYLE:	

COUNTY:	Windham
TOWN:	Wardsboro
LOCATION:	No. Wardsboro
FUNCTIONAL TYPE:	Hall
COMMON NAME:	Wardsboro Town Hall
OWNER:	Town of Wardsboro
ADDRESS:	
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input checked="" type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	1907

GENERAL DESCRIPTION:

- Structural System pressed
1. Foundation: Brick Stone Concrete Concrete Block
 2. Wall Structure
 - a. Wood Frame: Balloon Western Platform Post & Beam
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron
 - d. Steel
 - e. Other:
 3. Wall Covering: Clapboard Wood Shingle Board & Batten Shiplap Novelty Stucco Tile Brick Stone Slate Sheet Metal Paper
 4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Vault: Brick Stone Concrete
 - c. Other:
 5. Roof Covering: Wood Shingle Asphalt Shingle Tile Metal Shingle Slate Sheet Metal Paper
 6. Engineering Structure:
 7. Other:
- Appendages: Porches Towers Dormers Bay Windows Ells Chimneys Cupolas Wings Sheds Other:
- Number of Stories: 2
- Approximate Dimensions:
- Roof Style: Gable Gambrel Flat Shed Hip Mansard Helm Jerkinhead Monitor Saw Tooth Round

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other:	LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES:

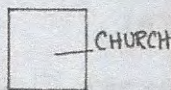
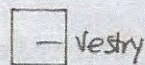
STATEMENT OF SIGNIFICANCE:

Outstanding landmark on West Side of the Main Street of North Wardsboro. Building is an interesting translation of the traditional Greek Revival meeting house form into early 20th century materials (e.g. concrete block foundation).

MAP: (Indicate North In Circle)



MAIN ST



SURROUNDING ENVIRONMENT:

- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Other:

Chester H. Liebs

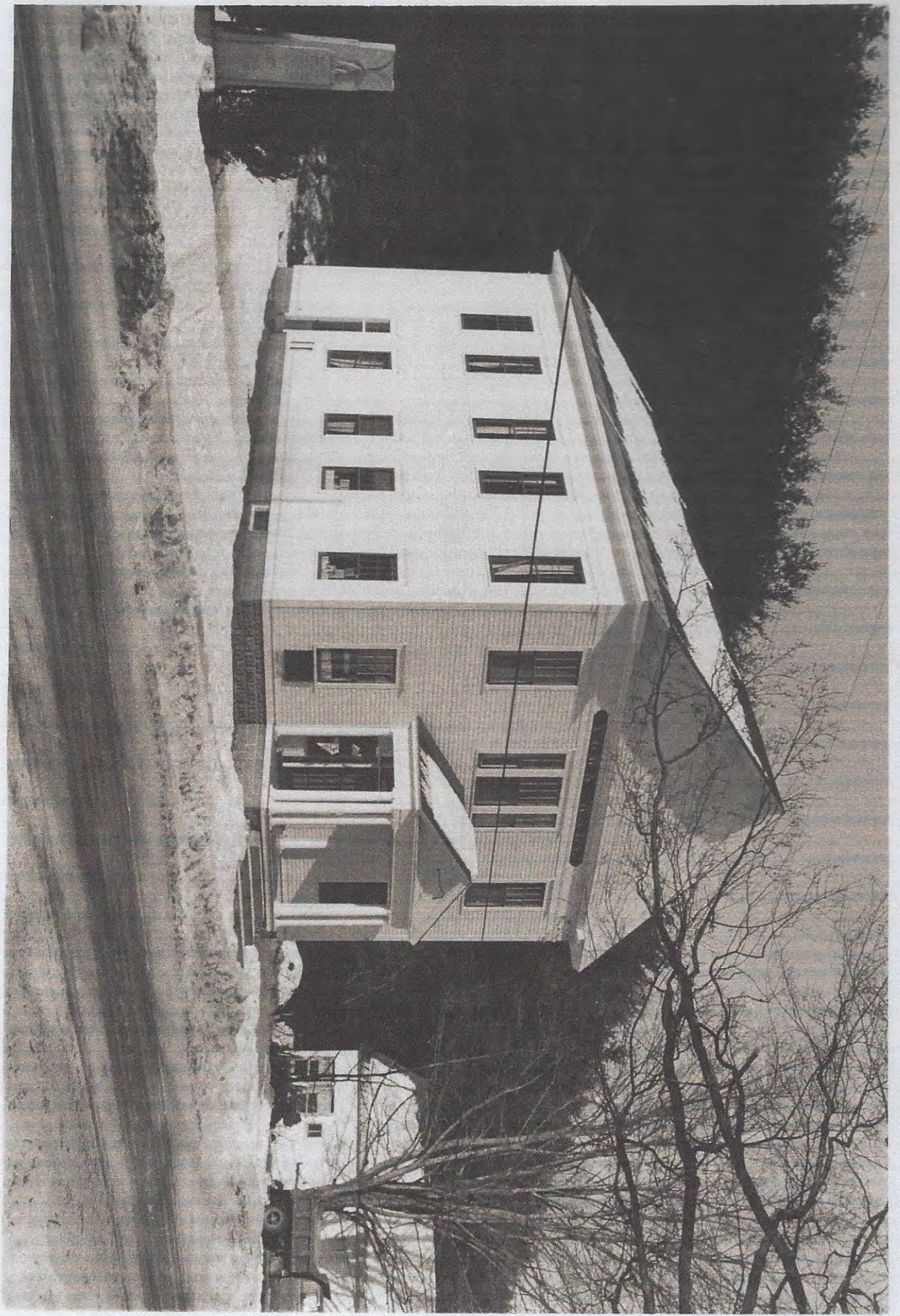
RECORDED BY:

Vermont Division of Historic Sites

ORGANIZATION:

12/18/71

DATE RECORDED:



VERMONT DIVISION OF HISTORIC SITES

COUNTY *Windham* TOWN *Waldboro*

SUBJECT *Town Hall*

DATE *12/71* FILE # *71-A-44*

CREDIT *CHESTER H. LIEBS*

VIEW *(looking W)*

Listed on State Register
 VT ACHP 2-24-87
 Date:

STATE OF VERMONT
 Division of Historic Sites
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER: 1319-5	
NEGATIVE FILE NUMBER: 71-A-12	
LATITUDE: 43 02' 33"	LONGITUDE: 72 47' 18"
U.S.G.S. QUAD, MAP: Londonderry Quad. - 15 min. series	
PRESENT FORMAL NAME: Methodist Church	
ORIGINAL FORMAL NAME:	
PRESENT USE: church	ORIGINAL USE: church
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME: architecture	
STYLE:	

COUNTY:	Windham
TOWN:	Wardsboro
LOCATION:	No. Wardsboro
FUNCTIONAL TYPE:	Church
COMMON NAME:	Methodist Church
OWNER:	Methodist Soc. of N. Wardsboro
ADDRESS:	No. Wardsboro
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input checked="" type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	1825±

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick Stone Concrete Concrete Block
- Wall Structure
 - Wood Frame: Balloon Western Platform Post & Beam
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron
 - Steel
 - Other:
- Wall Covering: Clapboard Wood Shingle Board & Batten Shiplap Novelty Stucco Tile Brick Stone Slate Sheet Metal Paper
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Vault: Brick Stone Concrete
 - Other:
- Roof Covering: Wood Shingle Asphalt Shingle Tile Metal Shingle Slate Sheet Metal Paper corrugated metal
- Engineering Structure:
- Other:

Appendages: Porches Towers Dormers Bay Windows Ells Chimneys Cupolas Wings Sheds Other:

Number of Stories: 1

Approximate Dimensions:

Roof Style: Gable Gambrel Flat Shed Hip Mansard Helm Jerkinhead Monitor Saw Tooth Round

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other:	LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2-tier tower with crenelated parapet

RELATED STRUCTURES:

Vestry North of church; gable end to street.

STATEMENT OF SIGNIFICANCE:

Together with the Town Hall, church forms the visual center of North Wardsboro. The use of Gothic shuttered fanlights above the side elevation windows links it to churches in Newfane, West Brattleboro, etc. exhibiting this regional characteristic.

MAP: (Indicate North In Circle)



TOWN HALL

Vestry

CHURCH

ROUTE 100

SURROUNDING ENVIRONMENT:

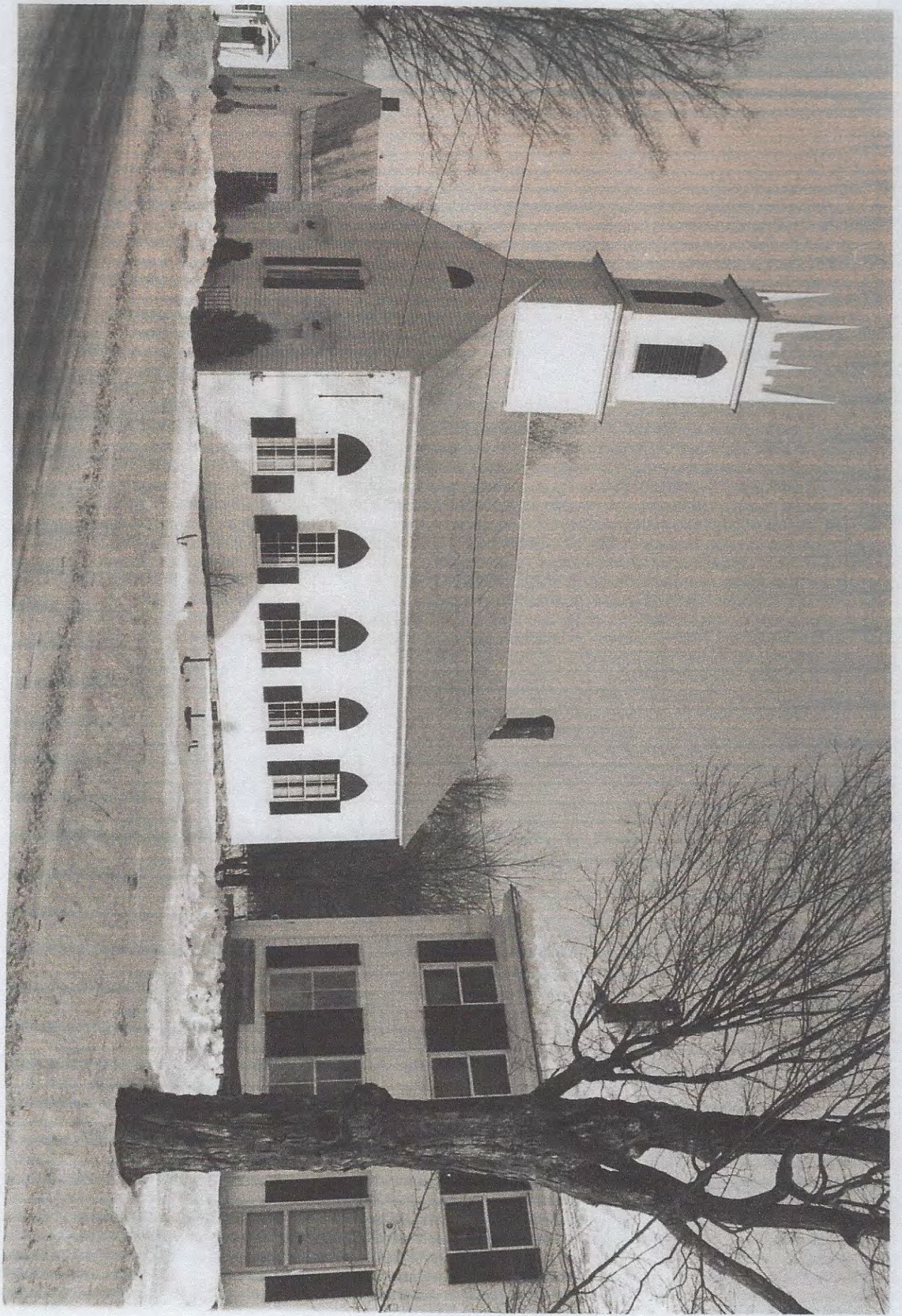
- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Other:

Chester H. Liebs

RECORDED BY:
Vermont Division of Historic Sites

ORGANIZATION:
12/18/71

DATE RECORDED:



U.I.D-K-5
1319-5

VERMONT DIVISION OF HISTORIC SITES

COUNTY *Windham* TOWN *Windsor*
SUBJECT *Methodist Church*
DATE *12/71* FILE # *71-A-12*
CREDIT *CHESTER H. LIEBS*
VIEW *LOOKING NE*